

	PID: 143–121–46 LAND AREA: 8.5 AC. ZONING: 1–1 (CD)	LAND USE: OFFICE	9, NOT USED	10. CK LAKEPOINTE OFFICE PARK	301 SOUTH COLLEGE STREET,	#Z8UU Charlotte, nc 28202	PID: 143-121-31	LAND AREA: 1.99 AC.	ZONING: 1-1 (CD) LAND USF: VACANT		11. ETHEL FINCHER PORTER AND PORTER	PO BOX 7492	CHARLOTTE, NC 28241 PID: 143 121 14	LAND AREA: 2.25 AC.	ZONING: R-3	LAND USE: VACANT	12. CK LAKEPOINTE OFFICE PARK		301 SOUTH COLLEGE STREET, #2800	CHARLOTTE, NC 28202 PID: 143-121-34	LAND AREA: 5.57 AC.	ZONING: I-1 (CD)	LAND USE: VACANI
တျ	5. LAKEPOINTE JOINT VENTURE 301 SOUTH COLLEGE STREET, #2800	CHARLOTTE, NC 28202 PID: 143-121-28	LAND AREA: 5.62 AC.	ZONING: 1-1 (CD) LAND USE: OFFICE	6. LAKEPOINT CHILDCARE	ASSUCIATION LP 301 SOUTH COLLEGE STREET,	#2800	CHARLOTTE, NC 28202	PID: 143—121—29 LAND AREA: 0.89 AC.	ZONING: I-1 (CD)	LAND USE: OFFICE	7. ASSOCIATION OF AMERICA	TEACHERS INSURANCE AND	303 EAST WACKER DRIVE.	#850	CHICAGO, IL 60601 PID: 143—121—20	LAND AREA: 6.765 AC.	ZONING: I-1 (CD)	LAND USE: OFFICE	8. ASSOCIATION OF AMERICA	ANNUITY	303 EAST WACKER DRIVE,	#850 CHICAGO, IL 60601
ADJACENT PROPERTY OWNERS	1. CITY OF CHARLOTTE 600 EAST 4TH STREET CHARLOTTE, NC 28202	PID: 141-054-10 LAND AREA: 0.84 AC.	ZONING: R-3	CAND OUE: VACANI		JACKSON VILLE, FL 32243 PID: 143—122—18	LAND AREA: 4.46 AC.	ZONING: 0-15 (CD)	LAND USE: OFFICE	3. LAKEPOINTE JOINT VENTURE	301 SOUTH COLLEGE STREET, #2800	CHARLOTTE, NC 28202	PID: 143-121-26 Land area: 6.232 ac	ZONING: 1-1 (CD)	LAND USE: OFFICE /	WAREHOUSE	4. TEACHERS INSURANCE AND	ANNUITY ASSOCIATION	303 EAST WACKER DRIVE, #850	ÜHICAGO, IL 60601 PID: 143-121-30	LAND AREA: 3.66 AC.	ZONING: 1-1 (CD)	LAND USE: OFFICE

13. CLT HOLDINGS LLC 4325 BEAM ROAD, #104 CHARLOTTE, NC 28217 PID: 141–301–02 LAND AREA: 5.857 AC. ZONING: B–D (CD) LAND AREA: 5.857 AC. ZONING: B–D (CD) LAND USE: WAREHOUSE 14. WATERS CONSTRUCTION COMPANY, INC. 7620 BALTUSROL LANE CHARLOTTE, NC 28210 PID: 141–301–04 LAND AREA: 73.62 AC. ZONING: B–D (CD) LAND AREA: 73.62 AC. ZONING: B–D (CD) LAND AREA: 1.56 AC. ZONING: R–3 LAND AREA: 1.56 AC. ZONING: R–3 LAND AREA: 0.54 AC. ZONING: R–3 LAND AREA: 0.54 AC. ZONING: R–3 LAND AREA: 0.54 AC. ZONING: R–3 LAND USE: SINGLE FAMILY
PID: 143–121–46 LAND AREA: 8.5 AC. ZONING: 1–1 (CD) LAND USE: OFFICE 9. NOT USED 10. CK LAKEPOINTE OFFICE PARK LLC 301 SOUTH COLLEGE STREET, #2800 CHARLOTTE, NC 28202 PID: 143–121–31 LAND AREA: 1.99 AC. ZONING: 1–1 (CD) LAND DASE: VACANT 11. ETHEL FINCHER PORTER AND PORTER PO BOX 7492 CHARLOTTE, NC 28241 PID: 143–121–14 LAND ASE: VACANT 12. CK LAKEPOINTE OFFICE PARK LLC ZONING: R–3 LAND USE: VACANT 12. CK LAKEPOINTE OFFICE PARK LLC 301 SOUTH COLLEGE STREET, #2800 CHARLOTTE, NC 28202 PID: 143–121–34 LAND AREA: 5.57 AC. ZONING: 1–1 (CD) LAND AREA: 5.57 AC. ZONING: 1–1 (CD) LAND USE: VACANT
LAKEPOINTE JOINT VENTURE 301 SOUTH COLLEGE STREET, #2800 CHARLOTTE, NC 28202 PID: 143–121–28 LAND AREA: 5.62 AC. ZONING: 1–1 (CD) LAND USE: OFFICE LAKEPOINT CHILDCARE ASSOCIATION LP 301 SOUTH COLLEGE STREET, #2800 CHARLOTTE, NC 28202 PID: 143–121–29 LAND AREA: 0.89 AC. ZONING: 1–1 (CD) LAND AREA: 0.89 AC. ZONING: 1–1 (CD) LAND USE: OFFICE ASSOCIATION OF AMERICA TEACHERS INSURANCE AND ANNUITY 303 EAST WACKER DRIVE, #850 CHICAGO, IL 60601 PID: 143–121–20 LAND AREA: 6.765 AC. ZONING: 1–1 (CD) LAND USE: OFFICE ASSOCIATION OF AMERICA TEACHERS INSURANCE AND ANNUITY 303 EAST WACKER DRIVE, #850 CHICAGO, IL 60601

3. PEGGY MCALISTER FURR
4701 BEAM ROAD
CHARLOTTE, NC 28217
PID: 141-054-08
LAND AREA: 3.88 AC.
ZONING: R-3
LAND USE: SINGLE
FAMILY

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12048 ROYAL PORTRUSH DRIVE CHARLOTTE, NC 28277 PID: 141-054-31 LAND AREA: 3.88 AC. ZONING: R-3 LAND USE: WAREHOUSE

PROPERTY 1: USES PERMITTED BY RIGHT:	THE FOLLOWING USES SHALL BE PERMITTED BY RIGHT IN THE 1—1 DISTRICT, PROVIDED THAT THEY MEET ALL THE REQUIREMENTS OF THIS PART AND ALL OTHER PROVISIONS ESTABLISHED IN THESE REGULATIONS:
	ON ECT

PERTY 1: DEVELOPMENT NOTES:	DEVELOPMENT STANDARDS OF THIS SITE SHALL BE GOVERNED BY THE STANDARDS INDICATED ON	REZONING PLAN AND THE CHARLOTTE ZONING ORDINANCE (THE 'ORDINANCE''). THE BUILDING	ELOPE DEPICTED ON THIS REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO REFLECT	KEA DEDICATED TO DEVELOPMENT.	
OPERTY 1: DEVELOPMENT NOTES:	DEVELOPMENT STANDARDS OF THIS SITE SHALL BE GOVERNED BY THE STANDARDS	REZONING PLAN AND THE CHARLOTTE ZONING ORDINANCE (THE 'ORDINANCE'). TH	ELOPE DEPICTED ON THIS REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTEND	AREA DEDICATED TO DEVELOPMENT.	

CONDITIONS AS NOTED ON THIS REZONING PLAN ALONG WITH ASSOCIATED PARKING AND SERVICE AREAS ALLOWED UNDER THE ORDINANCE IN THE I-1 DISTRICT; SUBJECT TO THE FOLLOWING DEVELOPMENT RESTRICTIONS:

5	DESIGN AND PERFORMANCE STANDARDS
	A. THE PROPOSED BUILDINGS AND DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS FOR AN 1-1 DISTRICT FOR SIGNAGE, SCREENING, AND LANDSCAPING EXCEPT AS NOTED BELOW.
	B. THE MINIMUM SETBACK ON BEAM ROAD AND WEST OAK DRIVE IS 20' AS SHOWN ON THE REZONING PLAN.
	C. BUFFER WIDTHS SHOWN ASSUME USES OF "LIGHT" MANUFACTURING AND/OR WAREHOUSING. IF USES ARE "HEAVY" MANUFACTURING OR OTHER INDUSTRIAL USES, BUFFER WIDTHS MAY BE INCREASED.
	D. BUFFER WIDTHS SHOWN ASSUME LOT SIZES OF 10 ACRES OR MORE. IF LOT SIZES ARE LESS THAN 10 ACRES, THEN BUFFER WIDTHS MAY BE DECREASED ACCORDING TO TABLE 12.302(b), SECTION 13.302 OF THE ORDINANCE.
	E. BUFFERS MAY BE REDUCED BY 25% IF A WALL, FENCE, OR BERM IS PROVIDED THAT MEETS THE STANDARDS OF THE ORDINANCE, EXCEPT FOR BUFFERS THAT ARE REQUIRED BETWEEN INDUSTRIAL ZONED OR USE PROPERTY ABUTTING RESIDENTIALLY ZONED OR USE PROPERTY, IN WHICH CASE THE BUFFER MAY BY REDUCED BY 25% IF A BERM IS PROVIDED THAT MEETS THE STANDARDS OF THE ORDINANCE.
	F. ALL FREESTANDING LIGHTING AND EXTERIOR LIGHTING ON BUILDINGS WILL BE SHIELDED WITH FULL CUTOFF FIXTURE SO AS TO MINIMIZE THE IMPACT FROM LIGHTS THAT MAY BE VISIBLE FROM NEARBY PROPERTIES.
	G. ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE.
	H. OFF—STREET VEHICULAR PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE.
	I. REQUIRED OPEN SPACE WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

3. STORM WATER MANAGEMENT	A. THE PETITIONERS SHALL ABIDE BY THE S.W.I.M. STREAM BUFFER REGULATIONS WHERE APPLICABLE.	B. THE USE OF STRUCTURAL STORM WATER TREATMENT SYSTEMS (WET PONDS, EXTENDED DRY	DETENTION, BIO—RETENTION, ETC.) SHALL BE INCORPORATED INTO THE SITE AND WILL BE DESIGNED TO MEET OR EXCEED THE POST CONSTRUCTION CONTROL ORDINANCE REQUIREMENTS.

	A. THE VEHICULAR ACCESS TO THE SITE IS AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EXACT LOCATIONS OF THE ACCESS DRIVES MAY VARY DUE TO FINAL BUILDING LAYOUT AND APPROVAL FROM CDOT/NCDOT.	Y BE PUBLIC OR PRIVATE.	C. BEAM ROAD IS CLASSIFIED AS A MINOR ARTERIAL (CLASS IV) AND IS SUBJECT TO A FUTURE RICHT-OF-WAY OF 35' FROM THOROUGHFARE CENTERLINE.
TRANSPORTATION COMMITMENTS	A. THE VEHICULAR ACCESS TO THE SITE EXACT LOCATIONS OF THE ACCESS DRIVAPROVAL FROM CDOT/NCDOT.	B. STREETS WITHIN THE SITE MAY BE PUBLIC OR PRIVATE.	C. BEAM ROAD IS CLASSIFIED AS A MINOR ARTERIAL (CLAS RIGHT—OF—WAY OF 35' FROM THOROUGHFARE CENTERLINE.
4.			

5	AMENDMENTS TO REZONING PLAN
	A. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
	B. THE PETITIONER SHALL BE ALLOWED MINOR VARIATIONS TO THE BUILDING ENVELOPES ON THE REZONING PLAN SO LONG AS THE OVERALL USE AND SQUARE FOOTAGE REQUIREMENTS ARE MET AND SO LONG AS OTHER MORE LIMITING CONDITIONS IN THESE DEVELOPMENT STANDARDS ARE MET.
	C. THE REZONING PLAN IS GENERAL IN NATURE, MINOR VARIATIONS TO THE BUILDING FOOTPRINT AND PARKING/CIRCHIATION SHALL BE ALLOWED SOLIONG AS THE OVERALL INTENT IS MAINTAINED.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

PROPERTY 1: USES PERMITTED UNDER PRESCRIBED CONDITIONS: THE FOLLOWING USES SHALL BE PERMITTED IN THE 1-1 DISTRICT IF THEY MEET THE STANDARDS ESTABLISHED IN THIS SECTION AND ALL OTHER REQUIREMENTS OF THESE REGULATIONS:

	ADULT CARE CENTER, SUBJECT TO THE REGULATIONS OF SECTION 12.502.
5.	ANY ESTABLISHMENT CONTAINING MORE THAN 70,000 SQUARE FEET OF ENCLOSED SPACE ENGA
	INC. OPERATION OF A FLEA MARKET, PROVIDED THAT:

ASSEMBLY OR FABRICATION OF PREVIOUSLY MANUFACTURED PARTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: APPAREL AND OTHER TEXTILE PRODUCTS

ELECTRONIC AND OTHER ELECTRIC EQUIPMENT, EXCEPT ELECTRICAL GENERATOR AND DISTRIBUTION EQUIPMENT

FURNITURE AND FIXTURES
INDUSTRIAL MACHINERY AND EQUIPMENT
INSTRUMENTS AND RELATED PRODUCTS
LEATHER AND LEATHER PRODUCTS, EXC

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LUMBER AND WOOD PRODUCTS
PAPER AND ALLIED PRODUCTS
PLASTIC AND RUBBER PRODUCTS

METAL PRODUCTS TRANSPORTATION EQUIPMENT

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OTHER SIMILAR USES

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- A. THE USE MAY NOT BE OPEN TO THE PUBLIC ON ANY DAYS OF THE WEEK OTHER THAN FRIDAY, SATURDAY AND SUNDAY;

 B. THE MINIMUM LOT SIZE SHALL BE 10 ACRES;

 C. THE USE'S OPERATIONS, INCLUDING THE STORAGE OF INVENTORY, MUST BE HOUSED ENTIRELY WITHIN AN ENCLOSED STRUCTURE;

 THE STRUCTURE WITHIN WHICH THE USE IS OPERATED MUST BE A WAREHOUSE FACILITY WHICH IS DESIGNED PRIMARILY FOR THE BULK STORAGE OF PRODUCTS, MATERIALS OR COMMODITIES AND CONTAIN A MINIMUM OF 100,000 SQUARE FEET OF ENCLOSED SPACE;

 E. THE STRUCTURE MUST PROVIDE FOR CLEAR STORAGE TO A HEIGHT OF AT LEAST 26 FEET IN ALL STORAGE AREAS AND MAY NOT CONTAIN MORE THAN 5,000 SQUARE FEET OF OFFICE SPACE;

 F. VEHICLE ACCESS TO THE USE MAY NOT BE PROVIDED BY WAY OF A RESIDENTIAL LOCAL (CLASS V) STREET;

 G. THE USE MUST SATISFY THE MINIMUM REQUIREMENTS FOR OFF—STREET PARKING FOR RETAIL ESTABLISHMENTS AS PROVIDED UNDER TABLE 12.202; AND

 H. THE OPERATION OF THE ESTABLISHMENT AND THE STRUCTURE WITHIN WHICH SUCH USE IS ENCLOSED SHALL MEET ALL STANDARDS AND REQUIREMENTS OF THE NORTH CAROLINA BUILDING CODE AND THE CITY FIRE DEPARTMENT THAT MAY BE APPLICABLE THERETO. Ġ.
- BUILDING MATERIAL SALES, RETAIL, AND WHOLESALE (PETITION NO. 2006-112. \$9. I 103(7). 10117107) PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS ILL—C (COMMERCIAL ARTERIAL), CLASS IV (MINOF ARTERIAL), CLASS V—C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL—DE—SAC.
 - CHILD CARE CENTERS, SUBJECT TO THE REGULATIONS SECTION 12.502. (PETITION NO. 2003-008, \$9.1103(4), 2-17-03) 12,513. SHELTERS, SUBJECT TO THE REGULATIONS OF
 - COMMERCIAL ROOMING HOUSES, SUBJECT TO THE REGULATIONS OF SECTION 12.531 (PETITION NO. 2001—150. \$9.1103,1122102)
- DONATION DROP-OFF FACILITY, SUBJECT TO THE REGULATIONS OF SECTION 12.532. (PETITION NO. 2004-39, § 9.1103(4.5),09/20/04) DAY LABOR SERVICE AGENCY, SUBJECT TO THE REGULATIONS OF SECTION 12.530

AUCTION SALES

AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL

AUTOMOTIVE REPAIR GARAGES

AUTOMOTIVE SALES AND REPAIR, INCLUDING TRACTI
AND ACCOMPANYING TRAILER UNITS

AUTOMOTIVE SERVICE STATIONS

BAKERIES, RETAIL AND WHOLESALE

BARBER AND BEAUTY SHOPS

BOAT AND SHIP SALES AND REPAIR

CATALOG AND MAIL—ORDER HOUSES

CATALOG AND MAIL—ORDER HOUSES

CLINICS, WEDICAL, DENTAL AND OPTICAL

CLINICS, WETRINARY

CLINICS, VETERINARY

CONTRACTOR OFFICES, AND ACCESSORY STORAGE, THE STORAGE OF CONSTRUCTION EQUIPMENT

DISTRIBUTIVE BUSINESSES

BRY CLEANING AND LAUNDRY ESTABLISHMENTS

FINGRAVING

A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS ILL—C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V—C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL—DE—SAC.

FENCE AND FENCE MATERIALS, RETAIL AND WHOLESALE (PETITION NO. 2006—/12. \$9./103(18).

'STORAGE, EXCLUDING MENT

- 10.
- A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS ILI—C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V—C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL—DE—SAC.
 KENNELS, COMMERCIAL, PROVIDED THAT: THE USE MUST BE LOCATED AT LEAST 300 FEET FROM A RESIDENTIAL ZONING DISTRICT.
 - MANUFACTURING (LICHT) USES (PETITION NO. 2006—//2, \$9.//03(27), /0//7/07, (PETITION NO. 2009—045, \$9.//03(27(A), 07/20/09)

 A. USES: ALCOHOLIC BEVERAGES, UP TO 5,500 SQUARE FEET

 BAKERY PRODUCTS LARGE CHILDCARE CENTERS, SUBJECT TO REGULATIONS OF SECTION 12.503.

B. DKY CLEANING AND LAUNDKY ESTABLISHMENTS
9. ENGRAVING
10. FABRIC SAMPLE ASSEMBLY
11. FINANCIAL INTUITIONS, UP TO 70,000 SF
12. FLORISTS, RETAIL AND WHOLESALE
13. GOVERNMENT BUILDINGS, UP TO 400,000 SF AND RECREATION
14. GRAPHICS RESEARCH AND PRODUCTION
15. HIGHWAY AND RAILROAD RIGHTS—OF—WAY
16. HOTELS AND MOTELS
17. INDOOR RECREATION
18. LABORATORIES, MEDICAL, DENTAL, AND OPTICAL
19. LABORATORIES, FOR ALL APPLIED AND BASIC RESEARCH AND
15. FABRICATION
16. TESTING OF PRODUCTS, MANUFACTURE, PROCESSES OR
16. FABRICATION.

BATTERIES	BEVERAGES	BOAT AND SHIP BUILDING	BROOMS AND BRUSHES	BURIAL CASKETS.	CANDY AND CONFECTIONERY	CIGARETTES, CIGARS AND C	COMMUNICATIONS EQUIPMEN	

D. LOCKSMITHS AND GUNSMITHS

MANUFACTURED HOUSING REPAIR.

MANUFACTURED HOUSING SALES

MANUFACTURER'S REPRESENTATIVES, INCLUDING OFFICES, AN REPAIR AND SERVICE FACILITIES.

MERCHANDISE SHOWROOMS, INCLUDING WAREHOUSING IN A SHOULDING

- DAIRY PRODUCTS

 ELECTRICAL LIGHTING AND WIRING EQUIPMENT

 ELECTRIC COMPONENTS AND ACCESSORIES

 ELECTRONIC EQUIPMENT

 FABRICATED METAL PRODUCTS, EXCLUDING USE OF

 GRAIN MILL PRODUCTS

 HOUSEHOLD AUDIO AND VISUAL EQUIPMENT

 HOUSEHOLD APPLIANCES BUILDING

 55. OFFICES UP TO 400,000 SF

 56. ORTHOTICS— PROSTHETIC FACILITIES

 57. OUTDOOR SEASONAL SALES

 58. PARKS, GREENWAYS AND ARBCRETUMS

 59. PEST CONTROL AND DISINFECTING SERVICES

 50. POST OFFICES

 51. PROTOTYPE PRODUCTION FACILITIES AND PILOT PLANTS

 51. RADIO AND TELEVISION STATIONS AND/OR OFFICES

 51. RADIO AND TELEVISION STATIONS AND/OR OFFICES

 51. RECYCLING CENTERS, INCLUDING DROP—OFF CENTERS

 52. RELIGIOUS INSTITUTIONS

 53. REPAIR OF ANY GOODS, EQUIPMENT AND VEHICLES, THE

 MANUFACTURE, ASSEMBLY OR SALES OF WHICH ARE PERMITTED

 10. TESTAURANTS

 54. RESTAURANTS

 56. RETAUL STABLISHMENTS, SHOPPING CENTERS AND BUSINESSES,

 FERSONAL AND RECREATIONAL SERVICES

 57. SIGN PAINTING, EXCLUSIVE OF MANUFACTURE

 58. SIGN PAINTING, EXCLUSIVE OF MANUFACTURE

 58. STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS,

 58. SCULPTORS, GYMNARTS, POTTERS, WOOD AND LEATHER

 58. SCULPTORS, GYMNARTS, POTTERS, WOOD AND LEATHER

 58. SCULPTORS, GYMNARGENS, WAVERRS, SILVERSMITHS, AND

 58. SCULPTORS

 58. SCHATISMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND

 58. SCHATISMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND

 58. SCHATISMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND

 59. SCHATISMEN.
 - JEWELRY, SILVERWARE, AND PLATED WARE MEASURING AND CONTROLLING DEVICES MEAT PRODUCTS, EXCLUDING SLAUGHTERING AN MEDICAL INSTRUMENTS AND SUPPLIES MUSICAL INSTRUMENTS
 OPHTHALMIC GOODS OFFICE AND ART SUPPLIES
- PENS, PENCILS, OFFICE AND ART SUPPLIES PHARMACEUTICALS
 PLASTIC PRODUCTS, FABRICATED FROM PRE PRESERVED FRUITS TS AND VEGETABLES PUMPS
 SEARCH AND NAVIGATION EQUIPMENT

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SIGNS
TOYS AND SPORTING G
WATCHES, CLOCKS, WA
OTHER SIMILAR USES

- B. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III (LASS III (MAJOR ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.

 C. OUTDOOR PRODUCTION, PROCESSING, OR REPAIR OF EQUIPMENT SHALL BE LOCATED NO CLOSER THAN 300' FROM ANY ABUTTING RESIDENTIALLY USED OR ZONED PROPERTY. DISTANCES SHALL BE MEASURED FROM THE CLOSEST EDGE OF THE OUTDOOR PRODUCTION, PROCESSING, OR REPAIR AREA TO THE PROPERTY LINE OF THE RESIDENTIAL USE OR ZONING DISTRICT.

 14. NIGHTCLUBS, BARS AND LOUNGES, UP TO 70,000 SQUARE FEET, PROVIDED THAT:

 ANY STRUCTURE IN WHICH A NIGHTCLUB, BAR OR LOUNGE IS THE PRINCIPAL USE SHALL BE LOCATED AT LEAST 400 FEET FROM ANY RESIDENTIAL USE OR RESIDENTIAL DISTRICT.

 15. NONCONFORMING STRUCTURES AND USES, SUBJECT TO THE REGULATIONS OF CHAPTER 7.
- PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS LLL—C (COMMERCIAL ARTERIAL), CLASS V—C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL—DE—SAC. PRODUCTS SOLD OUTDOORS SHALL BE SCREENED FROM RESIDENTIALLY ZONED PROPERTY AND FROM PUBLIC STREETS BY A MINIMUM 5' BUFFER, INCLUDING A WALL, FENCE, OR LANDSCAPING THAT MEETS THE REQUIREMENTS OF SECTION 12.303.

 -STREET PARKING, SUBJECT TO THE REGULATIONS OF CHAPTER 12, PART 2.
- A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS ILL—C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V—C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL—DE—SAC.

 B. PRIMARY VEHICULAR ACCESS TO THE USE WILL NOT BE BY WAY OF A RESIDENTIAL LOCAL (CLASS VI) STREET; AND THE USE WILL BE SEPARATED BY A CLASS B BUFFER FROM ANY ABUTTING PROPERTY LOCATED IN A RESIDENTIAL ZONING DISTRICT (SEE SECTION 12.302); AND C. SUBMISSION OF TRAFFIC IMPACT ANALYSIS IN ACCORDANCE WITH PROVISIONS OF SUBSECTION 9.703(L7)(C) TO IDENTIFY ANY NEEDED ON—SITE TRANSPORTATION IMPROVEMENTS.

 OPEN SPACE RECREATIONAL USES, SUBJECT TO THE REGULATIONS OF SECTION 12.516.
- OF SECTION 12.540. (PETITION NO., 2006-OUTDOOR RECREATION, SUBJECT TO THE PROVISIONS \$9./103(/5). 02119107) 19. 20.
- PACITY NO MORE THAN 200,000 GALLONS, PETROLEUM STORAGE FACILITIES WITH A STORAGE CA PROVIDE THAT:
- A. THE USE MEETS THE REQUIREMENTS ESTABLISHED BY THE FIRE PREVENTION CODE OF THE NATIONAL BOARD OF FIRE UNDERWRITERS AND THE LATEST EDITION OF THE "FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE, NEPA 30" OF THE NATIONAL FIRE PROTECTION ASSOCIATION;

 B. ALL STORAGE TANKS AND LOADING FACILITIES WILL BE LOCATED AT LEAST 100 FEET FROM ANY EXTERIOR PROPERTY LINE;

 C. VEHICLE ACCESS TO THE USE WILL NOT BE PROVIDED BY WAY OF A RESIDENTIAL LOCAL (CLASS VI) STREET OR RESIDENTIAL COLLECTOR (CLASS V) STREET; AND

 D. ALL BUILDINGS AND STRUCTURES AND OFF-STREET PARKING AND SERVICE AREAS WILL BE SEPARATED BY A CLASS A BUFFER FROM ANY ABUTTING PROPERTY IN RESIDENTIAL, INSTITUTIONAL, OFFICE OR BUSINESS ZONING DISTRICT OR USES IN THOSE DISTRICTS (SEE SECTION 12.302).
- ES, SUBJECT TO THE REGULATIONS OF SECTION ATIONS OF SECTION 12,504. SUBJECT TO THE REGUL PUBLIC UTILITY STRUCTURES, SUBJECT TO THE REGI PUBLIC UTILITY TRANSMISSION AND DISTRIBUTION LIN 12.509.

RADIO, TELEPHONE, CELLULAR TELEPHONE AND TELEVISION MASTS, TOWERS, ANTENNAE AND SIMILAR STRUCTURES, SUBJECT TO THE REGULATIONS OF SUBSECTION 12.1 08(7) OR SUBSECTION 12.108(8).

- SHELTERS (PETITION NO. 2005–35. §9.//03(23.05). 04//8/05)

 A. ACCESSORY SHELTER, SUBJECT TO THE REGULATIONS OF 12.536.

 B. EMERGENCY SHELTER, SUBJECT TO THE REGULATIONS OF 12.537.

 C. HOMELESS SHELTER, SUBJECT TO THE REGULATIONS OF 12.538.

 SHORT—TERM CARE FACILITIES, SUBJECT TO THE REGULATIONS OF SECTION 12.522. (PETITION NO. 2004–96. § 9.//03(23.07), /0//8/04)
 - 26.
- SINGLE ROOM OCCUPANCY (SRO) RESIDENCES, SUBJECT TO THE REGULATIONS OF SECTION 12.527

- STADIUMS AND ARENAS OF NO MORE THAN 5,000 SEATS, PROVIDED THAT:

 A. ALL PARKING AREAS WILL MEET THE LANDSCAPING STANDARDS SET OUT. IN SECTION12.303;
 B. PRIMARY VEHICULAR ACCESS TO THE USE WILL NOT BE PROVIDED BY WAY OF A RESIDENTIAL LOCAL (CLASS VI) STREET;
 C. NO DIRECT BEAMS OF LIGHT FROM OUTDOOR LIGHTING FIXTURES, SIGNS, OR VEHICLES MANEUVERING ON THE SITE WILL SHINE INTO ANY ABUTTING PROPERTY LOCATED IN A RESIDENTIAL ZONING DISTRICT;
 D. OFF—STREET PARKING AREAS AND ACCESS WAYS WILL BE DESIGNED TO ALLOW DIRECT PUBLIC TRANSIT SERVICE TO THE USE;
 E. ALL BUILDING AND OFF—STREET PARKING AREAS AND SERVICE AREAS WILL BE SEPARATED BY A CLASS B BUFFER FROM ANY ABUTTING PROPERTY IN A RESIDENTIAL ZONING DISTRICT (SEE SECTION 12.302); AND
 F. STADIUMS AND ARENA BUILDINGS SHALL BE LOCATED A MINIMUM OF 100 FEET FROM ANY EXTERIOR PROPERTY LINE.
- TEMPORARY BUILDINGS AND STORAGE OF MATERIALS PROVIDED THAT: THE USE IS IN CONJUNCTION WITH THE CONSTRUCTION OF A BUILDING ON THE SAME LOT WHERE CONSTRUCTION IS TAKING PLACE OR ON AN ADJACENT LOT. SUCH TEMPORARY USES SHALL BE TERMINATED UPON COMPLETION OF CONSTRUCTION.
- 30. TIRE RECAPPING AND RETREADING (PETITION NO. 2006–112. \$9./103(51). 10/17/07)
 A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.
 B. OUTDOOR PRODUCTION, PROCESSING, OR REPAIR OF EQUIPMENT SHALL BE LOCATED NO CLOSER THAN 300' FROM ANY ABUTTING RESIDENTIALLY USED OR ZONED PROPERTY. DISTANCES SHALL BE MEASURED FROM THE CLOSEST EDGE OF THE OUTDOOR PRODUCTION, PROCESSING, OR REPAIR AREA TO THE PROPERTY LINE OF THE RESIDENTIAL USE OR ZONING DISTRICT.
 31. UNIVERSITIES, COLLEGES, AND JUNIOR COLLEGES, PROVIDED THAT: THERE WILL BE NO ON—SITE DORMITORIES, RESIDENT HALLS OR SIMILAR STUDENT HOUSING ASSOCIATED WITH THIS USE. (PETITION 2002-45. \$ 9.1103. 5/20/02)



200 South Tryon Street, Suite 14 Charlotte, North Carolina 28202

MID-SOUTH REALTY Post Office Box 30456 Charlotte, North Carolina 28230

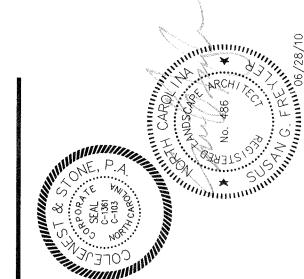
CITY OF CHARLOTTE 600 East 4th Street Charlotte, North Carolina 28202

SOUTH 36R LLC
Beam Road
Charlotte, North Carolina
North Carolina 28284 CITY PARCEL 143-122-19

TECHNICAL DATA SHEET Beam Road Charlotte, North Carolina North Carolina 28284

Petition #:

Project No. 3825.01 ssued



RZ1.1 of 2

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