

### DEVELOPMENT DATA:

- TAX PARCEL ID# 043-06-201
- TOTAL ACRES: 2.9279 ACRES
- CURRENT ZONING: I-I (LIGHT INDUSTRIAL)
- PROPOSED ZONING: I-2 (CD) (GENERAL INDUSTRIAL/CONDITIONAL)
- CURRENT AND PROPOSED LAND USE: CONTRACTOR OFFICE/ WAREHOUSE WITH OUTDOOR STORAGE

### DEVELOPMENT DATA:

I. PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY AND FRONTAGE TREE SURVEY PROVIDED BY JACK R. CHRISTIAN & ASSOCIATES SURVEYORS DATED JUNE 16, 2001

## DALLAS CONSTRUCTION COMPANY

CONDITIONAL DEVELOPMENT STANDARDS:

## GENERAL PROVISIONS.

- A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS", SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

### PURPOSE:

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE CONTINUED USE OF AN INDUSTRIAL TRACT OF LAND FRONTING ON PETE BROWN ROAD. THE SITE MAY BE USED FOR ANY USE THAT IS ALLOWED IN THE I-I DISTRICT AND FOR LIMITED USES IN THE I-2 DISTRICT INCLUDING A CONTRACTOR'S OFFICE AND STORAGE YARD. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE I-2 DISTRICT AS A CONDITIONAL DISTRICT (I-2 (CD)).

### PERMITTED USES:

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE 1-2 DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN.

A. THE SITE WILL HAVE A FULL ACCESS CONNECTION TO PETE BROWN ROAD. THIS CONNECTION WILL BE AT AN EXISTING PRIVATE DRIVEWAY.

B. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

## ARCHITECTURAL STANDARDS:

THE EXISTING BUILDING ON THE SITE WILL REMAIN AND WILL BE ALLOWED TO EXPAND CONSISTENT WITH THE PROPOSED SITE PLAN.

# STREETSCAPE AND LANDSCAPING:

THE PETITIONER WILL INSTALL LANDSCAPE SCREEN ALONG THE FRONT OF THE SITE TO SCREEN OUTDOOR STORAGE AREAS FROM PETE BROWN ROAD. THIS LANDSCAPED AREA MAY INCLUDE EXISTING TREES AND VEGETATION AS WELL AS NEW TREES AND EVERGREEN SHRUBBERY.

## ENVIRONMENTAL FEATURES:

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE:

RESERVED

FIRE PROTECTION:

RESERVED

SIGNAGE:

RESERVED

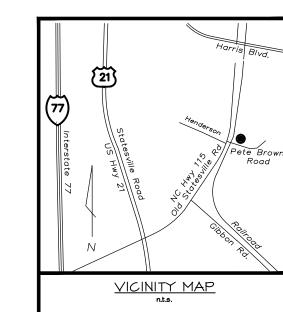
LIGHTING:

A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO OWALL PAKA TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED

## PHASING:

RESERVED

INITIAL SUBMISSION- 3-24-14



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NOT FOR CONSTRUCTION

Project No.
2014-04
Checked by: TLH
Drawn by: AFAK/TLH
Date: 03/24/2014
Revisions