



Tax Parcel Number: 02955101

Acres: +/- 44.0 acres

Existing Zoning: I-2 (CD)

Proposed Zoning: I-1 (CD) SPA

Proposed Use: Warehouse and Tractor - Trailer Storage

04 SITE DATA scale: NTS



03 VICINITY MAP

scale: NT

#### **General Provisions**

- 1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example) those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes Chapter 6, 9, 12, 20, 21, of the City Code Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
- The Site Plan is schematic in nature and represents a building / parking "envelope" for development of the designated area. All parking requirements will be met for the specific use.

#### Permitted Uses

3. The petitioner proposes to restrict the use to a warehouse and exterior parking for tractor - trailers.

#### Lighting

- 4. The maximum height of any freestanding fixture shall not exceed 30' including its bases.
- 5. All lighting will contain shut-off shields so that no exterior lighting will shine onto adjacent properties.

#### Landscaping & Tree Save

6. Existing trees in the tree-save areas to be undisturbed. In the case that a security fence is installed, it shall be located on the Mallard Creek Polymers side pf the setback / tree-save area. Any existing fences may remain.

REZONING NOTES

7. No storm water detention shall be placed in the setback / tree-save area.

overcash demmitt

2010 south tryon st. suite 1a charlotte north carolina 28203

charlotte north carolina 28203 office.704.332.1615 web.www.odarch.com

# MALLARD CREEK POLYMERS

CHARLOTTE, NORTH CAROLINA ODA Project No. 183377

## PETITION NO. XXXX-XXX FOR PUBLIC HEARING

01.31.2019

REVISIONS		
No.	Description	Date

### ILLUSTRATIVE PLAN

RZ-1

scale: NTS Copyright 2018 Overcash Demmitt Architects