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
A. DEVELOPMENT OF THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EX.

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. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REC STREETS, SIDEWALKS, TREES, 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 THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DITHOSE OTHER CITY ORDINANCES. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMELT TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHINVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE USE OF A TRACT OF LAND FRONTING ON RHYNE ROAD FOR A SMALL ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE 1-2 DISTRICT AS A CONDITIONAL DISTRICT (1-2 (CD)).

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE I-2 DISTRICT EXCEPT AS LIMITED BELOW.

THE FOLLOWING USES WILL NOT BE PERMITTED TO BE DEVELOPED ON THE SITE.

ABUTI CARE CENTERS
ADUT CARE CENTERS
ADUT CARE CENTERS
ADUT CARE CENTERS
ADUT COMMERCAL COUTDOORS
AMISEMENT COMMERCAL COUTDOORS
AMISEMENT COMMERCAL COUTDOORS
AMISEMENT COMMERCAL COUTDOORS
AND SEARCH TOOM AND TRAINING OF MILITARY ORGANIZATIONS
AND SEARCH CONTAINING MORE THAN 70 000 SOULARE FEET OF ENCLOSED SPACE ENGAGED IN THE
ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS
AND SEARCH CONTAINED THAN AND WHOLESALE
AUTOMOTIVE SALES AND REPAIR
BUS AND TAIN TERMINALS

TRANSPORTATION

A. THE SITE WILL HAVE A FULL ACCESS CONNECTION TO RHYNE ROAD. THIS CONNECTION WILL BE CONSTRUCTED AS A PUBLIC STREET.

TRANSPORTATION IMPROVEMENTS WILL BE INSTALLED AND RIGHTS-OF-WAY WILL BE DEDICATED TO, AND AS REQUIRED BY, NCDOT PRIOR TO THE ISSUANCE THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE.

E. THE PETITIONER WILL CONSTRUCT THE CURB AND GUTTER 13.5' FROM RHYNE ROAD CENTERLINE TO THE BACK OF THE CURB TO INCLUDE AN 11' TRAVEL LA GUTTER

THE BUILDINGS ON THE SITE WILL BE COMPOSED OF BUILDING

STREETSCAPE AND LANDSCAPING STOREFRONT WINDOW SYSTEMS - ALUMINUM FRAMES WITH GLASS ARCHITECTURAL METAL ROOFING SYSTEM BRICK AND/OR ARCHITECTURAL BLOCK ARCHITECTURAL EXTERIOR WOODEN PANELS

BUFFERS SHOWN ON THE SITE PLAN MAY BE REDUCED OR REMOVED IF THE ADJOINING LAND IS REZONED TO A CLASSIFICATION FOR WHICH BUFFERS WOUL BE REQUIRED. THIS ACTION WILL NOT REQUIRE ANY FURTHER ADMINISTRATIVE ACTION ON THE PART OF THE PETITIONER OR THE CITY STAFF. BUILDING EN WILL RELATE TO THE PUBLIC STREET WITH AN EMPHASES ON CREATING AN IDENTIFIABLE ENTRANCE ALONG THE STREET.







N (S

QF

N

干

SITE INFO

OWNER: ARTIS GALBREATH 801 E. MOREHEAD ST STE. 125 CHARLOTTE, NC 28202

RHYNE ROAD INDUSTRIAL PARK CHARLOTTE NC

JOB: #

