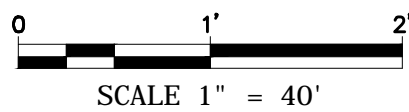


C M HEIRS & B H DILLING,
LASSITER HEIRS
PIN: 05301120
ZONING: R-4; USE: RESIDENTIAL

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SHEET NUMBER
1



JOB #
0006

BSL GALBREATH INC
INDUSTRIAL PARK
CHARLOTTE NC

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

DESIGNER: JAMAAL RASHEED
8927 CINDER LN.
HUNTERVILLE, NC 28078
PH: (336) 655-5489

CONCEPTUAL
RENDERING

Rezoing Petition 2019 -036

SHEET
1 OF 2

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 12.2 OF THE ZONING ORDINANCE.
- B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREET LIGHTS, TREES, AND SIGN DEVELOPMENT, ARE NOT THE DETERMINANT OF THIS SITE DESIGN. THE PETITIONER SHALL COMPLY WITH ALL CITY ORDINANCES APPLICABLE TO THE DEVELOPMENT OF THIS SITE. THE PETITIONER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE STATE OF NORTH CAROLINA. THE PETITIONER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE STATE OF NORTH CAROLINA. THE PETITIONER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE STATE OF NORTH CAROLINA.
- 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 USE OF A TRACT OF LAND FRONTING ON RHYNE ROAD FOR A SMALL INDUSTRIAL PARK, TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE I2 DISTRICT AS A CONDITIONAL DISTRICT (I2 (CD)).
- PERMITTED USES
- USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE I2 DISTRICT EXCEPT AS LIMITED BELOW. THE FOLLOWING USES WILL NOT BE PERMITTED TO BE DEVELOPED ON THE SITE.
- ABATTOIRS
 - ADULT CARE CENTERS
 - ADULT ESTABLISHMENTS
 - AGRICULTURAL INDUSTRIES
 - AMUSEMENT, COMMERCIAL OUTDOORS
 - ANIMAL HOUSING
 - ANY ESTABLISHMENT CONTAINING MORE THAN 70,000 SQUARE FEET OF ENCLOSED SPACE ENGAGED IN THE OPERATION OF A FLEA MARKET
 - ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS
 - AUCTION SALES
 - AUTOMOBILE REPAIR GARAGES
 - AUTOMOTIVE SALES AND REPAIR
 - BARBER AND BEAUTY SHOPS
 - BENEFICIAL FILL SITES
 - CAR WASHES
 - CEMETERIES
 - CIVIC, SOCIAL SERVICE AND PATERNAL FACILITIES
 - COMMERCIAL AND INDUSTRIAL USES
 - CONFERENCE CENTERS, CONVENTION CENTERS AND HALLS, EXHIBIT HALLS, MERCHANDISE MARTS AND SIMILAR USES
 - CREMATORY FACILITIES
 - DEMOLITION LANDFILLS
 - DRY CLEANING AND LAUNDRY ESTABLISHMENTS
 - EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1)
 - EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), DRIVE-IN SERVICES
 - EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), DRIVE-IN SERVICES
 - EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), DRIVE-IN SERVICES
 - FARMS, INCLUDING RETAIL SALES OF PRODUCTS GROWN ON PREMISES
 - FERTILIZER AND MOTELS
 - JUNKYARDS
 - JAILS AND PRISONS
 - LAND CLEARING AND INERT DEBRIS LANDFILLS (LCD); OFF-SITE
 - LANDFILLS
 - MANUFACTURED HOUSING SALES
 - MEDICAL WASTE DISPOSAL FACILITIES
 - OFFICES, OVER 400,000 SQUARE FEET
 - OFFICES, OVER 400,000 SQUARE FEET
 - OPEN SPACE RECREATIONAL USES
 - OUTDOOR RECREATION
 - PARKS, GREENWAYS AND ARBORETUMS
 - POST OFFICES
 - RACEWAYS AND DRAG STRIPS
 - RECYCLING CENTERS, INCLUDING DROP-OFF CENTERS
 - SHELTERS
 - SHORT-TERM CARE FACILITIES
 - STORAGE AND WAREHOUSES
 - THEATRES, DRIVE-IN MOTION PICTURE
 - TIRE RECAPING AND RETREADING
 - TRUCK STOPS
 - TRUCK STOPS
 - UNIVERSITIES, COLLEGES, AND JUNIOR COLLEGES
- TRANSPORTATION
- A. THE SITE WILL HAVE A FULL ACCESS CONNECTION TO RHYNE ROAD. THIS CONNECTION WILL BE CONSTRUCTED AS A PUBLIC STREET.
- B. INDIVIDUAL DEVELOPMENT SITES WILL HAVE ACCESS FROM THIS NEW PUBLIC STREET AT LOCATIONS APPROVED BY NCDOT.
- C. PARKING AREAS ARE ALLOWED ANYWHERE WITHIN THE BUILDING AND PARKING ENVELOPE AS GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
- D. TRANSPORTATION IMPROVEMENTS WILL BE INSTALLED AND RIGHTS-OF-WAY WILL BE DEDICATED TO, AND AS REQUIRED BY, NCDOT PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE.
- ARCHITECTURAL STANDARDS
- THE BUILDINGS ON THE SITE WILL BE COMPOSED OF SOME OR ANY COMBINATION OF THE FOLLOWING BUILDING MATERIALS:
- STOREFRONT WINDOW SYSTEMS - ALUMINUM FRAMES WITH GLASS
 - BRICK AND/OR ARCHITECTURAL BLOCK
 - ARCHITECTURAL EXTERIOR WOODEN PANELS
- STREETSCAPE AND LANDSCAPING
- BUFFERS SHOWN ON THE SITE PLAN MAY BE REDUCED OR REMOVED IF THE ZONING LAND IS SETBACK TO A CLASSIFICATION FOR WHICH BUFFERS WOULD NOT BE REQUIRED. THIS ACTION WILL NOT REQUIRE ANY FURTHER ADMINISTRATIVE ACTION ON THE PART OF THE PETITIONER OR THE CITY STAFF. BUILDING ENTRANCES WILL RELATE TO THE PUBLIC STREET WITH AN EMPHASIS ON CREATING AN IDENTIFIABLE ENTRANCE ALONG THE STREET.
- ENVIRONMENTAL FEATURES
- RESERVED
- PARKS, GREENWAYS, AND OPEN SPACES
- RESERVED
- FIRE PROTECTION
- RESERVED
- SIGNAGE
- RESERVED
- LIGHTING
- NEW FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES AND NO WALL PACK TYPE LIGHTING WILL BE UTILIZED EXCEPT THAT THE FREESTANDING LIGHTING SHALL BE LIMITED TO 15 FEET IN HEIGHT. FREESTANDING LIGHTING WILL BE LIMITED TO 15 FEET IN HEIGHT BUT NONE WILL BE PERMITTED TO BE INSTALLED WITHIN 75' OF ANY PROPERTY USED FOR RESIDENTIAL USES.
- PHASING
- RESERVED



CONCEPTUAL PERSPECTIVE 1



CONCEPTUAL ELEVATION



CONCEPTUAL PERSPECTIVE