

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 SITE WILL BE CONTROLLED BY THE STANDARDS 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. 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. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE 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 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.

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 I-2 DISTRICT AS A CONDITIONAL DISTRICT (I-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.

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

INDIVIDUAL DEVELOPMENT SITES WILL HAVE ACCESS FROM THIS NEW PUBLIC STREET AT LOCATIONS APPROVED BY NCDOT.
PARKING AREAS ARE ALLOWED ANYWHERE WITHIN THE BUILDING AND PARKING ENVELOPE AS GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

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.

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 ARCHITECTURAL METAL ROOFING SYSTEM BRICK AND/OR ARCHITECTURAL BLOCK ARCHITECTURAL EXTERIOR WOODEN PANELS

STREETSCAPE AND LANDSCAPING

PARKS, GREENWAYS, AND OPEN SPACES RE PROTECTION

NEW FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PACK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED. NEW FREESTANDING LIGHTING WILL BE LIMITED TO 31' IN HEIGHT BUT NONE WILL BE PERMITTED TO BE INSTALLED WITHIN 75' OF ANY PROPERTY USED FOR RESIDENTIAL USES.



SITE INFO

CONCEPT RENDERINGS

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