

SITE DEVELOPMENT DATA

TAX PARCEL NUMBER: 05539103 ACREAGE:

EXISTING ZONING: PROPOSED ZONING:

PROPOSED USE: USES PERMITTED UNDER MI-2 ZONING, EXCEPT AS LISTED BELOW

PARKING: AS PER ORDINANCE STANDARDS

WATER SUPPLY WATERSHED

PROTECTION DISTRICT: LOWER LAKE WYLIE WATERSHED PA

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

FILED BY CULP ROAD MATERIALS, LLC (THE "PETITIONER") TO REZONE AN APPROXIMATELY 14.15 ACRE SITE BEARING MECKLENBURG COUNTY PARCEL NO. 055-391-03, FROM THE NEIGHBORHOOD 1-A (N1-A) ZONING DISTRICT TO THE DEPICTED ON THE REZONING SITE PLAN AND HEREINAFTER REFERRED TO AS THE "SITE"

b. THE DEVELOPMENT AND USE OF THE SITE SHALL BE GOVERNED BY THE REZONING SITE PLAN, THESE DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "UDO"). THE c. FUTURE AMENDMENTS TO THE REZONING SITE PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE UDO.

a. THE SITE MAY NOT BE DEVOTED TO THE FOLLOWING USES:

ii. ADULT USE

iii. AGRICULTURE - INDUSTRIAL PROCESSES

ADULT ELECTRONIC GAMING ESTABLISHMENT

iv. AIRPORT

v. AIRSTRIP vi. CEMETERY

vii. CORRECTIONAL FACILITY

viii.CREMATORIUM

ix. HOMELESS SHELTER x. QUARRY

xi. RACEWAY/DRAGSTRIP

xii. SHOOTING RANGE, INDOOR

xiii.VEHICLE REPAIR FACILITY: MAJOR

xiv.WASTE MANAGEMENT FACILITY b. EXCEPT AS SPECIFICALLY PROHIBITED ABOVE, THE SITE MAY BE DEVOTED TO ANY OF THE USES PERMITTED BY RIGHT OR SUBJECT TO PRESCRIBED CONDITIONS IN THE ML-2 ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL AND/OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED IN THE ML-2 ZONING DISTRICT.

3. TRANSPORTATION AND PARKING

a. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING SITE PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT"). THE EXACT DRIVEWAY LOCATION(S) AND TYPE/WIDTH OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE ACCESS POINTS SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE TO COMPLY WITH UDO REGULATIONS.

b. ALL TRANSPORTATION IMPROVEMENTS, AS APPLICABLE, WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURES TO BE CONSTRUCTED ON THE SITE.

4. ARCHITECTURAL STANDARDS

a. ANY AND ALL BUILDING(S) PROPOSED FOR THE SITE WILL COMPLY WITH THE DIMENSIONAL AND DESIGN STANDARDS FOR

b. ANY CONCEPTUAL, ARCHITECTURAL PERSPECTIVES OF PROPOSED STRUCTURES TO BE LOCATED ON THE SITE ARE ILLUSTRATIVE, AND INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE STRUCTURE. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE EXTERIOR OF A STRUCTURE THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.

5. STREETSCAPE AND LANDSCAPING

a. PETITIONER WILL PROVIDE REQUIRED LANDSCAPE YARDS AS GENERALLY DEPICTED ON THE REZONING SITE PLAN IN CONFORMANCE WITH THE REQUIREMENTS OF ARTICLE 20 OF THE UDO.

6. ENVIRONMENTAL FEATURES

a. PETITIONER SHALL COMPLY WITH THE UDO, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

7. PARKS, GREENWAYS, AND OPEN SPACE

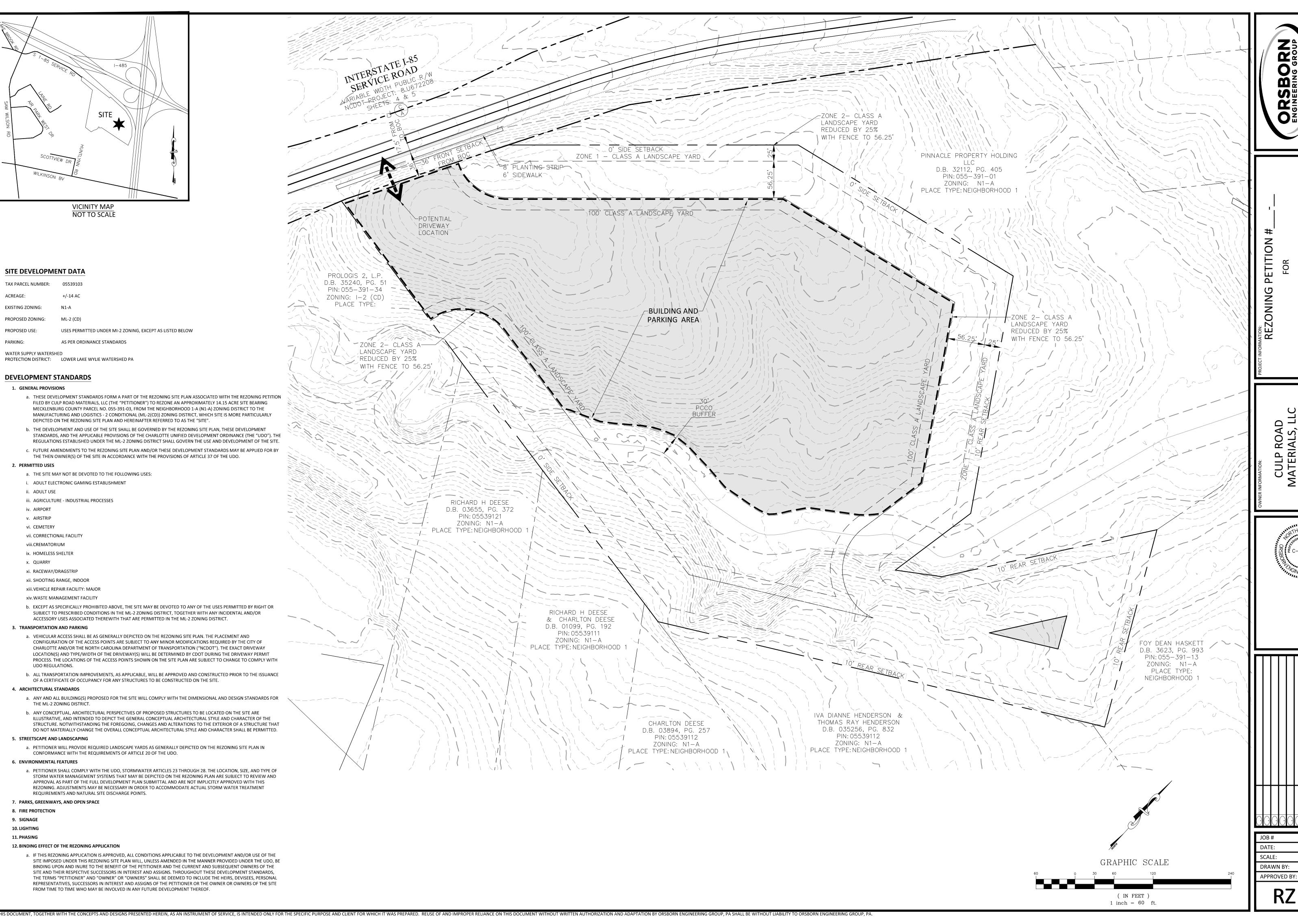
8. FIRE PROTECTION

10. LIGHTING

11. PHASING

12. BINDING EFFECT OF THE REZONING APPLICATION

a. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE UDO, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



24028

05/23/24

1" = 60'

LWL

JCO