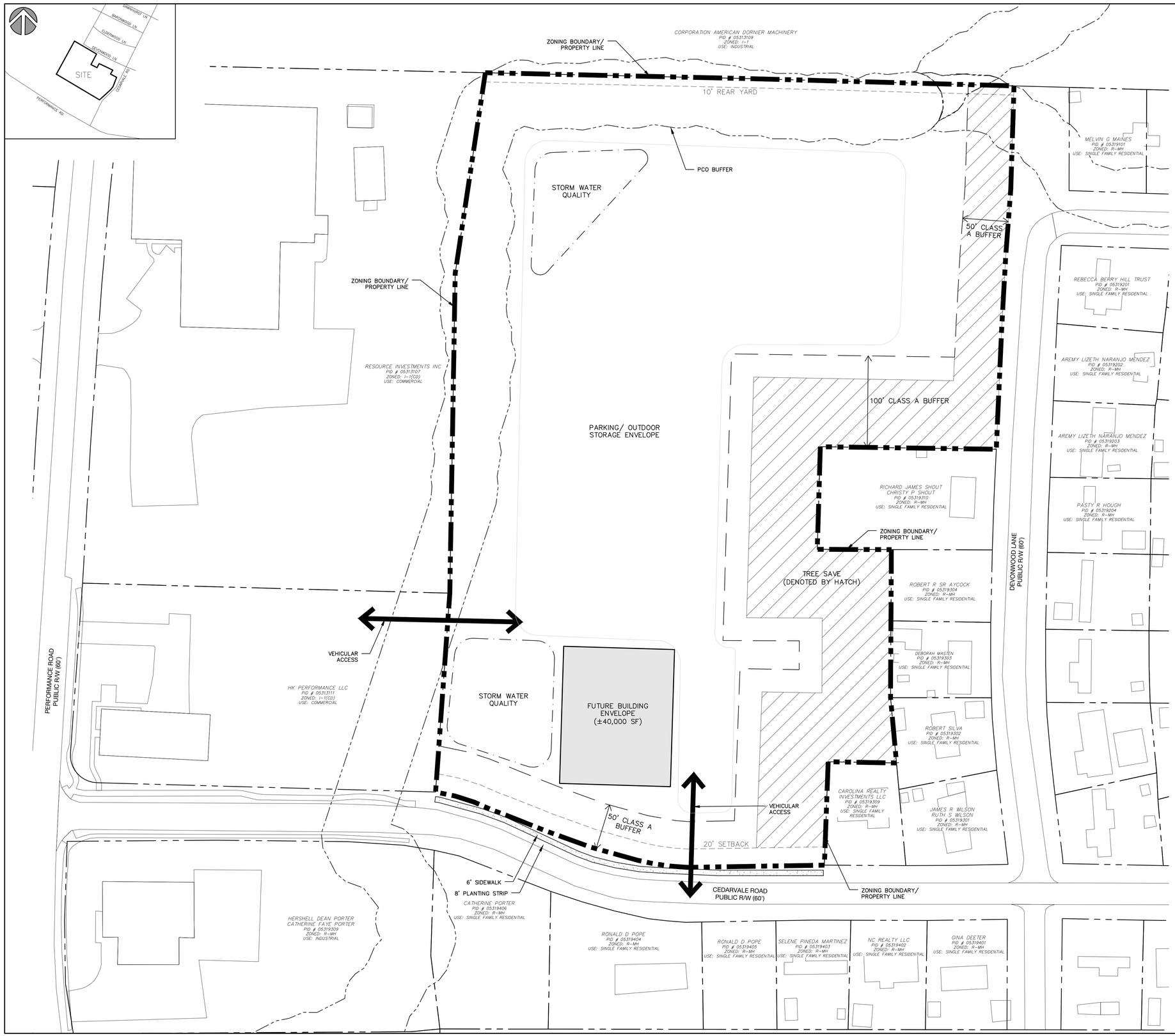

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	05319305
TOTAL SITE AREA:	9.89 AC
EXISTING ZONING:	R-MH
PROPOSED ZONING:	I-2 (CD)
MAX BUILDING HEIGHT:	40'

1. 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 6.2 of the Zoning Ordinance.

b. 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.

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.

2. Purpose

The purpose of this Rezoning application is to provide for the continued use of an industrial tract of land fronting on Cedarvale Rd. and additional adjoining land. The site would be used for any use that is allowed in the I-1 district and for limited uses in the I-2 district including a contractor's office and storage yard. To achieve this purpose, the application seeks the rezoning of the site to the I-2 district as a conditional district (I-2 (CD)).

3. Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the I-1 district and for a contractor's office and storage yard as permitted in the I-2 district.

4. Transportation

a. The site will have two full access connections to Cedarvale Rd.and one full access existing connection to Performance Road.

b. Parking areas are allowed anywhere within the building and parking envelop as generally depicted on the concept plan for the site.

c. The Petitioner will install an 8' planting strip and a 6' sidewalk on the frontage of the site not occupied by driveways.

d. The Petitioner will dedicate and convey the fee simple interest any right-of way along the property frontage that does not already comply with City standards before the site's first new building certificate of occupancy is issued.

5. Architectural Standards

The existing buildings on the site are allowed to remain and will be allowed to expand and new buildings will be permitted in accordance with setback and yard standards.

6. Streetscape and Landscaping

The Petitioner will install landscape screen along the front of the site to screen outdoor storage areas from Cedarvale Rd. in accordance with Section 12.303 of the Ordinance. This landscaped area may include existing trees and vegetation as well as new trees and evergreen shrubbery. The Petitioner will preserve a 100' buffer from existing residentially zoned land.

7. Environmental Features

The Petitioner will submit a tree survey for all trees two-inches or larger located in the rights of way of all streets that adjoin the site if any are present.

8. Parks, Greenways, and Open Space

Reserved

9. Fire Protection

Reserved

10. Signage

Reserved

11. Lighting

New freestanding lighting will be limited to 30' in height but none will be permitted to be installed within 100' of any property used for residential uses. Architectural lighting on the exterior of buildings is permitted provided it is capped and downwardly directed.

12. Phasing

Reserved

Initial Submission- 2-10-19, 1.0

BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

GRAPHIC SCALE
50 0 25 50 100
1 INCH = 50 FEET

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

2/12/19

HK PERFORMANCE LLC

Cedarvale

Rezoning Plan
Charlotte, NC

NO.	DATE:	BY:	REVISIONS:

Project No: 19-006
Date: 02.12.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ 1.0