



**LOCATION MAP**

**LEGEND**

- PROPOSED STREET RIGHT OF WAY
- EXISTING STREET RIGHT OF WAY
- PROPERTY LINE OF SITE
- ADJOINING OWNER PROPERTY LINES
- LIMITS OF BUFFER AND SETBACK AREAS ALONG MORRIS FIELD DR. AND EASTERN PROPERTY LINE.
- 70--- EXISTING CONTOUR LINES

**NOTES:**

1. THE FOLLOWING USES SHALL NOT BE PERMITTED WITHIN THE PROPOSED REZONING AREA:
  - 1) USES INVOLVING THE PRODUCTION OR STORAGE OF POTENTIALLY DANGEROUS PRODUCTS AND CHEMICALS SUCH AS INSECTICIDES, FERTILIZERS, AND FUEL OILS
  - 2) USES CREATING OBJECTIONABLE ODORS SUCH AS ABATORIES, SEWAGE TREATMENT PLANTS, AND HIDE TANNING AND CURING
  - 3) USES CREATING OBJECTIONABLE NOISE LEVELS SUCH AS RACE TRACKS
  - 4) USES THAT ARE HIGHLY DETRIMENTAL TO THE VISUAL QUALITY OF SURROUNDING RESIDENTIAL AREAS SUCH AS JUNKYARDS AND SANITARY LANDFILLS, UNLESS ADEQUATELY SCREENED OR LOCATED A MINIMUM OF 300 FT. FROM RESIDENTIAL PROPERTY.
  - 5) MOTELS, HOTELS.
2. TOTAL SITE ACREAGE: 21.26+ ACRES
3. TOTAL BUILDING SQ. FOOTAGE: 372,000 SQ. FT. (MAX)
4. BUILDING SETBACKS: 20 FT. OFF INTERIOR PUBLIC STREET - 50 FT. OFF MORRIS FIELD DRIVE - (40 FT. TO REMAIN UNDISTURBED)
5. THE PROPOSED PUBLIC STREETS WILL BE CONSTRUCTED ONLY AS NEEDED BY DEVELOPMENT. THE LOCATION AND EXTENT MAY VARY FROM THAT SHOWN ON THIS PLAN.
6. SIGNAGE TO BE IN ACCORDANCE WITH ZONING ORDINANCE REGULATIONS EXCEPT THAT BILLBOARDS/OUTDOOR ADVERTISING SIGNS SHALL NOT BE PERMITTED.
7. BUILDING SQUARE FOOTAGE WILL BE ALLOCATED TO THE INDIVIDUAL SITES ON A PER ACRE BASIS (MAX 17500 SQ. FT. PER ACRE.)

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: October 6, 2005

BY: DEBRA D. CAMPBELL

Revision 09.28.05  
 Reduce setback from 50 feet to 30 feet along Morris Field Drive between Jason Avenue and Carolina Avenue  
 No parking lot allowed between buildings along Morris Field Dr. IF SETBACK REQUIRED TO 30 FT.



**PROPOSED INDUSTRIAL PARK**  
 MORRIS FIELD DRIVE CHARLOTTE, N.C.

**REZONING SITE PLAN**  
 PETITION #8338

SCALE 1" = 80'	COMM NO #8338	SHEET NO 1 OF ONE
DATE 3 JULY 03	DRAWN GA & LM CHECKED LM	
DPR associates		LANDSCAPE ARCHITECTS DESIGN - PLANNING - RESEARCH 442-132-1204 - 2036 E SEVENTH STREET CHARLOTTE, NORTH CAROLINA 28204

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
 INTER-OFFICE COMMUNICATION

DATE: October 6, 2005  
 TO: Katrina Young, Interim Zoning Administrator  
 FROM: Debra Campbell, Planning Director

SUBJECT: Administrative Approval for Petition No. 1983-38 by Richard L. Eppley and Associates, Inc.

Attached is a revised plan for the above petition. The plan has been revised to reduce the front setback to 30-foot undisturbed with the stipulation that no parking will be allowed between the buildings and right-of-way. Since this change is minor, I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.  
 Note that all other conditional notes and ordinance requirements still apply.