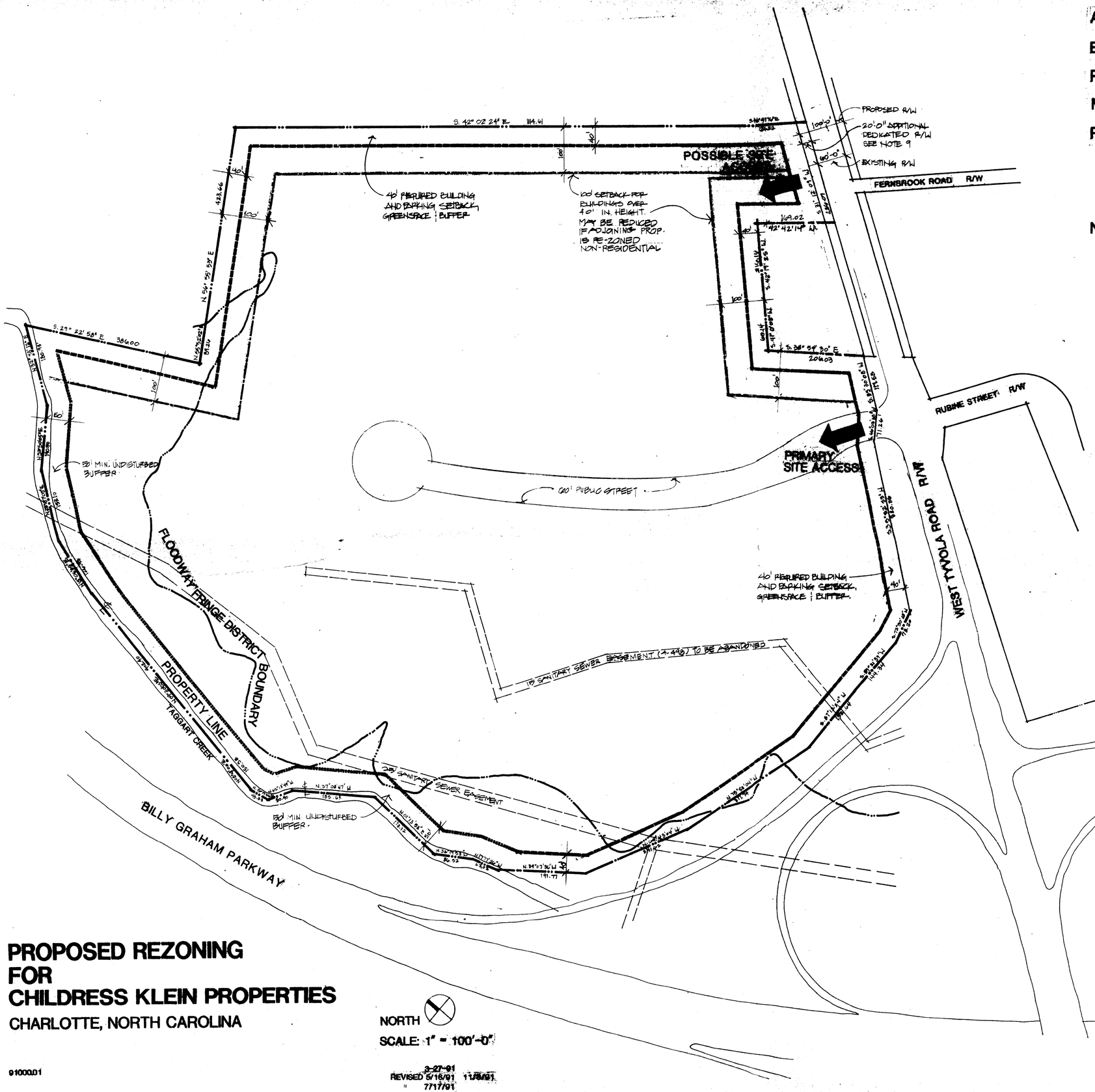
AB1065

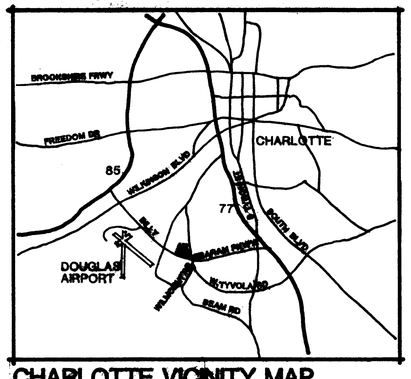


AREA WITHIN PETITION	50.733 ACRES
EXISTING ZONING	I-1/R-6MF
PROPOSED ZONING	I-1 (CD)
MAX. BUILDING AREA	1,200,000 S.F.
PROPOSED USE	OFFICE AND BUSINESS PARK WITH OTHER USES PERMITTED BY I-1 ZONING

NOTES:

1. Survey information taken from survey by R.B. Pharr & Associates, P.A., 212 Independence Blvd., Charlotte, North Carolina, dated August 10, 1988.
2. All site parking will be in compliance with the appropriate zoning ordinances.
3. Entry and identification signs will be located in accordance with applicable zoning ordinances.
4. Access to property is from one location shown on the plan. This is illustrative and as further detailed studies are done may be adjusted with the approval of the Mecklenberg County Engineering Department to include the addition of a second access point.
5. No bill boards will be allowed.
6. A 40' required building and parking setback, greenspace and buffer will be maintained, except as noted elsewhere.
7. Areas along West Tyvola Road right-of-ways will be landscaped in accordance with perimeter tree planting requirements of the Charlotte tree ordinance.
8. Development is to comply with Mecklenberg County Ordinances concerning storm water management.
9. Where necessary, additional right-of-way along west Tyvola Road shall be dedicated prior to issuance of any building permits, equal to at least 50' from centerline or as necessary to accommodate the improvements described in Note 16 below.
10. All parking areas within 100 feet of the West Tyvola right-of-way will have a minimum of 10% planting and landscape areas.
11. Screening of all areas shall be carried out to meet or exceed the requirements of Section 1601 of the Mecklenberg County Zoning Ordinance.
12. Building heights adjacent to residential districts shall observe the requirements of Section 3075.2 of the Mecklenberg County Zoning Ordinance.
13. All building heights shall conform to airport zoning regulations.
14. Buffer areas will remain undisturbed within the floodway.
15. Developer agrees to maintain an undisturbed buffer of 50 feet from the top of Taggart Creek bank or within the area of the Floodway Encroachment Limits, whichever is greater.
16. Development of this site may proceed in accordance with the following schedule:
    - A. Upon the construction of a left turn lane in Tyvola Road at Rubine Street and the dedication of the right-of-way indicated in Note 9, up to 500,000 square feet of floor area may be built.
    - B. Upon the construction of dual left turn lanes in Tyvola Road at Rubine Street up to 1,000,000 square feet of floor area may be built.
    - C. With the development of any property north of Rubine Street, a second entrance with a left turn lane in Tyvola Road shall be designed.
    - D. Upon the construction of dual left turn lanes in Rubine Street at Tyvola Road and upon construction of a second entrance north of Rubine Street, the full 1,200,000 square feet of floor area may be built.

The above schedule may be adjusted as an Administrative Site Plan Amendment upon the approval by the Charlotte Department of Transportation, of a Traffic Impact Study related to the issuance of driveway permits.



CHARLOTTE VICINITY MAP

91-26(C)
APPROVED BY COUNTY COMMISSION
DATE 10/21/91

PROPOSED REZONING FOR CHILDRESS KLEIN PROPERTIES

CHARLOTTE, NORTH CAROLINA

NORTH

SCALE: 1" = 100'-0"

3-27-91
REVISED 5/16/91 11/18/91
" 7/17/91

FOR PUBLIC HEARING

REVISED 5/16/91 8/15/91
" 7/17/91 8/16/91
8/14/91 11/18/91

91000.01

1/3 TECHNICAL ZONING PLAN

Smallwood, Reynolds, Stewart & Associates, Inc. Architects One Piedmont Center, Suite 303 3565 Piedmont Road Atlanta, Georgia 30305

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