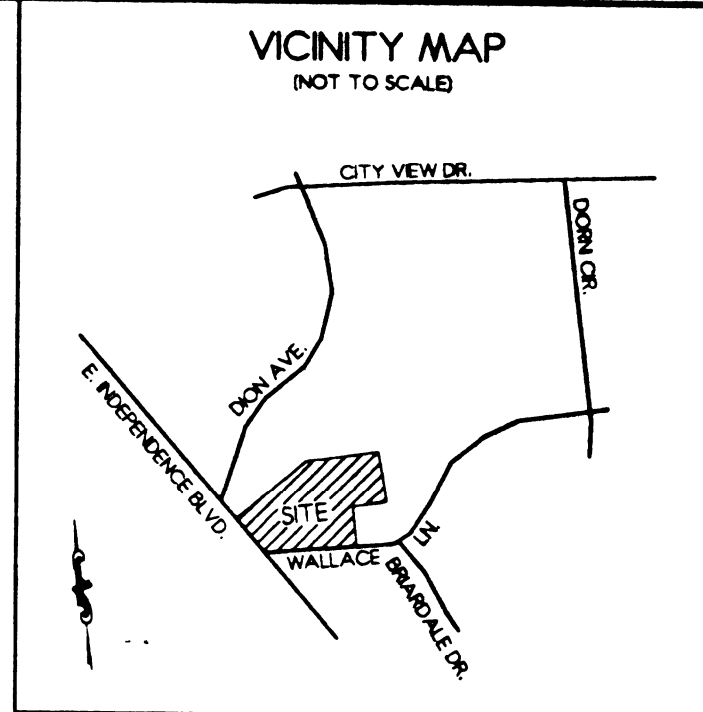


RHODES
ZONED R-4 (EXISTING)
PROPOSED ZONING B-2 (CD)

HUGH B. PERKINSON
2669-580
ZONED R-4

AVRAHAM MASSACH
5066-394
PROPOSED PARCEL FOR PURCHASE
0.2 ACRES
ZONED O-2 (EXISTING)
PROPOSED ZONING B-2 (CD)



DEVELOPMENT STANDARDS

- GENERAL PROVISIONS**
EXCEPT AS OTHERWISE PROVIDED BELOW, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE (THE "ORDINANCE") FOR THE B-2(CD) DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON EXISTING B-2 AREA BETWEEN REAR OF EXISTING BUILDING AND TRACTS CURRENTLY ZONED R-4 AND O-2 TO TOTALING 1.46 ACRES (THE "SITE"). THE BUILDING CONFIGURATION, PLACEMENT, AND SIZE SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE BUILDING LIMIT ENVELOPE LINES ESTABLISHED ON THE REZONING PLAN. PARKING LAYOUT MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS. VEHICULAR CIRCULATION MAY OCCUR WITHIN THE BUILDING ENVELOPE.
- PERMITTED USES**
A. THE SITE MAY BE DEVOTED TO ANY USE INCLUDING ACCESSORY USES WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE B-2 ZONING DISTRICT.
B. THE TOTAL FLOOR AREA WHICH MAY BE CONSTRUCTED ON THE REAR OF THE EXISTING BUILDING, AS WELL AS THE SITE, MAY NOT EXCEED 19,460 SQUARE FEET.
- BUFFER**
A. THE BUFFERS ESTABLISHED ON THIS REZONING PLAN SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 AND 12.304 OF THE ORDINANCE. EXISTING HEALTHY TREES IN THE BUFFER ZONE SHALL BE CREDITED TOWARD REQUIREMENTS ESTABLISHED FOR A "CLASS B" BUFFER.
B. GRADING MAY BE PERFORMED AND SLOPES MAY BE INSTALLED WITHIN ANY PART OF ANY BUFFER EXCEPT THE PART WHICH IS DESIGNATED AS AN UNDISTURBED AREA ON THIS REZONING PLAN.
C. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE WALLS, FENCES, BURNINGS, GRADING, AND THE INSTALLATION OF UTILITY CONSTRUCTION, THE CLEARED UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY THE ORDINANCE.
- LANDSCAPING AND SCREENING**
A. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
B. PROPOSED LANDSCAPE PLANTINGS SHOWN ON THE SCHEMATIC SITE PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE BASED ON FINAL PLANS AND ACTUAL SITE CONDITIONS.
C. TREE PLANTING AND PRESERVATION WILL MEET ALL REQUIREMENTS OF THE CITY TREE ORDINANCE - CHAPTER 21.
D. PERIMETER AND INTERNAL TREE PLANTING SHALL MEET ALL REQUIREMENTS OF THE CITY TREE ORDINANCE - CHAPTER 21.
- TREE ORDINANCE**
A. THE PETITIONER SHALL SATISFY THE PROVISIONS OF THE CHARLOTTE TREE ORDINANCE.
- PARKING**
A. EACH OF THE PARKING AREAS DEPICTED ON THE REZONING PLAN MAY VARY IN SIZE AND LOCATION, BUT IN ALL EVENTS OFF-STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
B. PARKING AREAS MAY BE CONSTRUCTED INSIDE AND OUTSIDE THE BUILDING ENVELOPE.
C. PARKING WILL NOT BE ALLOWED WITHIN ESTABLISHED SETBACKS AND BUFFERS.
- LIGHTING**
A. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING ON ADJOINING PROPERTIES. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT STREETS AND RESIDENTIAL PROPERTIES.
B. THE MAXIMUM HEIGHT OF ANY LIGHT FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET.
- SIGNS**
ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. NO NEW SIGNAGE SHALL BE CONSTRUCTED ALONG EDGE-OF-WALLAGE LANE.
- FIRE PROTECTION**
A. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE DEPARTMENT'S SPECIFICATIONS.
B. FIRE HYDRANTS WILL BE LOCATED WITHIN 500 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.
- ARCHITECTURAL CONTROLS**
A. THE HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE WILL NOT EXCEED 26 FEET.
B. ALL EQUIPMENT MOUNTED ON THE ROOF OF ANY BUILDING CONSTRUCTED ON THE SITE WILL BE SCREENED FROM VIEW.
- STORMWATER MANAGEMENT**
STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE. DETENTION AREAS SHALL NOT BE LOCATED WITHIN BUFFERS.
- ACCESS POINTS**
THE NUMBER OF ACCESS POINTS TO THE SITE WILL BE LIMITED TO THOSE WHICH ARE EXISTING AND SHOWN ON THE REZONING PLAN.

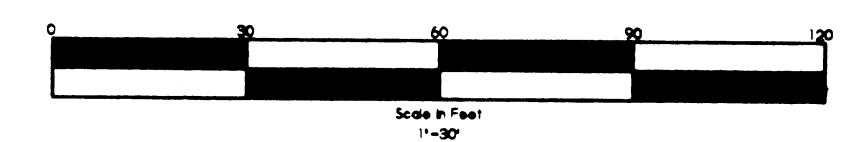
DEVELOPMENT DATA

EXISTING ZONING	R-4 - 94 ACRES
	O-2 - .52 ACRES
TOTAL SITE AREA	1.46 ACRES
PROPOSED ZONING	B-2 (CD)
EXISTING PARKING	66 SPACES
	62 SPACES (9' X 18'-6")
	4 SPACES (12' X 18'-6")
REQUIRED NEW PARKING	0 SPACES
	(PROVIDED PROPOSED ADDITION DOES NOT EXCEED 20,000 S.F. PER MECKLENBURG COUNTY BUILDING STANDARDS PRELIMINARY REVIEW)

APPROVED BY CITY COUNCIL
DATE: October 19, 1994 94-75

REZONING PLAN

1" = 30'-0"
THIS PLAN IS BASED ON SURVEY INFORMATION DATED MAY 10, 1994, PROVIDED BY R.B. PHARR & ASSOCIATES, P.A. OF CHARLOTTE, NC. - SIGNED C. CLARK NELSON, P.L. (04) 376-2186



RELEASE STATUS OF THIS DRAWING <input type="radio"/> PROGRESS PRINT <input type="radio"/> PARTIAL RELEASE <input checked="" type="radio"/> FULL RELEASE PRINCIPAL PROJECT ARCH. K. WEHRELL DRAWING NO.	JOB NO. 94126 DATE 05/25/94 DRAWN BY CHECKED BY STAMP	REVISIONS 8/18/94 COMMENTS PER CHARLOTTE - MECKLENBURG PLANNING COMMISSION DATED 8/1/94. REVISE BLDG. AREA TO BE LESS THAN 100,000 S.F. REVISE NOTES #7A, 7B, 8 & 11 PER COMMENTS. DIMENSION EXISTING DRIVES AND PARKING. ADD SITE TRIANGLES. 10/24/94 PER CHARLOTTE PLANNING COMMISSION DATED 10/24/94. REVISE NOTE 2 AND PARKING.	GREENBERG FARROW GREENBERG FARROW ARCHITECTURE INCORPORATED 3727 Peachtree Road N.E. Atlanta, Georgia 30319 Tel. 404.233.5297 Fax. 404.233.0898	SHEET NUMBER RZ-1 1 OF 1
	REZONING PLAN FOR RHODES, INC. TAX NUMBER 165-071-01 & 02 #6191 E. INDEPENDENCE BLVD. CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA		SCALE: 1"=30' FILE NO. W-1586	