

Development Requirements

- SETBACKS**
- 1) Building setbacks shall be 100 feet off Independence Blvd.
 - 2) Building setbacks shall be 50 feet off all side and rear property lines and 100 feet from the property line adjacent to McAlpine Greenway Park.
- PARKING**
- 1) No parking shall be permitted within the 100 foot setback off Independence Blvd.
 - 2) Side parking shall be permitted within 25 feet of any rear or side property line.
 - 3) No parking shall be permitted within 50 feet of the proposed 60' R/W.
 - 4) All off street parking shall comply with Section 2000 of the North Carolina Zoning Ordinance.
 - 5) Parking areas adjacent to Independence Blvd shall be separated from the 60' R/W by a 100' setback.
 - 6) All parking areas shall be paved and lighted.
 - 7) Parking areas will be landscaped in accordance with the City of Charlotte Tree Ordinance.
- MAXIMUM BUILDING HEIGHT**
- 1) All buildings shall be limited to two (2) stories or height.
- MAXIMUM BUILDING COVERAGE**
- 1) The gross ground floor area of all buildings shall not exceed 25% of the net land area of the project.
- ACCESS ROADS**
- 1) This project shall be limited to one access point along Independence Blvd.
 - 2) Access roads shall be required to delineate and install a 40 foot wide R.O.W. (Right of Way) (main width) public street, (80 ft. at the entrance), (Independence Blvd. will be subject to NC DOT approval).
- SCREENING & BUFFER ZONES**
- 1) Screening along Independence Blvd. shall conform to Medford County Zoning Ordinance standards.
 - 2) Within the 100 foot Independence Blvd. Buffer, these areas shall be landscaped with a maximum tree area of 50 sq. ft. per building footprint.
 - 3) A 100' R/W to the south of the subject property, a limited amount of clearing and grading will be permitted within this area.
 - 4) A 100' wide strip of land adjacent to McAlpine Greenway Park will be left undisturbed; any disturbed areas will be replanted to attain the desired separation and screening.
 - 5) A permanent erosion control measure will be established at the boundary of this property and the McAlpine Greenway Park.
- PERMITTED USES**
- The following uses shall be permitted within the B-2(CD) tract: Business Parks consisting of office/warehouse/showroom spaces; Wholesale sales; Accessory uses concurrent with principal permitted use; Buildings for display of sample merchandise; Business and professional offices; Creative/Manufacturing (WVA and comparable organizations); Dry Cleaning; Drive-In Service Windows as an accessory part of principal structure (limited to financial institutions); Group Homes; Office buildings and public utility office buildings; Hospitals; Laboratory, Dental, Medical, and Optical; Office buildings for inside research; Police and fire stations; Post Offices; Photo-processing; Retail and Sporting (indoor) only, as related to permitted uses; Vending Machines.
- NOTES:** Only inside storage will be permitted.
- The Property Owner agrees that within 30 days after submission to the Planning Commission, the Property Owner shall secure the County permit for the proposed project. The Property Owner shall be responsible for all costs associated with the proposed project. The Property Owner shall be responsible for all costs associated with the proposed project.

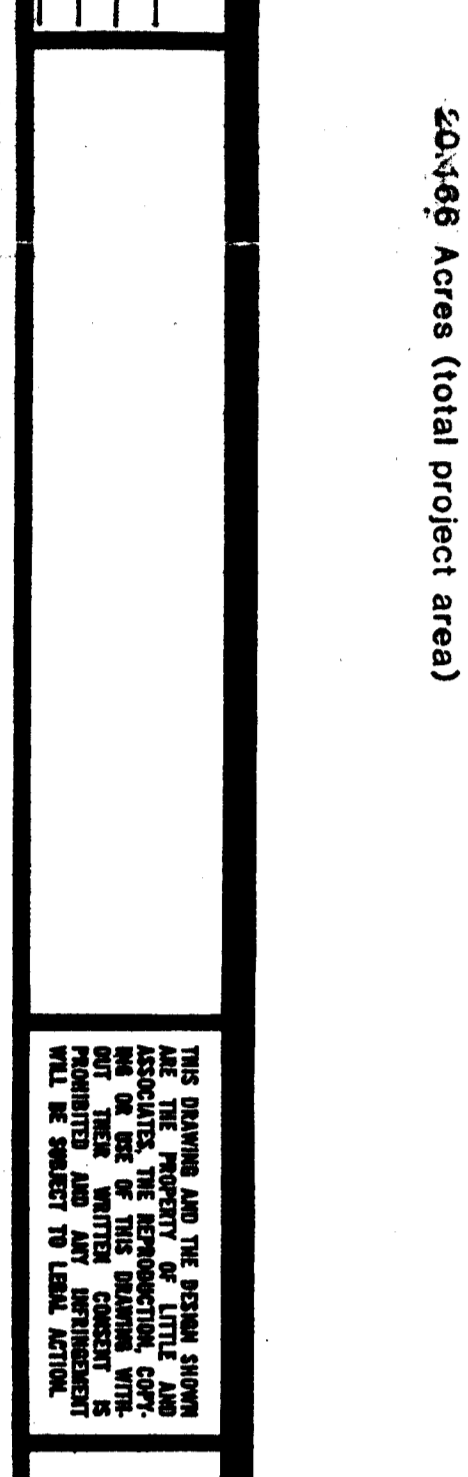
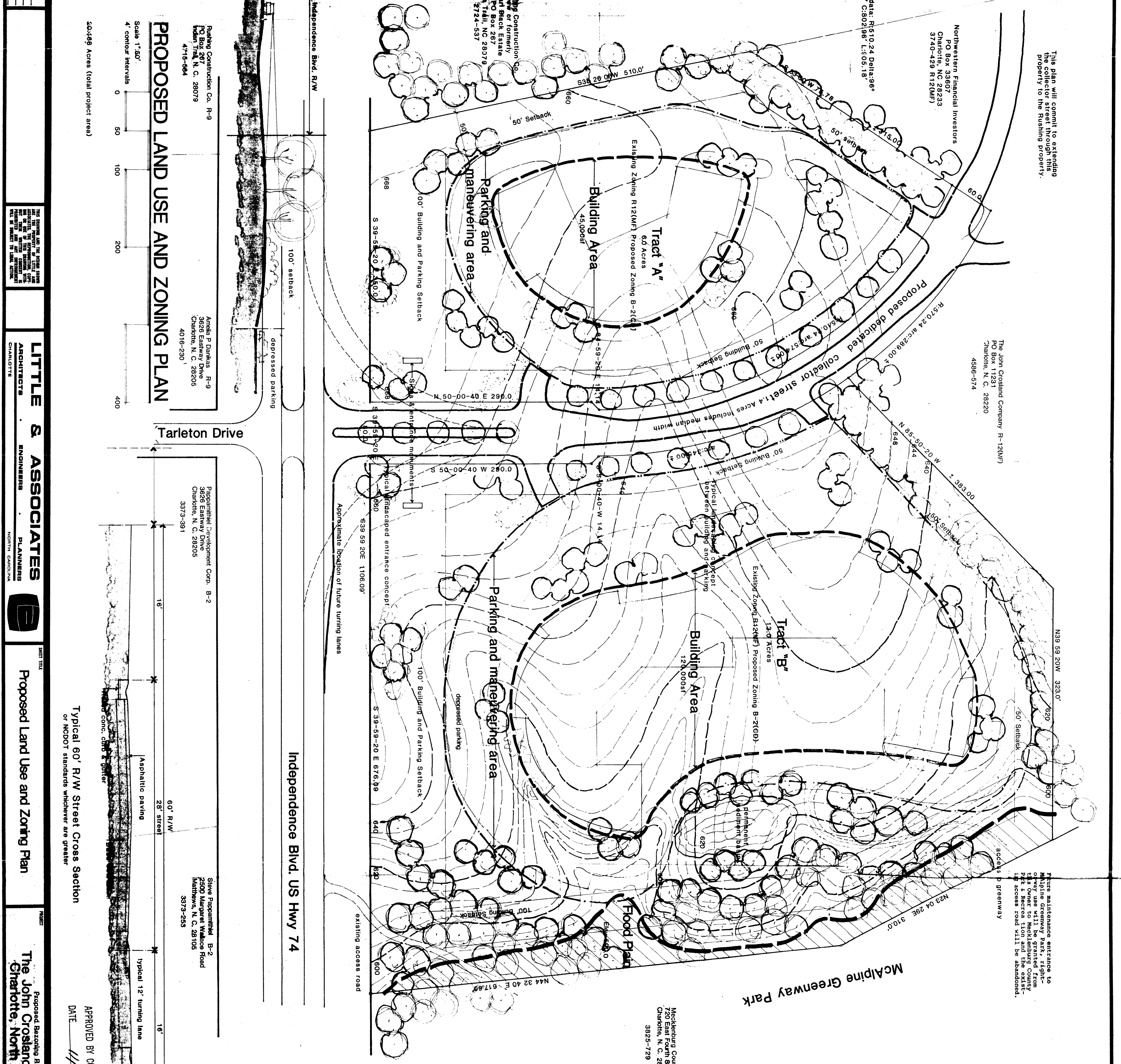
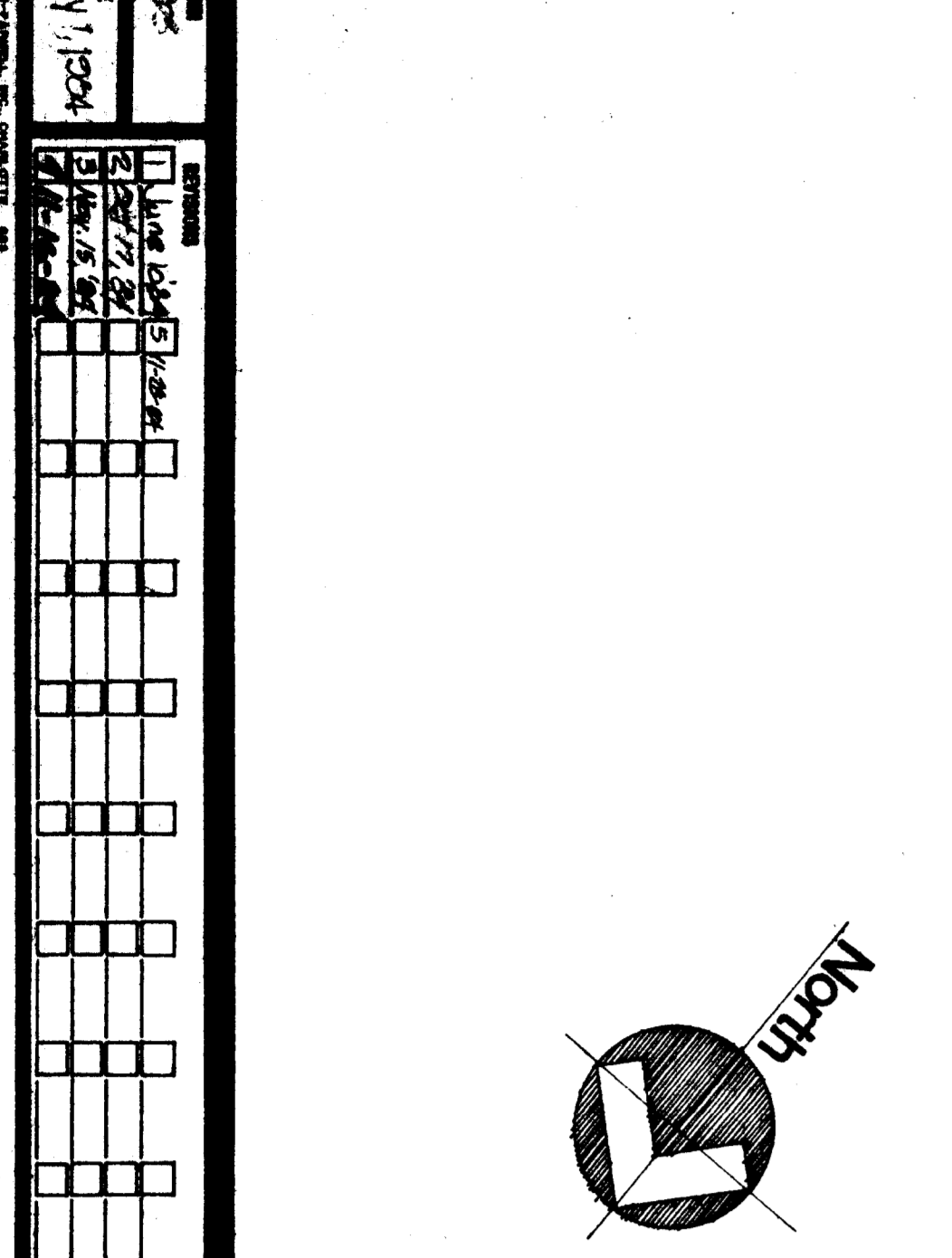
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Section thru Independence Boulevard



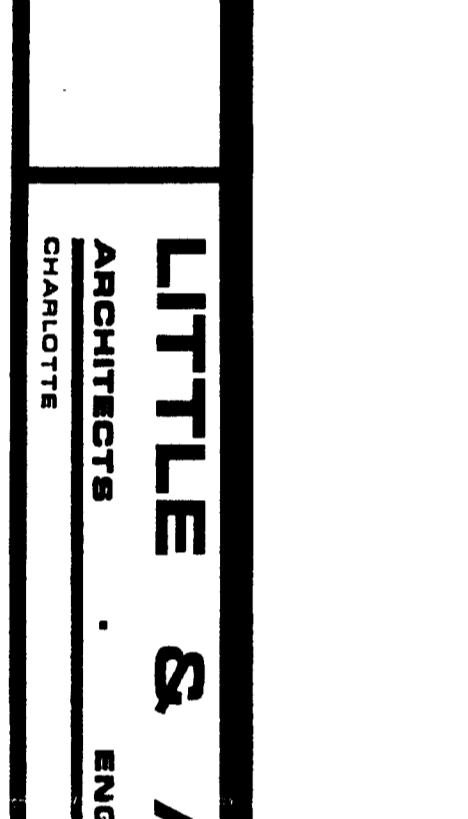
PROPOSED LAND USE AND ZONING PLAN

Flushing Construction Co. R-9
PO Box 267
Indian Trail, N. C. 28079
4715-664

Amplan P. Dinkas, R-9
3626 Eastway Drive
Charlotte, N. C. 28205
4016-2301

Propositional Development Corp. B-2
3626 Eastway Drive
Charlotte, N. C. 28205
3373-591

Steve Papapanthel B-2
2500 Margaret Wallace Road
Mathews, N. C. 28105
3373-255



Typical 60' R/W Street Cross Section
or NCDOT standards whichever are greater

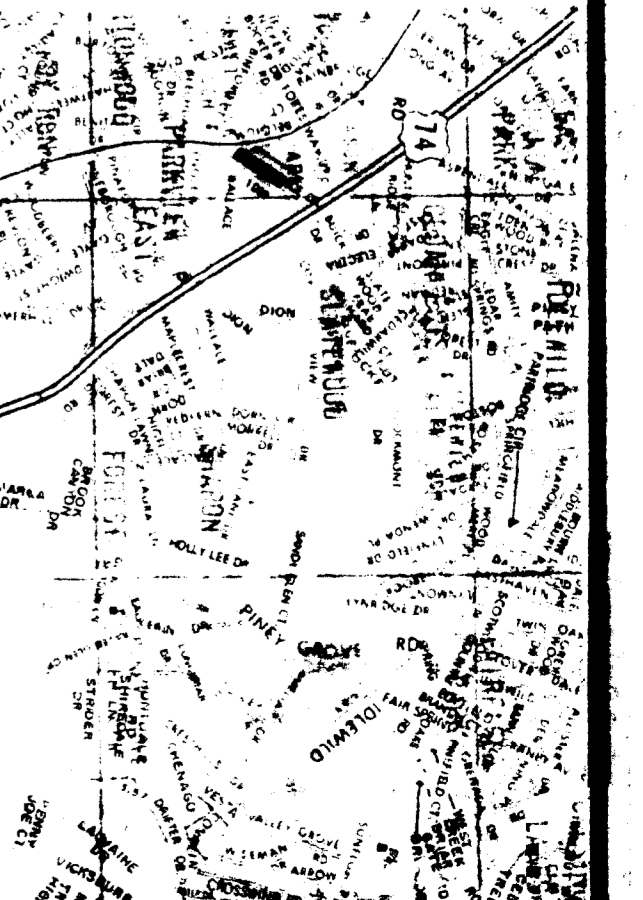
APPROVED BY COUNTY COMMISSION
DATE 11/29/84

LITTLE & ASSOCIATES ARCHITECTS ENGINEERS PLANNERS

THE JOHN CROSLAND COMPANY

Proposed Rezoning Request
Charlotte, North Carolina

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Vicinity Map
No scale