

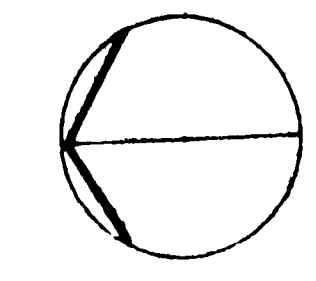
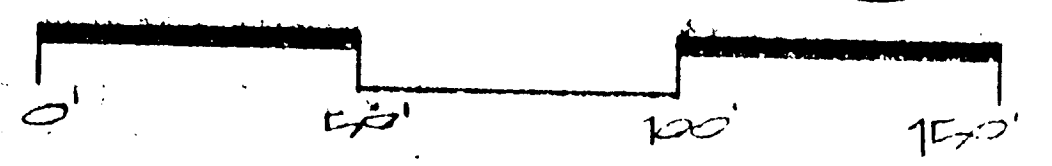
REZONING PETITION
 E.R. MCCOY; GARY MCCOY & H. MICHAEL MCCOY

SITE DEVELOPMENT NOTES

Current Zoning: I-2 CU
 Proposed Zoning: I-1 CD
 Site Area: 2.83 AC

1. The Building area will be developed in accordance with the City of Charlotte Zoning Ordinance Section 3070.
2. Buffers in excess of the required setbacks will be provided along public street rights-of-way as shown on the plan.
3. Parking areas will be screened from the public rights-of-way with a mixture of evergreen and deciduous vegetation equal in opacity to one row of pines planted on twelve foot centers.
4. Parking areas will be designed to minimize visual impact by subdividing the areas with planting masses. These planted areas will consist of a minimum of 10% of the parking area.
5. Service areas will be screened from public rights-of-way and adjacent property with a mixture of evergreen and deciduous vegetation equal in opacity to one row of pines planted on twelve foot centers.
6. Permitted uses shall be any and all uses allowed in I-1 districts.
7. Parking and signage shall be developed in accordance with all applicable ordinance standards.
8. The site shall be developed so as to create an appropriate and aesthetic streetscape appearance through the appropriate placement of site elements and structures and the use of planting, landscaping and aesthetic placement of shrubs and trees. Additionally, the buffers may include swales or berms to enhance the streetscape appearance where appropriate.
9. The precise location of driveway access will be between points A & B depending upon the ultimate development plan for the site. However, if this parcel is developed in conjunction with an adjacent parcel or parcels and if access can be more appropriately provided through the adjoining parcels, this access may be eliminated.
10. Maximum limits of building construction will be as indicated on the plan. However, if this parcel in the future is combined with an adjoining parcel or parcels for development purposes, the maximum limits of building construction shall be waived in lieu of the new perimeter boundaries of the parcel or parcels being added.
11. Maximum limits of building square footage shall be 135,000 square feet. If this parcel is developed as a hotel or motel, the maximum number of rooms shall be 155.

APPROVED BY CITY COUNCIL
 DATE 4/21/86



Brian Sigmon
 Brian Sigmon
 Landscape Architecture

Commerce Center
 Charlotte, NC 28202
 704/375 0725

DATE 7/1/86
 REVISIONS

JOB NO.

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