

**ROBERT JOHNSON**  
architects

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**G.L. SUTCLIFFE  
REAMES ROAD  
PROPERTY**  
CHARLOTTE, N.C.

PETITION # 96-49

PROJECT MAP  
1:50' SCALE  
DATE: 11/18/96  
BY: J. R. CRAMTON, JR.

ATTACHED TO ADMINISTRATIVE  
APPROVAL  
DATED: 11/18/96  
BY: MARTIN R. CRAMTON, JR.

**REZONING PLAN**

THIS DRAWING IS THE PROPERTY OF ROBERT JOHNSON ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS TO BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. IT IS TO BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT.

RZ-1

**GENERAL PROVISIONS:**  
ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE I-1 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH ANY DEVELOPMENT TAKING PLACE ON THE SITE UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS.  
ALL BUILDINGS MUST BE CONSTRUCTED WITHIN THE MAXIMUM BUILDING SETBACK LINE ESTABLISHED ON THE REZONING PLAN.

- PERMITTED USES:**
- THE SITE MAY BE DEVOTED TO ANY USE ALLOWED UNDER THE ORDINANCE IN AN I-1 DISTRICT EXCEPT AS OTHERWISE SET FORTH BELOW.
  - THE SITE MAY NOT BE DEVOTED TO ANY OF THE FOLLOWING USES:
    - OUTDOOR ADVERTISING SIGNS
    - PARKS AND TRAIN TERMINALS
    - FARMS, INCLUDING RETAIL SALES OF PRODUCTS GROWN ON THE PREMISES
    - HELIPORTS AND HELISTOPS, LIMITED
    - MANUFACTURE OF BATTERIES
    - MANUFACTURED HOUSING SITES
    - NURSERY AND GREENHOUSES, RETAIL AND WHOLESALE
    - RAILROAD FREIGHT YARDS, REPAIR SHOPS AND MARSHALING YARDS
    - RECYCLING PLANTS, INCLUDING DROP OFF CENTERS
    - RECREATION AND RETREADING
    - CEMETERIES
    - DEMOLITION LANDFILLS
    - JAILS AND PRISONS
    - COMMERCIAL KENNELS
    - NIGHTCLUBS, BARS AND LOUNGES, ADULT ENTERTAINMENT
    - INDUSTRIAL STORAGE FACILITIES
    - QUARRIES
    - RACEWAYS AND DRAGSTRIPS
    - SANITARY LANDFILLS
    - STADIUMS AND ARENAS

- LANDSCAPED AREA - REAMES ROAD:**
1. THE 30 FOOT WIDE LANDSCAPED AREA ESTABLISHED ALONG REAMES ROAD SHALL CONTAIN A MINIMUM OF 5 TREES EXISTING OR PROVIDED PER 100 FEET WITH 3 TO BE LARGE MATURING TREES AND 2 TO BE EVERGREEN. ALL TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES. THIS AREA SHALL ALSO CONTAIN 20 SHRUBS PER 100 FEET, 15 OF WHICH SHALL BE EVERGREEN.
  2. EXISTING TREES 12 INCHES IN CALIPER OR LARGER WITHIN THE LANDSCAPED AREA ALONG REAMES ROAD WILL BE RETAINED UNLESS THEIR REMOVAL IS DICTATED BY THE INSTALLATION OF DRIVEWAYS INTO THE SITE OR TOPOGRAPHIC CONSTRAINTS. THE DRIVEWAY WILL BE PLACED IN SUCH MANNER AS TO AVOID THE DESTRUCTION OF EXISTING TREES 12 INCHES IN CALIPER OR LARGER WHEREVER POSSIBLE.
  3. THE DEVELOPER WILL HAVE THE OPTION OF PLACING INSTALLATION OF THE LANDSCAPED AREA IN CONJUNCTION WITH SEQUENTIAL DEVELOPMENT TAKING PLACE ON THE SITE.
  4. NO BUILDINGS OR OFF STREET PARKING SPACES MAY BE PLACED WITHIN THIS 30 FOOT LANDSCAPED AREA.

- BUFFER NOTES:**
1. ANY BUFFER REQUIRED AROUND THE PERIMETER OF THE SITE WILL CONFORM TO THE STANDARDS OF SECTION 12.207 OF THE ORDINANCE. SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTIONS 12.302(B) AND 12.304 OF THE ORDINANCE.
  2. THE PETITIONER RESERVES THE RIGHT TO APPLY TO THE CHARLOTTE ZONING BOARD OF ADJUSTMENT FOR A VARIANCE FROM THE BUFFER REQUIREMENTS OF SECTION 12.302 OF THE ORDINANCE SHOULD ALL OR ANY PART OF THE SITE BE INCORPORATED INTO THE B-2 PARCEL ADJOINING THE SITE TO THE SOUTH.

**TRANSPORTATION IMPROVEMENTS:**  
THE PETITIONER WILL IMPROVE THE EAST SIDE OF REAMES ROAD CONTIGUOUS WITH THE SITE TO THE EXISTING COLLECTOR STANDARDS INCLUDING CURBS, SIDEWALKS AND SIDEWALKS. THESE IMPROVEMENTS MAY BE PHASED IN CONJUNCTION WITH SEQUENTIAL TAKING PLACE ON THE SITE.

- PARKING:**
1. OFF STREET PARKING WILL SATISFY THE REQUIREMENTS OF THE ORDINANCE.
  2. OFF STREET PARKING WILL NOT BE ALLOWED IN THE 30 FOOT WIDE LANDSCAPED AREA ESTABLISHED ALONG REAMES ROAD, BUT MAY BE INSTALLED BEYOND THIS LANDSCAPED AREA.

**SIGNS:**  
ALL SIGNAGE PLACED ON THE SITE WILL SATISFY THE REQUIREMENTS OF THE ORDINANCE. NO OUTDOOR ADVERTISING SIGNS WILL BE ALLOWED ON THIS SITE.

- ACCESS POINTS (DRIVEWAYS):**
1. THE NUMBER OF VEHICULAR ACCESS POINTS FROM THE SITE TO REAMES ROAD WILL BE LIMITED TO TWO AND THE EXISTING DRIVEWAY MAY ONLY SERVE THE TOWER LOT DEPICTED ON THIS REZONING PLAN.
  2. THE PLACEMENT AND CONFIGURATION OF THE PROPOSED ACCESS POINT WILL BE SUBJECT TO APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

- FIRE PROTECTION:**
1. ADEQUATE FIRE PROTECTION IN THE FORM OF HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.
  2. FIRE HYDRANTS WILL BE LOCATED WITHIN 500 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.

**ARCHITECTURAL CONTROLS:**

1. ALL DUMPSTER AREAS WILL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOOD DUMPSTER BRICK WALL WITH A REAR WALL BEING A HINGED GATE. IF ONE OR MORE SYSTEMS ARE SUBSTITUTED FOR THE WALLS ALONG A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SIDE.
2. ALL MECHANICAL EQUIPMENT INCLUDING ROOF TOP EQUIPMENT WILL BE SCREENED FROM VIEW.

**STORM WATER MANAGEMENT:**  
STORM DRAINAGE AND DETENTION SYSTEMS WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE'S STORM WATER DEPARTMENT AND WILL NOT BE ALLOWED WITHIN BUFFER AREAS OR THE 30 FOOT LANDSCAPED AREA ESTABLISHED ALONG REAMES ROAD.

**AMENDMENTS TO REZONING PLAN:**  
FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THE DEVELOPMENT STANDARDS ON THIS TECHNICAL DATA SHEET MAY BE APPLIED FOR BY THE DEVELOPER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

**BINDING EFFECT OF THE REZONING APPLICATION:**  
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE PROPERTY IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN SHALL BE APPLIED TO THE PROPERTY IN THE MANNER PROVIDED UNDER THE ORDINANCE, AND SHALL BE AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE OF THE SITE AND AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

037-492-XX  
CONSOLIDATED FREIGHTWAYS  
CORP. OF DELAWARE  
PORTLAND, OR 97208  
**ZONED: I-1**

037-492-XX  
TRAVIS, DETHMIG INC.  
PO BOX 597  
CHARLOTTE, NC 28202  
**ZONED: I-2**

037-492-02  
G.L. SUTCLIFFE PETITIONER  
1033 WATFORD LANE  
CHARLOTTE, NC 28207  
**ZONED: (B-2)**

NOTE: REFERENCE SURVEY PROVIDED BY  
GARY K. VOIN, P.E.  
401 HAWTHORNE ROAD  
CHARLOTTE, NC 28202  
DATE: 11/12/96  
**ZONED: I-1(CD)**

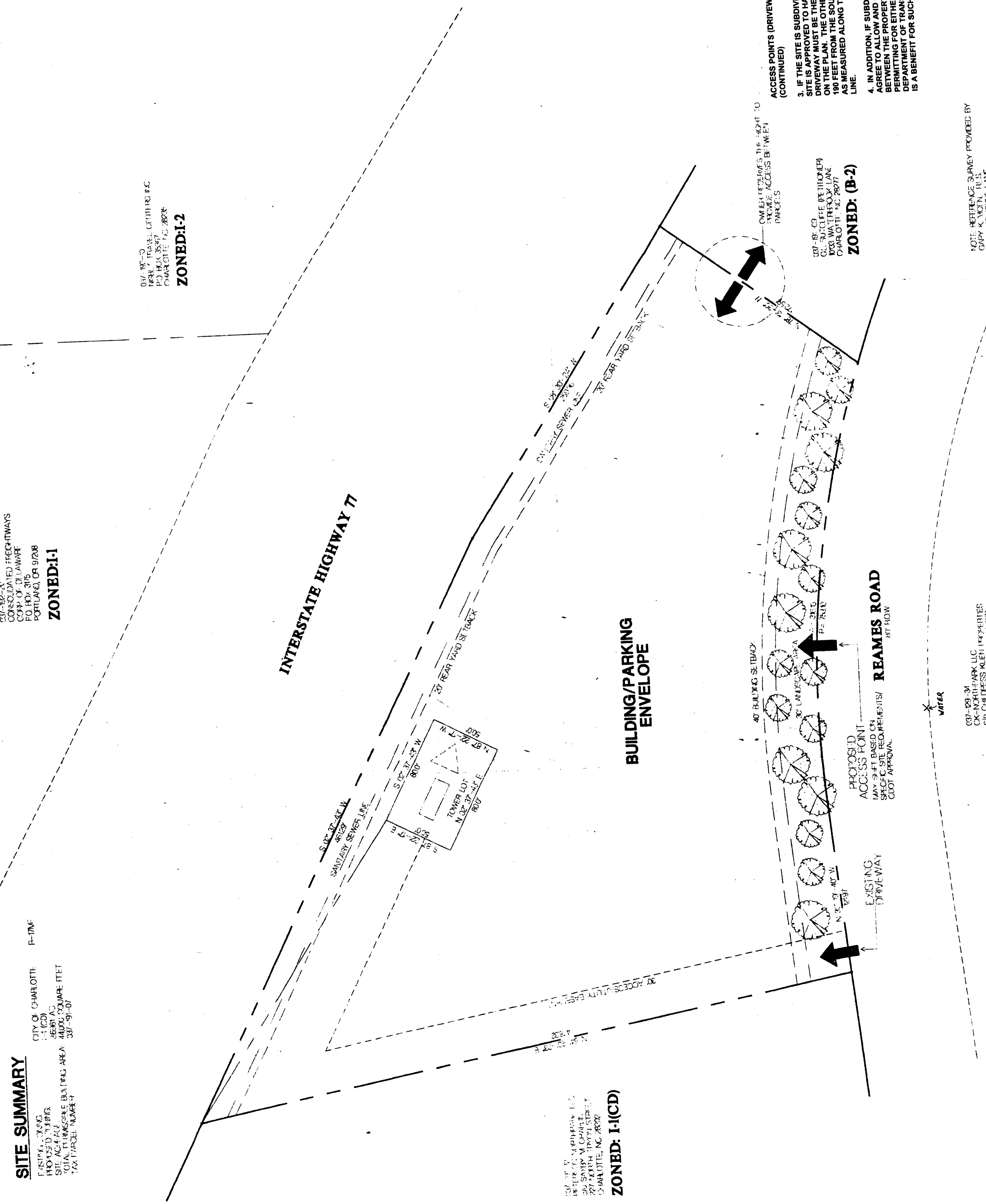
037-492-34  
CK CONCRETE MARK LLC  
CK CONCRETE MARK PROPERTIES  
2800 ONE FIRST DEKAY CENTER  
CHARLOTTE, NC 28202-4006  
**ZONED: I-1(CD)**

**SITE SUMMARY**

PROPERTY: 11.5 AC  
SITE AREA: 11.5 AC  
SITE ACRES: 11.5 AC  
GIA: 11.5 AC  
TAX PARCEL NUMBER: 301-91-01

CITY OF CHARLOTTE: I-1(CD)  
4561 AC  
4807 SQ. FT.

037-492-34  
CK CONCRETE MARK LLC  
2800 ONE FIRST DEKAY CENTER  
CHARLOTTE, NC 28202  
**ZONED: I-1(CD)**



**Illustrative Site Plan**