

DEVELOPMENT DATA

SITE AREA: PARCEL A = .71+/- ACRES
 EXISTING ZONING: PARCEL B = 1.64+/- ACRES
 PROPOSED ZONING: R-3
 I-1 (CD)

DEVELOPMENT STANDARDS

(a) GENERAL PROVISIONS

All development standards established under the City of Charlotte Zoning Ordinance (the ordinance) for the I-1 zoning district shall be followed in connection with development taking place on Parcel A and Parcel B.

Parcel A and Parcel B may each be developed as a part of the surrounding I-1 (CD) property, so long as all development standards and conditions established by the conditional zoning plan governing the surrounding properties, and the conditions established by this Conditional Rezoning Plan, are satisfied.

(b) PERMITTED USES

The Site may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an I-1 Zoning District under the Ordinance, except outdoor billboards.

No development taking place within the Site may exceed a floor area ratio of .80.

(c) LANDSCAPING

- (1) All landscaping will meet or exceed the requirements of the Charlotte Tree Ordinance.
- (2) The provisions of the Charlotte Tree Ordinance relating to the saving of existing trees will be satisfied.
- (3) Trees planted within Setback Area shall be a minimum of 2 1/2 inches in caliper and will be planted at a minimum of 40 feet on center subject to future locations of driveway or street connections.
- (4) A staggered row of evergreen shrubs will be planted along Yorkmont Road, within the Setback Area at a minimum of 5 feet on center, subject to future locations of driveway or street connections. Minimum size of shrubs at planting will be 24 inches in height.
- (5) Landscaping areas within the Site will be planted and improved in sequences as individual parcels are developed.
- (6) All dumpsters and service areas will be screened from public streets and from adjacent properties in accordance with the Charlotte Zoning Ordinance.
- (7) The first row of large oak trees along Yorkmont Road presently standing on Parcel A will be preserved. The first row of large oak trees along Yorkmont Road presently standing on Parcel B will be preserved, subject only to the right of the owner thereof to request administratively a waiver or waivers with respect to one or more of these trees for just cause, with the determination of just cause to be left solely in the discretion of the Planning Director or his nominee.

(d) PARKING

- (1) Off-street parking provided within the Site will meet the minimum standards established under the Charlotte Zoning Ordinance in effect as of the date on which this Rezoning Petition is filed.
- (2) No parking shall be permitted within the 20' Setback Areas depicted along Yorkmont Road.

(e) SIGNS

All permanent signs erected on the Site will comply with the City Sign Ordinance.

(f) ACCESS POINTS

The number of vehicular access points to Yorkmont Road shall be limited to one for each parcel. The locations and configurations of each such access point will be determined by the Charlotte Department of Transportation during the driveway permit process.

(g) STORMWATER MANAGEMENT

Stormwater runoff from the Site will be managed through a variety of proven techniques which satisfy the standards imposed by the City of Charlotte.

(h) COMPLIANCE WITH AIRPORT REGULATIONS

The heights of all buildings within the Site will conform with City Airport Regulations and with all other local, State or Federal rules regulating the heights of buildings which are located within specified distances from an airport.

(i) RIGHT-OF-WAY DEDICATION

The property along Yorkmont Road depicted on the Rezoning Plan and committed to be dedicated for right-of-way purposes will be dedicated before the issuance of a building permit involving either parcel.

(j) BOUNDARY INFORMATION

Boundary information is from a boundary survey by Yarbrough-Williams & Associates, Inc., dated 8/6/91. Boundary information along Yorkmont Road frontages have been computed and should be assumed to be approximate until verification by field survey by a N.C. Registered Land Surveyor.

(k) PHASING AND SUBDIVISION

The property may be phased and subdivided as necessary by the Petitioner with each subdivided parcel meeting all development standards established above. These parcels or portions of these parcels may also be combined with adjoining I-1 (CD) land.

#96-72

APPROVED BY CITY COUNCIL

DATE OCTOBER 21 1996

ADJACENT PROPERTY OWNERS

- | | | |
|---|--|--|
| 1. 143-111-43 P P D Property, Inc. c/o Financial Accounting Dept. P. O. Box 3175 Portland, OR 97208 | 4. 141-054-15 Ivan C. Hinrichs 230 South Tryon Street Suite 1400 Charlotte, NC 28202 | 6. 141-054-19 Ivan C. Hinrichs 230 South Tryon Street Suite 1400 Charlotte, NC 28202 |
| 2. 143-111-53 William F. Law, Jr. c/o LMW Associates 2970 Clairmont Road #640 Atlanta, GA 30329 | 5. 141-054-27 Ivan C. Hinrichs 230 South Tryon Street Suite 1400 Charlotte, NC 28202 | 7. 141-054-23 Ivan C. Hinrichs 230 South Tryon Street Suite 1400 Charlotte, NC 28202 |
| 3. 141-054-16 Ivan C. Hinrichs 230 South Tryon Street Suite 1400 Charlotte, NC 28202 | | |

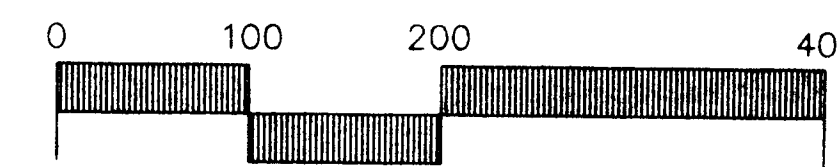
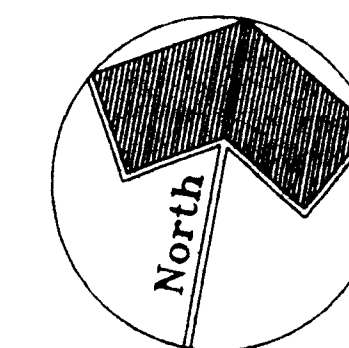
**PROPOSED INDUSTRIAL PROPERTY
at YORKMONT ROAD**

Rezoning Plan • Petition No. 96-72

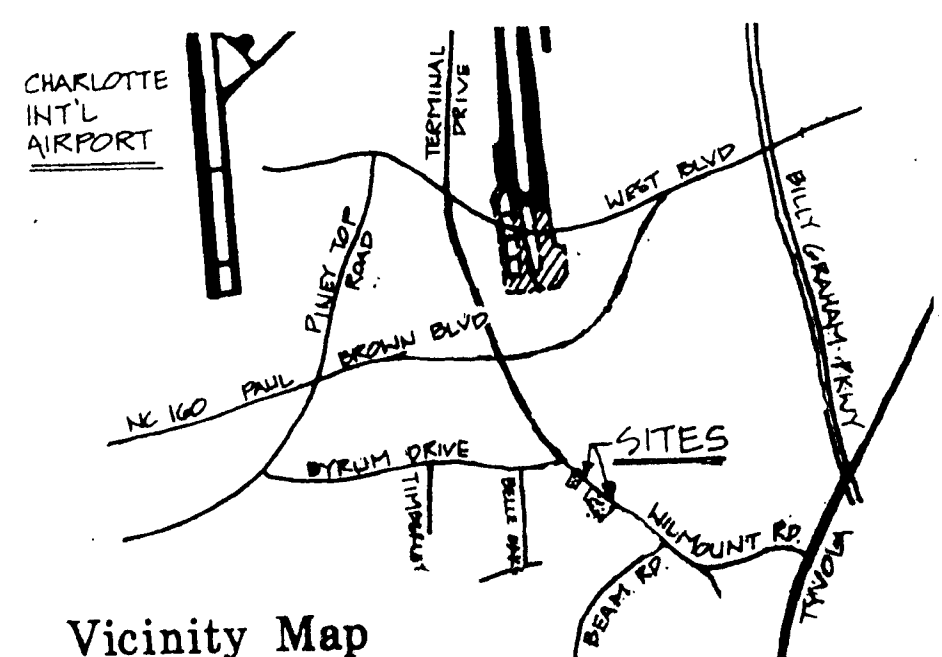
Petitioner: Ivan C. Hinrichs & Aviation Dept., City of Charlotte

FOR PUBLIC HEARING

(INCLUDES REVISIONS TO 8-16-96)
REVISION 10/18/96- ADDED NOTE C-7



JOB # 96053 21-JUNE-1996 Scale: 1"=100'



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
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704/332-1204