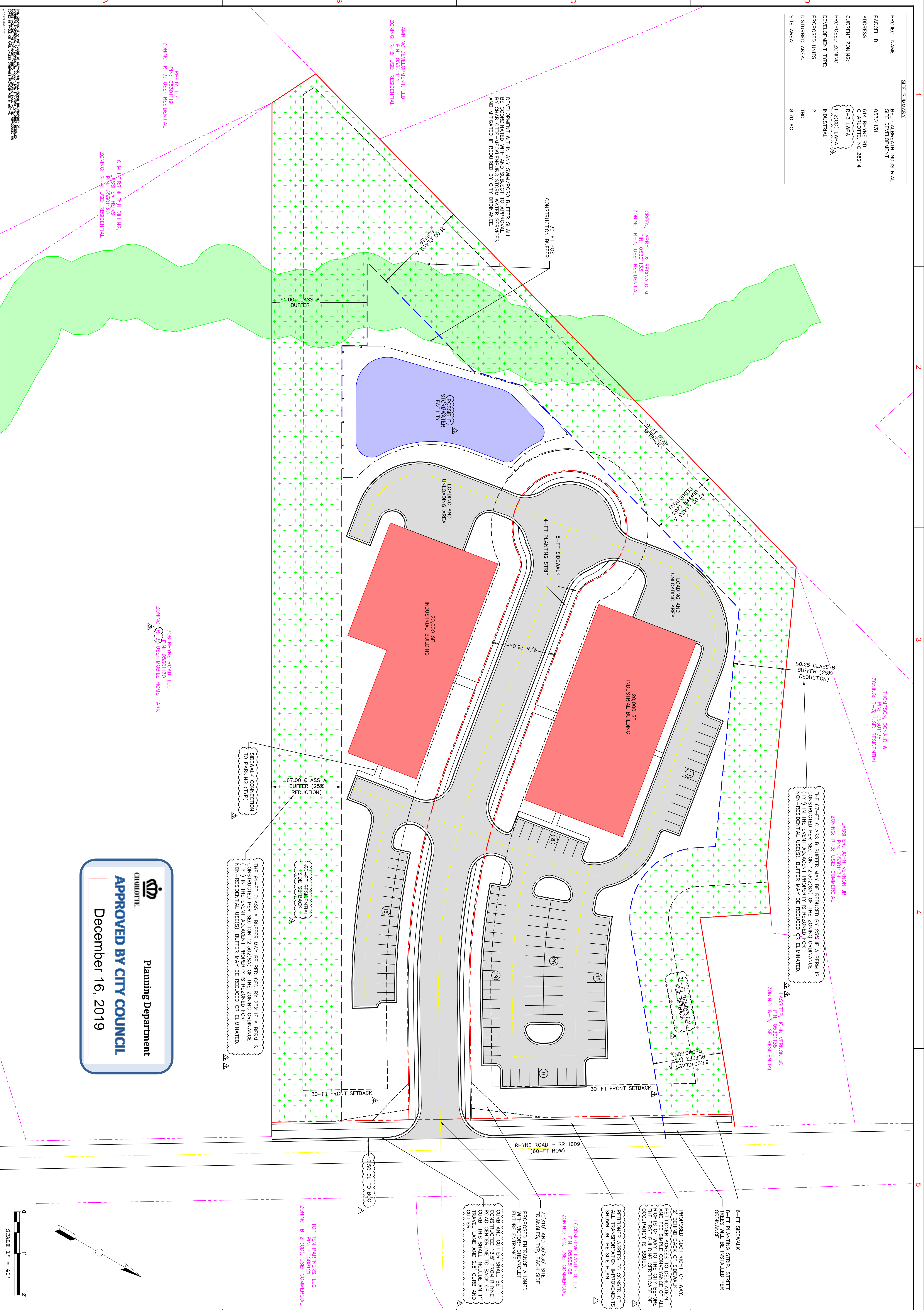


SITE SUMMARY	
PROJECT NAME:	BSL GALBREATH INDUSTRIAL SITE DEVELOPMENT
PARCEL ID:	05201131
ADDRESS:	614 RHYNE RD CHARLOTTE, NC 28214
CURRENT ZONING:	R-3 (LMPA)
PROPOSED ZONING:	-2(CD) LMPA
DEVELOPMENT TYPE:	INDUSTRIAL
PROPOSED UNITS:	2
DISTURBED AREA:	180
SITE AREA:	8,170 AC



APPROVED BY CITY COUNCIL
 December 16, 2019
 Planning Department
 CHARLOTTE

THE 67'-FT CLASS B BUFFER MAY BE REDUCED BY 25% IF A BERM IS CONSTRUCTED PER SECTION 12.302(8A) OF THE ZONING ORDINANCE (TYP) IN THE EVENT ADJACENT PROPERTY IS REZONED FOR NON-RESIDENTIAL USE(S). BUFFER MAY BE REDUCED OR ELIMINATED.

THE 91'-FT CLASS A BUFFER MAY BE REDUCED BY 25% IF A BERM IS CONSTRUCTED PER SECTION 12.302(8A) OF THE ZONING ORDINANCE (TYP) IN THE EVENT ADJACENT PROPERTY IS REZONED FOR NON-RESIDENTIAL USE(S). BUFFER MAY BE REDUCED OR ELIMINATED.

70'-X-6' AND 8'-X-6' SITE TRIANGLES, TRP, EACH SIDE PROPOSED ENTRANCE ALIGNED WITH VERTICAL CURVELET IN THE ENVIRONMENT.

PETITIONER AGREES TO CONSTRUCT ALL NECESSARY ALTRON IMPROVEMENTS (SLOPE, CURB, ETC.) PER THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

PROPOSED CDOT RIGHT-OF-WAY, 2' BEHIND BACK OF SIDEWALK. PETITIONER AGREES TO DEDICATE ALL RIGHTS OF WAY TO THE CITY BEFORE THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

8'-FT SIDEWALK. STREET TREES WILL BE INSTALLED PER ORDINANCE.

CURB AND GUTTER SHALL BE CONSTRUCTED 13.5' FROM RHYNE ROAD. THIS SHALL INCLUDE AN IN AND OUT CUTTER.

614 RHYNE ROAD SITE DEVELOPMENT 2019-036 CHARLOTTE, NORTH CAROLINA PROJ. NO. 2019-1209 SITE OVERVIEW MAP	Chambers Engineering, PA 129 North First Street Aberdeen, NC 28001 (704) 388-8888 NCBELS Firm License No. C-14600	DESIGNED BY: SJS DWN BY: SJS SUBMITTED BY: SJS	DATE: 18-Nov-19 SOLICITATION NO.: CONTRACT NO.: XXXXXX	1 REV'D IAW CDOT COMMENTS 09/05/19 8 2 REV'D IAW CDOT COMMENTS 10/02/19 9 3 REV'D IAW QTY PLAN'G, DESIGN, & DEV. OINTS 10/30/19 10 4 REV'D IAW QTY PLAN'G, DESIGN, & DEV. OINTS 12/02/19 11 5 12 6 13 7 14	8 9 10 11 12 13 14
		BSL GALBREATH 801 E. MOREHEAD ST., SUITE 128 CHARLOTTE, NC 28202	PLOT SCALE: AS NOTED PROJECT DATE: 2-Dec-19 PROJECT NUMBER: 2019-1209 FILE NAME: Base - 2 Buildings Larger Buffer.dwg ANSI D	MARK DESCRIPTION DATE MARK DESCRIPTION DATE	MARK DESCRIPTION DATE

PRELIMINARY

SHEET NUMBER 1

CONDITIONAL DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- A. THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 8.2 OF THE ZONING ORDINANCE.
- B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATION, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

- C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER," "OWNERS," "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO REFER TO THE PERSONS OR PERSONS/ENTITIES WHOSE INTERESTS IN THE SITE ARE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- PURPOSE
- THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE USE OF A TRACT OF LAND FRONTING ON RHYNE ROAD FOR A SMALL INDUSTRIAL PARK, TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE I-2 DISTRICT AS A CONDITIONAL DISTRICT (I-2 (CD)).

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE I-2 DISTRICT EXCEPT AS LISTED BELOW.

THE FOLLOWING USES WILL NOT BE PERMITTED TO BE DEVELOPED ON THE SITE.

- ABATOIRS
- ADULT CARE CENTERS
- ADULT ESTABLISHMENTS
- AMUSEMENT COMMERCIAL OUTDOORS
- ANIMAL CREMATORIUMS
- ANY ESTABLISHMENT CONTAINING MORE THAN 70,000 SQUARE FEET OF ENCLOSED SPACE ENGAGED IN THE OPERATION OF A FLEA MARKET
- AUCTION SALES
- AUTOMOTIVE REPAIR GARAGES
- AUTOMOTIVE SALES AND REPAIR
- AUTOMOBILES, TRUCK AND UTILITY RENTAL
- BAKERIES, RETAIL AND WHOLESALE
- BARBER AND BEAUTY SHOPS
- BUILDING MATERIAL SALES, RETAIL, AND WHOLESALE
- BOAT AND SHIP SALES AND REPAIR
- CEMETERIES
- CIVIC, SOCIAL SERVICE AND FRATERNAL FACILITIES
- COMMERCIAL ROOMING HOUSES
- CREMATORY FACILITIES
- DEMOLITION LANDFILLS
- DONATION DROP-OFF FACILITY
- EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1)
- EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2)
- FARM, INCLUDING RETAIL SALES OF PRODUCTS GROWN ON PREMISES
- FENCE AND FENCE MATERIALS, RETAIL AND WHOLESALE
- FUEL SALES AND HELISTOPS, LIMITED
- HOTELS AND MOTELS
- JUNKYARDS
- JAILS AND PRISONS
- LANDFILL, INCLUDING INERT DEBRIS LANDFILLS (L.CID); OFF-SITE
- MANUFACTURED HOUSING REPAIR
- MEDICAL WASTE DISPOSAL FACILITIES
- MEDICAL WASTE STORAGE FACILITIES
- OFFICES, UP TO 400,000 SQUARE FEET
- OPEN SPACE RECREATIONAL USES
- PARKS, GREENWAYS AND ARBORETUMS
- PETROLEUM STORAGE FACILITIES
- POST OFFICES
- RECYCLING CENTERS, INCLUDING DROP-OFF CENTERS
- SATELLITE DISH FARM
- SHOPPING CENTERS
- SHORT-TERM CARE FACILITIES
- STADIUMS AND ARENAS
- THEATRES, DRIVE-IN MOTION PICTURE
- TRUCK STOPS
- TRUCK TERMINALS
- UNIVERSITIES, COLLEGES, AND JUNIOR COLLEGES

TRANSPORTATION

- A. THE SITE WILL HAVE A FULL ACCESS CONNECTION TO RHYNE ROAD. THIS CONNECTION WILL BE CONSTRUCTED AS A PUBLIC STREET.
- B. INDIVIDUAL DEVELOPMENT SITES WILL HAVE ACCESS FROM THIS NEW PUBLIC STREET AT LOCATIONS APPROVED BY NCDOT.
- C. PARKING AREAS ARE ALLOWED ANYWHERE WITHIN THE BUILDING AND PARKING ENVELOP AS GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
- D. TRANSPORTATION IMPROVEMENTS WILL BE INSTALLED AND RIGHTS-OF-WAY WILL BE DEDICATED TO, AND AS REQUIRED BY, NCDOT PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE.
- E. THE PETITIONER WILL CONSTRUCT THE CURB AND GUTTER 13.5' FROM RHYNE ROAD CENTERLINE TO THE BACK OF THE CURB TO INCLUDE AN 11' TRAVEL LANE AND 2.5' CURB AND GUTTER.
- F. THE PETITIONER WILL MAINTAIN THE COMMITMENT TO CONSTRUCT ALL TRANSPORTATION IMPROVEMENTS SHOWN IN THE SITE PLAN.

ARCHITECTURAL STANDARDS

THE BUILDINGS ON THE SITE WILL BE COMPOSED OF SOME OR ANY COMBINATION OF THE FOLLOWING BUILDING MATERIALS:

- STOREFRONT WINDOW SYSTEMS - ALUMINUM FRAMES WITH GLASS
- ARCHITECTURAL METAL ROOFING SYSTEM
- ARCHITECTURAL CERAMIC TILE
- ARCHITECTURAL SIBERON WOODEN PANELS

STREETScape AND LANDSCAPING

BUFFERS SHOWN ON THE SITE PLAN MAY BE REDUCED OR REMOVED IF THE ADJOINING LAND IS REZONED TO A CLASSIFICATION FOR WHICH BUFFERS WOULD NOT BE REQUIRED. THIS ACTION WILL NOT REQUIRE ANY FURTHER ADMINISTRATIVE ACTION ON THE PART OF THE PETITIONER OR THE CITY STAFF. BUILDING ENTRANCES WILL RELATE TO THE PUBLIC STREET WITH AN EMPHASIS ON CREATING AN IDENTIFIABLE ENTRANCE ALONG THE STREET.

ENVIRONMENTAL FEATURES

THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL, AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

PARKS, GREENWAYS, AND OPEN SPACES

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

NEW FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES AND NO "WALL PACK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED. NEW FREESTANDING LIGHTING WILL BE LIMITED TO 31' IN HEIGHT BUT NONE WILL BE PERMITTED TO BE INSTALLED WITHIN 15' OF ANY PROPERTY USED FOR RESIDENTIAL USES.

RESERVED



CONCEPTUAL PERSPECTIVE 1



CONCEPTUAL ELEVATION



CONCEPTUAL PERSPECTIVE

JOB #
0006

RHYNE ROAD
INDUSTRIAL PARK
CHARLOTTE NC

OWNER: ARTIS GALBREATH
801 E. MOREHEAD ST STE. 125
CHARLOTTE, NC 28202

SITE INFO
CONCEPT RENDERINGS

SHEET
2 OF 2