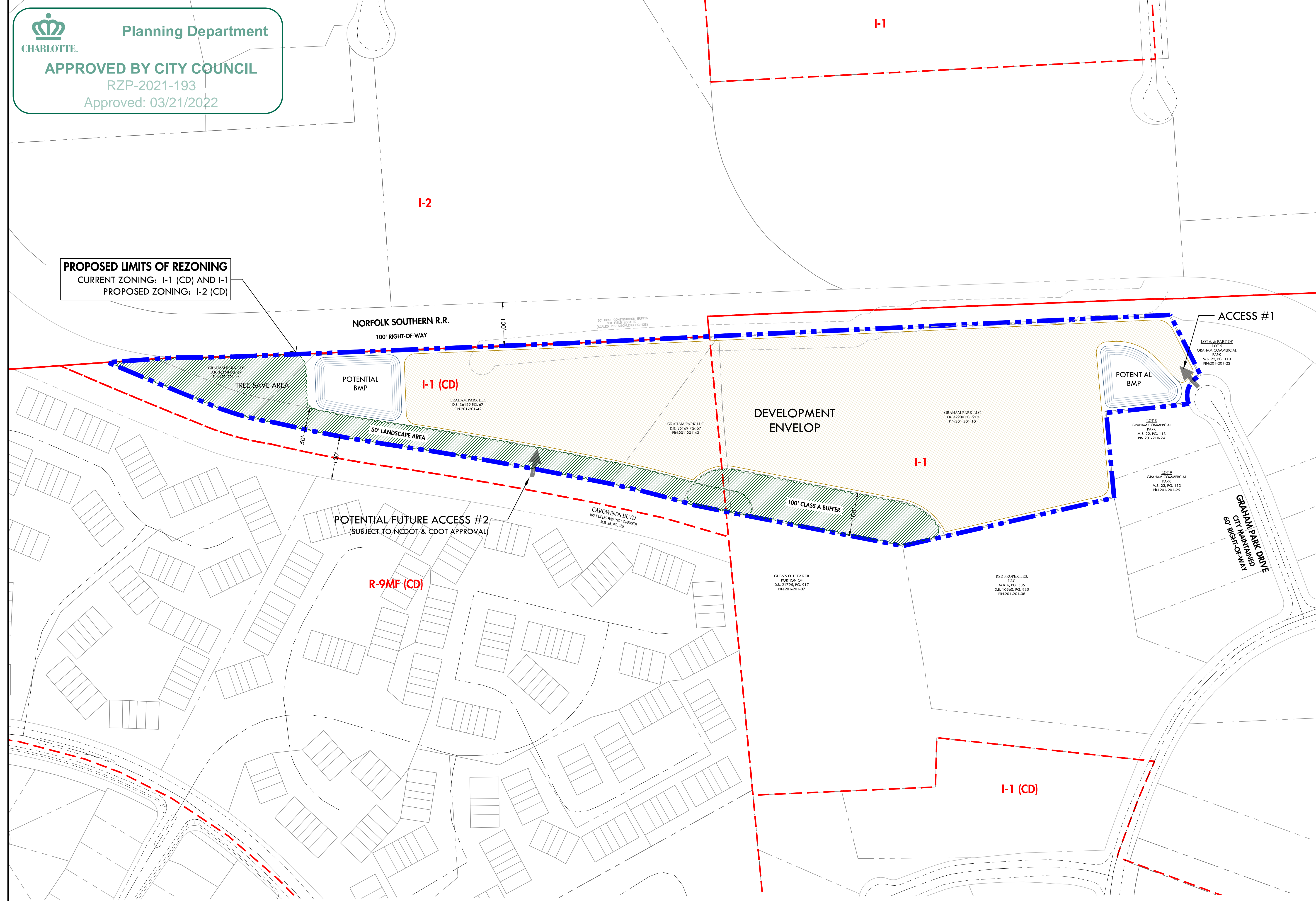


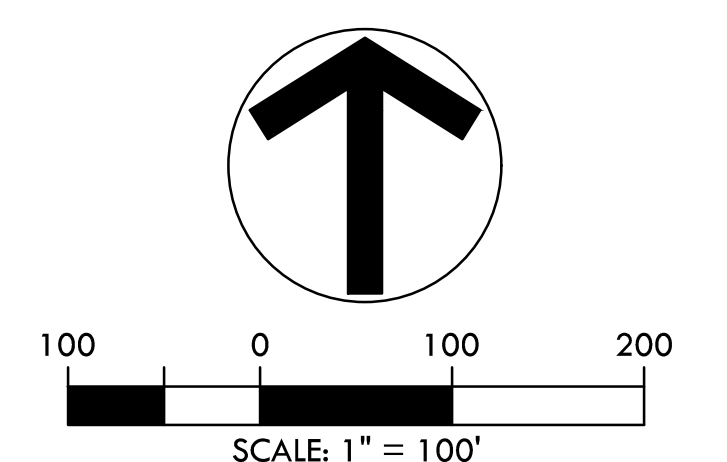
PROPOSED LIMITS OF REZONING
 CURRENT ZONING: I-1 (CD) AND I-1
 PROPOSED ZONING: I-2 (CD)



SITE DEVELOPMENT TABLE

PROJECT NAME:	ZEMAK INDUSTRIAL
PETITION NO.:	# 2021-193
PETITIONER:	GRAHAM PARK, LLC
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±17.38 ACRES
TAX PARCEL NUMBERS:	20120110, 20120142, 20120143, 20120144
CURRENT ZONING:	I-1 & I-1(CD)
PROPOSED ZONING:	I-2 (CD)
OVERLAY DISTRICT:	NONE
EXISTING USE:	VACANT
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS.)
MAXIMUM GFA:	200,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES

GRAHAM PARK INDUSTRIAL
 REZONING PETITION NUMBER 2021-193
 CHARLOTTE, NORTH CAROLINA
 GRAHAM PARK, LLC
REZONING PLAN



- A. DEVELOPMENT OF 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 6.2 OF THE ZONING ORDINANCE.**
- B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THE TREE ORDINANCE AND THOSE THAT REGULATE STREETS, SIDEWALKS, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE AS WELL AS BUILDING AND FIRE CODES. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT AND CODE REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES THROUGH THE DEVELOPMENT REVIEW AND PERMITTING PROCESS.**
- C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.**

2. PURPOSE
 THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE CONTINUED USE OF AN INDUSTRIAL TRACT OF LAND WITH TWO DIFFERENT INDUSTRIAL ZONING DISTRICTS UNDER A SINGLE UNIFIED PLAN AND TO EXPAND THE USES ON THE SITE. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE I-2 DISTRICT AS A CONDITIONAL DISTRICT (I-2 (CD)).

3. PERMITTED USES
 USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE ANY USE THAT IS ALLOWED IN THE I-1 DISTRICT AND USES IN THE I-2 DISTRICT INCLUDING PARKING AND ACCESSORY OUTDOOR STORAGE YARD AND VEHICLE PARKING, LOADING, STORAGE AND STAGING AREA. HOWEVER, THE SITE IS NOT APPROPRIATE FOR ALL SUCH USES. THEREFORE THE FOLLOWING USES ARE SPECIFICALLY PROHIBITED.

- PETROLEUM STORAGE FACILITIES, INCLUDING AUTOMOBILE SERVICE STATIONS
- JUNK YARD
- MEDICAL WASTE DISPOSAL FACILITIES
- ADULT ESTABLISHMENTS
- RAILROAD FREIGHT YARDS, BUT RAIL SIDINGS TO SERVE USES ON THE SITE ARE PERMITTED
- ABATTOIR
- CONSTRUCTION AND DEMOLITION LANDFILLS AS A PRINCIPAL USE
- DEMOLITION LANDFILLS
- FOUNDRIES
- QUARRIES
- RACEWAYS OR DRAG STRIPS
- WASTE INCINERATORS
- AUTOMOBILE SERVICE STATIONS
- UNDERGROUND STORAGE TANKS BUT ABOVE GROUND STORAGE TANKS ARE PERMITTED

4. TRANSPORTATION

A. THE SITE WILL HAVE ACCESS VIA A CONNECTION TO GRAHAM PARK DRIVE THAT SERVES THE SITE.

B. PARKING AREAS ARE ALLOWED ANYWHERE WITHIN THE BUILDING AND PARKING ENVELOP AS GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

C. AT SUCH TIME AS NCDOT STIP# U-6168 (CAROWINDS BLVD EXTENSION) IS CONSTRUCTED, THE PETITIONER MAY COORDINATE WITH NCDOT AND CDOT TO CONSTRUCT A SINGLE DRIVEWAY CONNECTION, AS MEANS FOR SECONDARY SITE ACCESS. THIS WOULD INCLUDE THE OPTION FOR A FULL ACCESS DRIVEWAY THAT WILL BE SUBJECT TO NCDOT AND CDOT APPROVAL.

5. ARCHITECTURAL STANDARDS
 RESERVED.

6. STREETScape AND LANDSCAPING
 THE PETITIONER WILL MAINTAIN A 50' LANDSCAPED AREA, WHICH COULD BE UNDISTURBED, IMPROVED, OR A COMBINATION, ALONG THE PROPERTY'S LINE THAT ADJOINS THE FUTURE CAROWINDS BLVD. EXTENSION. IN ADDITION, THE PETITIONER WILL PROVIDE FOR A 100' CLASS A BUFFER ALONG THE SITE PROPERTY LINE THAT ADJOINS PARCEL 20120107 WHICH IS ZONED FOR INDUSTRIAL USES BUT IS, AT THE TIME OF THIS APPLICATION, OCCUPIED BY A DAY CARE CENTER. AT SUCH TIME AS THE USE OF THE PROPERTY AS A DAY CARE CENTER IS DISCONTINUED AND THE USES ON THAT SITE THEN ARE THOSE THAT REQUIRE A LESSER BUFFER OR NO BUFFER AT ALL, THE PETITIONER RESERVES THE RIGHT TO REMOVE THE 100' BUFFER IN WHOLE OR IN PART WITHOUT ANY FURTHER ADMINISTRATIVE ACTIONS ON THE PART OF THE CITY.

7. ENVIRONMENTAL FEATURES

THE PETITIONER WILL SUBMIT A TREE SURVEY FOR ALL TREES TWO-INCHES OR LARGER LOCATED IN THE RIGHTS OF WAY OF ALL STREETS THAT ADJOIN THE SITE IF ANY ARE PRESENT.

THE DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.

THE EXACT AREAS AND DIMENSIONS OF THE TREE SAVE AREAS ON THE SITE WILL BE DETERMINED AND REVIEWED DURING THE DESIGN DEVELOPMENT AND PERMIT REVIEW PROCESS.

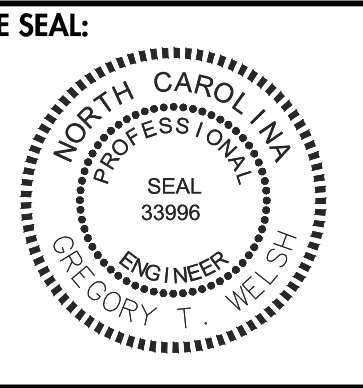
8. PARKS, GREENWAYS, AND OPEN SPACE
 RESERVED

9. FIRE PROTECTION
 RESERVED

10. SIGNAGE
 RESERVED

11. LIGHTING
 NEW FREESTANDING LIGHTING WILL BE LIMITED TO 30' IN HEIGHT AND MUST BE INWARDLY DIRECTED. ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS IS PERMITTED PROVIDED IT IS CAPPED AND DOWNWARDLY DIRECTED.

12. PHASING
 RESERVED



GRAHAM PARK INDUSTRIAL
 REZONING PETITION NUMBER 2021-193
 CHARLOTTE, NORTH CAROLINA
 GRAHAM PARK, LLC
DEVELOPMENT STANDARDS

REVISIONS:
 1. 1/13/22 - CITY STAFF COMMENTS
 2. 2/24/22 - STAFF ANALYSIS AND PUBLIC HEARING

ENGINEER: GTW
 DRAWN BY: ERT
 CHECKED BY: JB
 PROJECT #: 021.025
SHEET
RZ-2
 SHEET 2 OF 2