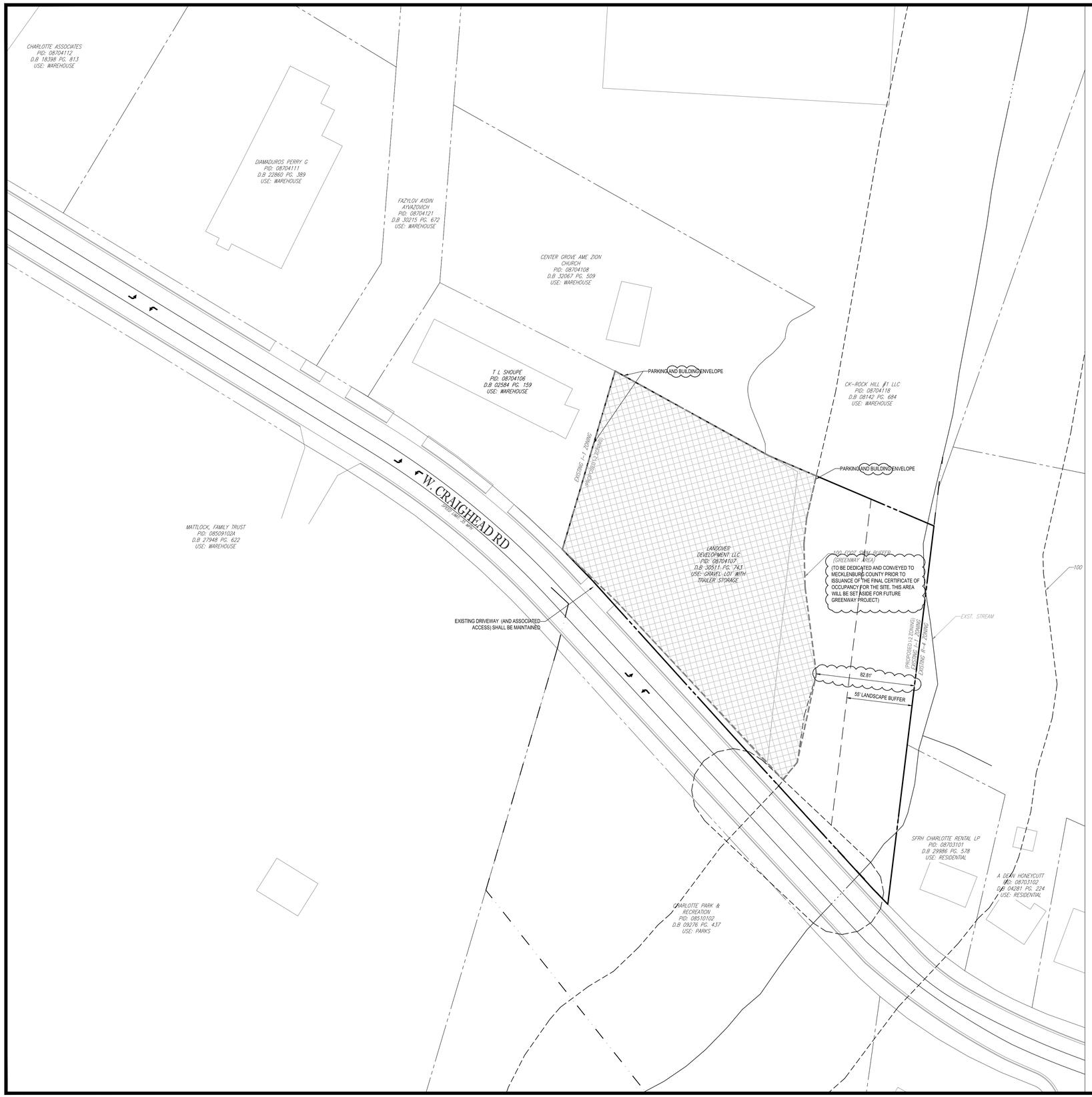

LOCATION MAP

LEGEND:

EXISTING PROPERTY BOUNDARY

EXISTING ADJACENT PROPERTY BOUNDARY

ZONING BOUNDARY

SITE DEVELOPMENT DATA:

--TAX PARCEL # & ACREAGES: PID 08704107 = 1.62 AC
--TOTAL ACREAGE: 1.62 AC
--EXISTING ZONING: I-1
--PROPOSED ZONING: I-2 (CD)

REZONING PETITION NO. 2017 - 200

PETITIONER: HORNET MOVING, LLC

DEVELOPMENT STANDARDS

2/12/2018

SITE DEVELOPMENT DATA:

ACREAGE:	**±1.62 ACRES**
TAX PARCELS:	**087-041-07**
EXISTING ZONING:	**I-1**
PROPOSED ZONING:	**I-2(CD)**
EXISTING USES:	**VACANT LOT**
PROPOSED USES:	**OFFICE/INDUSTRIAL WITH OUTDOOR STORAGE AND TRUCK PARKING**

I. GENERAL PROVISIONS

a. THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH REZONING PETITION FILED BY HORNET MOVING, LLC (THE "PETITIONER") TO ACCOMMODATE OUTDOOR STORAGE AND TRUCK PARKING ON THAT APPROXIMATELY 1.62 ACRE SITE LOCATED AT 920 WEST CRAIGHEAD ROAD, MORE SPECIFICALLY KNOWN AS TAX PARCEL 087-041-07 (THE "SITE"). THE PETITIONER REQUESTS TO REZONE THE PROPERTY FROM THE I-1 ZONING DISTRICT TO THE I-2(CD) ZONING DISTRICT.

b. DEVELOPMENT ON THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

c. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

d. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES AND MAXIMUM DEVELOPMENT

THE SITE SHALL ONLY BE DEVELOPED TO THOSE USES PERMITTED IN THE I-2 ZONING DISTRICT THAT ARE ALSO PERMITTED IN THE I-1 ZONING DISTRICT, ALONG WITH THE ALLOWANCE OF OUTDOOR STORAGE AND TRUCK PARKING, AS PERMITTED IN THE I-2 ZONING DISTRICT, IN THE LOCATION AS GENERALLY DEPICTED ON THE REZONING PLAN.

III. TRANSPORTATION

a. THE SITE CONTAINS ONE (1) EXISTING VEHICULAR ACCESS POINT ON WEST CRAIGHEAD ROAD, TO REMAIN, AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. PARKING AREAS SHALL BE PERMITTED ANYWHERE WITHIN THE BUILDING AND PARKING ENVELOPE, AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. THE PETITIONER SHALL COORDINATE WITH CATS TO CONSTRUCT A NEW WAITING PAD FOR A NEW BUS STOP ON CRAIGHEAD ROAD ALONG THE SITE'S FRONTAGE.

d. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS OF WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

IV. GREENWAY AND STREETSCAPE

a. THE PETITIONER SHALL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK ALONG THE SITE'S CRAIGHEAD ROAD FRONTAGE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

b. THE PETITIONER SHALL DEDICATE THE ENTIRE PORTION OF THE SITE LOCATED WITHIN THE 100-FOOT SWIM BUFFER, FURTHER DESIGNATED ON THE REZONING PLAN AS THE "GREENWAY AREA," TO MECKLENBURG COUNTY FOR FUTURE GREENWAY USE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER SHALL NOT PERMIT ANY BUILDING DEVELOPMENT, TRUCK PARKING OR OUTDOOR STORAGE ON THIS AREA.

V. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

a. IF THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

b. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
TRANSIT/TRANSPORTATION SERVICES
LAND SURVEYING
SITE/UTILITY DESIGN
REBATE/ITIN SERVICES
WARREN, NJ
UPSTATE NEW YORK
BOSTON, MA
NEW YORK METRO
CENTRAL NEW JERSEY/NORTHERN NJ
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
BALTIMORE, MD
SOUTHERN MARYLAND
NORTHERN VIRGINIA
CENTRAL VIRGINIA
CHARLOTTE, NC
RALEIGH, NC

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REVISIONS

REV	DATE	COMMENT	BY

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PROJECT No.:	NCC172148
DRAWN BY:	JN
CHECKED BY:	RH
DATE:	02/09/18
SCALE:	1"=40'
CAD I.D.:	RZ

PROJECT:

920 W. CRAIGHEAD ST.

FOR

HORNET MOVING, LLC

LOCATION OF SITE
920 W. CRAIGHEAD ST
CHARLOTTE, NC 28206

BOHLER ENGINEERING NC, PLLC
NCBELS P-1112
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SHEET TITLE:

TECHNICAL DATA SHEET

SHEET NUMBER:

RZ-1