

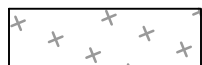


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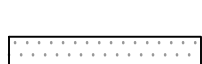
11



EXISTING SEPTIC AREA



POTENTIAL DEVELOPABLE AREA



PROPOSED TREE SAVE
UNDISTURBED NATURAL AREA

February 4th, 2024

- 1. DEVELOPMENT DATA TABLE**
- A. SITE AREA: 739.0 ACRES (PARCELS A-2,24 & PARCELS B-5, 34,384 ACRES)
- B. TAX LOTS: 16 TOTAL
- C. EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): N/A (AND0)
- D. PROPOSED ZONING (INCLUDING OVERLAYS AND VESTING): ML-2 (AND0) & N/A (AND0)
- E. PARCEL AREA TO RESOLVE: 0.24 ACRES
- F. PARCEL AREA TO REMAIN N/A: 2.99 ACRES
- G. NUMBER OF RESIDENTIAL UNITS AT HOUSING TYPE: N/A
- H. RESIDENTIAL DENSITY: N/A
- I. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, INDUSTRIAL, ETC.):
- J. COMMERCIAL: 0, 500 SQ FT
- K. FLOOR AREA RATIO: N/A
- L. MAXIMUM BUILDING HEIGHT: 80FT
- M. MAXIMUM NUMBER OF BUILDINGS: N/A
- N. NUMBER AND/OR RATIO OF PARKING SPACES: 13 REQUIRED
- O. MAXIMUM OPEN SPACE: 10% SITE AREA

2. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY JF LAWRENCE, PROPERTIES INC. (JFL) TO AMEND THE CITY OF CHICAGO ZONING ORDINANCE TO PERMIT THE CONTRACTOR OFFICE WITH OUTDOOR STORAGE FACILITY AND ON ANY FUTURE DEVELOPMENT OF THE SITE. THE SITE IS LOCATED AT THE CORNER OF 75-ARC STREET LOCATED AT 4000 AND 4128 SHOPTON ROAD, AS MORE FULLY DESCRIBED AND DEPICTED ON THE ATTACHED MAP. THE SITE IS COMPRISED OF PARCEL NUMBERS 1412105 AND 1412106.
- NOTWITHSTANDING THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE CITY OF CHICAGO ZONING ORDINANCE, CHAPTER 47A, ARTICLE 1, SECTION 1-01 DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE FOR THE PORTION OF THE REZONING PLAN NOT COVERED BY THE REZONING PLAN.
- THE SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO PROVIDE THE GENERAL ARRANGEMENT OF THE EXISTING CONDITIONS AND PROPOSED DEVELOPMENT. THE SITE ELEMENTS ARE NOT TO BE CONSIDERED AS A SUBSTITUTE FOR THE FINAL PLANS. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS SHALL BE DETERMINED BY THE ARCHITECT. THE SITE ELEMENTS ARE GRAPHIC REPRESENTATIONS OF THE EXISTING CONDITIONS AND PROPOSED SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE CITY OF CHICAGO LANDMARKS ACT, CHAPTER 47C, ARTICLE 1, SECTION 1-01. THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS SHALL BE LIMITED TO MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- FUTURE COMMENTS TO THE REZONING PLAN AND OTHER DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF CHICAGO ZONING ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6-207, ALTERATIONS TO APPROVAL OF THE UNIFIED DEVELOPMENT ORDINANCE.

3. OPTIONAL PROVISIONS: N/A

4. PERMITTED USES

- A. THE USE OF THE SITE IS CURRENTLY PROPOSED TO BE CONTRACTOR OFFICE WITH OUTDOOR STORAGE. FUTURE USES OF THE SITE SHALL COMPLY WITH THE STANDARDS AND USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE M-L-2 ZONING DISTRICT FOR THE PORTION OF THE SITE THAT IS REZONED TO M-L-2. THE FUTURE USES OF THE AREA TO REMAIN AS M-I-1 SHALL COMPLY WITH THE STANDARDS AND USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE M-I-1 ZONING DISTRICT.
- B. IN NO EVENT SHALL THE FOLLOWING USES BE PERMITTED:
- B.01. AUTOMOBILE SERVICE STATIONS;
 - B.02. AUTOMOTIVE REPAIR GARAGES;
 - B.03. JUNK YARDS;
 - B.04. PETROLEUM STORAGE FACILITIES;
 - B.05. LANDFILLS;
 - B.06. QUARRIES;
 - B.07. ADULT ESTABLISHMENTS.

5. TRANSPORTATION : NA

- A. DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY/ NCDOT: NA
B. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT: NA

6. ARCHITECTURAL STANDARDS : N/A

- A. BUILDING MATERIALS: NA
B. BUILDING SCALE: NA
C. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS, SUCH AS STREET WALLS, BUILDING ENTRANCES, CANOPIES AND BALCONIES: NA
D. FENCE/WALL STANDARDS: NA

7. STREETScape AND LANDSCAPING

- A. STREETScape (SIDEWALK AND PLANTING STRIP) STANDARDS: N/A
B. SPECIAL LANDSCAPE, BUFFER, SCREENING TREATMENT
LANDSCAPE YARDS REQUIRED/PROPOSED FOR PORTION OF SITE REZONED ML-2:
B.0.1. CLASS A LANDSCAPE YARD ADJACENT TO N-1 OR CG: DEVELOPMENT SIZE - 3+
TO 7 ACRES: 65' WIDTH
B.0.2. CLASS B LANDSCAPE YARD ADJACENT TO I-2(CD): 25' WIDTH

8. ENVIRONMENTAL FEATURES

- A. PROPOSED TREE SAVE AREAS: 15%
A.1. TIER 2 (FOR PORTION OF SITE ZONED ML-1)
A.2. TIER 4 (FOR PORTION OF SITE ZONED N1-A)
B. PROPOSED PCSO TREATMENT AREAS: N/A

9. PARKS, GREENWAYS, AND OPEN SPACE: NA

- A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY: N/A
B. PARK AND/OR GREENWAY IMPROVEMENTS: N/A
a. CONNECTIONS TO PARK AND/OR GREENWAY: N/A
b. PRIVATELY CONSTRUCTED OPEN SPACE: N/A

10. FIRE PROTECTION: N/A

11. SIGNAGE : N/A

12. LIGHTING: N/A

13. PHASING: N/A

14. VARIANCE: N/A

- 15. OTHER**
- A. RIGHT-OF-WAY ABANDONMENT: N/A
 - B. VARIANCE: N/A (SUCH REQUEST MAY NEED APPROVAL PRIOR TO A CITY COUNCIL VOTE ON THE REZONING)
 - C. PUBLIC FACILITIES/SITES TO BE PROVIDED: N/A
 - D. PROPOSED DUMPSTER LOCATIONS: N/A
 - E. PROVISION OF PUBLIC ART: N/A



1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.