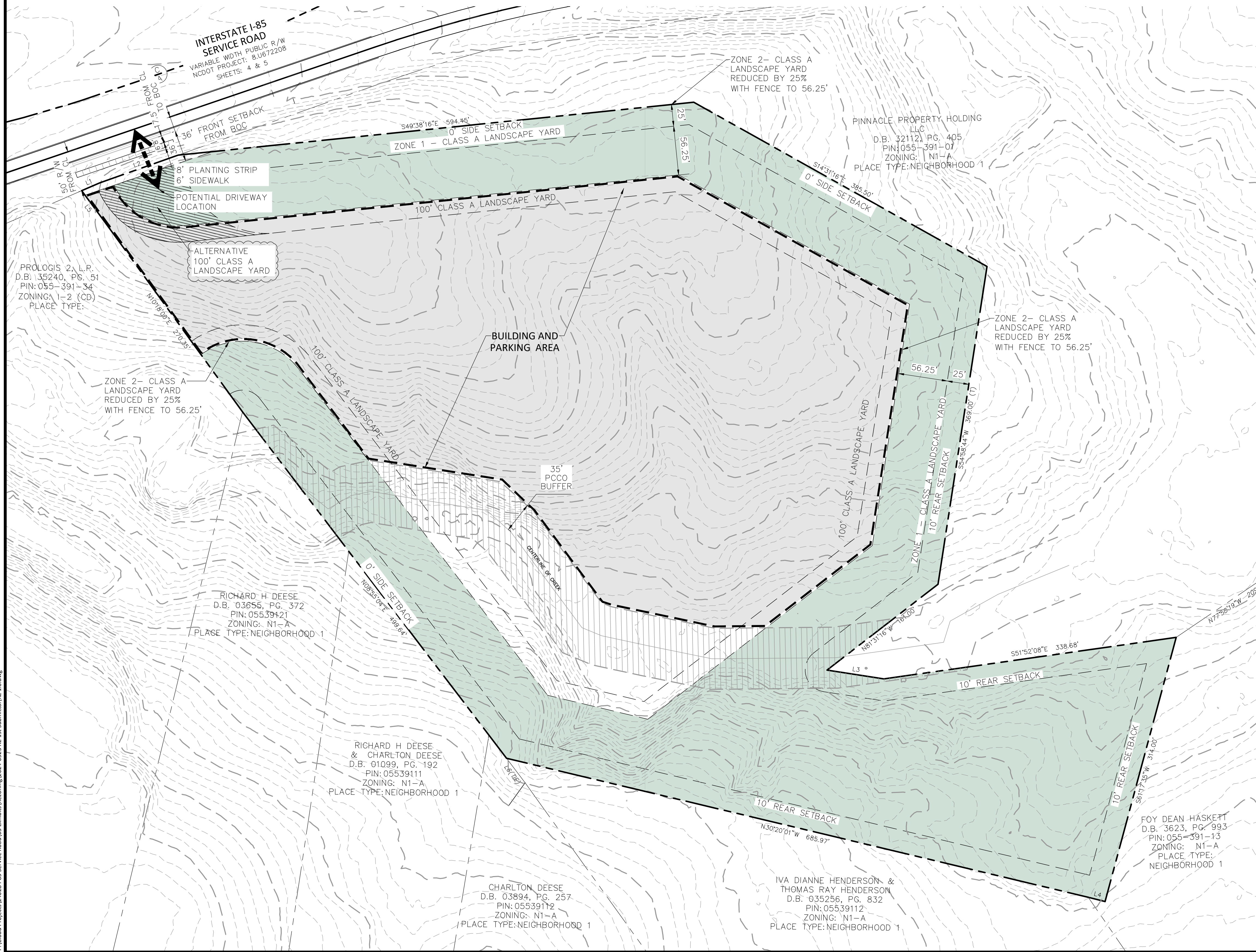


VICINITY MAP
NOT TO SCALE

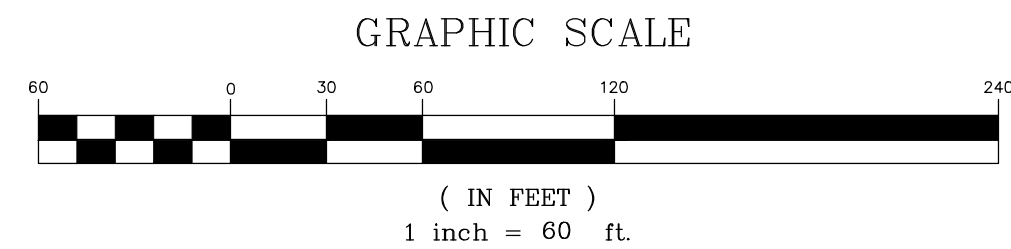


SITE DEVELOPMENT DATA

TAX PARCEL NUMBER: 05539103
ACREAGE: +/- 14 AC
EXISTING ZONING: N1-A
PROPOSED ZONING: ML-2 (CD)
PROPOSED USE: USES PERMITTED UNDER MI-2 ZONING, EXCEPT AS LISTED BELOW
PARKING: AS PER ORDINANCE STANDARDS
WATER SUPPLY WATERSHED: LOWER LAKE WYLIE WATERSHED PA
PROTECTION DISTRICT: LOWER LAKE WYLIE WATERSHED PA

Development Standards

- 1. General Provisions
a. These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Culp Road Materials, LLC...
b. The development and use of the Site will be governed by the Rezoning Site Plan, these Development Standards, and the applicable provisions of the Charlotte Unified Development Ordinance (the "UDO")...
c. Future amendments to the Rezoning Site Plan and/or these Development Standards may be applied for by the then owner(s) of the Site...
d. The development and uses depicted on the Rezoning Site Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the site...
2. Permitted Uses
a. The Site may not be devoted to the following uses:
i. Adult Electronic Gaming Establishment
ii. Adult Use
iii. Agriculture - Industrial Processes
iv. Airport
v. Airstrip
vi. Aggregate Recycling Facility
vii. Cemetery
viii. Correctional Facility
ix. Crematorium
x. Homeless Shelter
xi. Landfill, Land Clearing & Inert Debris (LCID)
xii. Quarry
xiii. Raceway/Dragsrip
xiv. Shooting Range, Indoor
xv. Vehicle Repair Facility: Major
xvi. Waste Management Facility
b. Except as specifically prohibited above, the Site may be devoted to any of the uses permitted by right or subject to prescribed conditions in the ML-2 zoning district...
3. Transportation and Parking
a. Vehicular access will be as generally depicted on the Rezoning Site Plan...
b. Vehicular access to and from the Site will be accomplished by use of South I-85 Service Road as generally depicted on the Rezoning Site Plan...
c. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way...
d. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT...
e. Any transportation improvements required by NCDOT and CDOT will be approved and constructed prior to the issuance of a certificate of occupancy for the Site's first building.
4. Architectural Standards
a. Any and all building(s) proposed for the Site will comply with the Dimensional and Design standards for the ML-2 zoning district.
b. Any conceptual architectural perspectives of proposed structures to be located on the Site are illustrative, and intended to depict the general conceptual architectural style and character of the structure...
5. Streetscape and Landscaping
a. Petitioner will provide required landscape yards as generally depicted on the Rezoning Site Plan...
b. Petitioner agrees to install a 6-foot sidewalk and 8-foot planting strip within the existing I-85 service road right of way...
c. In the event that an adjacent parcel of land is either rezoned to a zoning district, or devoted to a use that reduces or eliminates landscape yard requirements on the Site...
d. Petitioner reserves the right to use existing vegetation to meet landscape yard requirements in accordance with Article 20.2.F of the UDO.
e. Petitioner reserves the right to provide an alternative landscape yard pursuant to Article 20.4 of the UDO as generally depicted on the Site Plan to allow access to the Site.
6. Environmental Features
a. Petitioner will comply with the UDO, Storm Water Articles 23 through 28. The location, size, and type of storm water management systems that may be depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal...
7. Parks, Greenways, and Open Space
8. Fire Protection
9. Signage
10. Lighting
11. Phasing
12. Binding Effect of the Rezoning Application
a. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Site Plan will, unless amended in the manner provided under the UDO, 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...



REZONING PETITION #2024-068
FOR
1-85 SERVICE ROAD INDUSTRIAL

CULP ROAD MATERIALS, LLC
1211 CULP ROAD
PINEVILLE, NC 28134

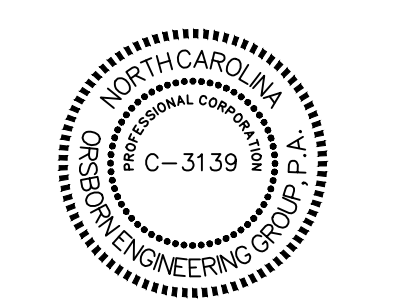


Table with 3 columns: REVISIONS, DATE, and COMMENTS. Contains one entry for 09/19/24.

JOB # 24028
DATE: 05/23/24
SCALE: 1" = 60'
DRAWN BY: LWL
APPROVED BY: JCO

RZ 1.0

September 19, 2024, 4:09pm By: JCO
P:\Culp Projects\24028\1-85 Service Road\05 Exhibits\Rezonings\2024-068\REZ1.0 Submittal\REZ_1.0.dwg