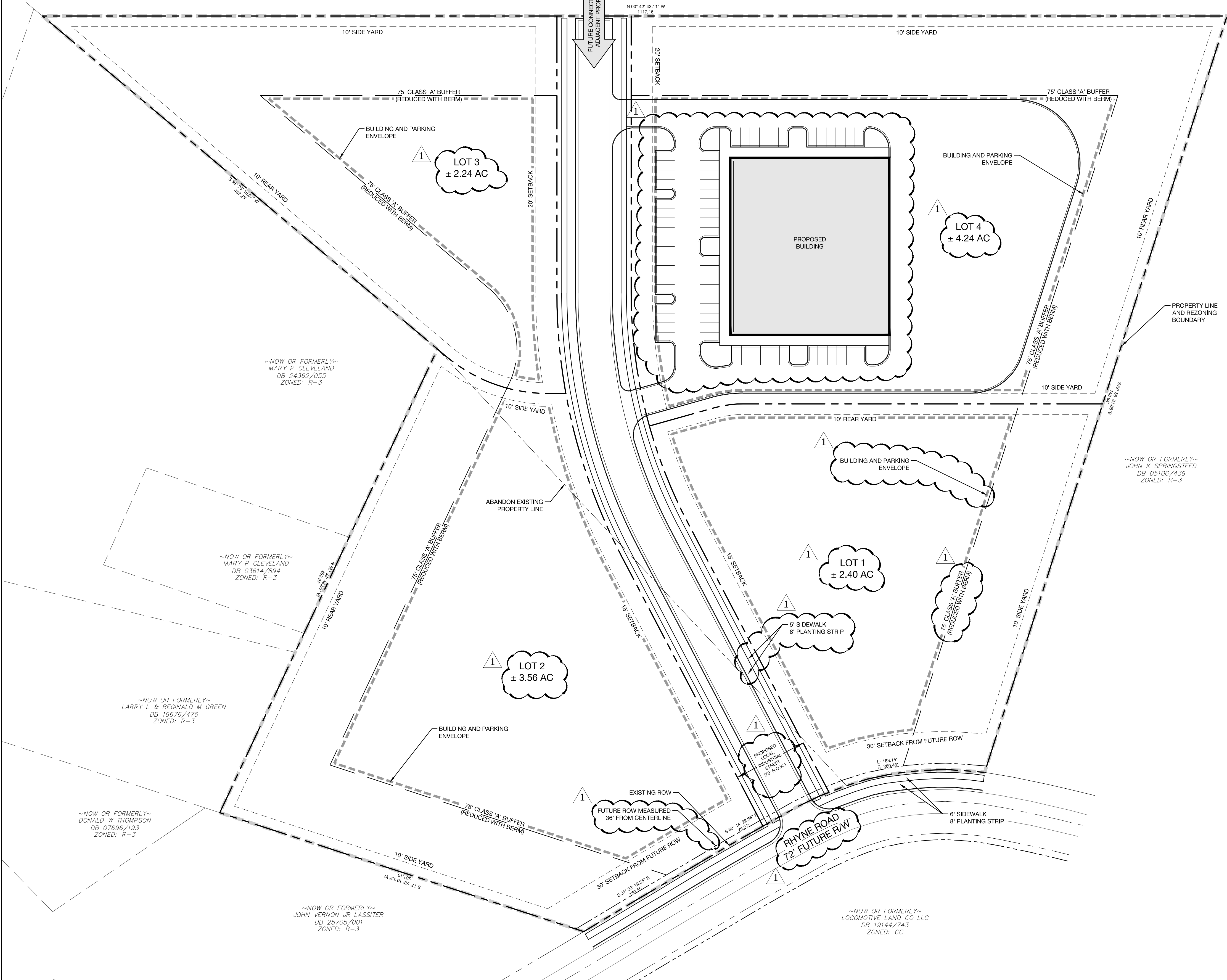
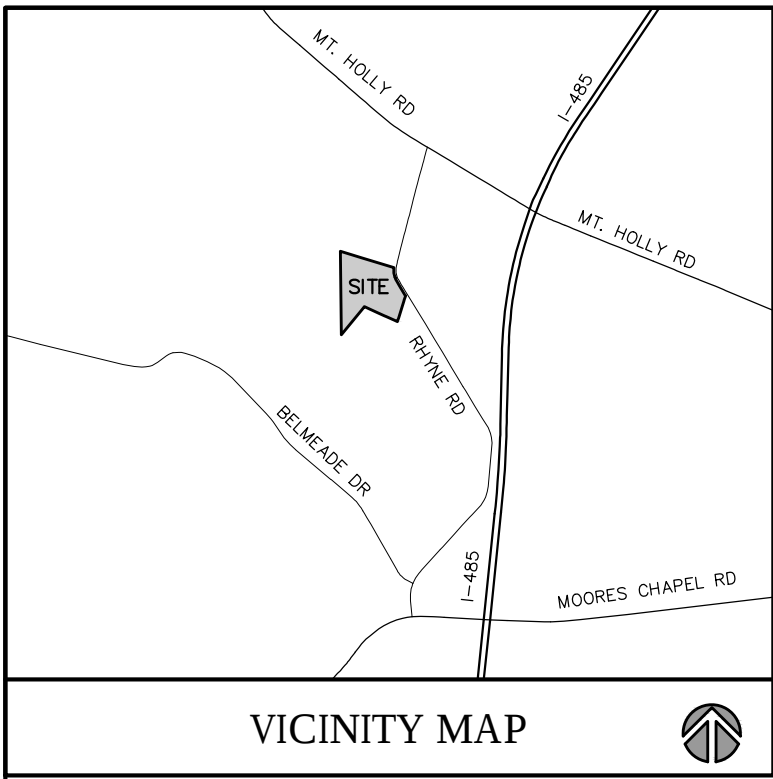




#### DEVELOPMENT SUMMARY

|                    |                          |
|--------------------|--------------------------|
| TAX PARCEL ID #'S: | 053-251-14<br>053-251-13 |
| TOTAL SITE AREA:   | ±13.70 ACRES             |
| ZONING:            | R-3 (LWPA)               |
| EXISTING:          | 1-1(CD) (LWPA)           |
| PROPOSED:          | SEE DEVELOPMENT NOTES    |
| PROPOSED USE:      | SEE DEVELOPMENT NOTES    |
| TOTAL BUILDING SF: | 75,000 SF MAX            |

#### Conditional Development Standards

##### General Provisions.

- 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.
- 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 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 requirements will be applied to the development of this site as defined by those other city ordinances.
- 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.

##### Purpose

The purpose of this Rezoning application is to provide for the use of a tract of land fronting on Rhyme Road for a small industrial park. To achieve this purpose, the application seeks the rezoning of the site to the I-1 district as a conditional district (I-1 (CD)).

##### Permitted Uses

- Uses allowed on the property included in this Petition are those uses that are permitted in the I-1 district.

##### Transportation

- The site will have a full access connection to Rhyme Road. This connection will be constructed as a public street.
- Individual development sites will have access from this public street and to Rhyme Road at locations approved by NCDOT.
- Parking areas are allowed anywhere within the building and parking envelope as generally depicted on the concept plan for the site.
- Transportation improvements will be installed prior to the issuance of the first Certificate of Occupancy for the site.

##### Architectural Standards

The buildings on the site will be composed some or any combination of the following building materials:

- Storefront window systems - Aluminum frames with glass
- Architectural metal panels systems - Corrugated panels
- Exterior Insulate Finishing System (EIFS) - Synthetic Stucco
- Architectural screen wall - Perforated metal and/or fiber cement wood
- Brick and/or Architectural block and/or Architectural concrete panels
- Exposed steel columns

##### 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.

##### Environmental Features

Reserved

##### Parks, Greenways, and Open Space

Reserved

##### Fire Protection

Reserved

##### Signage

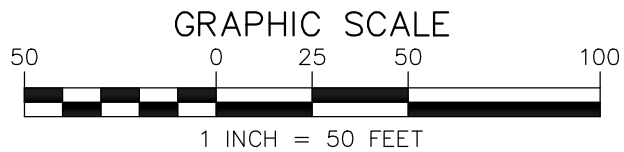
Reserved

##### Lighting

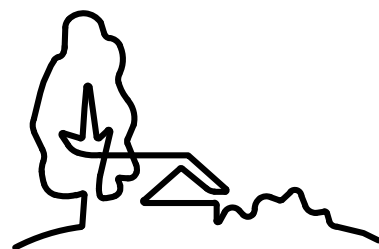
- New freestanding lighting on the site will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted. New freestanding lighting will be limited to 31' in height but none will be permitted to be installed within 75' of any property used for residential uses.

##### Phasing

Reserved



REZONING PETITION #2017-092



URBAN  
DESIGN  
PARTNERS

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charlotte, nc 28205 • 704.334.3305  
urbandesignpartners.com  
ncbels firm no: P-0418  
sc coa no: C-03044

Direct Power  
Mr. Alex Reed

113 Black Snake Rd.  
Stanley, NC 28164

Direct Power  
Business Park

Rezoning Site Plan  
Charlotte, North Carolina

NO. DATE: BY: REVISIONS:

1 6/12/17 UDP PER CITY COMMENTS

Project No: 17-027

Date: 04/24/2017

Designed by: udp

Drawn By: udp

Scale: 1"=50'

Sheet No:

RZ-1.0