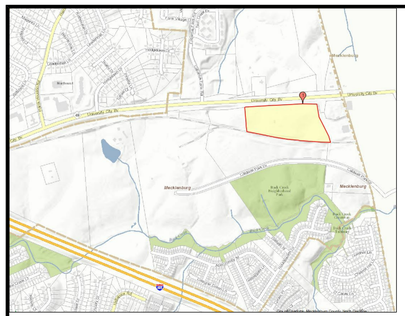
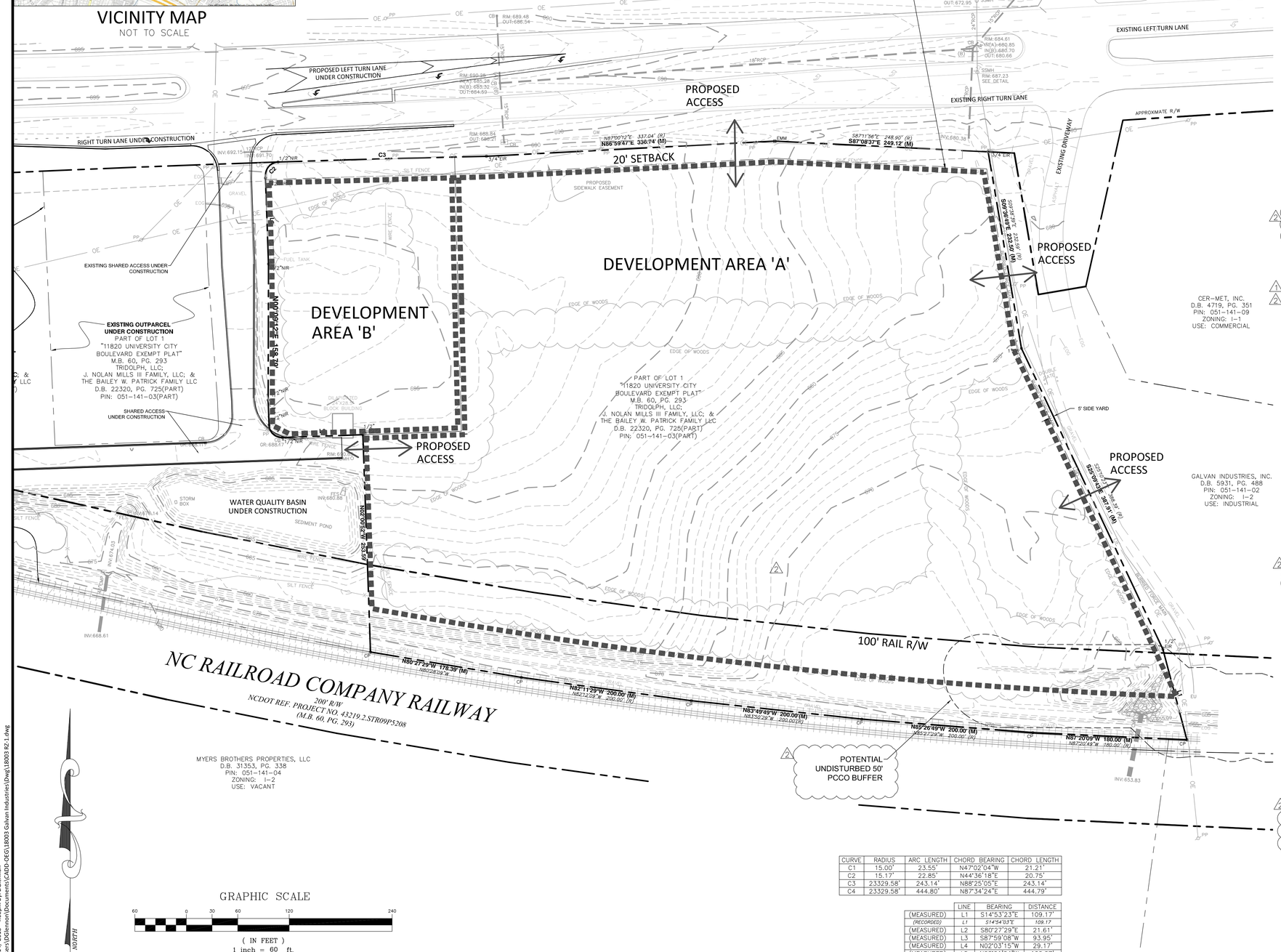


VICINITY MAP
NOT TO SCALE



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.55'	N47°02'04"W	21.21'
C2	15.17'	22.85'	N44°36'18"E	20.75'
C3	23329.58'	243.14'	N88°25'05"E	243.14'
C4	23329.58'	444.80'	N87°34'24"E	444.79'

	LINE	BEARING	DISTANCE
(MEASURED)	L1	S14°53'23"E	109.17'
(RECORDED)	*L1*	*S14°54'03"E*	*109.17*
(MEASURED)	L2	S80°27'29"E	21.61'
(MEASURED)	L3	S87°59'08"W	93.95'
(MEASURED)	L4	N02°03'15"W	29.17'
(MEASURED)	L5	N02°01'24"W	100.27'

Site Development Data:

--**Acreage:** ± 13.02 acres
--**Tax Parcel #s:** a portion of 051-141-03
--**Existing Zoning:** B-1SCD
--**Proposed Zoning:** I-2(CD)
--**Existing Uses:** Vacant
--**Proposed Uses:** The Site may be developed with uses allowed by right and under prescribed conditions in the I-1 zoning district also allowed in the I-2 zoning district in addition to the uses listed in Section 2 below as allowed by right and under prescribed conditions in the I-2 zoning district together with accessory uses as allowed in the I-2 zoning district (as more specifically described and restricted in the Development Standards below).
--**Maximum Gross Square feet of Development:** Up to 120,000 square feet of gross floor area of uses allowed by right and under prescribed conditions in the I-1 zoning district also allowed in the I-2 zoning district, in addition to the uses listed in Section 2 below as allowed by right and under prescribed conditions in the I-2 zoning district (as more specifically described and restricted in the Development Standards below).
~~--**Maximum Building Height:** As allowed and required by the Ordinance.~~
--**Parking:** As required by the Ordinance for the proposed use.

1. General Provisions:

a. **Site Location**. These Development Standards, the Technical Data Sheet, and other graphics set forth on attached Sheets RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by EM&C Investments, LLC ("Petitioner") to accommodate the development of the Site with a variety of uses allowed in the I-2 zoning district on an approximately 13.02 acre site located along University City Boulevard/NC Hwy. 49 (the "Site").

b. **Zoning Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the I-2 zoning classifications shall govern all development taking place on the Site.

c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Planned/Unified Development**. The Site together with that certain site located adjacent to the Site and designated as a portion of Tax Parcel No. 051-141-03, and 21 (the "Adjacent Parcels") shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and those depicted on the applicable conditional rezoning plan for the Adjacent Parcels. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site and the Adjacent Parcels. The Petitioner and/or owner(s) of the Site and the Adjacent Parcels reserve the right to subdivide the portions or all of the Site and the Adjacent Parcels and create lots within the interior of the Site and the Adjacent Parcels without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, all such separation standards along the exterior boundary of the Site and of the Adjacent Parcels shall be adhered to and all square footage maximum requirements will be regulated by any development limitations set forth in Section 2 below as to the Site and in the applicable conditional rezoning plan as to the Adjacent Parcels, taken as a whole and not individual portions or lots located therein.

2. Permitted Uses, Development Area Limitations:

The Rezoning Plan sets forth two (2) Development Areas as generally depicted on the Rezoning Plan as Development Areas A and B (each a "Development Area" and collectively the "Development Areas").

2 a. The Site (Development Area A and B) may be developed with up to 120,000 square feet of gross floor area of uses allowed by right and under prescribed conditions in the I-1 zoning district that are also allowed in the I-2 zoning district, in addition to the uses listed below as allowed by right and under prescribed conditions in the I-2 zoning district, together with accessory uses, as allowed in the I-2 zoning district, subject to the restriction and limitations below.

b. Up to 5,000 square feet of the allowed floor area may be developed with retail uses, personal service uses, or EDEE uses with or without an accessory drive-through window. These allowed retail, EDEE and personal service uses must be located on Development Area B as generally depicted on the Rezoning Plan.

1 2 c. The Site may be developed with all uses allowed in the I-1 zoning district that are also allowed in the I-2 zoning district, in addition to the following uses allowed in the I-2 zoning district;

- Government buildings, up to 100,000 square feet and Recreation Centers up to 30,000 square feet
- Utility operations centers
- Warehousing (subject to the standards of the I-2 zoning district)
- Contractor offices and accessory storage
- Foundries
- Lumber mills and storage yards
- Satellite dish farms, (I-2 only) subject to the regulations of Section 12.416
- Childcare centers, as an accessory use of structure
- Large childcare centers, as an accessory use of structure
- Manufacturing (heavy uses) of: Aircraft and parts, alcoholic beverages, concrete, gypsum and plaster products, construction and related machinery, electrical industrial apparatus, electrical distribution equipment, engines and turbines, fabricated metal products, farm and garden machinery, furniture and fixtures, glass and glassware, industrial machinery, motor vehicles and equipment, motorcycles and parts, refrigerator and service machinery, textile mill products, wire products, and other similar uses.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

3. Access:

a. Access to the Site will be from a private street located along the western property line, University City Boulevard, and the adjoining property to the east.

b. Petitioner will improve University City Boulevard as required by Chapter 19.

c. The Petitioner will provide interconnectivity thought out the Site through interconnected private drives and parking areas that will interconnect the uses on the Site to the proposed access points that are open and utilized.

d. The exact alignment, dimensions and location of the access points to the Site, the driveways on the Site may be modified from the elements shown on the Rezoning Plan.

4. Parking Areas, and Circulation Design Guidelines.

a. Outdoor storage areas, as an accessory use or as a principal use, will not be located within 50 feet of University City Boulevard. Outdoor storage areas will be screened from University City Boulevard with evergreen trees.

2 **5. Setbacks, Buffers and Screening.**

a. An eight (8) foot planting strip and six (6) foot sidewalk will be provided along University City Boulevard. The Petitioner will as part of the installation of the six (6) foot sidewalk along University City Boulevard also provide a graded 12 foot wide pad area that will accommodate the installation of the six (6) foot sidewalk and can also accommodate the future expansion of the sidewalk into a 12 foot wide multi-use trail.

b. A 20 foot building and parking setback will be provided along University City Boulevard as generally depicted on the Rezoning Plan.

c. The Site will be treated as a unified development and as a result buffers will not be required between the proposed uses located on the Site.

6. Design Guidelines.

a. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

b. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

7. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Site will comply with Tree Ordinance.

8. Signage:

a. Signs as allowed by the Ordinance may be provided.

9. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

2 b. Lighting fixtures that are decorative, capped and downwardly directed will be allowed on the proposed building walls.

10. North Carolina Rail Road Company:

a. Approval of this Site Plan does not authorize entry/use of the NCRR ROW.

b. All entry/use of the NCRR ROW requires written approval/agreement from NCRR.

11. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.

12. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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CHARLOTTE, NC 28202
P: 704-749-1432 ; F: 704-749-1433

SCHEMATIC SITE PLAN
PETITION #2018-035
FOR
PORTION of TAX PARCEL 051-141-03
CHARLOTTE, NORTH CAROLINA

EM&C INVESTMENTS, LLC
2626 Glenwood Ave, Ste 550
Raleigh, NC 27608

NORTH CAROLINA PROFESSIONAL CORPORATION C-3139 ORSBORN ENGINEERING GROUP, P.A.

DATE	REVISIONS
05/14/18	REVISED PER REVIEW COMMENTS
03/26/18	REVISED PER REVIEW COMMENTS

JOB #	18003
DATE:	02/26/18
SCALE:	1" = 60'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

May 14, 2018 - 4:08pm By: DGlennon
C:\Users\DGlennon\Documents\CADD-OEG\18003 Galvan Industries\Dwg\18003 RZ-1.dwg

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