

MALLARD CREEK POLYMERS REZONING

PETITION NO. 98-17(c)

MALLARD CREEK POLYMERS, INC.
MALLARD CREEK TOWNSHIP
CHARLOTTE, NORTH CAROLINA

DEVELOPMENT DATA 98-17c

ACRES: ±17.63 APPROVED BY COUNTY COMMISSION:
EXISTING ZONING: R-3 DATE: May 19, 1998
PROPOSED ZONING: I-2(CD)
PROPOSED USE: PARKING/TRACTOR-
TRAILER STORAGE

GENERAL & DEVELOPMENT NOTES:

- RIGHT OF WAY AND PROPERTY LINES FROM PARCEL DESCRIPTION MADE FROM A COMPOSITE OF MAPS BY WILLIAM A. SOISET, NORTH CAROLINA REGISTERED LAND SURVEYOR, DATED OCTOBER 3, 1997.
- REALIGNMENT OF GENE DOWNS ROAD (SR. 2468) FROM MAP 263, STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION, DIVISION OF HIGHWAYS, DATED 8-11-97 BY N.J. SOWDER.
- CONTOURS FROM MECKLENBURG COUNTY, ENGINEERING TOPOGRAPHIC MAP, MAP# 1480-585, DATED 1975. CONTOUR INTERVAL 4'.
- EXISTING TREES WITHIN TREE SAVE AREA SHALL BE UNDISTURBED, EXCEPT AS MAY BE REQUIRED BY NCDOT TO CONSTRUCT RELOCATION OF GENE DOWNS ROAD, SHOWN HERE.
- THE RIGHT OF WAY FOR THE NEW GENE DOWNS ROAD AS SHOWN ON THE PLAN SHALL BE DEDICATED.
- USE OF THE AREA WITHIN THIS PETITION WILL BE LIMITED TO DRIVE ACCESS ALONG EXISTING GENE DOWNS ROAD TO ALLOW ACCESS TO THE PLANT, FOR CMUD TO EXISTING UTILITY METER AND PARKING/TRACTOR-TRAILER STORAGE. A SECURITY STATION, NOT TO EXCEED 1,000 SQUARE FEET IN SIZE, MAY BE CONSTRUCTED ON THE SITE. THE PARKING AND STORAGE OF TRACTOR-TRAILERS AND OTHER EQUIPMENT SHALL BE LIMITED TO THOSE TRACTOR-TRAILER UNITS AND EQUIPMENT WHICH ARE USED IN ASSOCIATION WITH THE ADJOINING I-2 ZONE PROPERTY (TAX PARCEL NO. 029-01-08). TRACTOR TRAILER UNITS AND EQUIPMENT NOT BEING USED IN ASSOCIATION WITH SAID PROPERTY WILL NOT BE STORED OR PARKED ON THE PROPERTY.
- MALLARD CREEK POLYMERS WILL PETITION THE COUNTY FOR THE ABANDONMENT OF THE EXISTING GENE DOWNS ROAD RIGHT OF WAY. UPON ABANDONMENT, MALLARD CREEK POLYMERS WILL INSTALL A ROW OF CEDAR TREES AT 10 FEET ON CENTER (FIVE TO SIX FEET IN HEIGHT AT TIME OF PLANTING) IN OLD RIGHT OF WAY NEAR THE TERMINUS OF MALLARD CREEK POLYMERS PROPERTY LINE.
- MALLARD CREEK POLYMERS SHALL HAVE NO ACCESS TO THE NEW GENE DOWNS ROAD. ACCESS TO THE PARKING AREA SHALL BE FROM THE EXISTING GENE DOWNS ROAD, AND SHALL NOT CROSS THE UNDISTURBED BUFFER.
- IN THE EVENT THAT A SECURITY FENCE IS INSTALLED, IT SHALL BE LOCATED ON THE MALLARD CREEK POLYMERS SIDE OF THE SETBACK/TREE SAVE AREA. EXISTING FENCE MAY REMAIN.
- NO STORM WATER DETENTION SHALL BE PLACED IN THE SETBACK/TREE SAVE AREA.
- EXISTING PARKING AREA MAY CONTINUE TO BE USED UNTIL A NEW PARKING AREA IS CONSTRUCTED, AT WHICH TIME THE EXISTING AREA WILL BE ABANDONED. THE NEW PARKING AREA WILL BE CONSTRUCTED WITHIN 12 MONTHS OF THE DATE OF APPROVAL OF THIS PETITION.
- IN THE EVENT THAT THE INDUSTRIAL USE ON TAX PARCEL NO. 029-081-08 IS PERMANENTLY ABANDONED, THE OWNER OF THE PROPERTY SHALL THEN VOLUNTARILY REZONE THE PROPERTY TO R-3, OR ITS EQUIVALENT DESIGNATION.
- OUTDOOR LIGHTING IN THE PARKING AREA SHALL BE LIMITED TO NO MORE THAN FIVE STREET LIGHTS.
- NO BILLBOARDS SHALL BE ALLOWED WITHIN THIS PETITIONED AREA.

③ EXISTING R-3
MALLARD CREEK POLYMERS INC.
14800 MALLARD CREEK RD
CHARLOTTE, NC. 28213
(Tax Parcel #029-091-06)
DB 8047-0762

MALLARD CREEK RD.(SR 2467)

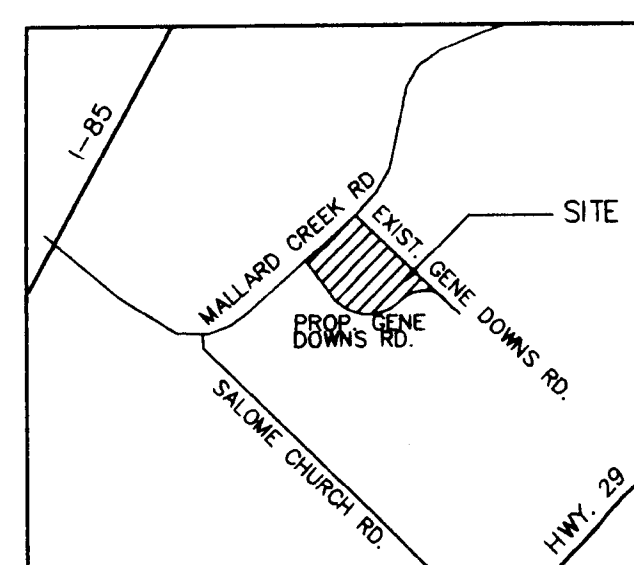
PROPOSED GENE DOWNS RD.(SR 2468)

② EXISTING R-3
MALLARD CREEK POLYMERS INC.
14800 MALLARD CREEK RD
CHARLOTTE, NC. 28213
(Tax Parcel #029-082-03)
DB 8047-0762

① EXISTING I-2
OWNED BY PETITIONER
MALLARD CREEK POLYMERS INC.
14800 MALLARD CREEK RD
CHARLOTTE, NC. 28213
(Tax Parcel #029-081-08)
DB 8047-0762

② EXISTING R-3
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14800 MALLARD CREEK RD
CHARLOTTE, NC. 28213
(Tax Parcel #029-081-08)
DB 8047-0762



VICINITY MAP
NOT TO SCALE

TECHNICAL DATA SHEET

DPR # 97100
DATE: 01-20-98



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
420 Hawthorn Lane
Charlotte, NC 28204
704/332-1204
DPR COMM. NO. 97100 (BASE.DWG)

SHEET NO.
RZ-1
OF 1