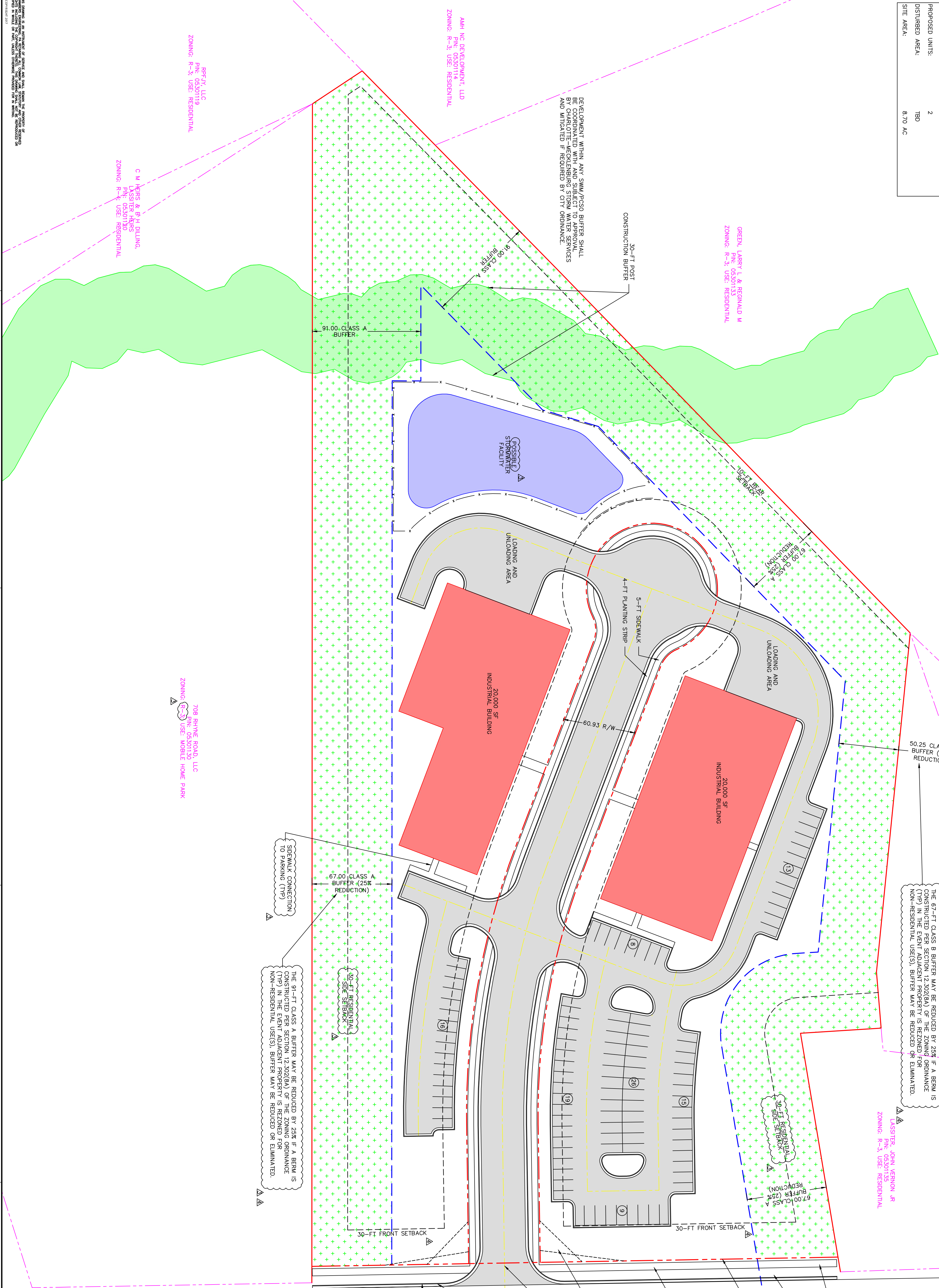


SITE SUMMARY	
PROJECT NAME:	BSL GALBREATH INDUSTRIAL SITE DEVELOPMENT
PARCEL ID:	05301131
ADDRESS:	614 RHYNE RD CHARLOTTE, NC 28214
CURRENT ZONING:	R-3 LMPA
PROPOSED ZONING:	R-3 LMPA
DEVELOPMENT TYPE:	INDUSTRIAL
PROPOSED UNITS:	2
DISTURBED AREA:	180
SITE AREA:	8,770 AC



THOMPSON, DONALD W.
PIN: 05301138
ZONING: R-3; USE: RESIDENTIAL

LASISTER, JOHN VERNON JR
PIN: 05301134
ZONING: R-3; USE: COMMERCIAL

LASISTER, JOHN VERNON JR
PIN: 05301135
ZONING: R-3; USE: RESIDENTIAL

GREEN, LARRY L. & REGINALD W.
PIN: 05301133
ZONING: R-3; USE: RESIDENTIAL

AMM NC DEVELOPMENT, LTD
PIN: 05301114
ZONING: R-3; USE: RESIDENTIAL

RPF-AY, LLC
PIN: 05301119
ZONING: R-3; USE: RESIDENTIAL

C M HENS & B M DUNING
PIN: 05301120
ZONING: R-3; USE: RESIDENTIAL

708 RHYNE ROAD, LLC
PIN: 05301130
ZONING: R-3; USE: MOBILE HOME PARK

LOCOMOTIVE LAND CO., LLC
PIN: 05308105
ZONING: CC; USE: COMMERCIAL

TOP TEN PARTNERS, LLC
PIN: 05301130
ZONING: B-2 (CO); USE: COMMERCIAL

Chambers Engineering, PA
129 North First Street
Abernethy, NC 28001
(704) 586-6227
NCEB's Firm License No. C-1460

DESIGNED BY:
SJS
CKD BY:
SJS
SUBMITTED BY:
SJS
PLOT SCALE: PLOT DATE:
AS NOTED 2-Dec-19
SIZE: FILE NAME:
ANSI D Base - 2 Buildings Larger Buffer.dwg

DATE:
18-Nov-19
SOLICITATION NO.:
CONTRACT NO.:
XXXXXX
PROJECT NUMBER:
2019-1209

614 RHYNE ROAD SITE DEVELOPMENT
2019-036
CHARLOTTE, NORTH CAROLINA
PROJ. NO. 2019-1209

SITE OVERVIEW MAP

PRELIMINARY

MARK	DESCRIPTION	DATE	MARK	DESCRIPTION	DATE
1	REV'D IAW CDOT COMMENTS	09/05/19	8		
2	REV'D IAW CDOT COMMENTS	10/02/19	9		
3	REV'D IAW QTY PLNG, DESIGN, & DEV. CMNTS	10/30/19	10		
4	REV'D IAW QTY PLNG, DESIGN, & DEV. CMNTS	12/02/19	11		
5			12		
6			13		
7			14		

BSL GALBREATH,
INC.
Charlotte, NC

SHEET NUMBER
1

CONDITIONAL DEVELOPMENT STANDARDS

GENERAL PROVISIONS:

- A. 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.
- B. 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 ADMINISTRATION, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE ZONING ORDINANCE, THESE OTHER ORDINANCES WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

- C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER," "OWNERS," "PETITIONER," OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO REFER TO THE PERSONS OR PERSONS OR ASSOCIATES 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 RHYNE ROAD FOR A SMALL INDUSTRIAL PARK, TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE I-2 DISTRICT AS A CONDITIONAL DISTRICT (I-2 (CD)).

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE I-2 DISTRICT EXCEPT AS LIMITED BELOW.

THE FOLLOWING USES WILL NOT BE PERMITTED TO BE DEVELOPED ON THE SITE.

- ABATOIRS
- ADULT CARE CENTERS
- ADULT ESTABLISHMENTS
- ADULT ENTERTAINMENT
- AMUSEMENT/COMMERCIAL OUTDOORS
- ANIMAL CREMATORIUMS
- ANY ESTABLISHMENT CONTAINING MORE THAN 70,000 SQUARE FEET OF ENCLOSED SPACE ENGAGED IN THE OPERATION OF A FLEA MARKET
- ANY ESTABLISHMENT MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS
- AUCTION SALES
- AUTOMOTIVE REPAIR GARAGES
- AUTOMOTIVE SALES AND REPAIR
- AUTOMOTIVE SERVICE STATIONS
- AUTOMOBILES, TRUCK AND UTILITY RENTAL
- BAKERIES, RETAIL AND WHOLESALE
- BARBER AND BEAUTY SHOPS
- BUILDING MATERIAL SALES, RETAIL, AND WHOLESALE
- BUS AND TRAIN TERMINALS
- BOAT AND SHIP SALES AND REPAIR
- CEMETERIES
- CIVIC, SOCIAL SERVICE AND FRATERNAL FACILITIES
- COMMERCIAL ROOMING HOUSES
- CONVENTION CENTERS AND HALLS, EXHIBIT HALLS, MERCHANDISE MARTS AND SIMILAR USES
- CREMATORY FACILITIES
- DEMOLITION LANDFILLS
- DONATION DROP-OFF FACILITY
- DRUG AND ALCOHOL REHABILITATION ESTABLISHMENTS
- EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1)
- EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2)
- DRIVE-IN SERVICES
- DRIVE-IN DRIVE-THRU SERVICES
- FARM, INCLUDING RETAIL SALES OF PRODUCTS GROWN ON PREMISES
- FENCE AND FENCE MATERIALS, RETAIL AND WHOLESALE
- FUEL SALES
- HOTELS AND MOTELS
- HOTELS AND HOSTELS, LIMITED
- JUNKYARDS
- JAILS AND PRISONS
- LANDFILL, INCLUDING INERT DEBRIS LANDFILLS (LCID); OFF-SITE
- MANUFACTURED HOUSING REPAIR
- MEDICAL WASTE DISPOSAL FACILITIES
- MEDICAL WASTE TREATMENT FACILITIES
- MEDICAL WASTE WHOLESALE
- OFFICES, UP TO 400,000 SQUARE FEET
- OFFICES AND GOVERNMENT BUILDINGS, OVER 400,000 SQUARE FEET
- OPEN SPACE RECREATIONAL USES
- OPEN SPACE RECREATION
- PARKS, GREENWAYS AND ARBORETUMS
- PETROLEUM STORAGE FACILITIES
- POST OFFICES
- POST OFFICE DROP OFF CENTERS
- RECYCLING CENTERS, INCLUDING DROP-OFF CENTERS
- RECYCLING CENTERS
- SATELLITE DISH FARM
- SHOPPING CENTERS
- SHORT-TERM CARE FACILITIES
- STADIUMS AND ARENAS
- THEATRES, DRIVE-IN MOTION PICTURE
- TRUCK STOPPING AND RETAILCADING
- TRUCK STOPS
- TRUCK TERMINALS
- UNIVERSITIES, COLLEGES, AND JUNIOR COLLEGES

TRANSPORTATION

- A. THE SITE WILL HAVE A FULL ACCESS CONNECTION TO RHYNE ROAD. THIS CONNECTION WILL BE CONSTRUCTED AS A PUBLIC STREET.
- B. INDIVIDUAL DEVELOPMENT SITES WILL HAVE ACCESS FROM THIS NEW PUBLIC STREET AT LOCATIONS APPROVED BY NCDOT.
- C. PARKING AREAS ARE ALLOWED ANYWHERE WITHIN THE BUILDING ENVELOP AS GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
- D. TRANSPORTATION IMPROVEMENTS WILL BE INSTALLED AND RIGHTS-OF-WAY WILL BE DEDICATED TO, AND AS REQUIRED BY, NCDOT PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE.
- E. THE PETITIONER WILL CONSTRUCT THE CURB AND GUTTER 13.5' FROM RHYNE ROAD CENTERLINE TO THE BACK OF THE CURB TO INCLUDE AN 11' TRAVEL LANE AND 2.5' CURB AND GUTTER.
- F. THE PETITIONER WILL MAINTAIN THE COMMITMENT TO CONSTRUCT ALL TRANSPORTATION IMPROVEMENTS SHOWN IN THE SITE PLAN.

ARCHITECTURAL STANDARDS

THE BUILDINGS ON THE SITE WILL BE COMPOSED OF SOME OR ANY COMBINATION OF THE FOLLOWING BUILDING MATERIALS:

- STOREFRONT WINDOW SYSTEMS - ALUMINUM FRAMES WITH GLASS
- ARCHITECTURAL METAL ROOFING SYSTEM
- BRICK AND/OR ARCHITECTURAL BRICKS
- ARCHITECTURAL EXTERIOR WOODEN PANELS

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. BUILDING ENTRANCES WILL RELATE TO THE PUBLIC STREET WITH AN EMPHASIS ON CREATING AN IDENTIFIABLE ENTRANCE ALONG THE STREET.

ENVIRONMENTAL FEATURES

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.

PARKS, GREENWAYS, AND OPEN SPACES

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

NEW FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES AND NO "WALL PACK" 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



CONCEPTUAL PERSPECTIVE 1



CONCEPTUAL ELEVATION



CONCEPTUAL PERSPECTIVE