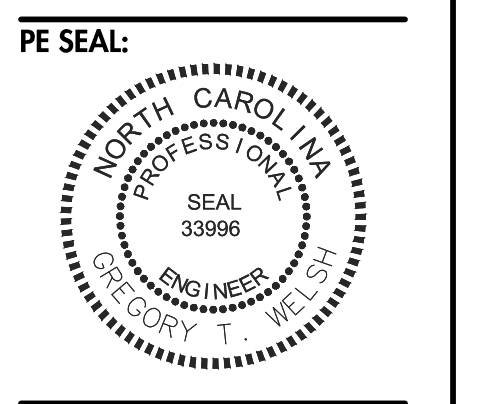
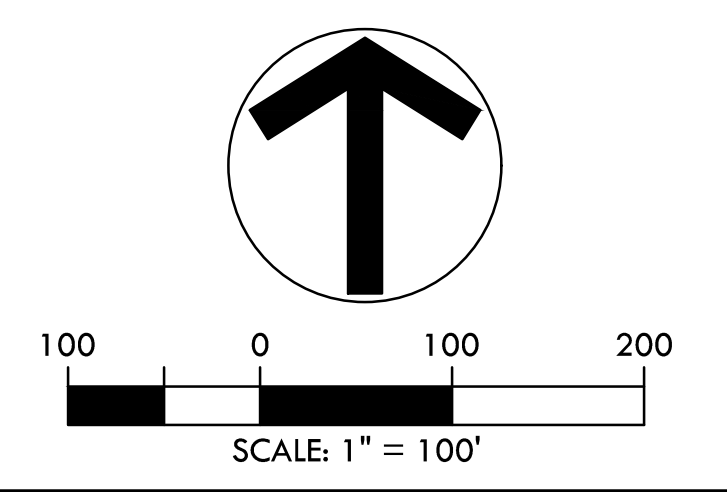


SITE DEVELOPMENT TABLE

PROJECT NAME:	ZEMAK INDUSTRIAL
PETITION NO.:	# 2021-_____
PETITIONER:	GRAHAM PARK, LLC
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±17.38 ACRES
TAX PARCEL NUMBERS:	20120110, 20120142, 20120143, 20120144
CURRENT ZONING:	I-1 & I-1(CD)
PROPOSED ZONING:	I-2 (CD)
OVERLAY DISTRICT:	NONE
EXISTING USE:	VACANT
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS.)
MAXIMUM GFA:	200,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES



GRAHAM PARK INDUSTRIAL
 REZONING - PETITION NUMBER 2021-_____
 CHARLOTTE, NORTH CAROLINA
 GRAHAM PARK, LLC
REZONING PLAN



REVISIONS:

ENGINEER: GTW
 DRAWN BY: EBT
 CHECKED BY: LJB
 PROJECT #: 021.025

SHEET
RZ-1
 SHEET 1 OF 2

GRAHAM PARK
CONDITIONAL DEVELOPMENT STANDARDS

1. 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 AS WELL AS BUILDING AND FIRE CODES. 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 AND CODE REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES THROUGH THE DEVELOPMENT REVIEW AND PERMITTING PROCESS.
- C. 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.

2. PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE CONTINUED USE OF AN INDUSTRIAL TRACT OF LAND WITH TWO DIFFERENT INDUSTRIAL ZONING DISTRICTS UNDER A SINGLE UNIFIED PLAN AND TO EXPAND THE USES ON THE SITE. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE I-2 DISTRICT AS A CONDITIONAL DISTRICT (I-2 (CD)).

3. PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE ANY USE THAT IS ALLOWED IN THE I-1 DISTRICT AND USES IN THE I-2 DISTRICT INCLUDING AN ACCESSORY OUTDOOR STORAGE YARD AND VEHICLE PARKING, LOADING, AND STAGING AREA. HOWEVER, THE SITE IS NOT APPROPRIATE FOR ALL SUCH USES. THEREFORE THE FOLLOWING USES ARE SPECIFICALLY PROHIBITED.

- PETROLEUM STORAGE FACILITIES
- JUNK YARD
- MEDICAL WASTE DISPOSAL FACILITIES
- ADULT ESTABLISHMENTS
- RAILROAD FREIGHT YARDS
- ABATTOIR
- CONSTRUCTION AND DEMOLITION LANDFILLS AS A PRINCIPAL USE
- DEMOLITION LANDFILLS
- FOUNDRIES
- QUARRIES
- RACEWAYS OR DRAG STRIPS
- WASTE INCINERATORS

4. TRANSPORTATION

- A. THE SITE WILL HAVE ACCESS VIA A CONNECTION TO GRAHAM PARK DRIVE THAT SERVES THE SITE.
- B. PARKING AREAS ARE ALLOWED ANYWHERE WITHIN THE BUILDING AND PARKING ENVELOP AS GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
- C. AT SUCH TIME AS CAROWINDS BLVD. ROAD IS CONSTRUCTED BY OTHERS, THE PETITIONER RESERVES THE RIGHT TO CONNECT TO THAT STREETS WITH A SINGLE ACCESS POINT.

5. ARCHITECTURAL STANDARDS

RESERVED.

6. STREETScape AND LANDSCAPING

RESERVED

7. ENVIRONMENTAL FEATURES

THE PETITIONER WILL SUBMIT A TREE SURVEY FOR ALL TREES TWO-INCHES OR LARGER LOCATED IN THE RIGHTS OF WAY OF ALL STREETS THAT ADJOIN THE SITE IF ANY ARE PRESENT.

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.

THE EXACT AREAS AND DIMENSIONS OF THE TREE SAVE AREAS ON THE SITE WILL BE DETERMINED AND REVIEWED DURING THE DESIGN DEVELOPMENT AND PERMIT REVIEW PROCESS.

8. PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

9. FIRE PROTECTION

RESERVED

10. SIGNAGE

RESERVED

11. LIGHTING

NEW FREESTANDING LIGHTING WILL BE LIMITED TO 30' IN HEIGHT AND MUST BE INWARDLY DIRECTED. ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS IS PERMITTED PROVIDED IT IS CAPPED AND DOWNWARDLY DIRECTED.

12. PHASING

RESERVED

INITIAL SUBMISSION- 7-28-21, 1,2



PE SEAL:



GRAHAM PARK INDUSTRIAL

REZONING PETITION NUMBER 2021-
CHARLOTTE, NORTH CAROLINA

GRAHAM PARK, LLC

DEVELOPMENT STANDARDS

REVISIONS:

ENGINEER: GTW
DRAWN BY: ERT
CHECKED BY: LJ
PROJECT #: 021.025

SHEET
RZ-2
SHEET 2 OF 2