

General Notes

The area included in this rezoning request shall be used for an automobile storage area to serve several different dealerships. Area may also include accessory uses associated with the automobile dealerships.

The 75 foot Class B buffer shown shall remain undisturbed except where required for utility purposes. Where necessary, the buffer will be planted to meet the requirements of the Charlotte Zoning Ordinance. If possible, utilities shall only cross a buffer at a ninety degree angle.

All outdoor lighting shall comply with Section 12.402 of the Charlotte Zoning Ordinance. It shall be located, screened, or shielded so that abutting lots located in any residential district are not directly illuminated. All outdoor lighting shall be located, screened or shielded in a manner as not to cause glare or impair the vision of motorists.

No outdoor public address speakers shall be placed within the area of this rezoning. As shown, the security fencing shall be located inside the buffer.

The property included in this rezoning will be in common ownership with property fronting on Independence Boulevard and shall not require separate public street access.

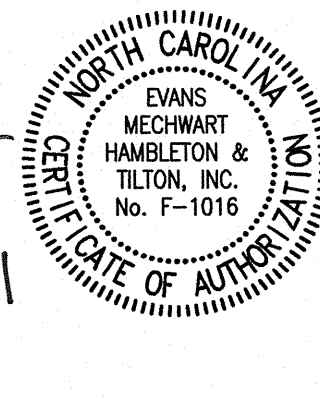
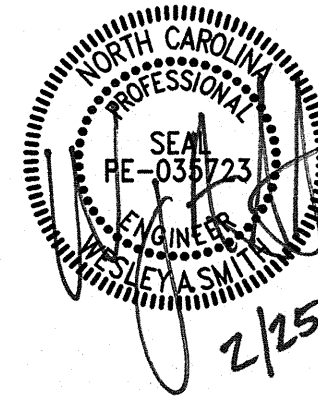
The existing ballfield used by the church shown at the corner of the Buffer may remain as shown on this Site Plan. No expansion of the field may occur and, if abandoned, area shall be landscaped to meet the requirement of the 75' Class "B" Buffer.

Detached lighting will not exceed 30 feet in height.

HENDRICK AUTOMOTIVE GROUP

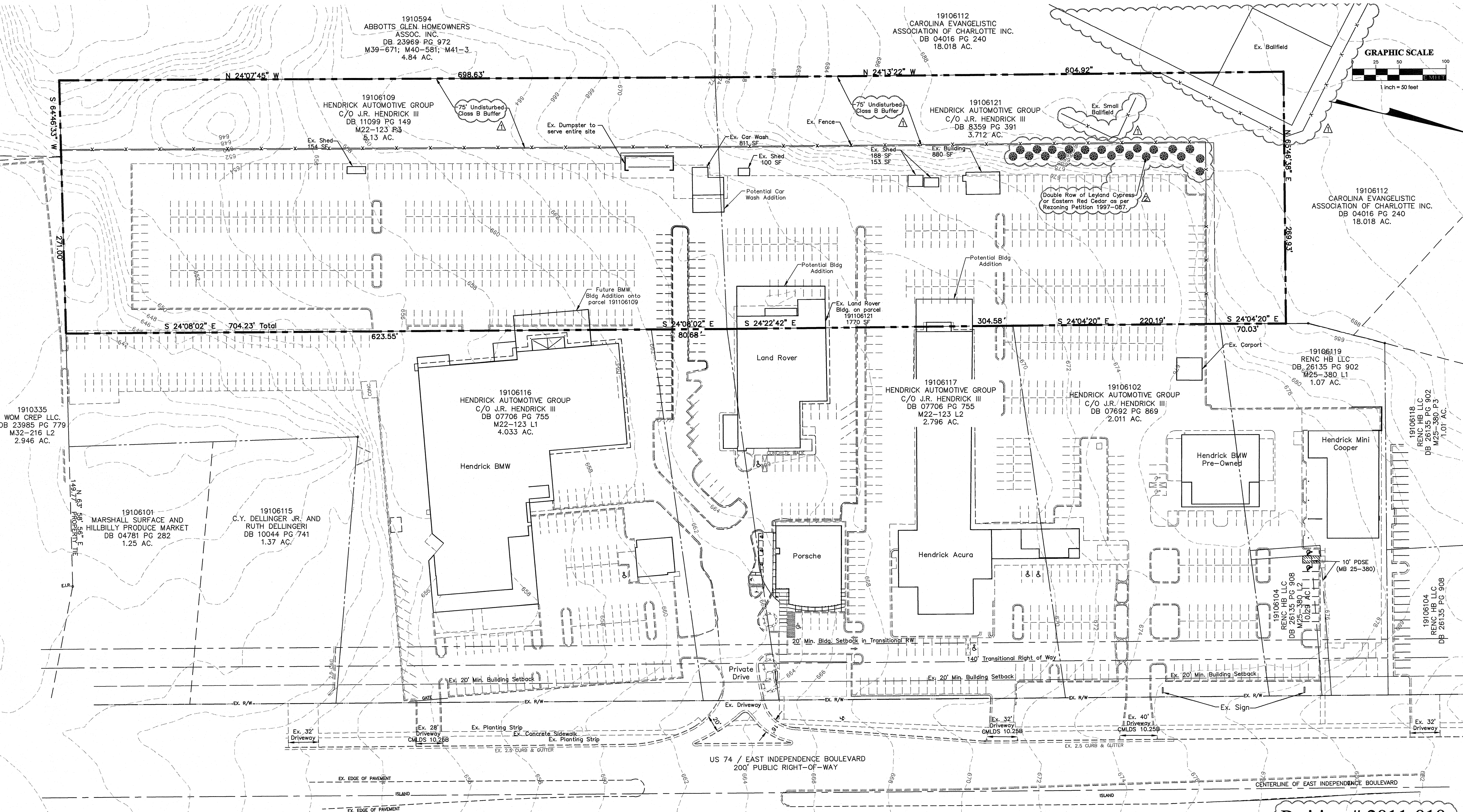
6950 E. Independence Blvd.

Rezoning Petition # 2011-010



Development Data

Existing Zoning:	B-2(CD)
Proposed Zoning:	B-2(CD) SPA
Use:	Automobile Parking Storage
Tax Parcel Nos.:	portion of 191-06-109; 191-06-121
Site Area:	8.08 Acres (Total)
Existing Building SF in Parcels to be Rezoned:	4,056 SF
Potential/Future Building Area:	
Expansions to Main Dealership Buildings:	4,944 SF
Stand Alone Buildings/Additions to Ex. Accessory Bldgs:	1,000 SF
Total Building Area Allowed:	10,000 SF
(Owner reserves the right to eliminate accessory buildings to utilize square footage toward main building expansions in the future.)	



Petition # 2011-010

DATE	DESCRIPTION	REVISIONS
1-20-11	FIRST SUBMITTAL	REVISIONS
2-18-11	SECOND SUBMITTAL	REVISIONS



CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN
FOR
HENDRICK AUTOMOTIVE GROUP
HENDRICK BMW
6950 E. INDEPENDENCE BLVD.
SITE PLAN



DATE
NOVEMBER 22, 2010

SCALE
1" = 50'

JOB NO.
2010-1327

SHEET
1/1