



Vicinity Map
Not To Scale

NOTES:
1) Boundary information based on Deed Book 1740B at Page 503, Deed Book 16225 at Page 323, & Deed Book 16225, at Page 310 as recorded in the Mecklenburg County Register of Deeds.
2) This property is not within a hundred year flood zone per Flood Insurance Rate Map: 3710452700J Dated: March 2, 2009.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	178.83	1542.99	S54°12'02"E	178.73
C2	273.84	1542.99	S62°36'19"E	273.48

Kala Gentry Bannock, Inc.
D.B. 27205, PG. 194
Zoned: R4
Land Use: Children Day Care
Tax Parcel ID# 03523114

Christine S. Tompason
D.B. 26376, PG. 752
Zoned: R4
Land Use: Residential
Tax Parcel ID# 03523110

Mary Ann Morton
D.B. 8779, PG. 141
Zoned: R4
Land Use: Residential
Tax Parcel ID# 03523109

Darryl Robbs
D.B. 21573, PG. 77
Zoned: R4
Land Use: Residential
Tax Parcel ID# 03523108

Frame House

DEVELOPMENT DATA
SITE AREA: 2.13 ACRES
TAX ID #: 03523126, 03523107 & 03523106
EXISTING ZONING: B-1 (CD) & O-1 (CD)
PROPOSED ZONING: B-2
EXISTING USE: AUTOMOBILE REPAIR GARAGE
PROPOSED USE: AUTOMOBILE REPAIR GARAGE
EXISTING FLOOR AREA: 6,473 SF
PROPOSED FLOOR AREA: 3,000 SF (9,473 SF TOTAL)
FLOOR AREA RATIO: 0.10
MAXIMUM BUILDING HEIGHT: 40 FEET
PARKING REQUIRED: AS REQUIRED BY ORDINANCE (38 SPACES SHOWN)

GENERAL PROVISIONS:

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE PROPERTY FOR AN APPROXIMATELY 2.13 ACRE SITE LOCATED AT 8101 BELLHAVEN BLVD., SOUTHEAST OF THE INTERSECTION WITH VALLEYDALE ROAD, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS "THE SITE").

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN. THESE DEVELOPMENT STANDARDS AND THE STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE ORDINANCE) FOR THE B-2 ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE REZONING PLAN.

C. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER OR THE OWNERS OF THE SITE AND WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

D. THIS REZONING PLAN WILL SUPERCEDE AND REPLACE ANY AND ALL PREVIOUS REZONING PLANS FILED AND APPROVED BY THE CITY OF CHARLOTTE.

PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE B-2 ZONING DISTRICT AND TO ANY INCIDENTAL AND ACCESSORY USES IN CONNECTION THEREWITH WHICH ARE PERMITTED IN THE B-2 ZONING DISTRICT.

TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY REQUIRED MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

B. OFF-STREET VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENT OF THE ORDINANCE.

C. BICYCLE PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

D. THE SITE PROPOSES ONE FULL ACCESS DRIVEWAY, ONE DRIVEWAY SHALL BE LOCATED ALONG BELLHAVEN BLVD.

ARCHITECTURAL STANDARDS

A. THE MAXIMUM HEIGHT OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 1 STORY.

B. ANY DUMPSTER OR RECYCLING CONTAINERS VISIBLE FROM A PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES. IF ONE OR MORE SIDES OF A DUMPSTER AND/OR RECYCLING AREA ADJOIN THE REAR WALL OF THE BUILDING (EXISTING OR PROPOSED) ON THE SITE, THEN THE REAR WALL MAY BE SUBSTITUTED FOR THE ENCLOSURE FENCE OR WALL ALONG EACH SUCH SIDE.

A. LANDSCAPING AND SCREENING SHALL AT A MINIMUM COMPLY WITH THE REQUIREMENTS OF SECTION 12-303 OF THE ORDINANCE.

B. A 30 FOOT BUFFER SHALL BE ESTABLISHED AS SHOWN ON THE PLAN (ALONG THE SOUTHEASTERN BOUNDARY OF THE SITE). THE BUFFER SHALL CONFORM TO SECTION 12-303 OF THE ORDINANCE. THE WIDTH OF THE BUFFER MAY BE REDUCED 25% BY PROVIDING A WALL OR FENCE THAT MEETS OR EXCEEDS THE STANDARDS OF THE ORDINANCE. THE PLAN SHOWN DOES NOT INCLUDE THE INSTALLATION OF A FENCE OR WALL.

C. AN 8-FOOT PLANTING STRIP AND A 6-FOOT SIDEWALK WILL BE INSTALLED ALONG BOTH BELLHAVEN BOULEVARD AND VALLEYDALE ROAD.

SIGNAGE
DETACHED SIGNS SHALL BE LIMITED TO A MONUMENT SIGN WITH A MAXIMUM HEIGHT OF 5 FEET AND MAXIMUM SIGN AREA OF 64 SQUARE FEET.

LIGHTING
A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE ON THE SITE.

B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE ON THE SITE SHALL BE 20 FEET.

C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED. "WALL-PACK" TYPE LIGHTING FIXTURES MAY NOT BE INSTALLED ON THE BUILDING TO BE CONSTRUCTED ON THE SITE.

Matthew G. Velkovich, P.E.

1583 Tiana Way

Rock Hill, South Carolina 29732

Ph. (803) 448-4452

matt.civilengineer@gmail.com

Coulwood Tire and Auto Center
8101 Bellhaven Blvd.
1730 & 1804 Valleydale Road
Charlotte, North Carolina 28214

Rezoning Plan

This drawing and the design shown are the property of MV Engineering Consultants, LLC. The reproduction, copying, or other use of this drawing without written consent is prohibited and any infringement will be subject to appropriate legal action.

No.	Revision/Issue	Date

Coulwood Rezoning	C-1.0
Sept. 20, 2013	
1" = 50'	