



REZONING NOTES

General Provisions.

- 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.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. 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 requirements will be applied to the development of this site as defined by those other city ordinances.
- 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.

Purpose

The proposed use of the property will be for the expansion of the existing Hendrick Motorsports complex that occupies a large site extending across the Mecklenburg Cabarrus County line, along with associated parking and service areas.

Permitted Uses

The site may be used for any use that is allowed in the I-1 district. More specifically, the building that would be constructed as part of this expansion will be used predominantly for storage of cars and other materials and products and may include other uses such as meeting and office space, tenant space for related uses and vendors, and other related accessory uses and parking. 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
- Competition landfills
- Foundries
- Quarries
- Raceways or drag strips
- Waste incinerators
- No outdoor storage will be permitted on any portion of the site that fronts along or is within 100' of Stowe Lane or Morehead Rd.

Transportation

- The site currently will have full access connections to Stowe Lane (SR 2839) and Morehead Road (also known as Union School Road) (SR 2467) as generally depicted on the site plan.
- Parking areas are generally depicted on the concept plan for the site.

Architectural Standards

Reserved

Streetscape and Landscaping

The Petitioner will install landscape screening that will comply with the Ordinance for industrially zoned property that lies across a public street from residentially zoned property. This landscape area may include existing trees and vegetation as well as new trees and evergreen shrubbery. Required buffers on the site may be eliminated or reduced if the adjoining parcels or parcels across a public street from the site are rezoned such that buffers are no longer required. The removal of such buffers will be approved administratively.

If the determination is made prior to the vote of the City Council on this Petition that the City of Charlotte has the legal authority and has property adopted an ordinance pursuant to that authority for a tree ordinance that would be applicable in the City's Extraterritorial Jurisdiction, then the Petitioner will comply with that ordinance when the site development occurs.

The Petitioner will install a 'community gathering space' as part of the development of the site located generally at the intersection of Morehead Rd. and Stowe Lane as generally depicted on the site plan. This space will include landscaping and seating so that members of the community may have a space to gather or visit in the area where they have lived and/or owned property.

All parking lots and loading docks will be screened in accordance with ordinance standards.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

All freestanding lights will have full cut off fixtures, be fully shielded, be downwardly directed, and be limited to a height of 30'.

In accordance with the provisions of Section 1.110 of the Zoning Ordinance, the Petitioner specifically requests that the development permitted and standards contained in the Charlotte Zoning Ordinance along with this site plan and conditions be vested for a period of 5 years.

Initial Submission: 7-28-14

Revised per staff comments: 9-19-14

Revised per staff analysis: 10-24-14

SITE DEVELOPMENT DATA

ACREAGE:	17.66 ACRES TOTAL
TAX PARCEL:	029-071-03; 029-071-04; 029-071-05
EXISTING ZONING:	R-3 AND I-1 (CD)
PROPOSED ZONING:	I-1 (CD) & I-1 (CD)SPA
EXISTING USES:	VACANT AND SINGLE FAMILY RESIDENTIAL
PROPOSED USES:	USES PERMITTED IN I-1 DISTRICT NOT OTHERWISE EXCLUDED
MAXIMUM GROSS S.F. OF DEVELOPMENT:	150,000 S.F.
MAXIMUM BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE
PARKING:	AS REQUIRED BY THE ORDINANCE

SITE SOLUTIONS
2 3 2 0
W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutionspa.com
Telephone: (704) 521-9800
Facsimile: (704) 521-8955
CADD PROJECT #3534
CORP. NC LICENSE: C-1398

HSREI, LLC. WAREHOUSE

Petitioner:
HSREI, LLC

Conditional Zoning Petition #2014-090

Project Number:	3534
Drawn By:	Site Solutions
Designed By:	Site Solutions
Date:	07.23.14

