

VICINITY MAP
NTS

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 uses.

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 landscaped 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.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

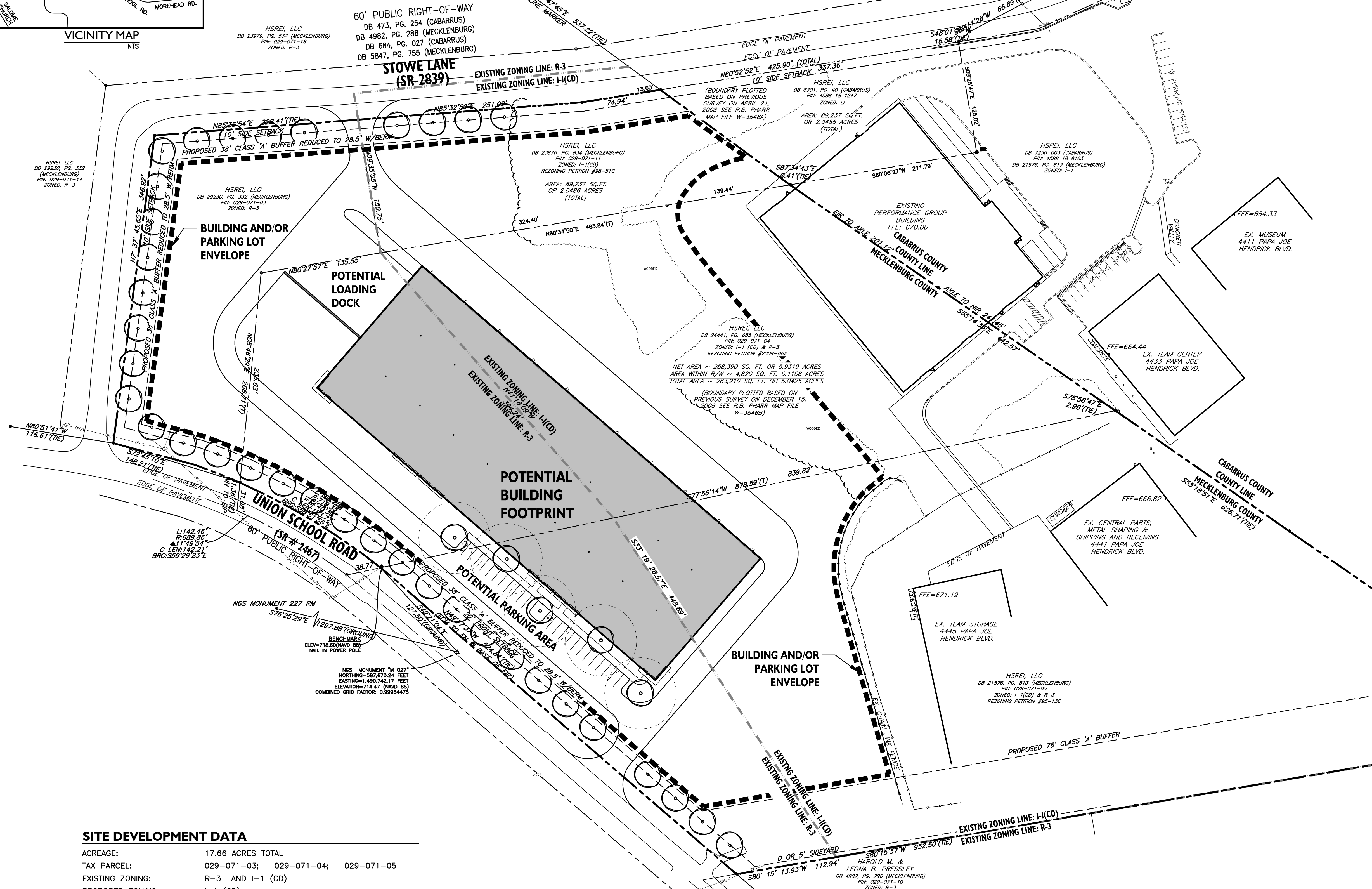
Reserved

Lighting

Reserved

Phasing

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.



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)
EXISTING USES:	VACANT AND SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	WAREHOUSE
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

Landscaping Architecture
Site Planning
Civil Engineering

www.sitesolutionspa.com
Telephone: (704) 521-9880
Facsimile: (704) 521-8955

CADD PROJECT #3534
CORP. NC LICENSE: C-1398

HSREI, LLC. WAREHOUSE

Tax Parcel #'s - 029-071-03, 029-071-04, 029-071-05
Existing Zoning: R-3 and I-1(CD)
Proposed Zoning: I-1 (CD)
Rezoning Petition # 2014-XX-X

Petitioner:
HSREI, LLC

Conditional Zoning

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

Revisions

