

Proposed Site Plan
Scale 1" = 40'



EXISTING FRONT ELEVATION

ZONING CODE SUMMARY

LOCATION: 2500 CROWNPOINT EXECUTIVE DRIVE PID 193-113-03
OWNER: THE PRIVATE CLIENT GROUP LLC DB 18631-810 PHONE # -
PLANS PREPARED BY: WILLIAM E. BRUCE PHONE # (704)-846-2327
ZONING: B-2(CD) (Proposed) JURISDICTION: Charlotte
PROPOSED USE: Auto Sales and Service
BUILDING HEIGHT: 20' FEET, STORIES: one
BUILDING COVERAGE: 9684 SQ. FT., GROSS FLOOR AREA: 11413 SQ. FT.
LOT SIZE: 1.999 SQ. FT., ACRES, NUMBER OF UNITS/SUITES: ONE
YARD REQUIREMENTS:
SETBACK (FRONT): 20 FT. SETBACK (US HWY 74): 10 FT. FROM FUTURE R/W
SIDE YARD (L): 0/5 FT. SIDE YARD (R): NA FT.
REAR YARD: 10 FT.
REQUIRED BUFFERS:
FRONT: ☐ YES / ☒ NO FT. REAR: ☐ YES / ☒ NO FT.
SIDE (R): ☐ YES / ☒ NO FT. SIDE (L): ☐ YES / ☒ NO FT.
REQUIRED SCREENING:
FRONT: ☐ YES / ☒ NO REAR: ☐ YES / ☒ NO
SIDE (R): ☐ YES / ☒ NO SIDE (L): ☐ YES / ☒ NO
PARKING ONLY: ☒ YES / ☐ NO
PAVEMENT/SIEWALK COVERAGE: 45965 SF
PARKING DATA: 1/4000 SF WAREHOUSE, 1/400 SF OFFICE, 1/250 SF AUTO SERVICE
REQUIRED: 19 PROVIDED: 121 HANDICAP: 3 COMPACT: 0
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

EXISTING ZONING IS B-D, CURRENT USE IS OFFICE. PROPOSED ZONING IS B-2(CD) WITH USE RESTRICTED TO "AUTOMOTIVE SALES AND REPAIR (INCLUDING AUTOMOTIVE REPAIR GARAGES), AND ALL ASSOCIATED OFFICE WORK AND PARTS AND INVENTORY STORAGE."

THE EXISTING FLOOR AREA IS 9684 SF, NO ADDITION PLANNED, THE FLOOR AREA RATIO IS 12 PERCENT
THE OPEN SPACE IS 27507 SF, THE OPEN SPACE RATIO IS 33 PERCENT.

ALL EXISTING SITE LIGHTING ARE "SHOEBOXES". ALL EXISTING FACADE LIGHTING ARE DOWNLIGHTS.
ALL STORM DRAINAGE IS EXISTING. ALL WATER AND SEWER CONNECTIONS ARE EXISTING. EXISTING ELECTRICAL SERVICE IS UNDERGROUND.

ALL SCREENING PLANTS TO BE SELECTED FROM CITY OF CHARLOTTE APPROVED LIST. NO ADDITIONAL PARKING IS PROPOSED.

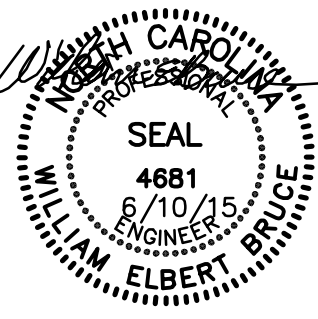


EXISTING SITE LIGHTING



EXISTING SIGN

WILLIAM E. BRUCE
Construction Consultant
8501-A TOWER POINT DRIVE
Charlotte, NC 28227
Phone (704) 846-2327, Fax (704) 846-4866



REVISIONS

NO.	DATE
1	4/27/15

Rezoning Plan

2500 Crownpoint Executive Drive
Charlotte NC 28227

© COPYRIGHT
WCB
Project No:

Scale: As Noted 1"=40'
Date Drawn: 6/10/15
Sheet Title

Rezoning
Plan

C-1