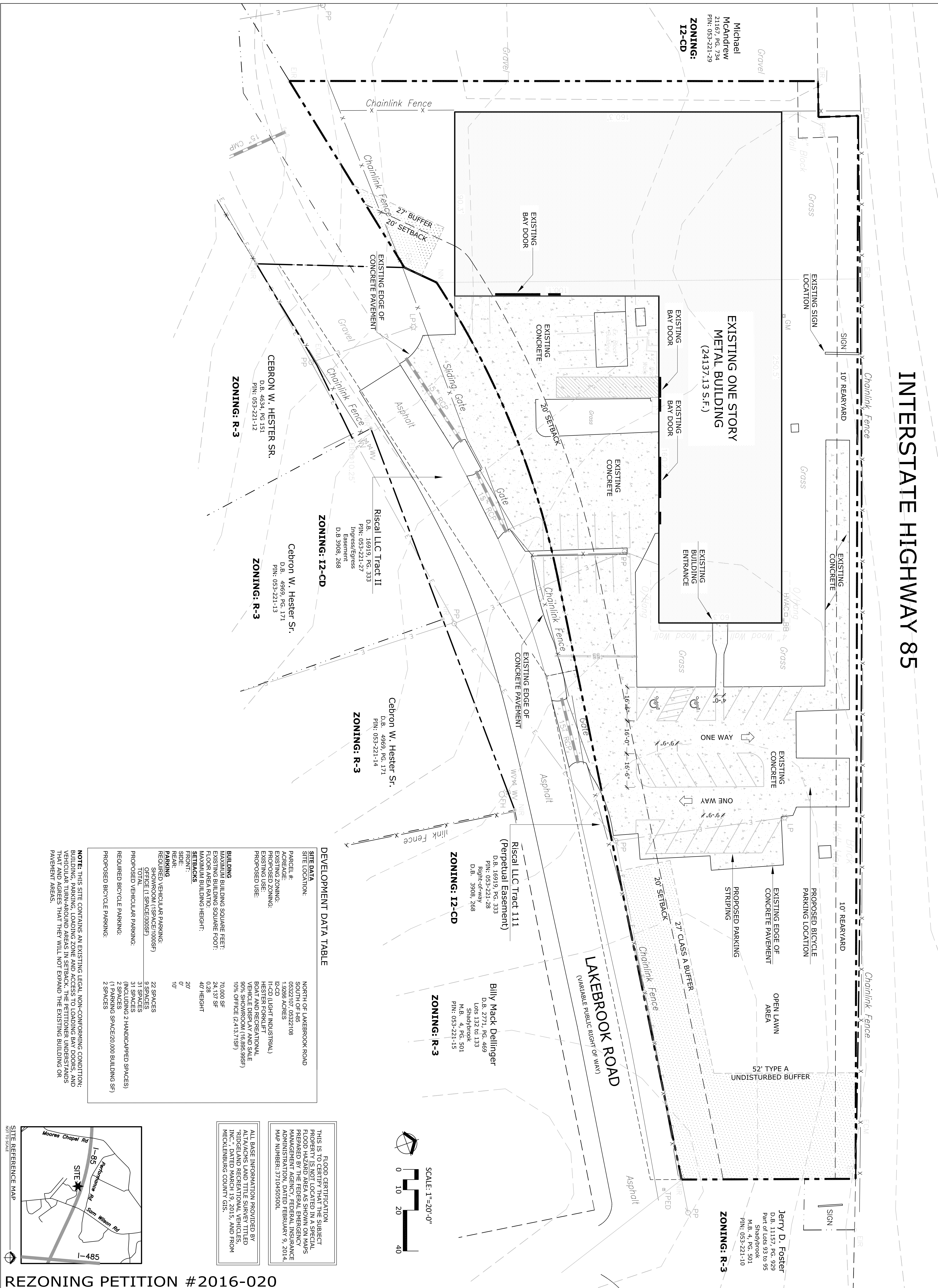


# INTERSTATE HIGHWAY 85



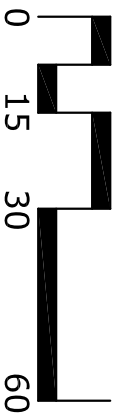
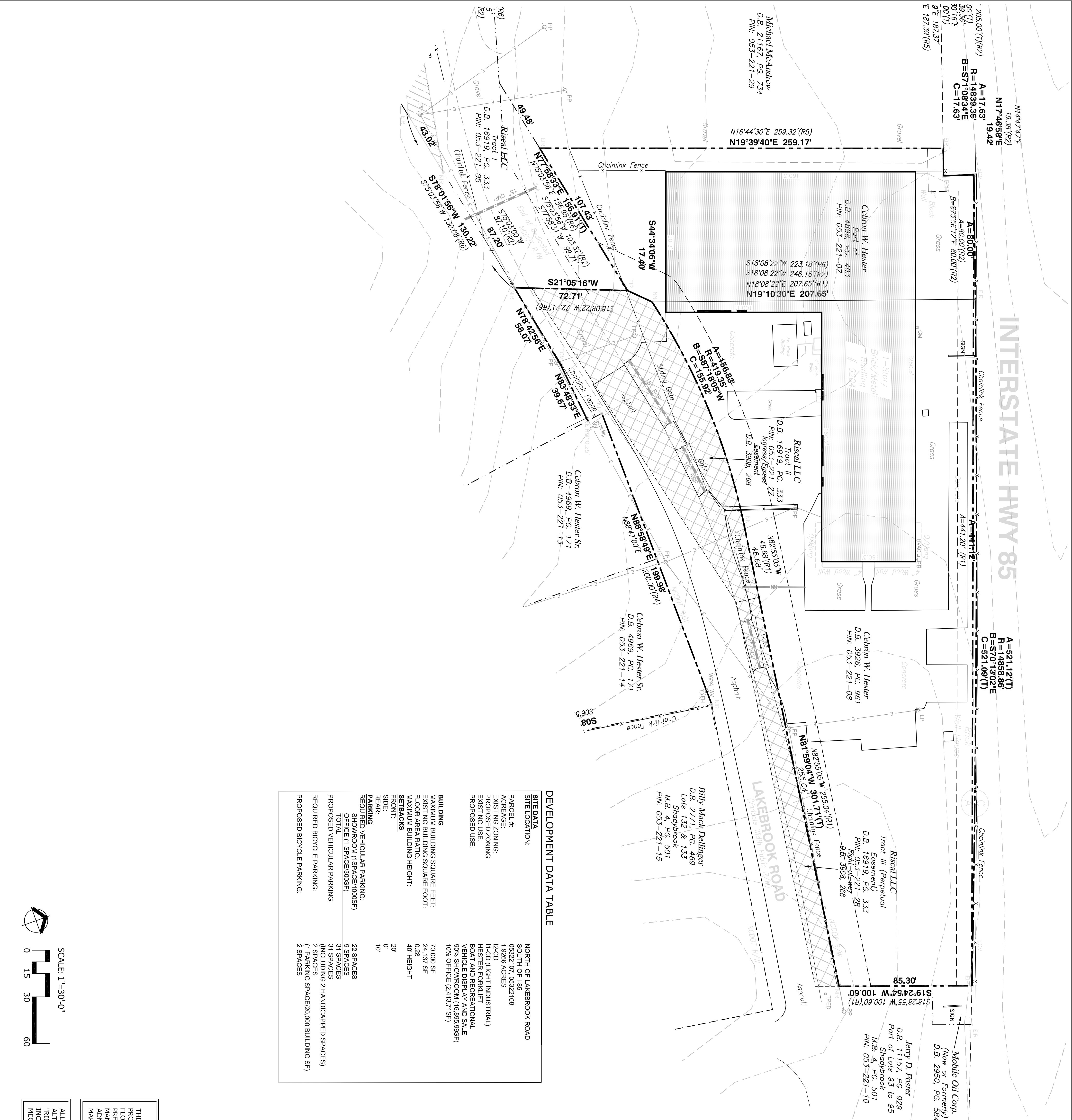


CONDITIONAL DEVELOPMENT NOTES

General Notes to Revised Site Plan:

- A. Development of the Site shall be governed by the applicable provisions of the City of Charlotte Zoning Ordinance (hereinafter the "Ordinance"). Future amendments to the Rezoning Plan or the Site shown may be applied for by the then current owner(s) of the Site in accordance with Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to § 6.207 of the Ordinance.
  - B. The site is composed of two (2) parcels which are the subject of this Petition which may be found North of Lakebrook and South of I-85 and are identified as Parcel No. 05322107; and, Parcel No. 05322108 (hereinafter the "Site"). Ridgeland Recreational Vehicles, Inc. has signed a lease for the Parcels which is conditioned upon the successful rezoning thereof.
  - C. Fee ownership of the Site is held in the name of Cehron W. Hester, Sr. whose signature appears on the Petition. The site was originally developed I-2(CD) by Hester as a facility for the sale, service, maintenance and repair of truck lift trucks and equipment (the "Existing Use").
  - D. This Petition seeks the rezoning of the Site from I-2(CD) to I-1(CD), to specifically permit the display, sale, and repair of vehicles and boats at retail to the public out of the existing facility (the "Proposed Use"). Outside storage, except for boats and/or vessels for sale, shall not be permitted unless within an area screened entirely from view of Interstate 85 or adjacent property owners.
  - E. Except for the Proposed Use expressly stated in the Note immediately above, no activity otherwise permissible under Classification I-1 shall be conducted at the Site.
  - F. The improvements at the Site shall remain as shown on the Site Plan. Except for replacing the existing on premise sign (see below), no new improvements are contemplated at the Site.
- Transportation:**
- A. Vehicular access and general consumer traffic at the site will be controlled by a one-way traffic pattern with angled parking spaces as demonstrated on the site plan. Other parking shall be as shown on the site plan.
  - B. Petitioner's land planners have consulted with CDOT concerning the Site and its proposed use. CDOT is not requiring additional improvements to the existing infrastructure at or approaching the site.
- Architectural Standards/Setbacks:**
- A. THIS SITE CONTAINS AN EXISTING LEGAL NON-CONFORMING CONDITION, BUILDING, PARKING, LOADING ZONE AND ACCESS TO LOADING BAY DOORS, AND VEHICULAR TURN-AROUND AREAS ARE CURRENTLY IN SETBACK. THE PETITIONER UNDERSTANDS THAT AND AGREES THAT THEY WILL NOT EXPAND THE EXISTING BUILDING OR PAVEMENT AREAS.
  - B. Because Petitioner intends to utilize the existing improvement/fencing at the site no additional improvements are proposed for this property.
- Streetscape and Landscaping:**
- A. The Petitioner will install landscape screening along the East side of the existing concrete area to screen surface parking.
  - B. The Petitioner will install landscape buffer in areas indicated on Plan. Landscape in these areas will meet the required ordinance standards for quantity and spacing. The Petitioner understands that due to the existing legal non-conforming condition the buffer will not be required along the entire footage of the property.
- Signage:**
- The existing twin pole on premise sign will be removed and replaced by a double-sided single pole sign which meets design and lighting requirements of the applicable sign and zoning ordinance.
- Lighting:**
- Improvements to the exterior illumination at the site will be capped and shielded so that direct illumination does not extend beyond the borders of Site.
- Other Items:**
- A. There are no applicable tree save areas on the Site Plan. No trees will be removed in connection with the instant Rezoning Petition.
  - B. If this Rezoning Petition is approved, all conditions applicable to the development shown at the Site shall, unless amended in the manner provided under the Ordinance, be binding and have to the benefit of the Petitioner, the Owner, and subsequent owners of the Site and their respective successors and assigns.

DEVELOPMENT DATA TABLE	
<b>SITE DATA</b>	
<b>SITE LOCATION:</b>	NORTH OF LAKEBROOK ROAD SOUTH OF I-85
<b>PARCEL #:</b>	05322107, 05322108
<b>ACREAGE:</b>	1.3268 ACRES
<b>EXISTING ZONING:</b>	I-2(CD) LIGHT INDUSTRIAL
<b>PROPOSED ZONING:</b>	I-1(CD) LIGHT INDUSTRIAL
<b>EXISTING USE:</b>	HESTER FORKLIFT BOAT AND RECREATIONAL VEHICLE DISPLAY AND SALE
<b>PROPOSED USE:</b>	90% SHOWROOM (16,895,995SF) 10% OFFICE (2,413,715SF)
<b>BUILDING</b>	
<b>MAXIMUM BUILDING SQUARE FEET:</b>	70,000 SF
<b>EXISTING BUILDING SQUARE FOOT:</b>	22,937 SF
<b>FLOOR AREA RATIO:</b>	0.29
<b>MAXIMUM BUILDING HEIGHT:</b>	40' HEIGHT
<b>FRONT:</b>	20'
<b>SIDE:</b>	0'
<b>REAR:</b>	10'
<b>PARKING</b>	
<b>REQUIRED VEHICULAR PARKING:</b>	22 SPACES
<b>SHOWROOM (1 SPACE/1000SF)</b>	33 SPACES
<b>OFFICE (1 SPACE/500SF)</b>	31 SPACES
<b>PROPOSED VEHICULAR PARKING:</b>	(INCLUDING 2 HANDICAPPED SPACES)
<b>REQUIRED BICYCLE PARKING:</b>	2 SPACES
<b>(1 PARKING SPACE/20,000 BUILDING SF)</b>	2 SPACES
<b>PROPOSED BICYCLE PARKING:</b>	



FLOOD CERTIFICATION  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 9, 2014, MAP NUMBER: 3710450500L

ALL BASE INFORMATION PROVIDED BY  
ATTA/JACMS LAND TITLE SURVEY TITLED  
RIDGELAND RECREATIONAL VEHICLES,  
INC., DATED MARCH 19, 2015, AND FROM  
MECKLENBURG COUNTY GIS.



REZONING PETITION #2016-020

#	DATE	DESCRIPTION	BY
1	05-23-16	REVISIONS PER CITY COMMENTS	RW/JLG

TECHNICAL DATA SHEET  
LAKEBROOK ROAD PROPERTY  
RIDGELAND RECREATIONAL VEHICLES INC.  
CHARLOTTE, NC



**Cardno**  
Shaping the Future

CHARLOTTE  
7606 WHITEHALL EXECUTIVE CENTER DRIVE, SUITE 800  
CHARLOTTE, NC 28273  
TEL: (704) 927- 9700 FAX: (704) 529-3272  
www.cardno.com

DATE	12016-02-19
DRAWN	I/KW/JS
DESIGNED	I/EL
CHECKED	I/EL
PROJECT #	1
SHEET TITLE	TECHNICAL DATA SHEET
SHEET NUMBER	2

