

VICINITY MAP  
NOT TO SCALE

DEVELOPMENT DATA TABLE	
A. SITE ACREAGE	3.72 ACRES +/-
B. TAX PARCEL(S) INCLUDED IN REZONING:	02919108 & PORTION OF 02919106
C. EXISTING ZONING	CC
D. PROPOSED ZONING	B-2 (CD)
E. NUMBER OF RESIDENTIAL UNITS	N/A
F. RESIDENTIAL DENSITY	N/A
G. AREA OF NON-RESIDENTIAL USES	4,200 SQ. FT. (CAR WASH)
I. MAXIMUM BUILDING HEIGHT	40 FEET
J. MAXIMUM NUMBER OF BUILDINGS	1 + FUEL CANOPY
K. NUMBER / RATIO OF PARKING SPACES	1 SPACE / 250 SQ. FT. 4,200 SQ. FT. / 250 SQ. FT. 17 SPACES REQUIRED (CAR WASH) 23 VACUUM SPACES & 6 STANDARD SPACE = 29 SPACES PROVIDED
L. AMOUNT OF OPEN SPACE	N/A

N/F  
PARCEL ID: 02919112  
JAMES ODELL MASSEY, JR.  
M. ELIZABETH CRAIG MASSEY  
DB 5727 PG. 116  
REF. MB 22 PG. 483  
ZONED: R-3

R-3

TREE SAVE CALCULATIONS	
TOTAL SITE AREA	+/- 3.72 ACRES
AREA WITHIN UTILITY R/W & FUTURE ROAD R/W	+/- 1.60 ACRES
REMAINING AREA	+/- 2.12 ACRES
2.12 ACRES X 15% = 0.32 ACRES TREE SAVE REQUIRED	

N/F  
PARCEL ID: 02919113  
PHYLLIS STEWART  
DB 9789 PG. 794  
REF. MB 23 PG. 140  
ZONED: R-3

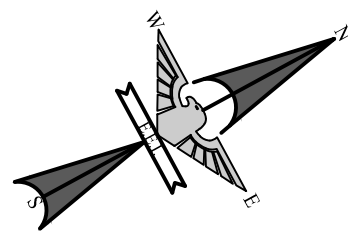
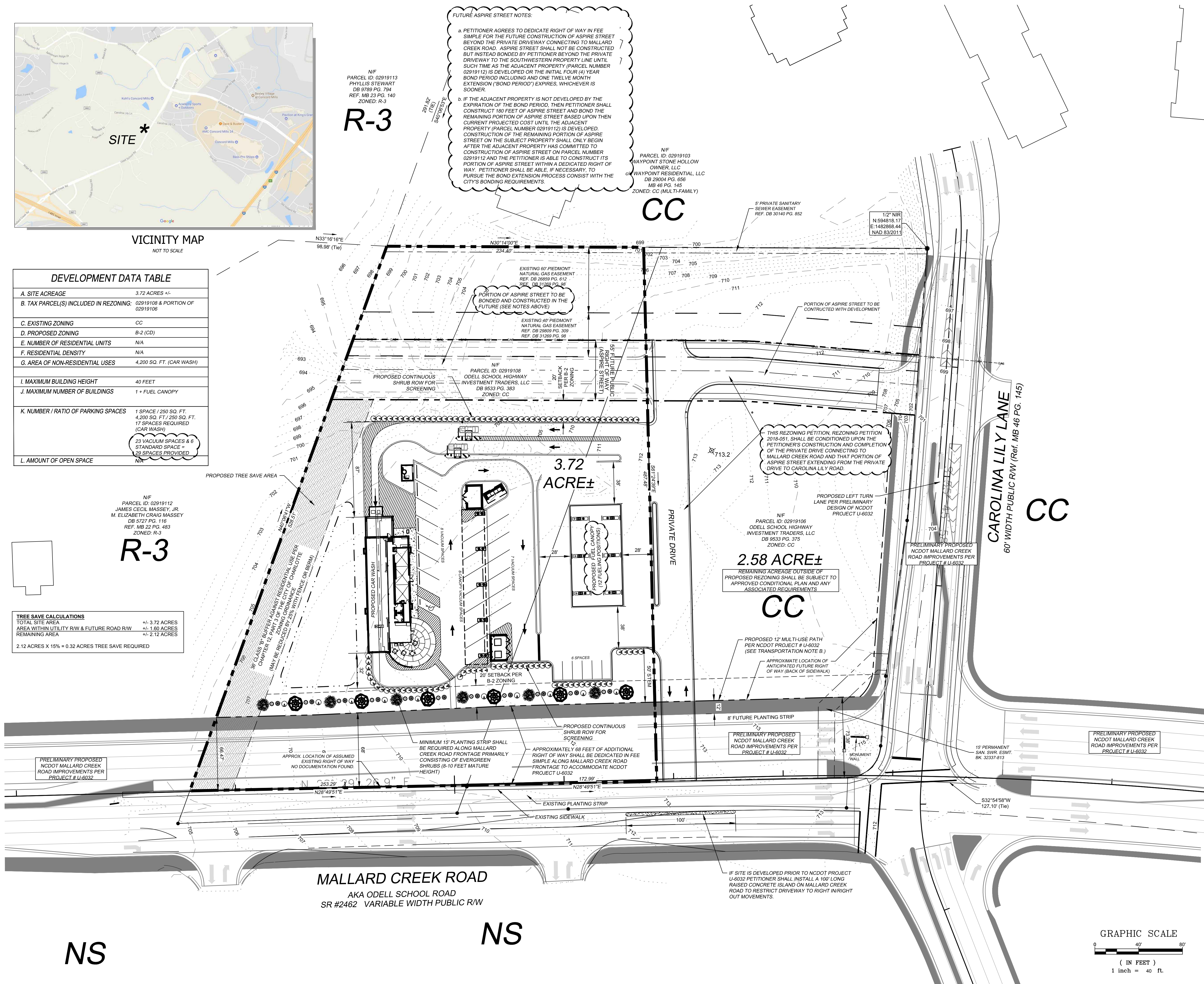
R-3

#### FUTURE ASPIRE STREET NOTES.

- PETITIONER AGREES TO DEDICATE RIGHT OF WAY IN FEE SIMPLE FOR THE FUTURE CONSTRUCTION OF ASPIRE STREET BEYOND THE PRIVATE DRIVEWAY CONNECTING TO MALLARD CREEK ROAD. ASPIRE STREET SHALL NOT BE CONSTRUCTED BUT INSTEAD BONDED BY PETITIONER BEYOND THE PRIVATE DRIVEWAY TO THE SOUTHWESTERN PROPERTY LINE UNTIL SUCH TIME AS THE ADJACENT PROPERTY (PARCEL NUMBER 02919112) IS DEVELOPED OR THE INITIAL FOUR (4) YEAR BOND PERIOD INCLUDING AND ONE TWELVE MONTH EXTENSION ("BOND PERIOD") EXPIRES, WHICHEVER IS SOONER.
- IF THE ADJACENT PROPERTY IS NOT DEVELOPED BY THE EXPIRATION OF THE BOND PERIOD, THEN PETITIONER SHALL CONSTRUCT 180 FEET OF ASPIRE STREET AND BOND THE REMAINING PORTION OF ASPIRE STREET BASED UPON THEN CURRENT PROJECTED COST UNTIL THE ADJACENT PROPERTY (PARCEL NUMBER 02919112) IS DEVELOPED. CONSTRUCTION OF THE REMAINING PORTION OF ASPIRE STREET ON THE SUBJECT PROPERTY SHALL ONLY BEGIN AFTER THE ADJACENT PROPERTY HAS COMMITTED TO CONSTRUCTION OF ASPIRE STREET ON PARCEL NUMBER 02919112 AND THE PETITIONER IS ABLE TO CONSTRUCT ITS PORTION OF ASPIRE STREET WITHIN A DEDICATED RIGHT OF WAY. PETITIONER SHALL BE ABLE, IF NECESSARY, TO PURSUE THE BOND EXTENSION PROCESS CONSIST WITH THE CITY'S BONDING REQUIREMENTS.

N/F  
PARCEL ID: 02919103  
WAYPOINT STONE HOLLOW  
OWNER, LLC  
WAYPOINT RESIDENTIAL, LLC  
DB 29004 PG. 656  
MB 46 PG. 145  
ZONED: CC (MULTI-FAMILY)

CC



DEVELOPMENT STANDARDS

#### 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.
- ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL OF THE ZONING ORDINANCE.

#### PERMITTED USES

- THE SITE MAY BE DEVOTED TO THE CERTAIN USE OR USES PERMITTED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE AND AS SHOWN ON THE ATTACHED SITE PLAN, SPECIFICALLY A CAR WASH WITH A FUEL CANOPY. THE APPROXIMATELY 2.58 ACRE ADJACENT TRACT SHALL REMAIN CC AND SHALL HAVE ALL OF THE USES CURRENTLY AVAILABLE UNDER THE CC ZONING DISTRICT.

#### TRANSPORTATION

- THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON CAROLINA LILY LANE AS GENERALLY DEPICTED ON THE SITE PLAN. THE COMPLETION OF THE MALLARD CREEK ROAD IMPROVEMENTS (NCDOT U-6032) AND THE EXISTING RAISED MEDIAN WILL REQUIRE THE PROPOSED DRIVEWAY ON MALLARD CREEK ROAD TO BE A RIGHT IN / RIGHT OUT ONLY DRIVEWAY.
- A CONTRIBUTION MAY BE MADE TO NCDOT'S MALLARD CREEK ROAD PROJECT (#U-6032) IN LIEU OF CONSTRUCTING THE PROPOSED 12 FEET WIDE SIDEWALK ALONG MALLARD CREEK ROAD.
- ALL PROPOSED CITY OF CHARLOTTE RIGHTS OF WAY SHALL BE DEDICATED TO THE CITY IN FEE SIMPLE CONVEYANCE PRIOR TO ISSUANCE OF THE SITE'S FIRST CERTIFICATE OF OCCUPANCY.
- ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO ISSUANCE OF THE SITE'S FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN THE SITE PLAN NOTES.

#### ARCHITECTURAL STANDARDS

RESERVED

#### STREETSCAPE AND LANDSCAPING

- EXISTING PLANTING STRIPS AND SIDEWALKS ALONG ODELL SCHOOL ROAD SHALL REMAIN.
- PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
- A TREE SURVEY HAS BEEN COMPLETED WITHIN THE RIGHTS OF WAY FOR MALLARD CREEK ROAD AND CAROLINA LILY LANE. NO TREES WERE FOUND TO BE WITHIN THE EXISTING RIGHTS OF WAY.

#### ENVIRONMENTAL FEATURES

- ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
  - ALL EFFORT SHALL BE MADE TO REACH 15% TREE SAVE AREA ON THE SITE. IF 15% TREE SAVE AREA IS NOT ACHIEVABLE DEVELOPER WILL HAVE THE OPTION OF REPLANTING TO MEET TREE SAVE AREA REQUIREMENTS OR MAKE A PAYMENT IN LIEU PER SECTION 21-94 OF THE CITY OF CHARLOTTE ORDINANCE.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

#### PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

#### FIRE PROTECTION

RESERVED

#### LIGHTING

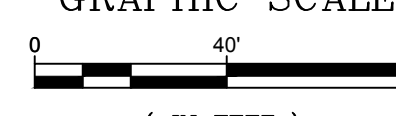
- FREESTANDING LIGHTS WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

#### PHASING

RESERVED

INITIAL SUBMISSION- 03-26-2018

#### GRAPHIC SCALE



( IN FEET )

1 inch = 40 ft.

**ENGINEERING**  
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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

NO.	DATE	BY	ISSUE
1.	06/11/18	JLR	ADDRESS CITY OF CHARLOTTE STAFF REVIEW COMMENTS
2.	07/10/18	JLR	ADDRESS CITY OF CHARLOTTE STAFF REVIEW COMMENTS
3.	11/08/18	JLR	PRELIMINARY NCDOT DESIGN ADDED
4.	12/17/18	JLR	ADDRESS CITY OF CHARLOTTE STAFF REVIEW COMMENTS
5.	01/17/19	JLR	ADDRESS CITY OF CHARLOTTE STAFF REVIEW COMMENTS
6.	02/05/19	JLR	ADDRESS CITY OF CHARLOTTE STAFF REVIEW COMMENTS



3101 ODELL SCHOOL ROAD  
CHARLOTTE, NC  
SAM'S REAL ESTATE  
7935 COUNCIL PLACE, SUITE 102  
MATTHEWS, NC 28105

REZONING SITE PLAN (PETITION # 2018-051)	
DESIGNED BY	JAR
DRAWN BY	JAR
CHECKED BY	JLR
DATE	03/26/18
SCALE	AS SHOWN
JOB NUMBER	6086

Sheet  
RZ-1.0