



VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA TABLE	
A. SITE ACREAGE	2.85 ACRES +/-
B. TAX PARCEL(S) INCLUDED IN REZONING:	02919108
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)
H. FLOOR AREA RATIO	0.03 FAR (CAR WASH)
I. MAXIMUM BUILDING HEIGHT	40 FEET
J. MAXIMUM NUMBER OF BUILDINGS	1 + FUEL CANOPY PARCEL 02919108
K. NUMBER / RATIO OF PARKING SPACES	1 SPACE / 250 SQ. FT. 4,200 SQ. FT. / 250 SQ. FT. 17 SPACES REQUIRED (CAR WASH)
L. AMOUNT OF OPEN SPACE	N/A

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

22 VACUUM SPACES & 12 STANDARD SPACE = 34 SPACES PROVIDED

R-3

N/F
PARCEL ID: 02919113
PHYLLIS STEWART
DB 9789 PG. 784
REF. MB 23 PG. 140
ZONED: R-3

R-3

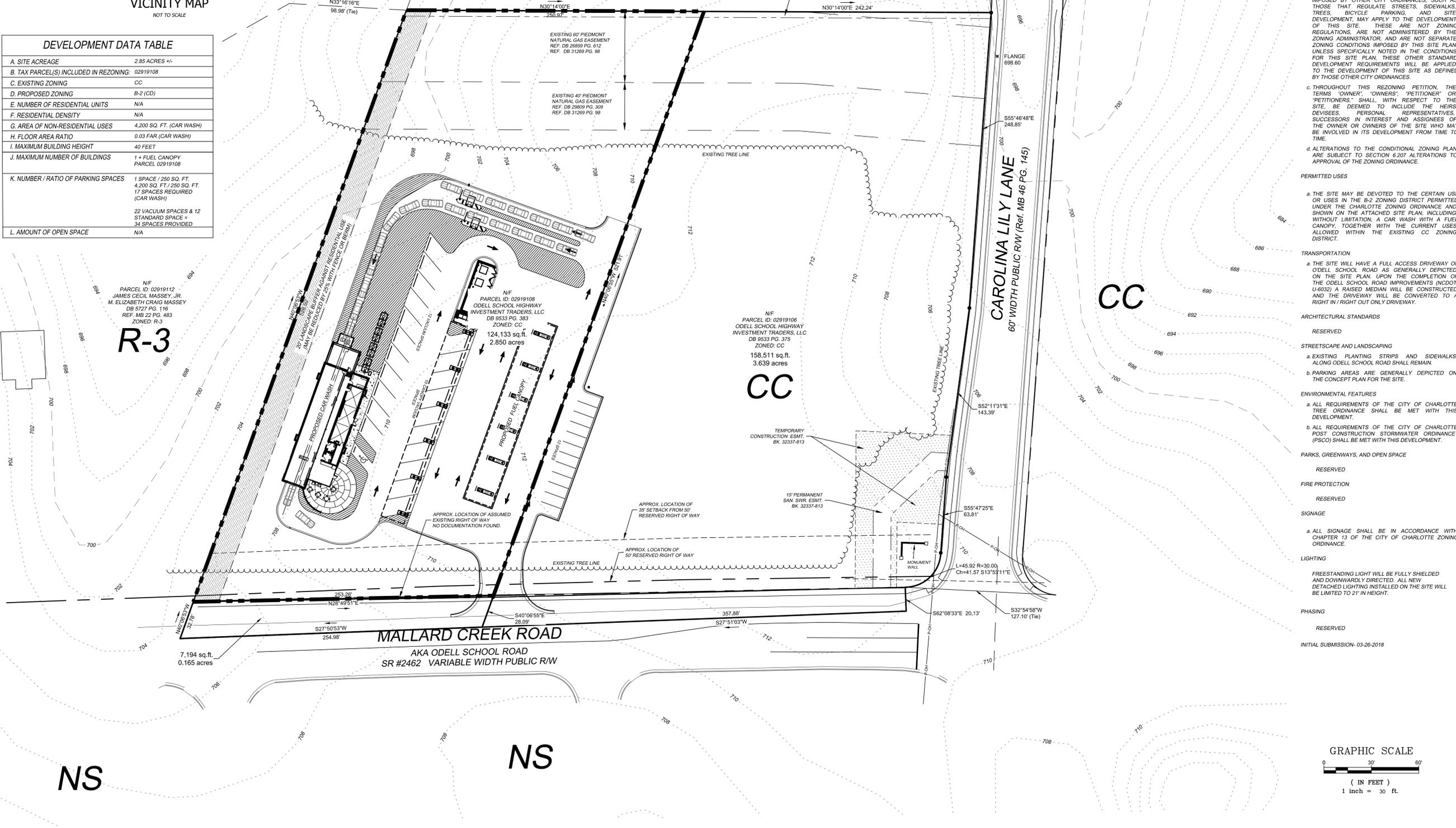
N/F
PARCEL ID: 02919103
WAYPOINT STONE HOLLOW
OWNER, LLC
c/o WAYPOINT RESIDENTIAL, LLC
DB 29004 PG. 656
MB 46 PG. 145
ZONED: CC (MULTI-FAMILY)

CC

N/F
PARCEL ID: 02919106
ODELL SCHOOL HIGHWAY
INVESTMENT TRADERS, LLC
DB 8533 PG. 376
ZONED: CC

158,511 sq. ft.
3,639 acres

CC



DEVELOPMENT STANDARDS

GENERAL PROVISIONS.

a. 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.

b. 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.

c. 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.

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

PERMITTED USES

a. THE SITE MAY BE DEVOTED TO THE CERTAIN USE OR USES IN THE B-2 ZONING DISTRICT PERMITTED UNDER THE CHARLOTTE ZONING ORDINANCE AND SHOWN ON THE ATTACHED SITE PLAN, INCLUDING WITHOUT LIMITATION, A CAR WASH WITH A FUEL CANOPY, TOGETHER WITH THE CURRENT USES ALLOWED WITHIN THE EXISTING CC ZONING DISTRICT.

TRANSPORTATION

a. THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON ODELL SCHOOL ROAD AS GENERALLY DEPICTED ON THE SITE PLAN. UPON THE COMPLETION OF THE ODELL SCHOOL ROAD IMPROVEMENTS (NCDOT U-6032) A RAISED MEDIAN WILL BE CONSTRUCTED AND THE DRIVEWAY WILL BE CONVERTED TO A RIGHT IN / RIGHT OUT ONLY DRIVEWAY.

ARCHITECTURAL STANDARDS

RESERVED

STREETSCAPE AND LANDSCAPING

a. EXISTING PLANTING STRIPS AND SIDEWALKS ALONG ODELL SCHOOL ROAD SHALL REMAIN.

b. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ENVIRONMENTAL FEATURES

a. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.

b. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE POST CONSTRUCTION STORMWATER ORDINANCE (PSCO) SHALL BE MET WITH THIS DEVELOPMENT.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

a. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

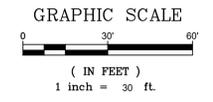
LIGHTING

FREESTANDING LIGHT 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



PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	BY	ISSUE



3101 ODELL SCHOOL ROAD
CHARLOTTE, NC

SAM'S REAL ESTATE
7935 COUNCIL PLACE, SUITE 102
MATTHEWS, NC 28105

DESIGNED BY	DRAWN BY	CHECKED BY	JLR
JAR	JAR	JAR	JLR
SCALE	DATE	JOB NUMBER	6086
AS SHOWN	03/26/18		

REZONING
SITE PLAN

Sheet
RZ-1.0

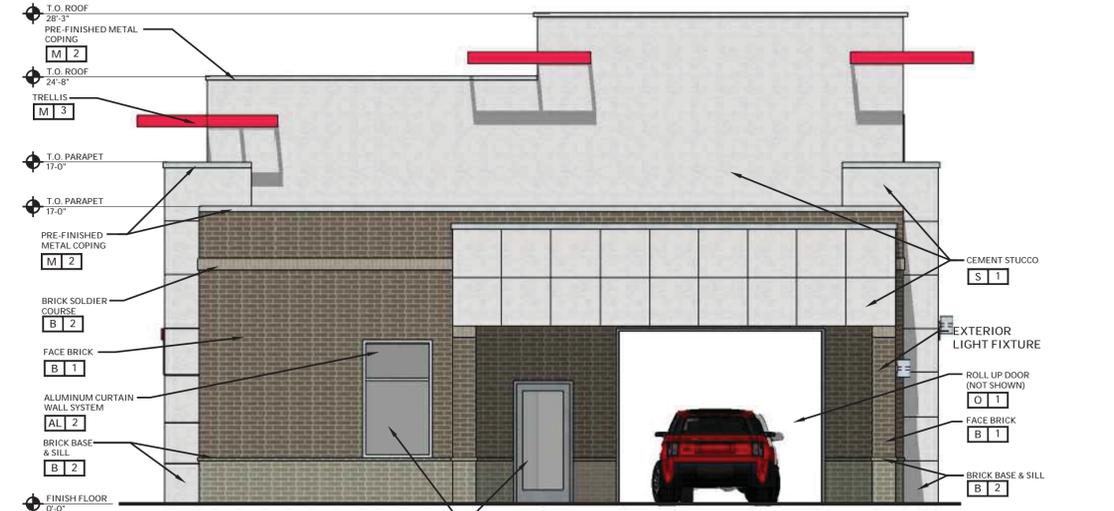
X:\land\projects\121618 - Sam's - Odell School Road\DWG\CC\Concept\02919108 - Rezoning.dwg - 2018.03.15.14:49



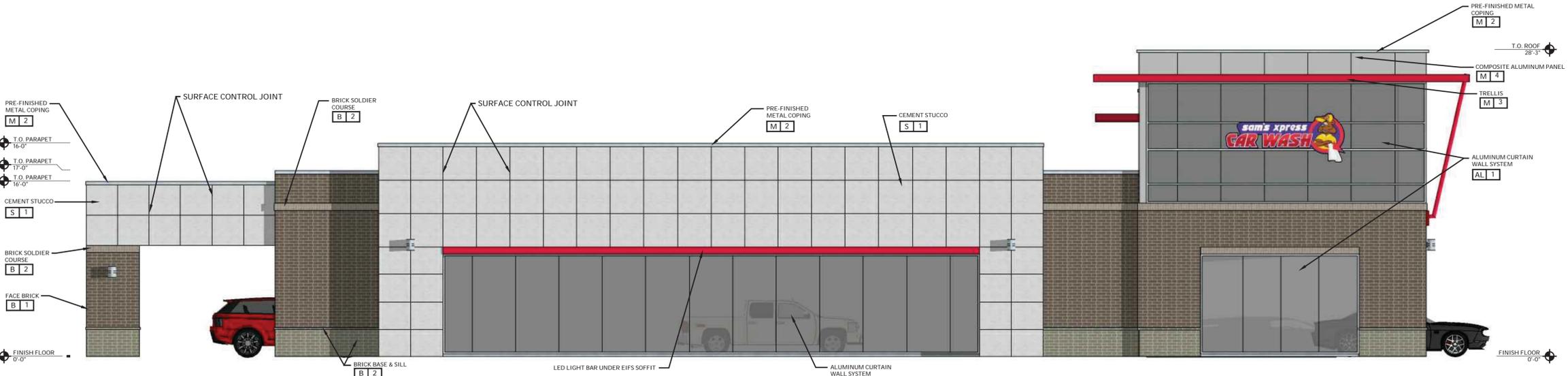
1 Side Elevation
3/16" = 1'-0"



2 Front Elevation
3/16" = 1'-0"



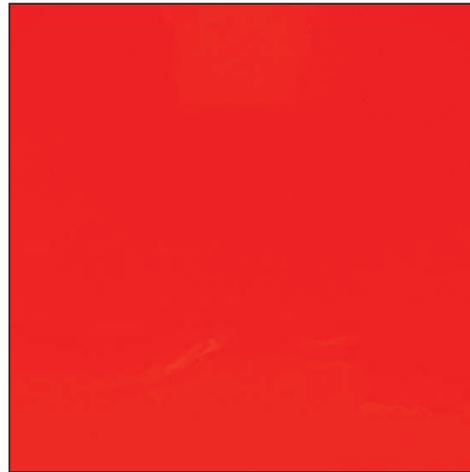
3 Rear Elevation
3/16" = 1'-0"



4 Side Elevation
3/16" = 1'-0"

MATERIAL SCHEDULE - EXTERIOR				
KEY	MANUFACTURER	MATERIAL	COLOR	LOCATION
M 1	CONSTRUCTION METAL PRODUCTS	STANDING SEAM METAL ROOF	REGAL RED (SEE AWNEX RED)	VACUUM CANOPY
M 2	CARLISLE SYNTEC SYSTEMS	PARAPET WALL COPING	DOVE GRAY A09	MAIN BUILDING
M 3	AWNEX	TRELLIS	RED (PMS 185C)	MAIN BUILDING
M 4	CITADEL	INSULATED GLAZING INSERT	DOVE GRAY	MAIN BUILDING
S 1	SENERGY	PORTLAND CEMENT STUCCO ULTRA	DOVE GREY	MAIN BUILDING
B 1	TAYLOR CLAY PRODUCTS	FACE BRICK	322 GRAY	MAIN BUILDING
B 2	TAYLOR CLAY PRODUCTS	FACE BRICK	320 GRAY	MAIN BUILDING
O 1	ROLLING SERVICE DOOR	ROLL UP DOOR	CLEAR ANODIZED	MAIN BUILDING
AL 1	KAWNEER	ALUM. CURTAIN WALL SYSTEM	CLEAR ANODIZED & 1" CLEAR INSUL GLASS	MAIN BUILDING
AL 2	KAWNEER	ALUM. CURTAIN WALL SYSTEM	CLEAR ANODIZED & 1" SPANDREL GLASS	MAIN BUILDING

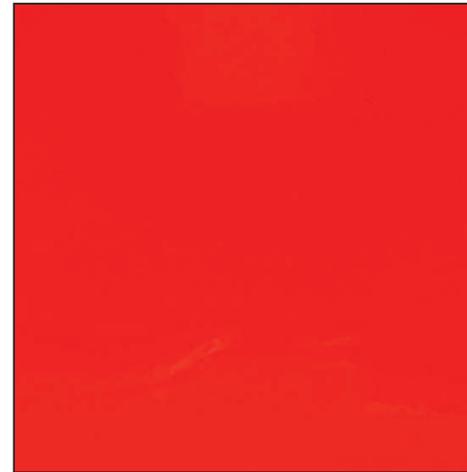
PLEASE NOTE THAT THESE COLORS MAY NOT PRECISELY MATCH ACTUAL COLORS BUT ARE A BASIC
RESPRESTATION OF THE ACTUAL MATERIAL AND COLORS.



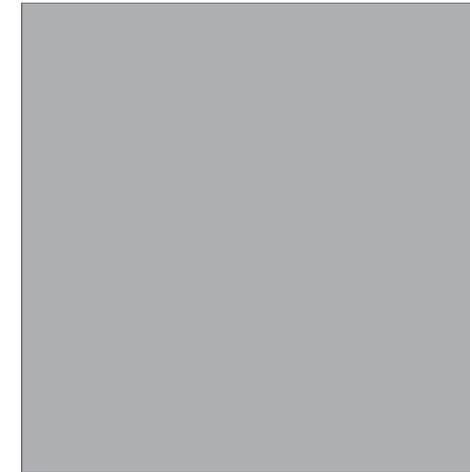
M 1 CONSTRUCTION METAL PRODUCTS
SERIES 2000 STANDING SEAM METAL ROOF
COLOR: REGAL RED



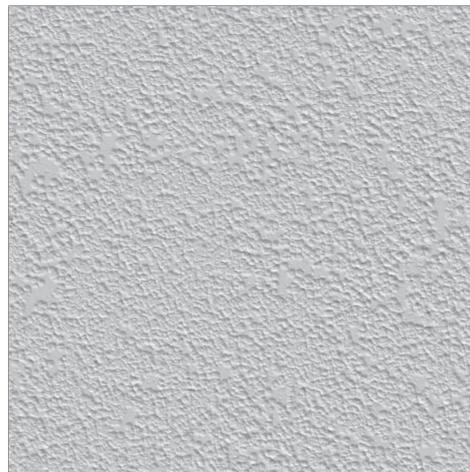
M 2 CARLISLE SYNTEC SYSTEMS METAL
SECURE EDGE 300 METAL COPING
COLOR: DOVE GRAY A-09



M 3 AWNEX TRELLIS: PMS 185C RED



M 4 CITADEL
INSULATED GLAZING INSERT
COLOR: DOVE GRAY



S 1 SENERGY PLATINUM CI CEMENT STUCCO ULTRA
COLOR: DOVE GREY
FINISH: FINE



B 1 FACE BRICK
TAYLOR BRICK
COLOR: 322 GRAY



B 2 SOLDIER COURSE & SILL BRICK
TAYLOR BRICK
COLOR: 320 GRAY