

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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**KEITH HAWTHORNE
FORD**

7601 South Boulevard
Charlotte
North Carolina 28284

**KEITH HAWTHORNE
FORD - REZONING**

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Charlotte
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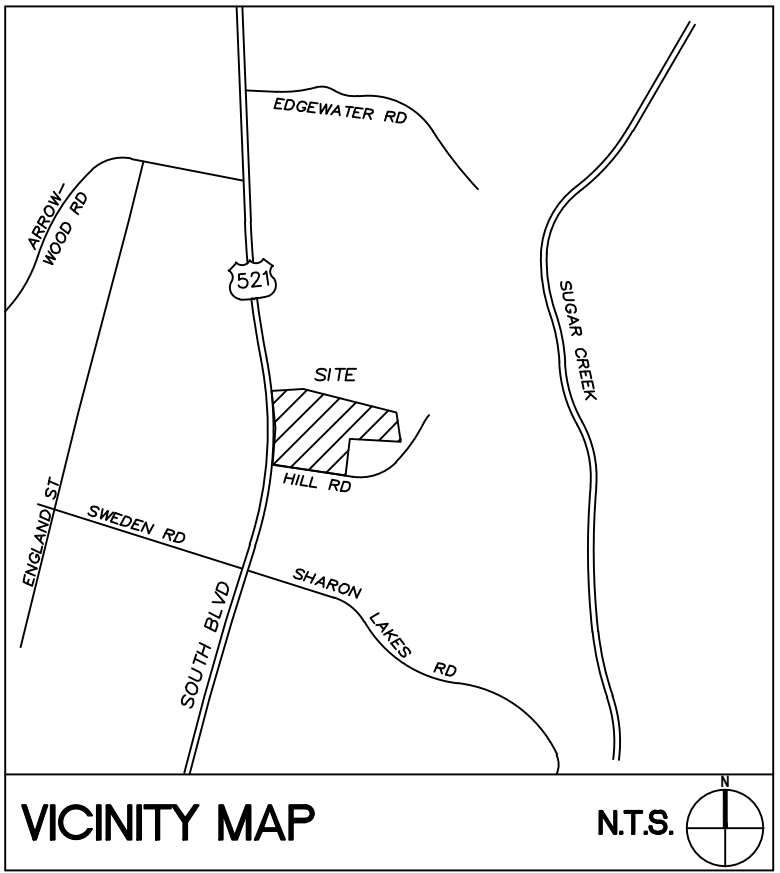
**REZONING
PLAN - TECH.
DATA SHEET**

Project No.

4102.01

Issued

01/23/12



VICINITY MAP N.T.S.

LEGEND

SYMBOL	
	PROJECT LIMITS
	PROPOSED RE-ZONING LIMITS
	75' UNDISTURBED CLASS 'B' BUFFER
	BUILDING & PARKING ENVELOPE

REZONING SUMMARY

REZONING SITE AREA:	9.78 ACRES
TAX PARCEL #:	173-162-81, 173-162-82, 173-202-16
EXISTING ZONING:	R-4, R-17MF, R-22MF
PROPOSED ZONING:	B-2 (CD)
EXISTING USES:	CAR DEALERSHIP AND SEVERAL VACANT HOMES
PROPOSED USES:	AUTO-DEALER PARKING LOT AND ASSOCIATED STRUCTURES INCLUDING SALES AND REPAIR AS ALLOWED BY THE ORDINANCE
MAX. BUILDING HEIGHT:	AS REQUIRED BY THE ZONING ORDINANCE
PARKING:	A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE AREAS AS DEFINED BY THE TREE ORDINANCE
OPEN SPACE:	KLH ACQUISITION COMPANY, LLC
PETITIONER:	7601 SOUTH BOULEVARD CHARLOTTE, NC 28204
OWNER:	KLH ACQUISITION COMPANY, LLC 7601 SOUTH BOULEVARD CHARLOTTE, NC 28204

SEE SHEET RZ1.1 FOR DEVELOPMENT STANDARDS Revised
02/15/12 REVISION TO DEV. STD. NOTES
03/16/12 PLAN REVISIONS-RESUBMITTAL

RECEIVED

By Michael Cataldo at 11:28 am, Mar 16, 2012

SCALE: 1"= 60'

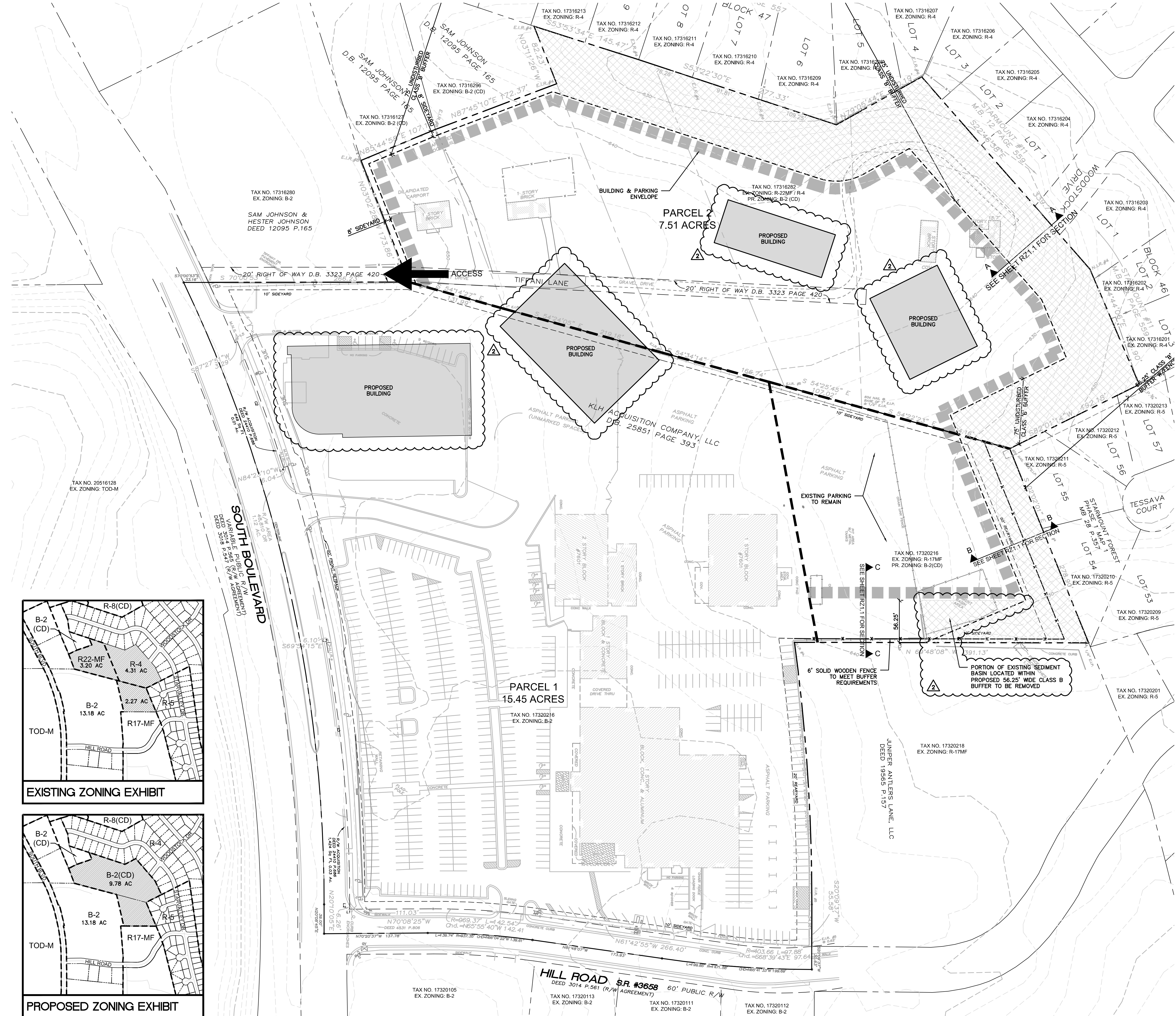
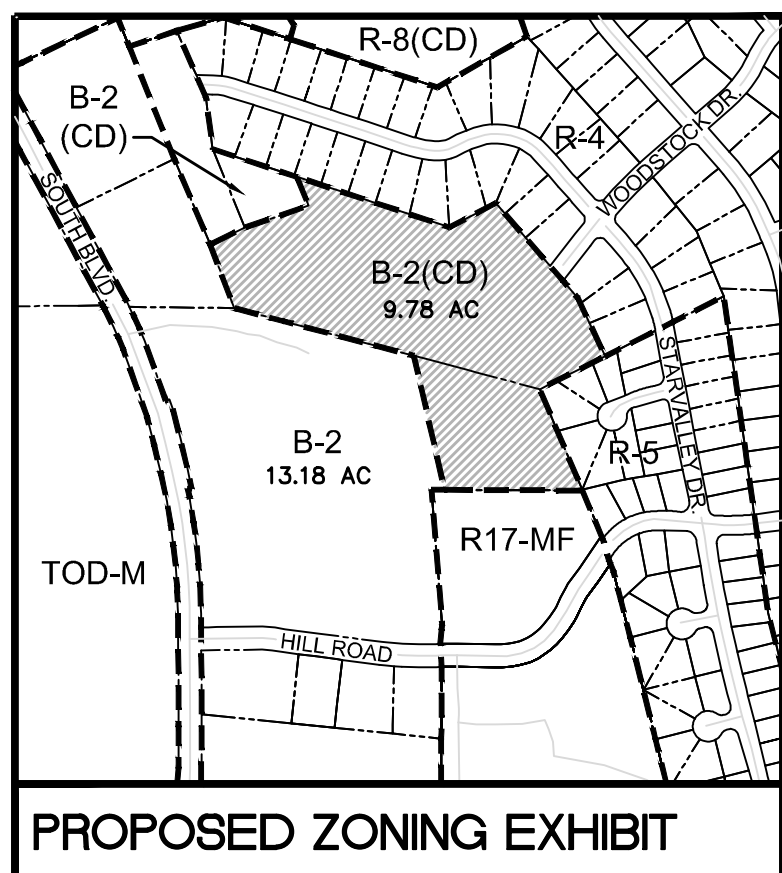
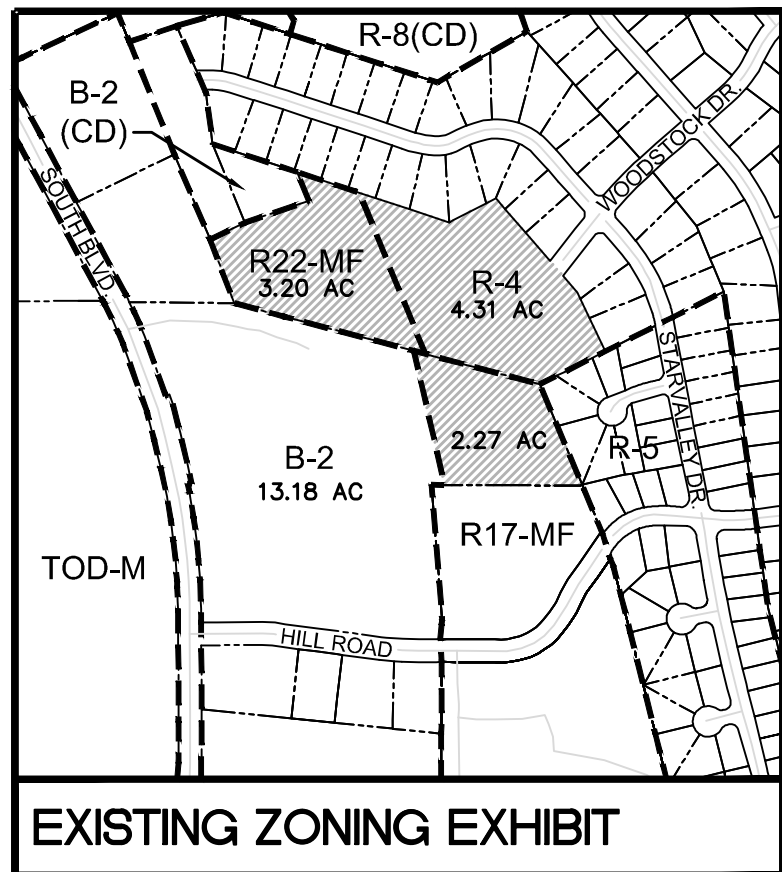
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RZ1.0

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PETITION # 2012-027



1. **General Provisions:**
- a. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Keith Hawthorne Automotive to accommodate development of an Automotive sales facility on an approximately 9.8 acre site located on South Blvd. (the "Site").
- b. Development of the Site will be governed by the attached Technical Data Sheet and these Development Standards (collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the B-2 zoning district classification shall govern development taking place on the Site.
- c. The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The schematic depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions other site elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope generally depicted on the Rezoning Plan. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207.(2).
- d. Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
- e. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed six (6). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.
- f. This proposed automotive sales facility will be combined with the adjacent automotive sales facility (the "Existing Dealership") located to the south of the Site as an expansion, as such the combined automotive sales facility shall be deemed as a unified development so that side or rear yards between the two facilities will not be required. Parking for the new or the Existing Dealership may be provided on either site as part of the unified development.

2. **Permitted Uses & Development Area Limitation:**

- a. The Site may be developed with an automobile sales and repair facilities together with accessory uses allowed in the B-2 zoning district.

3. **Access:**

- a. Access to the Site will be from South Blvd. through the existing automobile sales facility and by the way of the existing 20 foot right-of-way that also provides access to the Site from South Blvd. through tax parcel # 173-162-80.
- b. Access to the Site from Woodstock Drive will not be allowed.

4. **Architectural Standards:**

- a. Buildings constructed on the Site will be architecturally compatible with the buildings on the Existing Dealership by the use of similar building materials, architectural styles and treatments.
- b. Meter banks will be will be screened.
- c. Roof top HVAC and related mechanical equipment will be screened from public view at grade.

- d. If a dumpster areas and recycling areas are provided they will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the building. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

5. **Streetscape, Buffers and Landscaping:**

- a. Buffers will be provided as required by the Ordinance. The 75 foot class B buffer provided along the northern property boundary and along a portion of the eastern property boundary will be an undisturbed buffer. If the existing vegetation within this buffer does not meet the standards for a class B buffer additional vegetation to meet the standards of a class B buffer will be provided.
- b. A 56.25 foot class B buffer with a fence will be provided along a portion of the eastern property line as generally depicted on Rezoning Plan.
- c. There exists along the southern property line of the Site certain improvements (parking/vehicular storage) that were allowed to be constructed under a prior provision of the Ordinance. These improvements are therefore legally non-conforming and are not required to be removed to comply with the requirements of the Ordinance today. Therefore, these existing grandfather improvements (parking/vehicular storage) that are located within a portion of the required class B buffer along the southern property line will not be required to remove to comply with the Buffer requirements of the Ordinance. However, the Petitioner will provide a solid wooden fence a minimum of six feet in height in the area between the existing parking/vehicular storage area and the adjoining property line prior to the issuance of a certificate of occupancy for the first building constructed on the Site (due to the proximity of the improvements to the property line trees and or shrubs will not be planted). Any new improvements must be located outside of required buffers.
- d. Screening requirements of the Ordinance will be met.
- e. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

6. **Environmental Features:**

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The location, size and type of storm water management systems depicted on the Rezoning Plan is subject to review and approval as part of the full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points
- c. The Site will comply with the Tree Ordinance.
- d. Outdoor speakers, if provided, will be directed toward South Boulevard and will not be directed toward the abutting single-family homes

7. **Signage:**

- a. Signage as allowed by the Ordinance will be provided.

8. **Lighting:**

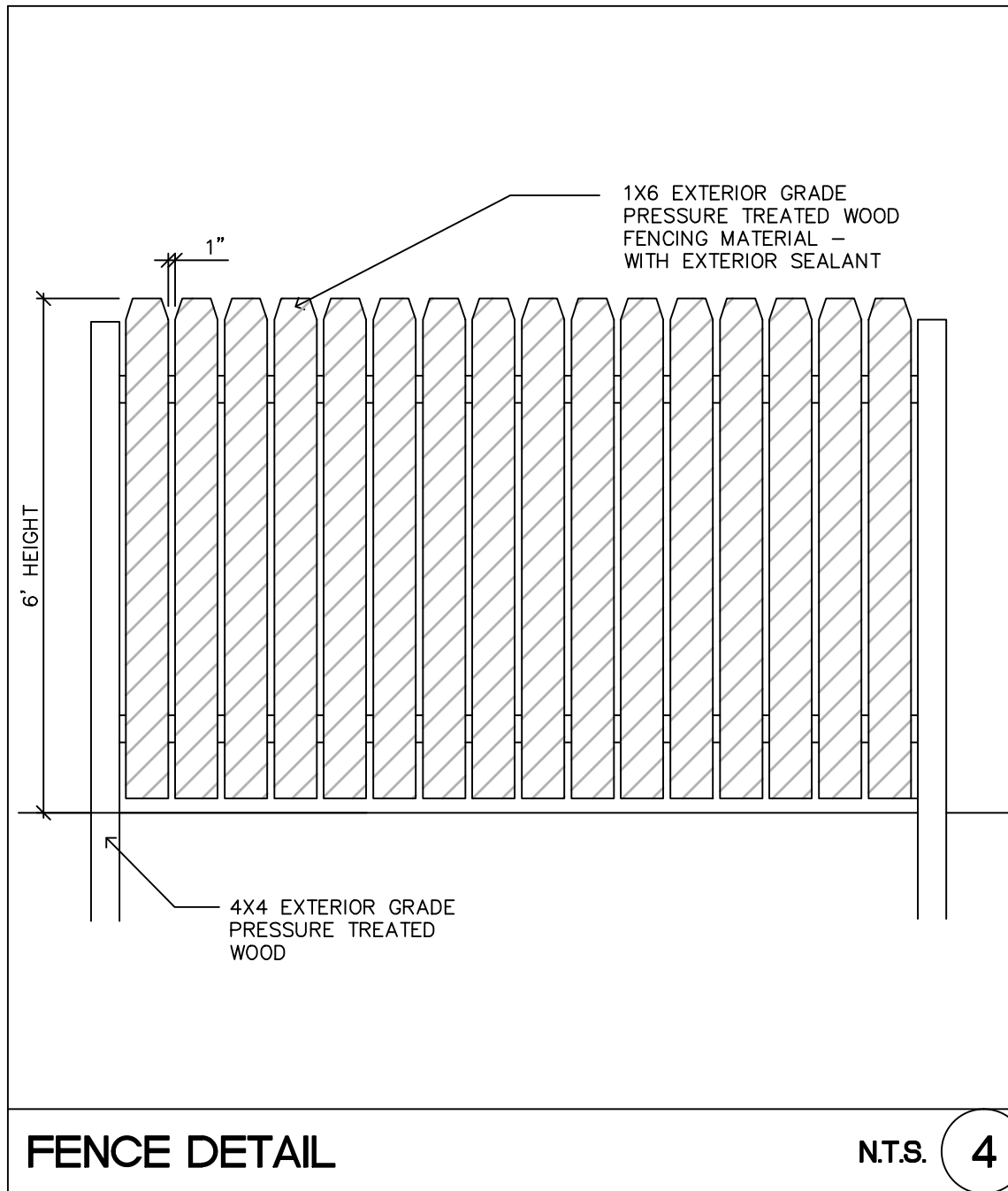
- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 25 feet in height.
- c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

9. **Amendments to the Rezoning Plan:**

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

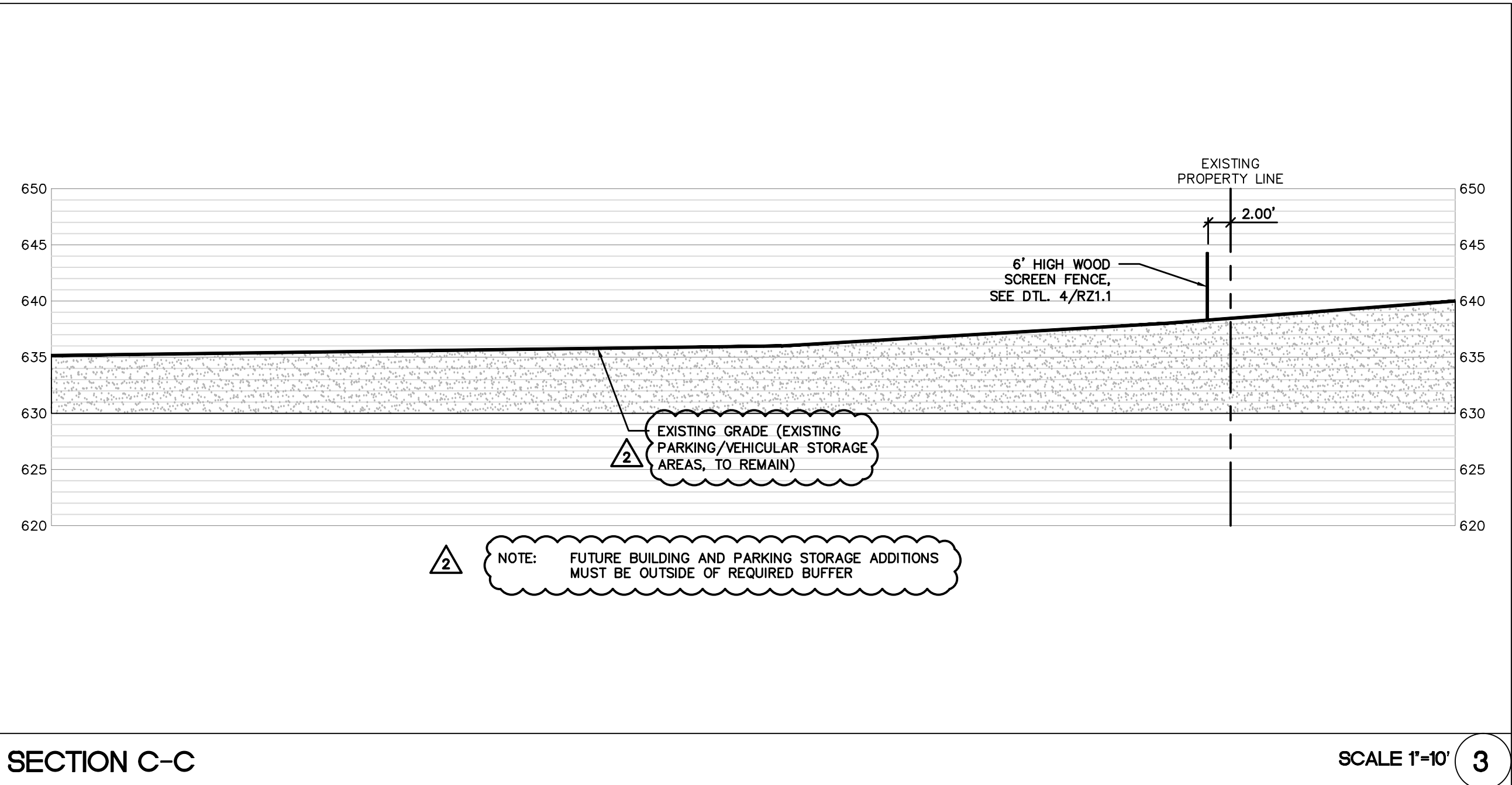
10. **Binding Effect of the Rezoning Application:**

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

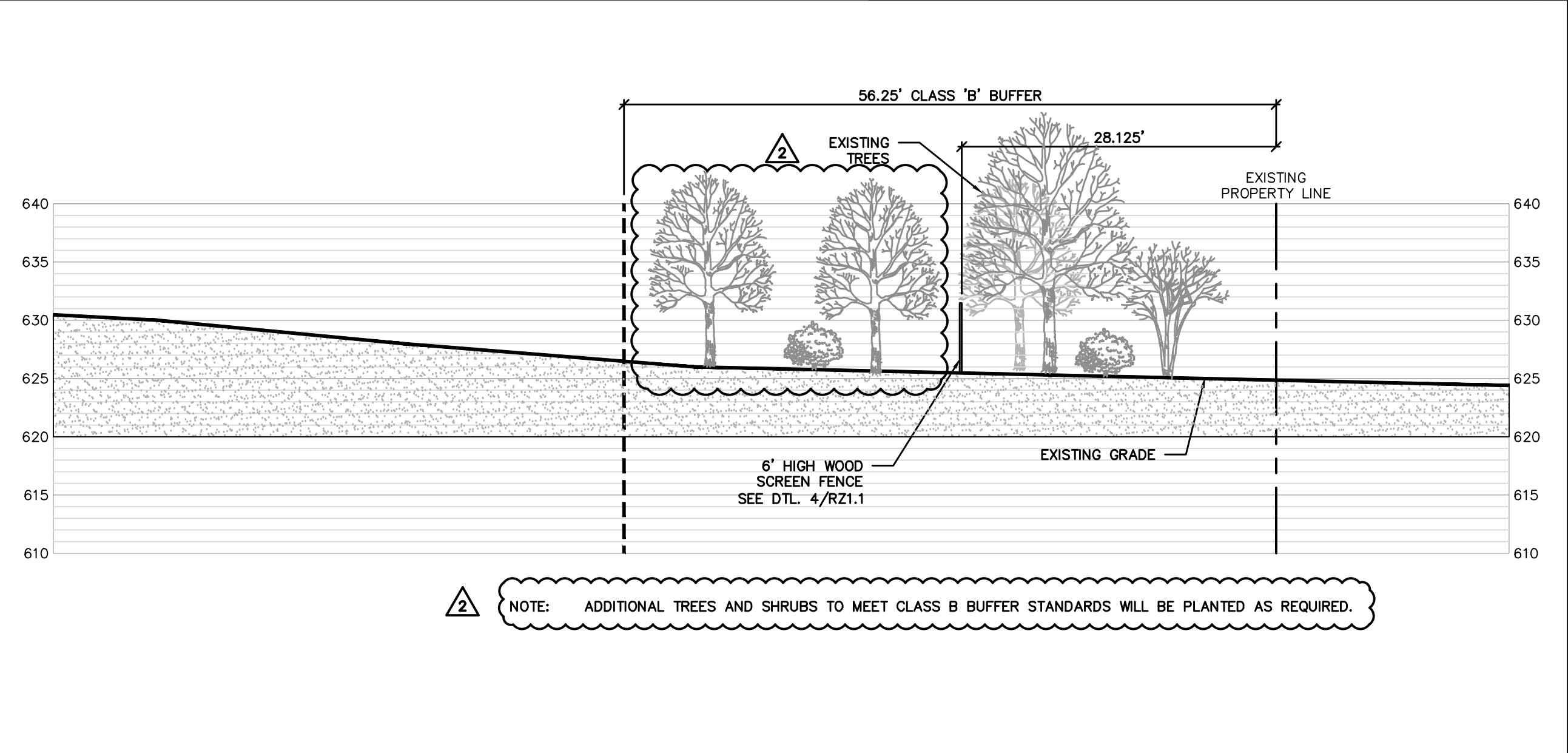


NTS. 4

SECTION A-A

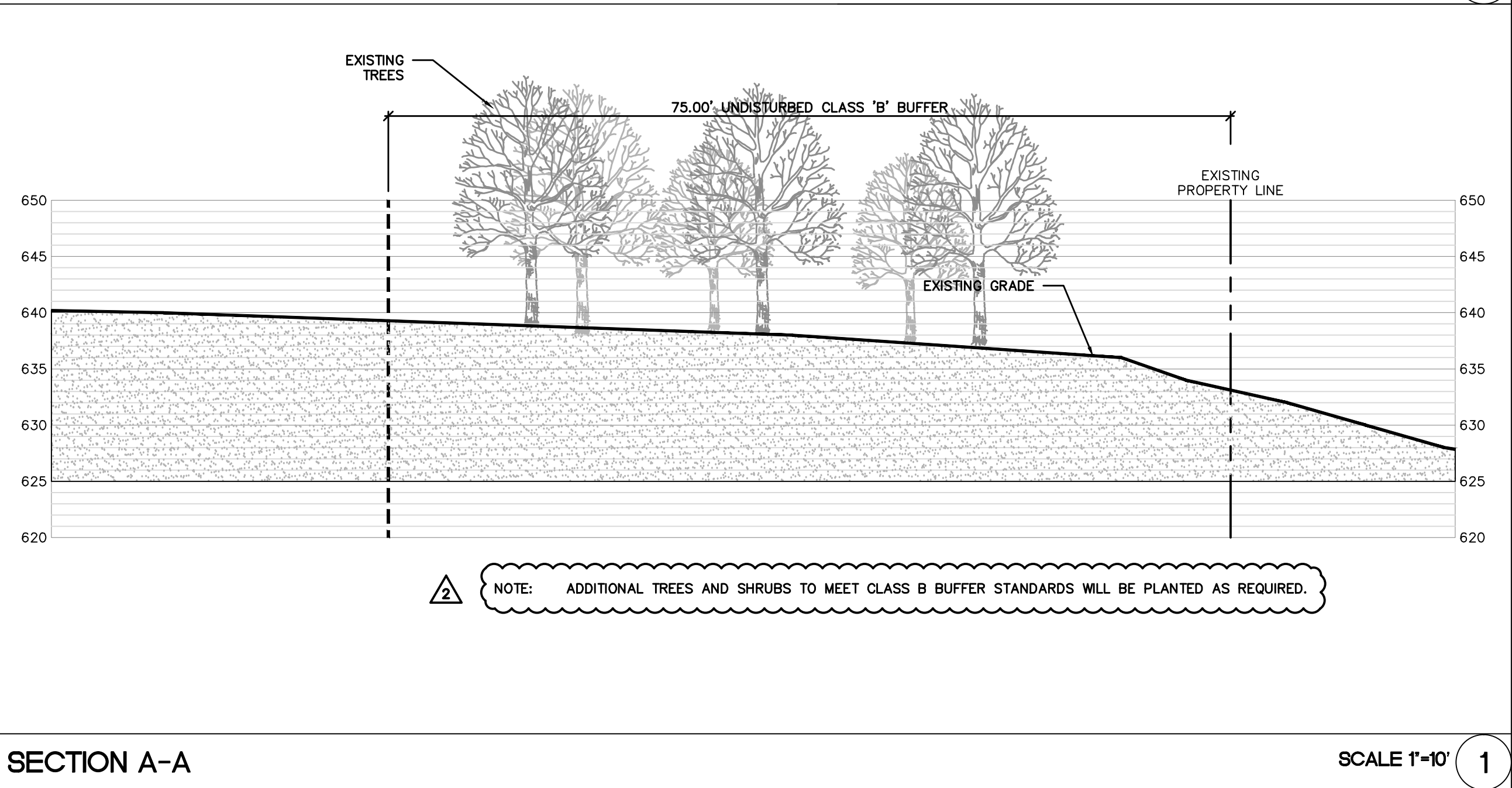


SCALE 1"=10' 3

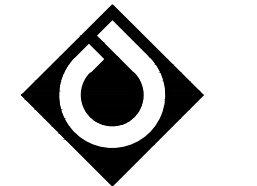


SCALE 1"=10' 2

SECTION B-B



SCALE 1"=10' 1



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**REZONING
PLAN - DEV.
STANDARDS**

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02/15/12 REVISION TO DEV. STD. NOTES
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