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Land Planning
+ Landscape Architecture
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KEITH HAWTHORNE FORD

7601 South Boulevard
Charlotte
North Carolina 28284

KEITH HAWTHORNE FORD - REZONING

7601 South Boulevard
Charlotte
North Carolina 28284

REZONING PLAN - TECH. DATA SHEET

Project No.

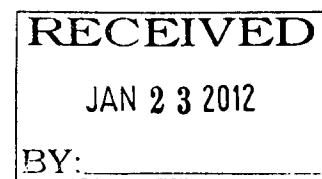
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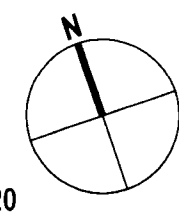
Revised

2012-027



SCALE: 1"= 60'

0 30 60 120

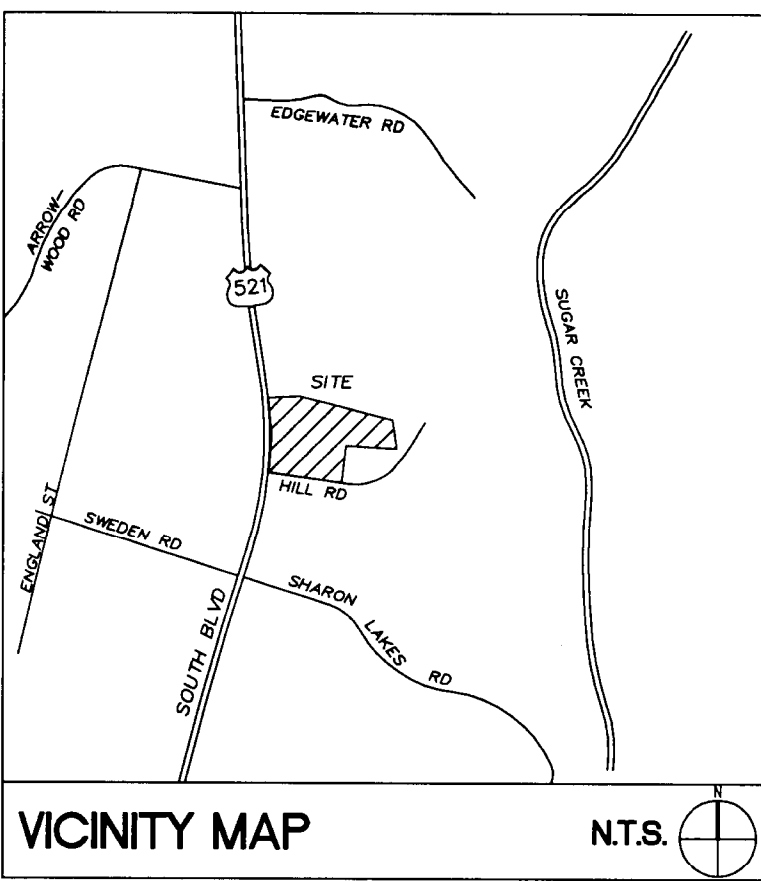


RZ1.0

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PETITION # 2012-XXX



SURVEY DISCLAIMER

"ALTA/ASCM LAND TITLE SURVEY" SURVEY ISSUE DATE SEPTEMBER 4, 2005. REVISED JULY 28, 2010. PROVIDED BY JACK R. CHRISTIAN & ASSOCIATES, 7811 OLD CONCORD ROAD, CHARLOTTE, NC 28213, (704) 596-2214

LEGEND

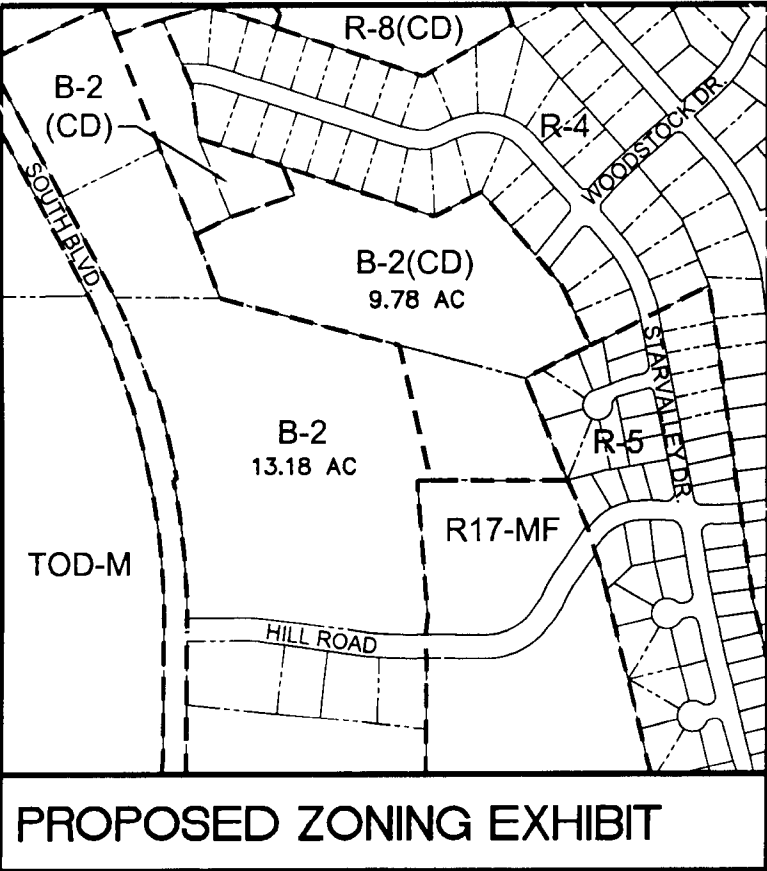
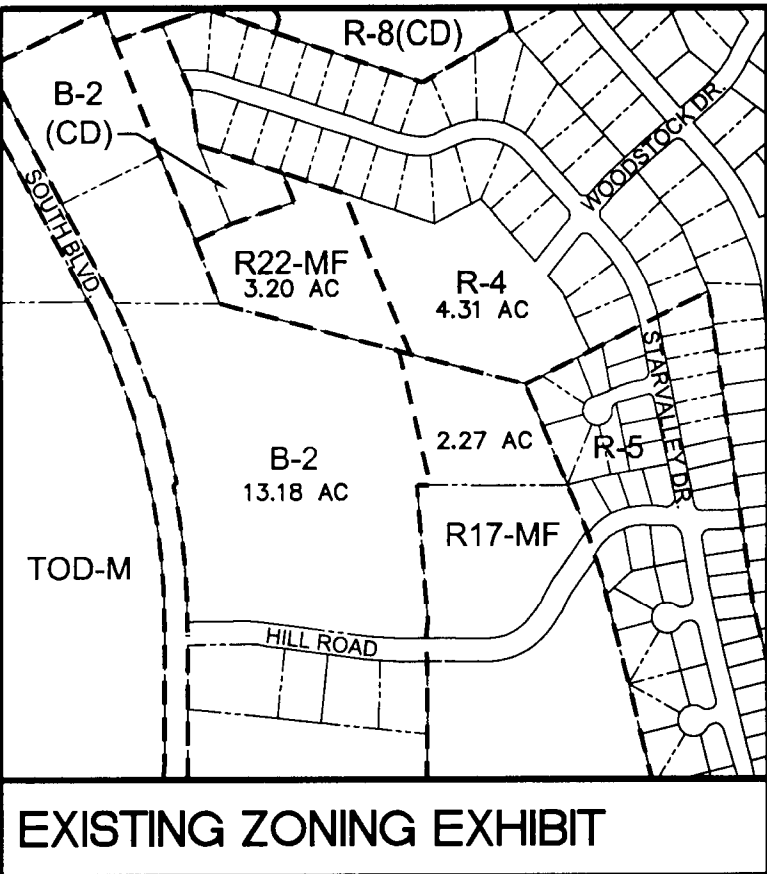
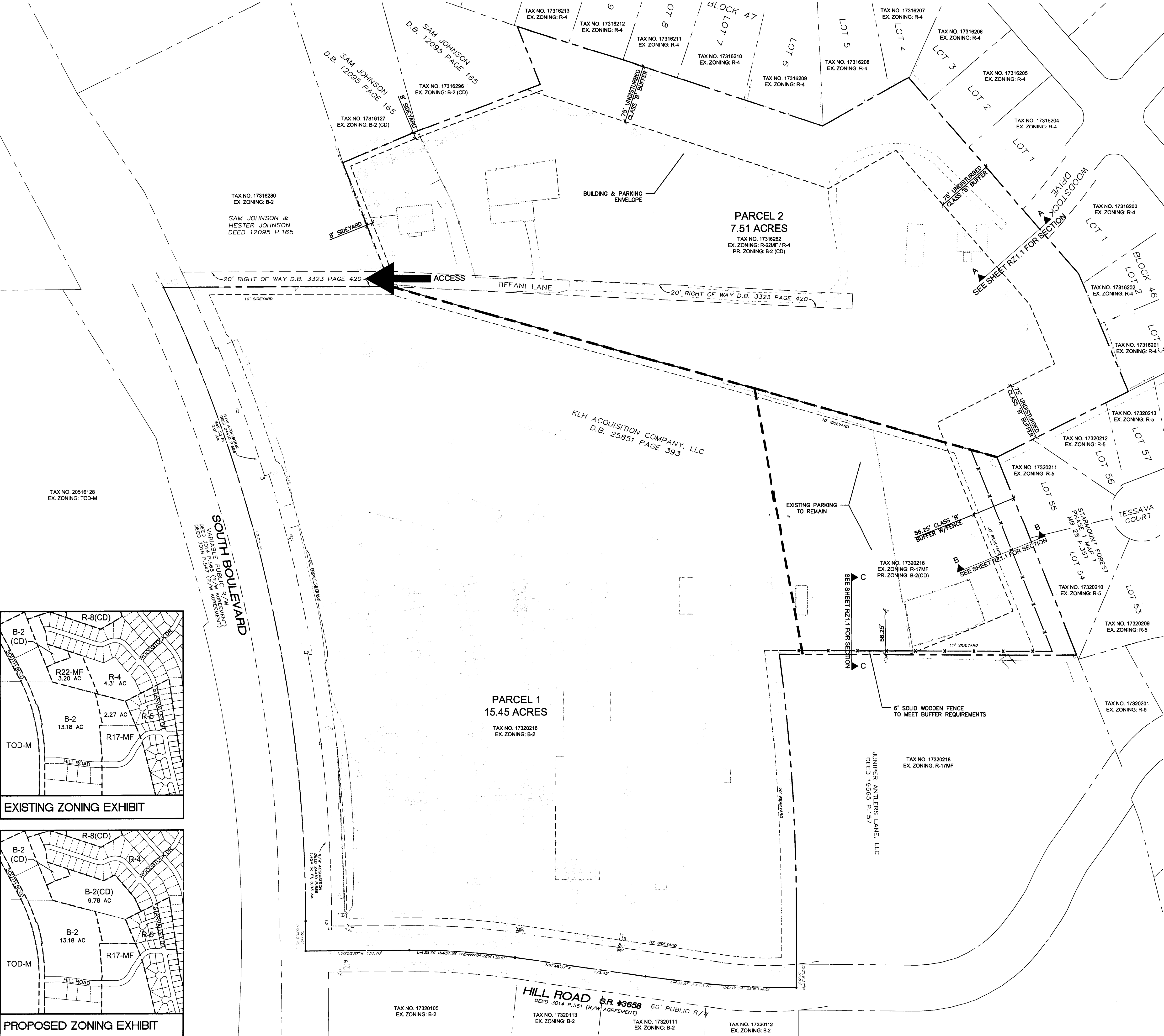
SYMBOL

- 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 AS REQUIRED BY THE ZONING 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:
PETITIONER: KLH ACQUISITION COMPANY, LLC
OWNER: KLH ACQUISITION COMPANY, LLC
7601 SOUTH BOULEVARD
CHARLOTTE, NC 28204

SEE SHEET RZ1.1 FOR DEVELOPMENT STANDARDS



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. This proposed automotive sales facility will be combined with the adjacent automotive sales facility 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 automotive sales facility 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 facility 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. Meter banks will be will be screened.
- b. Roof top HVAC and related mechanical equipment will be screened from public view at grade.
- c. 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 the 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 class B buffer with a fence will be provided along a portion of the western property line as generally depicted on Rezoning Plan. Due to existing grandfather improvements (parking and a storm water detention facility) within a portion of the required buffer along the southern property line the Petitioner will provide a solid wooden fence and as much of the required class B buffer as can be accommodated between the existing improvements and the property line.
- c. Screening requirements of the Ordinance will be met.
- d. 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 will not be allowed.

7. **Signage:**

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

8. **Lighting:**

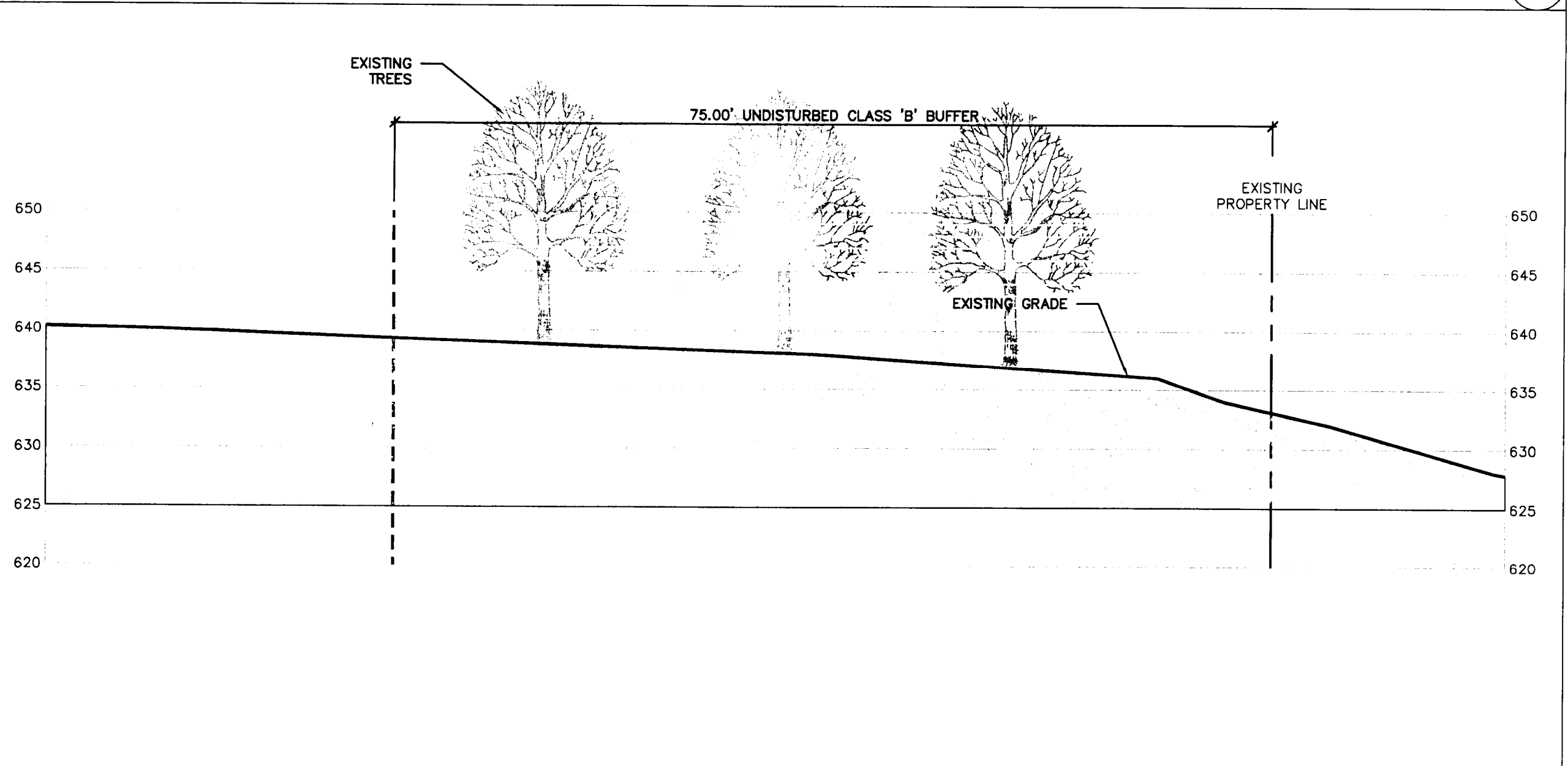
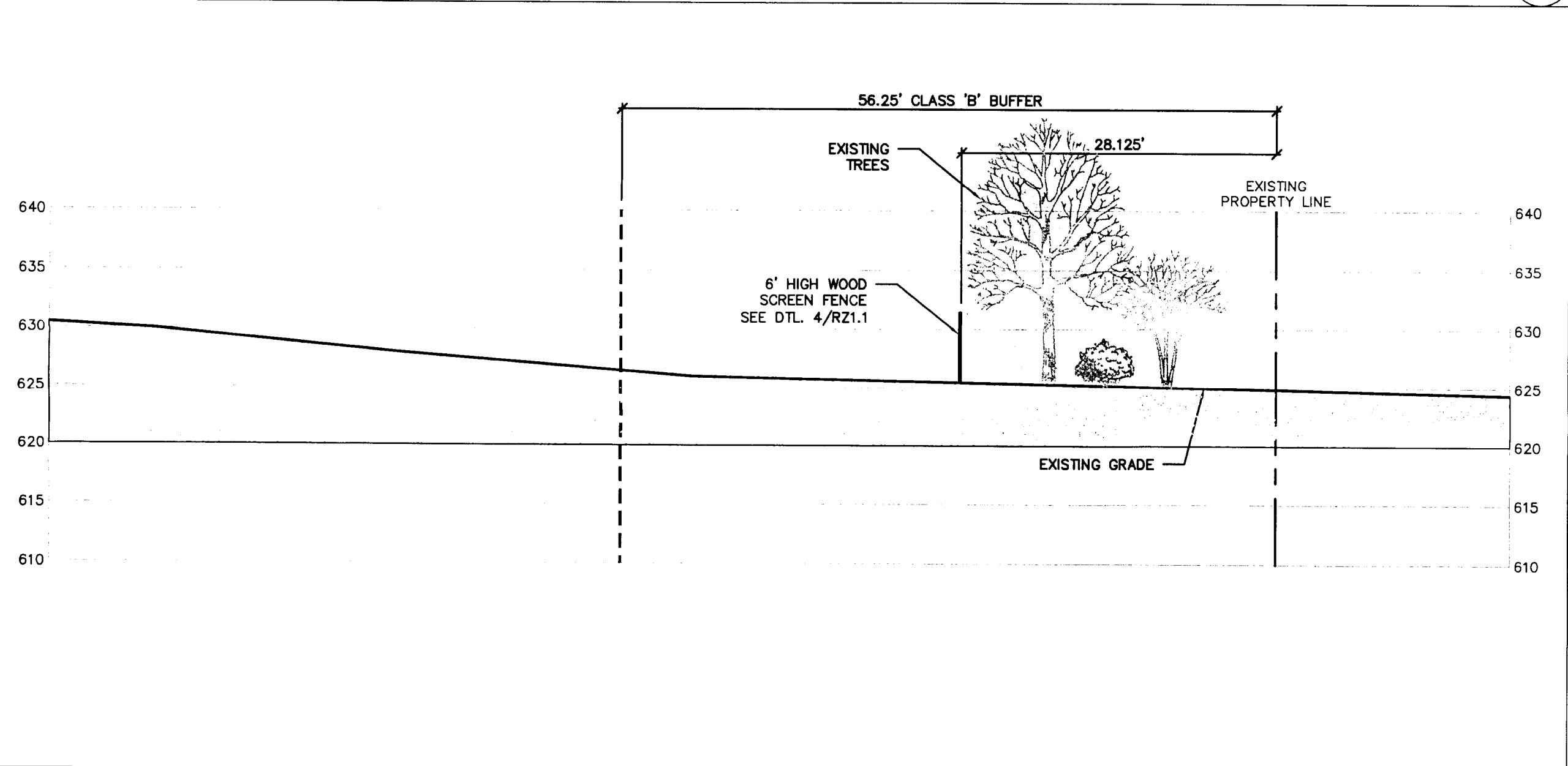
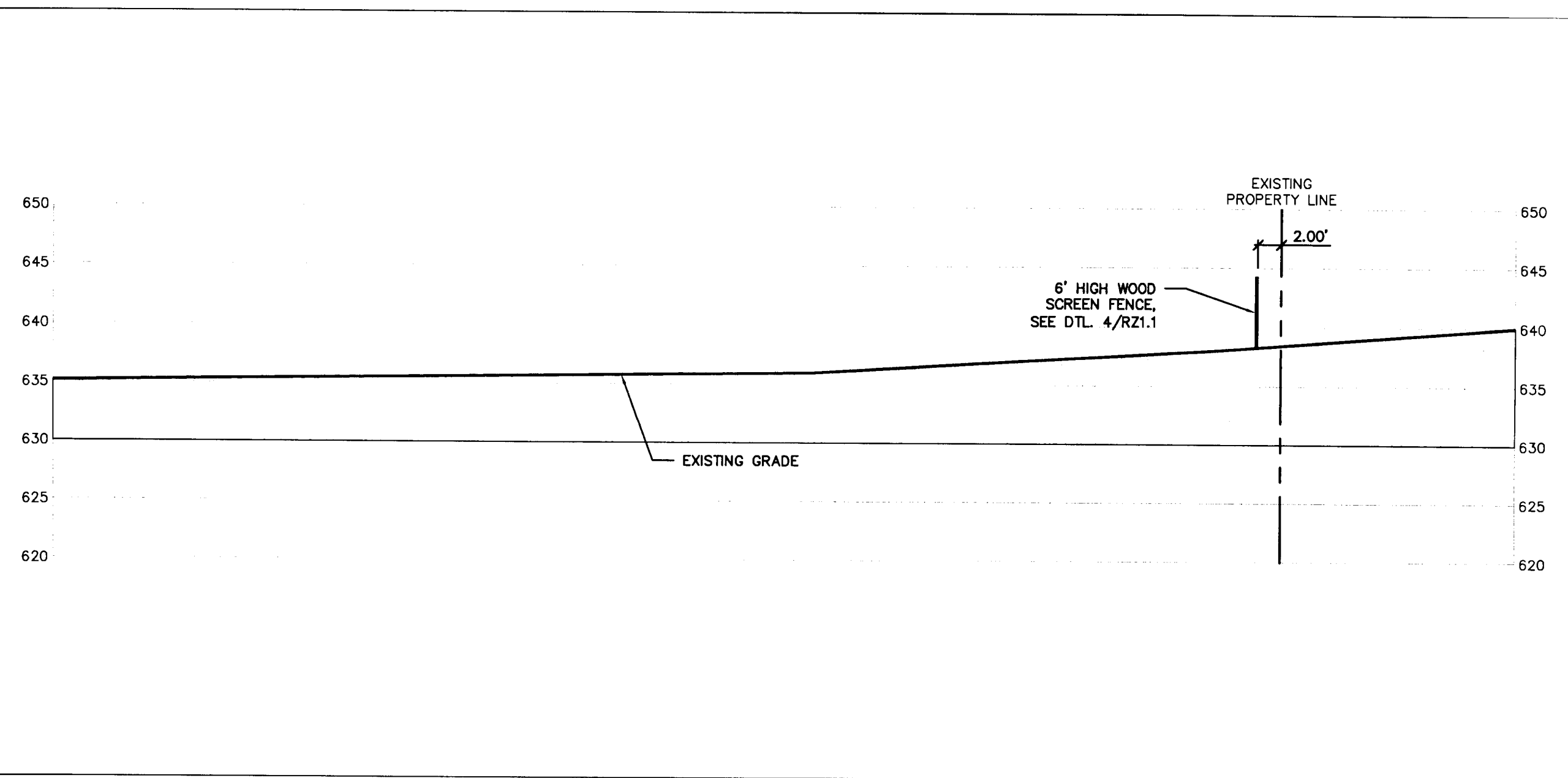
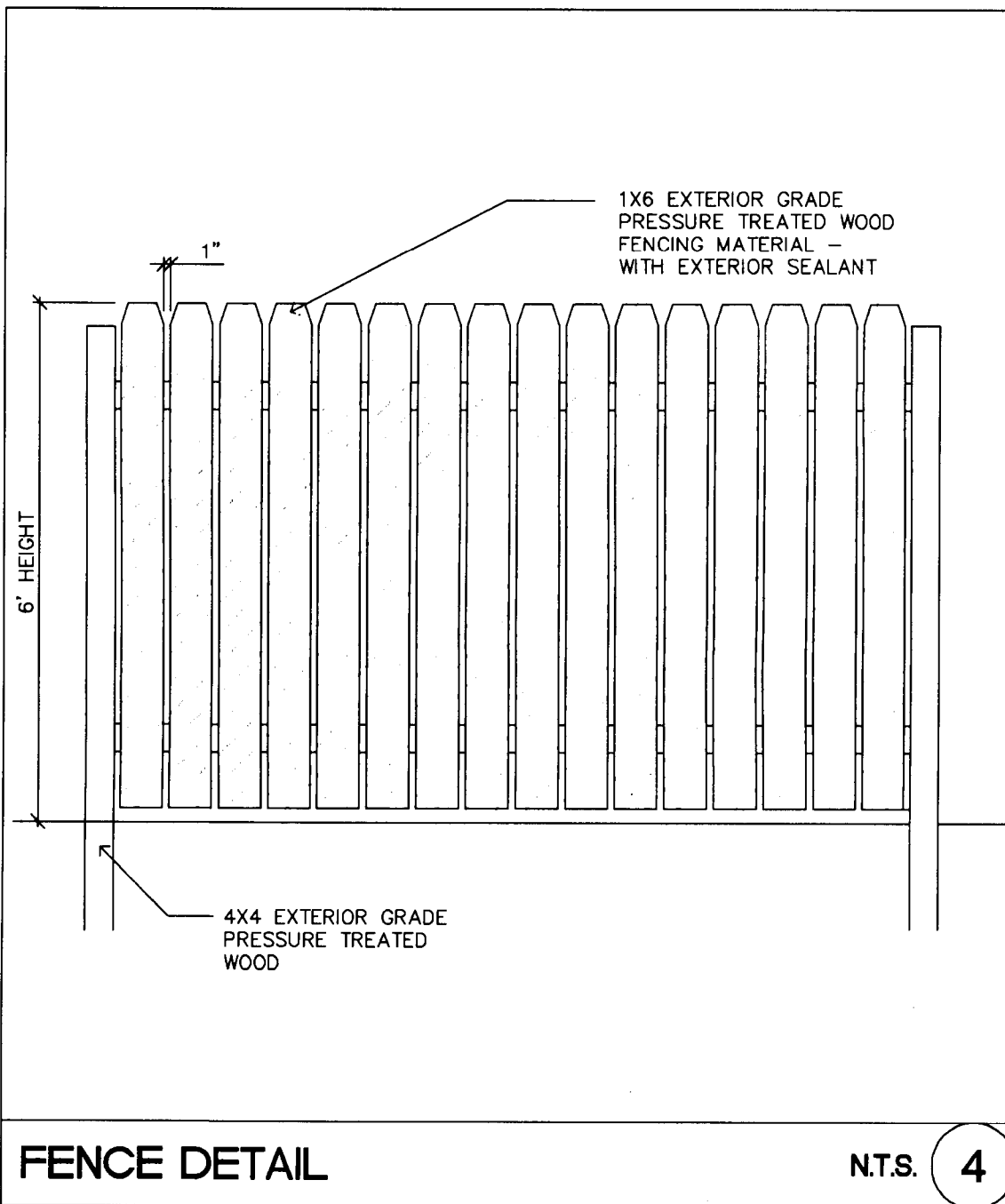
- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 25 feet in height.
- c. No "wall pak" lighting will be allowed, however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



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REZONING PLAN - DEV. STANDARDS

Project No.
4102.01

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Revised



RZ1.1

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