



07 PEP BOYS ENTRY scale: NTS



08 PEP BOYS REAR scale: NTS



06 PEP BOYS S. TYRON scale: NTS



05 OFFICE BUILDING FRONT ELEVATION scale: 1/16" = 1'

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.

Purpose

The purpose of this Site Plan Amendment is to provide for the location of an automobile service center not to exceed 6000 sq. ft. along with the previously approved list of uses allowed on the site in a structure not to exceed 30,000 sq. ft. The uses previously approved for the site include office uses, including medical offices, and financial institutions along with associated parking and service areas. To achieve this purpose, the application seeks to amend the previously approved Neighborhood Services (NS) district with this Site Plan Amendment (SPA).

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the NS district except as may be further limited by the specific provisions of this site plan.

Transportation

- a. Access to the site will be provided by driveway connections to Moss Road and NC 49 as generally depicted on this site plan. The driveway connection to NC 49 is subject to the review and approval of NCDOT and/or CDOT.
- b. Parking areas are generally depicted on the concept plan for the site. Parking will be provided which meets or exceeds the requirements of the Ordinance.
- c. A six foot wide sidewalk with an eight foot planting strip will be installed along Moss Road in accordance with the ordinance. The existing sidewalk located along NC 49 may remain in its current location. The retention of the existing sidewalk along NC 49 shall not require a variance or approval of the City Engineer.
- d. The Petitioner will work with CATS on the location and timing of the installation of a future bus shelter pad on the site if the location meets all of CATS and NCDOT requirements.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the NS district. The Petitioner has also provided images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated.

Streetscape and Landscaping

The landscaped buffer along the westerly and southerly project edges will include a wood fence and landscape materials as noted on the site plan

Environmental Features

The location, size and type of storm water management systems depicted on the Rezoning Plan and subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural discharge points.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaries and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted

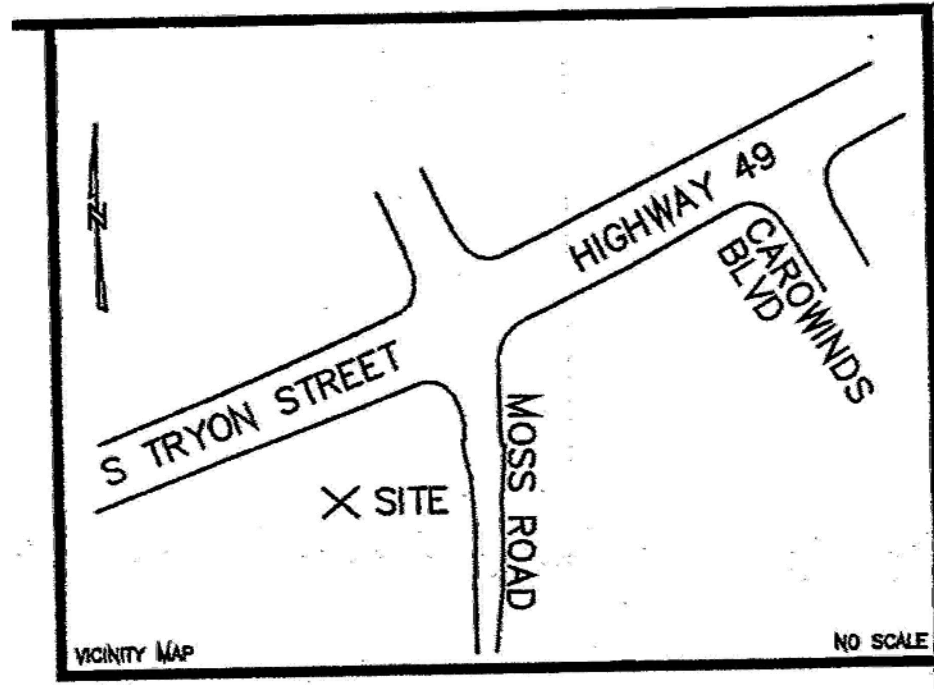
Phasing

The Petitioner may phase the development of the site and in doing so, will install the necessary and required site improvements for the portions of the site that are developed at any one time, even if those improvements will be removed and replaced when the remainder of the site develops.

Initial Submission- 03-24-14

Revised per staff comments- 5-16-14, 1.2

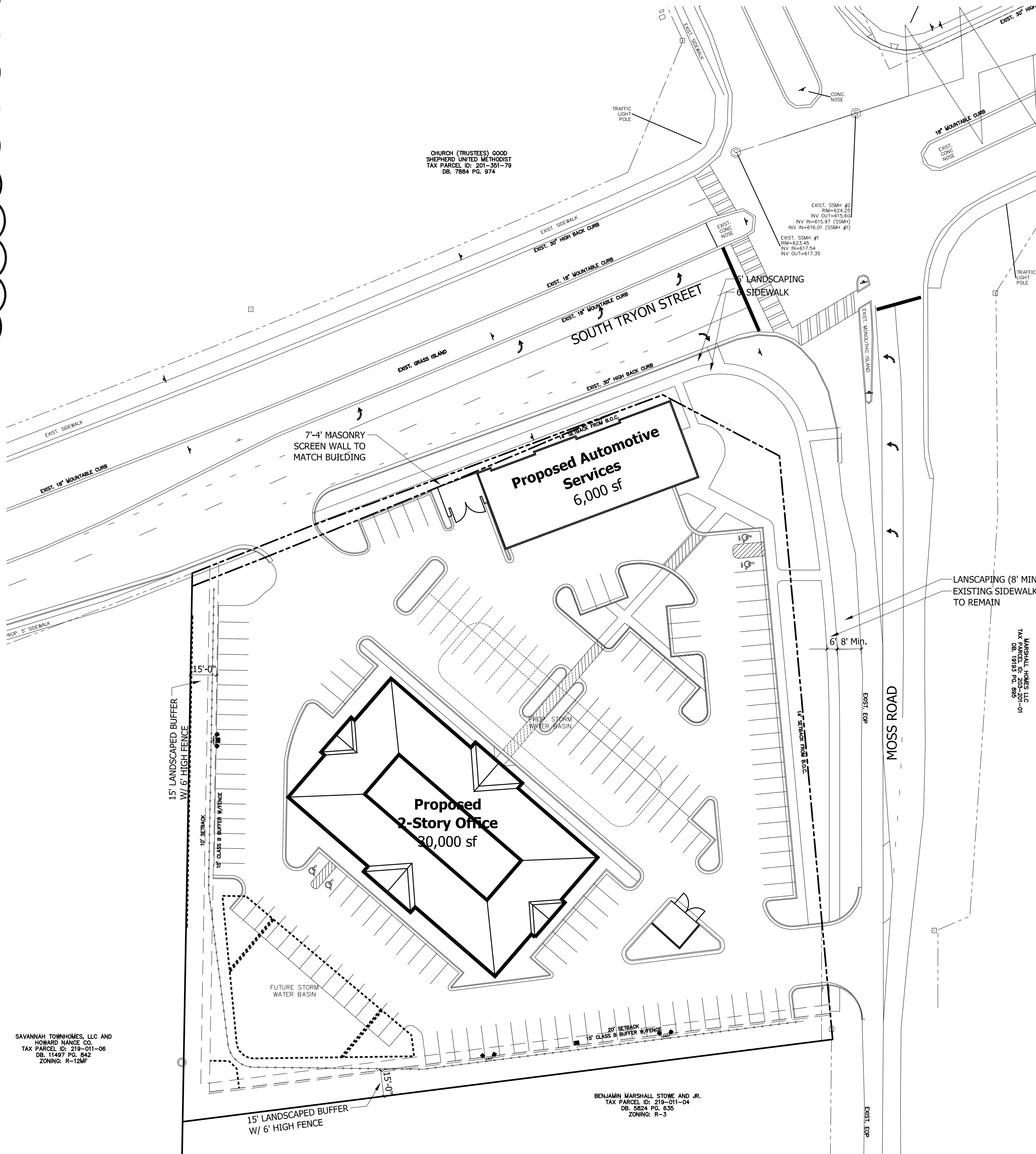
04 NOTES scale: N.T.S.



03 VICINITY MAP scale: N.T.S.

TAX PARCEL NO.: 219-011-05
SITE AREA: Approx. 2.84 Acres
EXISTING ZONING: NS
PROPOSED ZONING: NS-SPA
BUILDING AREA PROPOSED: 36,000 sf

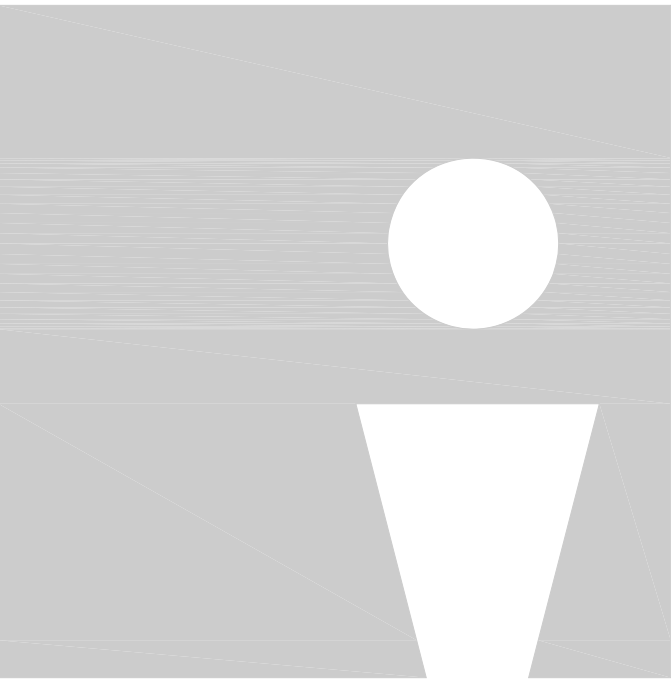
02 SITE DATA scale: N.T.S.



SAVANNAH TOWNHOMES, LLC AND
HOWARD NANCE CO.
TAX PARCEL ID: 219-011-06
DB: 11287 PG: B42
ZONING: R-128F

BENJAMIN MARSHALL STONE AND JR.
TAX PARCEL ID: 219-011-04
DB: 0564 PG: C30
ZONING: R-3

01 SITE PLAN scale: 1"=40'



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PROPOSED DEVELOPMENT

MOSS ROAD & SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA

For Public Hearing
Petition No. 2014-42

ISSUE	:	DATE
ZONING SUBMITTAL	:	03.24.14
COMMENT REVISIONS	:	05.16.14
REVISIONS	:	07.24.14
REVISIONS	:	10.15.14
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ILLUSTRATIVE PLAN & NOTES

RZ-1

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ODA No. 062042 draw/2042_RZ-1.dwg



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PLANTING PLAN & NOTES

RZ-2

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ODA No. 062042 draw/2042_RZ-1.dwg

CHARLOTTE PERIMETER TREE REQUIREMENT

LARGE MATURING TREES
MOSS ROAD FRONTAGE: +/- 360.00 LF.
+/- 360.00LF. / 40 FT. SPACING = 9 TREES
9 TREES PROVIDED ALONG MOSS ROAD &
SMALL MATURING TREES
SOUTH TRYON STREET FRONTAGE: +/- 240.00 LF.
+/- 240.00 LF. / 30 FT. SPACING = 8 TREES
8 TREES PROVIDED ALONG SOUTH TRYON STREET

CHARLOTTE INTERNAL PLANTING REQUIREMENT

IMPERVIOUS AREA: +/- 88,799 SF.
LANDSCAPE AREA: +/- 34,958 SF.

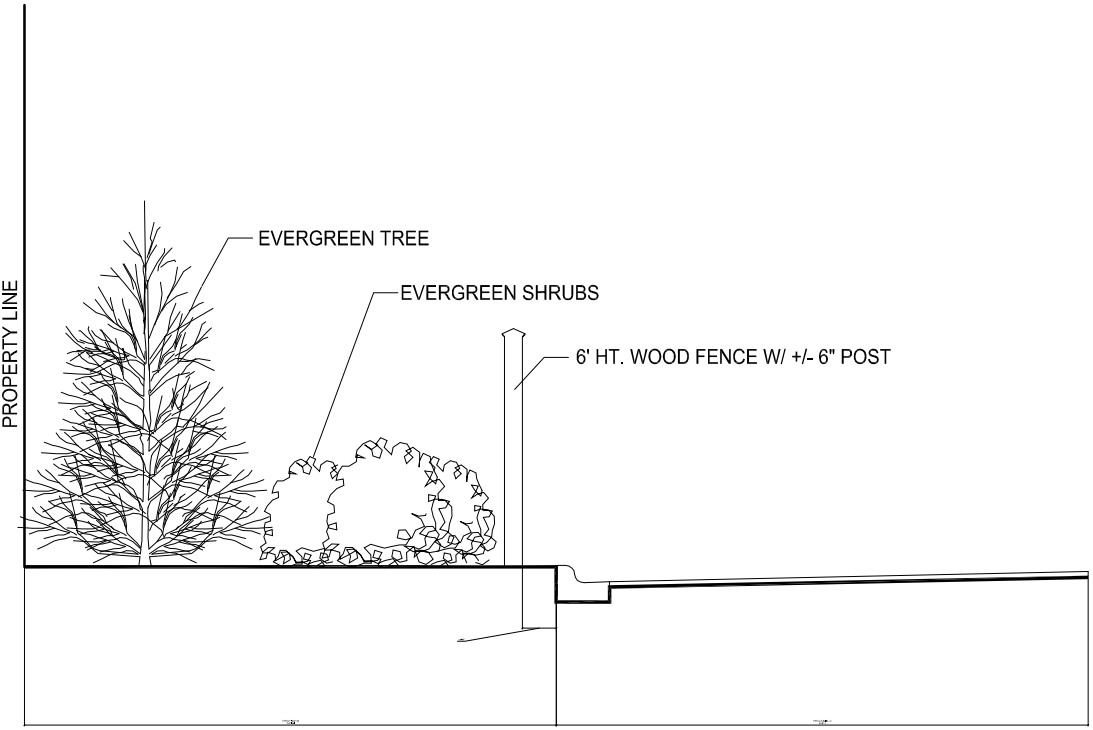
TOTAL SITE AREA: +/- 123,757 SF. (+/-2.84 AC.)
TOTAL SITE IMPERVIOUS: 71.75%
TOTAL SITE PERVIOUS: 28.25%

IMPERVIOUS AREA +/- 90,109 SF. / 10,000 SF. = 8.8799 TREES

TOTAL INTERNAL TREES PROVIDED + 9

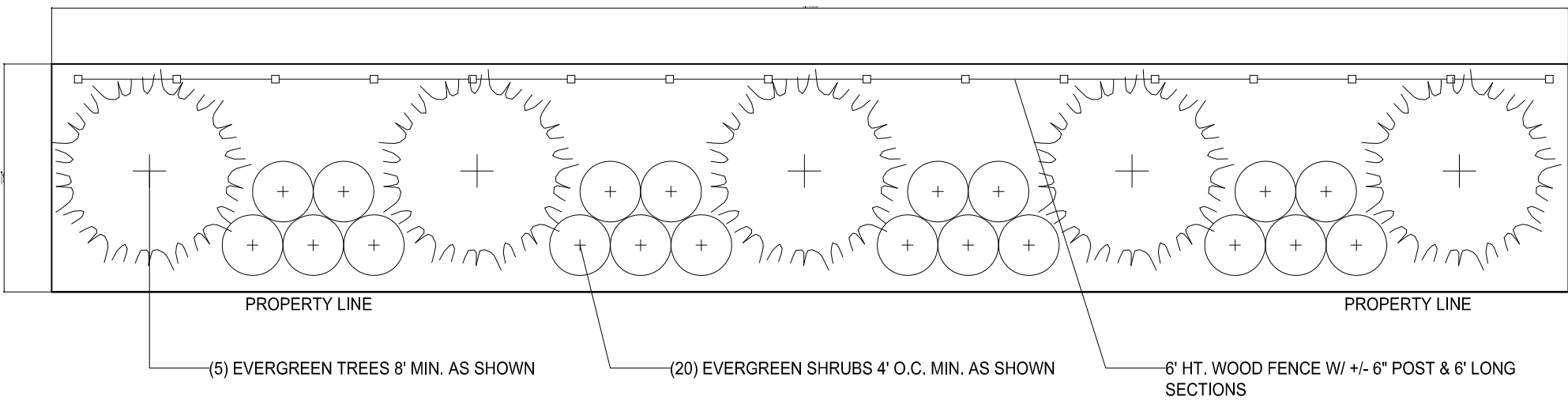
04 PLANTING & SITE DATA

scale: N.T.S.



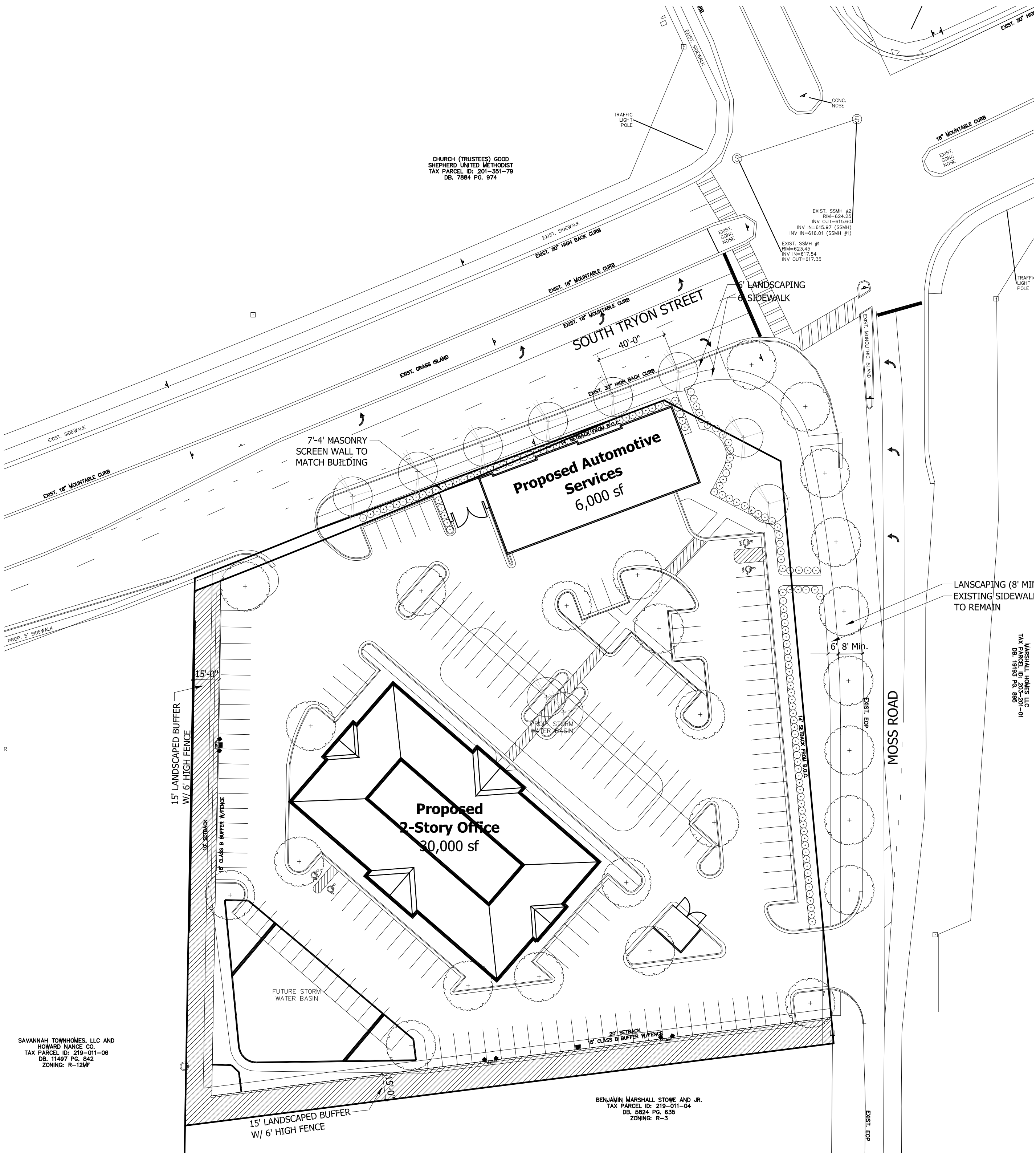
03 TYPICAL SECTION BUFFER REQUIREMENTS PLAN

scale: 1"=5'



02 TYPICAL PLAN BUFFER REQUIREMENT PLAN

scale: 1"=10'



01 PLANTING PLAN

scale: 1"=40'