

SITE DATA

TAX PARCEL ID NO:16912112

SITE AREA: ± 1.79 AC (PROPOSED SUBDIVISION OF SUBJECT PARCEL)

EXISTING ZONING: CC (WITH SPECIAL CONDITIONS)

PROPOSED ZONING: CC (WITH REVISIONS TO SPECIAL CONDITIONS)

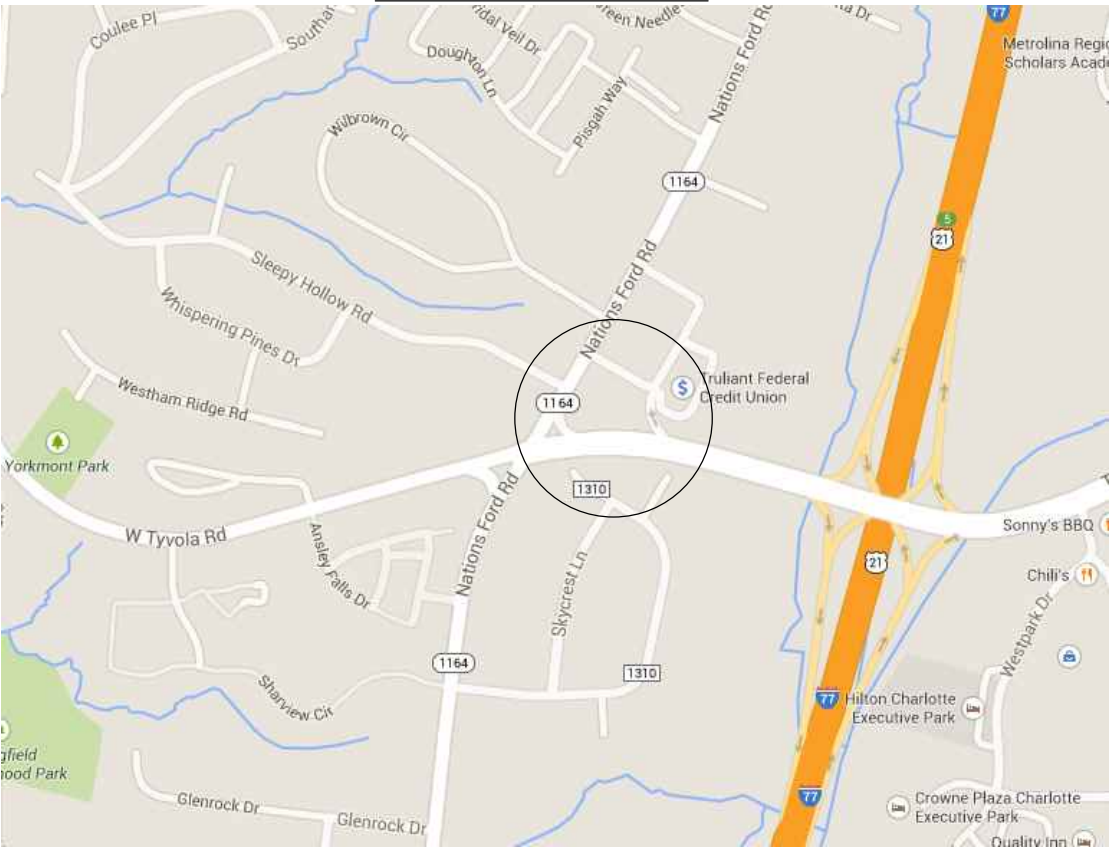
PROPOSED BUILDING SF: ± 3,010 SF

BUILDING HEIGHT: ± 19' (BUILDINGS MAY NOT EXCEED 2 STORIES)

PROPOSED FLOOR AREA RATIO: 0.05

PARKING: 15 SPACES PROVIDED, WILL ADHERE TO ANY ORDINANCE STANDARDS.

VICINITY MAP



DEVELOPMENT STANDARDS

GENERAL PROVISIONS

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC SITE PLAN. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THIS SITE. HOWEVER, THE CONFIGURATIONS, PLACEMENTS, SIZE OF BUILDING FOOTPRINT AND LOTS INCLUDING LOCATION OF STREETS AND PARKING AREAS SHOWN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, WITHIN THE LIMITS SET FORTH BY THE ORDINANCE UNDER THE PROVISIONS DETAILED IN SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

A. PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE A DEVELOPMENT TRACT OF LAND AT THE INTERSECTION OF NATIONS FORD ROAD AND TYVOLA ROAD. THIS DEVELOPMENT WILL PROVIDE THE LOCATION OF A GAS STATION, ASSOCIATED CONVENIENCE STORE AND ANOTHER PROPOSED COMMERCIAL USE ON THE ADJACENT EASTERN PARCEL THAT IS CURRENTLY PART OF A PROPOSED SUBDIVISION. THE MAIN PURPOSE FOR THIS REZONING IS TO REVISE THE SPECIAL CONDITIONS ATTACHED TO THE ORIGINAL REZONING IN ORDER TO ALLOW FOR AUTOMOBILE SERVICE STATION USE ON THE SUBJECT PARCEL, AS WELL AS ALLOW FOR A CHANGE IN ACCESS ALONG NATIONS FORD ROAD AS SEEN ON THE SITE PLAN. A SUBDIVISION OF SAID PARCEL IS PROPOSED AND WAS PRELIMINARILY APPROVED BY PLANNING STAFF.

B. PERMITTED USES

ALL USES ARE PERMITTED UNDER THE CC ZONING CLASSIFICATION EXCEPT AUTOMOBILE SERVICE STATIONS, BUILDING MATERIAL SALES AND DWELLINGS.

C. MAXIMUM DEVELOPMENT STANDARDS AND DEVELOPMENT LIMITATIONS

THE SITE MAY BE DEVELOPED WITH UP TO 16,000 SF OF OFFICE SPACE, 10,500 SF OF RETAIL. IN ADDITION, FOR PARCELS 4,5,6, AND 7 AS OUTLINED IN THE ORIGINAL OVERALL REZONING PLAN, PETITION # 97-15, THE TOTAL RESTAURANT USE SHALL NOT EXCEED 24,000 SF.

RECOMBINATIONS OF PARCELS 4 THROUGH 7 SHALL BE PERMITTED BUT IN NO CASE SHALL BE SUBDIVIDED INTO MORE THAN 4 PARCELS. SUBDIVISION OF PARCEL 4 IS PROPOSED IN THIS PLAN.

D. TRANSPORTATION

THE PROPOSED SITE PLAN SHOWS 2 ACCESS DRIVEWAYS OFF OF TYVOLA GLEN CIRCLE WHICH CONNECTS THE OVERALL DEVELOPMENT TO NATIONS FORD ROAD TO THE WEST. THE CURRENT MOVEMENT AT THE NATIONS FORD ENTRANCE IS A RIGHT-IN, RIGHT-OUT MOVEMENT. A SEPARATE DRIVE IS PROPOSED OFF THE RIGHT-IN ACCESS OFF OF TYVOLA ROAD TO THE SOUTH. THE EXACT LOCATION AND DESIGN DETAIL OF THESE DRIVEWAYS WILL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS AND WILL BE SUBJECT TO MODIFICATIONS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN OF THIS SITE.

A FULL MOVEMENT DRIVEWAY HAS BEEN PROPOSED TO MODIFY THE CURRENT MOVEMENT AT THE NATIONS FORD ENTRANCE AND FURTHER COORDINATION AND APPROVALS WILL BE NEEDED.

E. SCREENING AND LANDSCAPED AREAS

AT A MINIMUM, SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS SPECIFIED IN SECTION 12.302-12.303 OF THE ORDINANCE.

LANDSCAPE STRIPS AND ISLANDS SHALL BE CREATED TO BREAK THE VISUAL IMPACT OF THE PARKING AREAS AS STATED IN NOTE 8 OF OVERALL REZONING PLAN PETITION #97-15.

CONTINUOUS LANDSCAPING STRIPS AND ISLANDS SHALL BE CREATED ALONG NATIONS FORD ROAD, AS SHOWN ON REZONING PLAN PETITION #97-15, TO BREAK THE VISUAL IMPACT OF THE PARKING AREAS.

TREE SAVE AREA REQUIRED PER TREE ORDINANCE. PROPOSED TREE SAVE AREA SHOWN; HOWEVER FURTHER COORDINATION WITH THE CITY OF CHARLOTTE URBAN FORESTRY DEPARTMENT NEEDED TO DETERMINE FINAL TREE SAVE AREA.

PETITIONER WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

F. ARCHITECTURAL STANDARDS

AS STATED IN NOTE 16 OF THE SPECIAL CONDITIONS ASSOCIATED WITH THE OVERALL REZONING PLAN, PETITION # 97-15, THE SUBJECT PARCEL SHALL BE DESIGNED WITH MATERIALS COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOOD. IN ORDER TO ACHIEVE ARCHITECTURAL COHESIVENESS FOR THE ENTIRE PROJECT, THE DEVELOPER SHALL ESTABLISH AND ENFORCE RESTRICTIVE COVENANTS FOR APPROVAL OF BUILDING STYLE AND MATERIALS IN ADDITION, AS TO BUILDING LOCATED ON THE SUBJECT PARCEL, THEIR ELEVATIONS FRONTING NATIONS FORD ROAD SHALL INCLUDE (WITHOUT LIMITATION AND WITHOUT REQUIRING ALL) SUCH MATERIALS AND FEATURES AS: BRICK, MASONRY STUCCO, PITCHED OR MANSARD ROOFS OR DECORATIVE PARAPETS OR AWNINGS OR PALLADIAN WINDOWS OR MULLIONED WINDOWS AND THE LIKE, IN ORDER TO RESPECT THE RESIDENTIAL NATURE OF AND VIEW FROM RESIDENCES FRONTING NATIONS FORD ROAD.

G. LIGHTING

ALL SITE LIGHTING SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT OR BEAM TOWARD ADJACENT PROPERTY PER NOTE 6 OF THE SPECIAL CONDITIONS OF THE OVERALL REZONING PLAN, PETITION #97-15.

H. SIGNAGE

PER NOTE 4 IN THE SPECIAL CONDITIONS OF THE OVERALL REZONING PLAN, PETITION #97-15, ALL SIGNAGE SHALL MEET APPLICABLE REGULATIONS. AS A MINIMUM IN EFFECT AT TIME OF PERMITTING, GROUND MOUNTED SIGNAGE FOR INDIVIDUAL PARCELS SHALL BE A MAXIMUM OF FOUR FEET HIGH AND 50 SQUARE FEET. ONE "SHOPPING CENTER SIGN" SHALL BE PERMITTED AT TYVOLA ROAD ENTRANCE, MAXIMUM 100 SQUARE FEET. ONE "SHOPPING CENTER SIGN" SHALL BE PERMITTED ALONG NATIONS FORD ROAD FRONTAGE, MAXIMUM 25 SQUARE FEET.

I. STORMWATER MANAGEMENT

PER NOTE 5 IN THE SPECIAL CONDITIONS ON THE OVERALL REZONING PLAN, PETITION #97-15, CONTROL OF STORMWATER FROM THE SITE SHALL CONFORM TO ALL REGULATIONS WITH DETAILED PLANS TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEERING DEPARTMENT. STORMWATER DETENTION FOR THE ENTIRE SITE MAY BE PROVIDED IN A COMMON FACILITY AT THE LOW POINT OF THE SITE. NO DETENTION FACILITIES SHALL BE PERMITTED WITHIN THE 75 FOOT BUFFER.

SITE REQUIRED TO REMOVE 85% TSS AND ADHERE TO PCCO STANDARDS. FURTHER COORDINATION NEEDED REGARDING NATURAL AREA REQUIREMENTS.

SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN.

REZONING PLAN

BOHLER ENGINEERING

NC PLLC

800 WEST HILL STREET, SUITE 101
CHARLOTTE, NC 28208
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES

WARREN NJ
UPSTATE NEW YORK
PHILADELPHIA
NEW YORK METRO
SOUTHEASTERN PA

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REVISIONS		
REV	DATE	COMMENTS

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF NORTH CAROLINA AND DELAWARE CALL 811 (WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-952-7071) (MD 1-800-251-7171) (DE 1-800-293-8555)

PROJECT No.: NCC142015
DRAWN BY: BBM
CHECKED BY: CRC
DATE: 7/25/14
SCALE: 1"=40'
CAD ID:

PROJECT: 7-ELEVEN
NEW STORE
DEVELOPMENT
(NATIONS FORD/TYVOLA)
FOR

7-ELEVEN

INTERSECTION OF TYVOLA ROAD AND NATIONS FORD ROAD

BOHLER ENGINEERING

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CHARLOTTE, NC 28208
Phone: (980) 272-3400
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Pavilion

SHEET TITLE:

REZONING SITE PLAN

SHEET NUMBER:

P-1

I, Richard Boyd Brooks, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book 5674, page 265); that the boundaries not surveyed are clearly indicated as drawn from the deeds shown hereon; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. This is a survey of an existing parcel of land and does not create a new street or change an existing street. Subject to underground utilities and or any easements or right-of-ways of record. Area by the coordinate method of area computation. Copying this plat could be a violation of copyright laws. Witness my original signature, registration number and seal this 23rd day of November, A.D., 2007.

RICHARD BOYD BROOKS
1200 JENKINS DRIVE
CHARLOTTE, N.C. 28212
(704) 568-1719

SIGNED _____
Professional Land Surveyor, L-2689

Preliminary Plat
For Review Only
Not for Sales Conveyance
or Recording

Notes:
1) The R/W of Nations Ford Rd. and Tyvola Rd. were taken from MB 40-179.

Tyvola Inn, LLC
DB 9320-871
Lot 1, MB 28-668
PID 16912108
6057 Tyvola Glen Cr

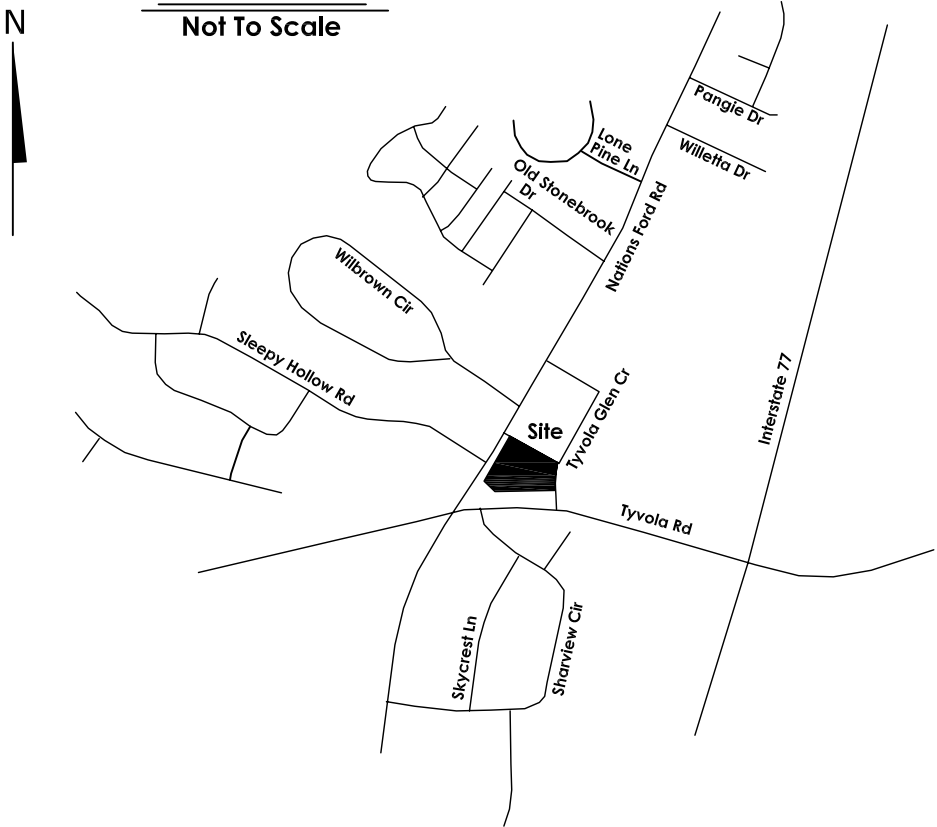
Truliant Federal Credit Union
DB 16193-346
Lot 4, MB 40-179
PID 16912111
6051 Tyvola Glen Cr

B=S04°38'27"W
R=150.00
A=144.20
C=138.71

1.79 Acres
DB 5674-265
Lot 5, MB 40-179
PID 16912112

Tyvola Road
(Public R/W width varies)

Vicinity Map
Not To Scale



LEGEND:
EIP ● = Existing Iron Pin
NIP ○ = New Iron Pin
NPS ■ = No Point Set
R/W = Right Of Way
⊙ = Power Pole
MSL = Minimum Building
Setback Line
ESMT = Easement
⊕ = Manhole
EP = Edge of Pavement

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Line Table		
Line	Length	Bearing
L1	7.00	S57°49'11"E

1
SHEET NO.
1
OF

PLAN NO. 07296
SCALE 1"=30'
DATE 11/23/07
CHECKED R.B.B.
DRAWN S.R.S.

City of Charlotte
Mecklenburg County, N.C.

Boundary Survey
for
Stephen Lucas

Spratt & Brooks
P.O. BOX 25175 - CHARLOTTE, NC
LAND SURVEYING
(704) 568-1719

REVISIONS					BY
NO.	DATE	DESCRIPTION	BY	DATE	

Spratt & Brooks
S&B
Land Surveying