DEVELOPMENT DATA TABLE

a. SITE ACREAGE: TRACT A – 9.44 ACRES, TRACT B – 0.783±
b. TAX PARCELS: TRACT A – 05523102, TRACT B – 05523101
c. EXISTING ZONING: TRACT A – CC LLWPA, TRACT B – B-2 LLWPA
d. PROPOSED ZONING: TRACT A & B, I-2 (CD) LLWPA (GENERAL INDUSTRIAL, CONDITIONAL, LOWER LAKE WYLIE WATERSHED PROTECTED AREA)
e. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:
   RETAIL CONVIENCE STORE: 7,589.73 SF
   RESTAURANT WITH DRIVE THRU: 3,253.17 SF
   TIRE SERVICE SHOP: 4,760.00 SF
   FUEL SALES
   THE SITE MAY BE USED FOR ANY USE PERMITTED BY RIGHT IN THE I-2 DISTRICT THAT SHALL INCLUDE BUT NOT LIMITED TO USES SPECIFIED IN ORDINANCE SECTION 9.1104. PROHIBITED USES INCLUDE AIRPORTS, AMUSEMENTS, HELIPORTS, TATTOO ESTABLISHMENTS, ABATTOIRS, ADULT ESTABLISHMENTS, JAILS AND PRISONS, AND JUNKYARDS.
f. FLOOR AREA RATIO – AS ALLOWED BY THE ZONING DISTRICT (1.0 MAX)
g. MAXIMUM BUILDING HEIGHT – 40'
h. MAXIMUM NUMBER OF BUILDINGS – AS ALLOWED BY THE ZONING DISTRICT
i. NUMBER AND/OR RATIO OF PARKING SPACES – PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED
j. AMOUNT OF OPEN SPACE: OPEN SPACE AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED

k. IMPERVIOUS SURFACE TRACT A – EXISTING   0.00 SF
                                 PROPOSED   287,022.07 SF = 69.8%

    IMPERVIOUS SURFACE TRACT B – EXISTING   16,787.63 SF = 49.22%
                                 PROPOSED   7,764.52 SF = 22.76%

                       OVERALL 66.2%

GENERAL PROVISIONS

1. DEVELOPMENT OF THIS SITE SHALL 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 PROPOSED USES ON THIS 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.
2. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT MAY APPLY TO THE DEVELOPMENT OF THIS SITE, 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.
3. THROUGHOUT THIS RE-ZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS" SHALL WILL 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.

PERMITTED USES

1. THE SITE MAY BE USED FOR ANY USE PERMITTED BY RIGHT IN THE I-2 DISTRICT THAT SHALL INCLUDE BUT NOT LIMITED TO USES SPECIFIED IN ORDINANCE SECTION 9.1104. PROHIBITED USES INCLUDE AIRPORTS, AMUSEMENTS, HELIPORTS, TATTOO ESTABLISHMENTS, ABATTOIRS, ADULT ESTABLISHMENTS, JAILS AND PRISONS, AND JUNKYARDS.

TRANSPORTATION

1. THE SITE CURRENTLY HAS TWO (2) FULL ACCESS DRIVEWAYS ONTO WEST POINT DRIVE AT THE GENERAL LOCATION DEPICTED ON THE SITE PLAN. NO DRIVEWAY CONNECTIONS ONTO SAM WILSON ROAD ARE PROPOSED. ALL DRIVEWAY CONNECTIONS SUBJECT TO REVIEW BY CDOT.
2. PARKING AREAS ARE GENERALLY DEPICTED ON THE SITE PLAN.

ARCHITECTURAL STANDARDS – RESERVED

STREETSCAPE AND LANDSCAPING

THE PETITIONER WILL INSTALL LANDSCAPE SCREENING THAT WILL COMPLY WITH THE ORDINANCE CHAPTER 12 PART 3, FOR THE I-2 ZONING CLASSIFICATION AS DEPICTED ON THE SITE PLAN. THE LANDSCAPE AREAS MAY INCLUDE EXISTING TREES AND VEGETATION AS WELL AS NEW TREES AND SHRUBBERY.

DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

ALL PARKING MUST BE PROPERLY SCREENED FROM ABUTTING RIGHT-OF-WAYS AND PROPERTIES PER CHAPTER 12 OF THE ZONING ORDINANCE.

ENVIRONMENTAL FEATURES – THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE 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 SITE DISCHARGE POINTS.

AREA FOR WATER QUALITY AND DETENTION BMP'S WILL BE AESTHETICALLY APPEALING THROUGH THE USE OF GRASS, LANDSCAPING, WATER FEATURES, RAIN GARDENS OR OTHER LIKE FORMS.

PRKS, GREENWAYS AND OPEN SPACE – RESERVED

FIRE PROTECTION – RESERVED

SIGNAGE – SHALL COMPLY WITH CHAPTER 13 OF THE DEVELOPMENT ORDINANCE.

LIGHTING – ALL PARKING LOT LIGHT FIXTURES WILL BE FULLY SHIELDED AND FULL CUT OFF TYPE FIXTURES. LIGHT FIXTURES WILL BE LIMITED TO A MAXIMUM HEIGHT OF 42 FEET AND SHALL COMPLY WITH SECTION 12.402 OF THE DEVELOPMENT ORDINANCE.

PHASING – RESERVED

BOUNDARY & TOPOGRAPHIC INFORMATION

BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM MAP BY BRADY SURVEYING CO., P.A., DRAWING 15161, DATED 01-6-16.

OWNER

MR. CHAD BRUNER
LOVERS TRAVEL STOPS & COUNTRY STORES
1060 NORTH PENNSYLVANIA AVENUE
OKLAHOMA CITY, OK 73120

ROADWAY IMPROVEMENTS REQUIRED FOR THIS PROJECT

1. ALL TRANSPORTATION IMPROVEMENTS MUST BE COMPLETED AND APPROVED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
2. PROVIDE NEW CURB 41.5 FROM DOUBLE YELLOW LINE ALONG THE ENTIRE NORTH BOUND FRONTAGE OF SAM WILSON ROAD. THIS DISTANCE WILL ACCOMMODATE TWO 11' TRAVEL LANES, A 6' BIKE LANE, AND 2.5' CURB & GUTTER SECTION. THESE IMPROVEMENTS SHALL EXTEND FROM THE WEST BOUND I-85 EXIT RAMP TO WEST POINTE DRIVE. THE CURB LINE WILL TERMINATE AT WEST POINTE DRIVE AS A RIGHT TURN ONLY LANE.
3. A HEAVY DUTY TRUCK APRON AROUND THE NORTH BOUND SAM WILSON ROAD TO EAST BOUND WEST POINTE DRIVE CURB RETURN. THE SE AND NE CORNERS AND THE EXISTING WEST POINTE DRIVE MEDIAN WILL NEED TO BE IMPROVED TO ACCOMMODATE LARGE TURNING MOVEMENTS, PEDESTRIAN CROSSINGS, ACCESSIBLE RAMPS, AND PERHAPS PEDESTRIAN REFUGE AREAS.
4. IMPROVE PEDESTRIAN CROSSING ACROSS THE EXISTING SOUTH BOUND I-85 EXIT RAMP WHICH MAY INCLUDE PEDESTRIAN REFUGE ISLANDS TO MAKE THE CROSSING/AREA ADA COMPLIANT.
5. EXTEND THE NORTH BOUND I-85 EXIT RAMP TOO PROVIDE 200' OF STORAGE. THE SINGLE LANE RAMP WILL END AS THE RIGHT TURN LANE.
6. EXTEND THE SOUTH BOUND I-85 EXIT RAMP TO PROVIDE 200' OF STORAGE. THE SINGLE LANE RAMP WILL END AS THE LEFT TURN LANE.
7. THE PETITIONER AGREES TO CONTRIBUTE $85,000 (I.E. ESTIMATED COST OF A WOODEN POLE TRAFFIC SIGNAL) FOR THE DESIGN AND IMPLEMENTATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF SAM WILSON ROAD AND WEST POINTE DRIVE WHEN WARRANTED BY NCDOT AND CDOT. IF THE INTERSECTION IMPROVEMENTS ARE NOT DETERMINED TO BE NECESSARY FIVE (5) YEARS AFTER CITY COUNCIL APPROVAL, FUNDING WILL BE RETURNED TO THE PETITIONER AT HIS REQUEST.

REZONING PLAN 2016-049

Site plan labels

VICINITY MAP N.T.S.
MARGE DR.
PERFORMANCE RD.
SAM WILSON RD.
W. POINTE DR.
SITE
INTERSTATE 85
S. I-85 SERVICE RD.
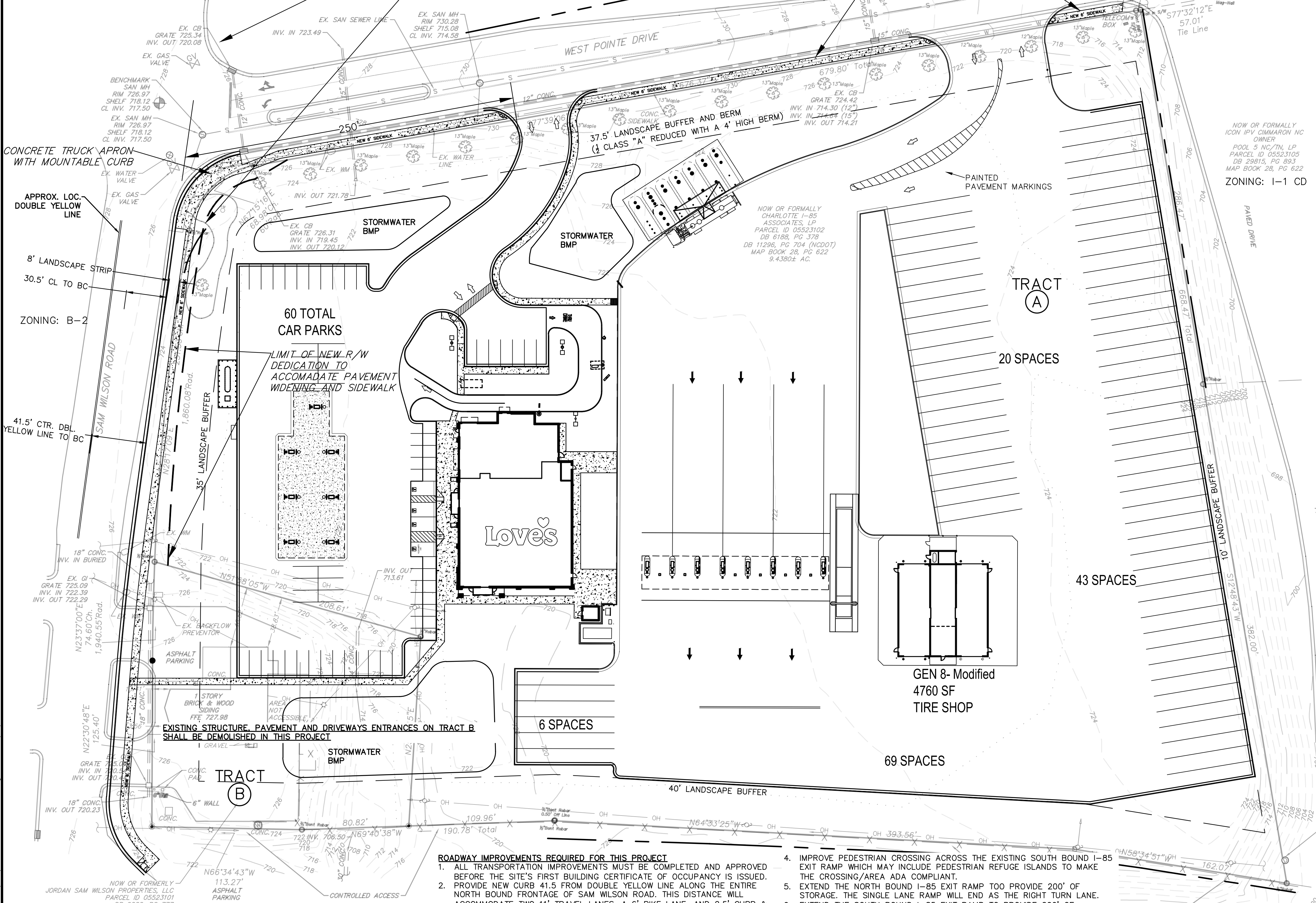CENTERGROVE LN.

ZONING: R17-MF

35' x 35' SITE DISTANCE TRIANGLES REQUIRED ON EACH SIDE OF THE INTERSECTION—AVOID LANDSCAPING IN THESE AREAS THAT WILL RESTRICT VISIBILITY
DEDICATE 70' x 70' SITE UTILITY EASEMENT FOR FUTURE TRAFFIC SIGNAL POLES

NEW 6' SIDEWALK
WEST POINTE DRIVE

37.5' LANDSCAPE BUFFER AND BERM (½ CLASS "A" REDUCED WITH A 4' HIGH BERM)

PAINTED PAVEMENT MARKINGS

ZONING: I-1 CD

CONCRETE TRUCK APRON WITH MOUNTABLE CURB
APPROX. LOC. DOUBLE YELLOW LINE

STORMWATER BMP

TRACT A
20 SPACES

8' LANDSCAPE STRIP
30.5' CL TO BC
ZONING: B-2
41.5' CTR. DBL. YELLOW LINE TO BC

60 TOTAL CAR PARKS

LIMIT OF NEW R/W DEDICATION TO ACCOMADATE PAVEMENT WIDENING AND SIDEWALK

35' LANDSCAPE BUFFER

Love's

10' LANDSCAPE BUFFER

43 SPACES

GEN 8- Modified
4760 SF
TIRE SHOP

6 SPACES

69 SPACES

TRACT B
EXISTING STRUCTURE, PAVEMENT AND DRIVEWAYS ENTRANCES ON TRACT B SHALL BE DEMOLISHED IN THIS PROJECT

STORMWATER BMP

40' LANDSCAPE BUFFER

Graphic scale

GRAPHIC SCALE
40 0 40 80
1" = 40 FEET