



Engineers, Surveyors, Planners, Scientists

November 21, 2016

CATS- Charlotte Area Transit System

CATS will continue to work with the Petitioner to preserve right-of-way for the future Silver Line. Please contact me if there are any questions related to this request. Thank you.

RESPONSE: Coordination ongoing outside of rezoning process.

CDOT- Charlotte Department of Transportation

Outstanding Issues

1. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City at any point in time when the City shall request such right of way.

RESPONSE: Added Note under Development Data, note 3b.

2. The petitioner should revise the site plan to extend Wallace relocation reserved right of way through rezoning limits (i.e. parcel 19106119)

RESPONSE: Extended Reserved Right of Way through rezoning limits (parcel 19106119).

3. The petitioner should revise the site plan to shift the proposed parking lot access drive on Wallace away from US 74 to approximately the location of the existing driveway access for Charlotte United Christian Academy.

RESPONSE: Proposed access drive is in the location of the existing drive.

Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.

2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on North Carolina Department of Transportation on NCDOT maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.

3. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and the North Carolina Department of Transportation on NCDOT maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the

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driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.

5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT

6. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

RESPONSE: All notes under "Advisory" section will be coordinated with construction documents.

CMUD- Charlotte Water

In relation to the parcels under review, Charlotte Water has water system availability for the rezoning boundary via an existing 12-inch water distribution main located along East Independence Boulevard and an existing 8-inch water distribution main located along Wallace Road.

In relation to the parcels under review, Charlotte Water has water system availability for the rezoning boundary via existing 8-inch gravity sewer mains located along Wallace Road and East Independence Boulevard.

RESPONSE: Comment noted.

Charlotte Fire Department

No on street parking on roads less than 26' clear width. See Charlottefire.org for other requirements.

RESPONSE: Comment noted.

Charlotte Neighborhood & Business Services

No Comment.

RESPONSE: None

Charlotte-Mecklenburg Storm Water Services

Please add the following note to the end of 8a under "Environmental Standards:" Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

RESPONSE: Added note to the end of 8a (now renumbered to 5a)

Please remove note 8b under "Environmental Standards." Plantings required by the PCSO are not based on aesthetic considerations. To refer to such planting requirements as "landscaping" could be misleading.

RESPONSE: Removed note.

City of Charlotte Landscape Management

Petition Number: 2016-141 Parcel No. 191-061-06, 191-061-07, 191-061-08, 191-061-12, 191-061-19, 191-101-90 (portion), 191-061-21; 7510, 7600, 7640, and 7700 Wallace Road, Lumarkia Drive, Pebblestone Drive, and 6706 E. Independence Blvd

COMMENTS: No trees can be removed from or planted in the right of way of E. Independence Blvd without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact Lewis Hatfield (704-336-4265) at the City Arborist's office for a tree planting permit before planting trees in the NCDOT right of way once plans have been approved by the City.

RESPONSE: Added as note 1 under "Arborist Notes".

No trees can be removed from or planted in the right of way on Wallace Road without permission of the City Arborist's office. Contact Laurie Reid (704-336-5753) at the City Arborist's office for a permit before removing trees in the right of way.

RESPONSE: Added as note 2 under "Arborist Notes" on sheet 1.

The petitioner must submit a tree survey for all trees 2" or larger located in the rights of way. In addition, the survey shall include all trees 8" or larger in the setback.

RESPONSE: Added trees and sizes to right of way.

Mecklenburg County Land Use and Environmental Service Agency

Scope of Review

2016-141 RENC CH, LLC (Attn: Gene Cocchi) (Tax Parcel No. 191-101-90, 191-061-06, 07, 08, 12, 19, & 21)

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

RESPONSE: Potential asbestos noted.

Groundwater & Wastewater Services (GWS) Comments

Petition 2016-141

GWS records indicate a contamination site(s) exist on or within 1,500 feet of the properties included in the petitions. An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around the contamination sites. In ARGU where municipally supplied water is available water supply wells for water supply, irrigation or open loop geothermal systems may not be permitted or constructed on or within 1,000 feet of contamination sites. Wells may be permitted with special construction and sampling requirements between 1,000 and 1,500 feet of contamination sites.

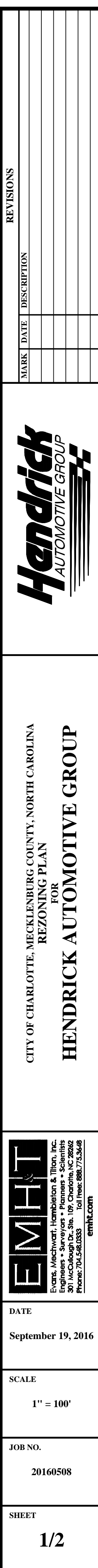
RESPONSE: Comment noted.

Sincerely,

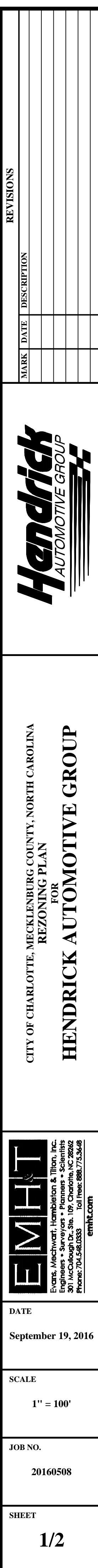


Greg Hartley
General Manager – Charlotte Office

The Independence Boulevard Area Plan (2011) recommends Institutional uses for a majority of the property (~27 acres). The proposed Institutional uses are 12 units per acre for the parcel along Wallace Road, and a mix of office and retail uses along Independence Boulevard. The plan recommends a street connection between Wallace Road and Village Lake Drive, providing alternative access to Independence Boulevard and potentially encouraging future orientation away from Independence Blvd. over time. Staff has discussed the inconsistent request with adopted policy. Further consideration will be given to: The proposed use for expansion of parking for existing automotive sales businesses along Independence; the LYNX Silver Line proposed alignment; the opportunity to provide pedestrian connectivity through the right of way and potentially street connectivity over time.



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VICINITY MAP
SCALE: 1" = 2000'

SHEET

2/2



VICINITY MAP
SCALE: 1" = 2000'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	2°22'13"	5629.58'	232.88'	S26°38'25"E	232.87'
C2	8°47'30"	955.48'	146.61'	S36°47'19"E	146.47'
C3	16°13'02"	960.66'	271.91'	S49°17'36"E	271.00'
C4	1°36'28"	960.66'	27.96'	S58°12'20"E	26.96'

Development Data

1. Development Data Table
 - a. Site Acreage
Total site acreage is 41.49 Acres
 - b. Tax Parcels included in Rezoning
19106106, 19106108, 19106107, 19106112, 19110190, 19106119, and 19106121
 - c. Existing Zoning
UR-2(CD), R-3, B-2 and B-2 (CD)
 - d. Proposed Zoning
B-2 (CD) & B-2 (CD) SPA
 - e. Square Footage of Buildings
Future and Existing Building Expansion Square Footage= 60,000 square feet (maximum)
Land Rover Future Expansion (PIN 19106121) *7,000 square feet maximum
Acura Future Expansion (PIN 19106121) *7,000 square feet maximum
*Maximum of 10,000 square foot combined
 - Existing Building Square Footage
PIN 19106121- 1,221 square feet (3 Bldg)
PIN 19106119- 28,493 square feet (1 Bldg)
PIN 19106112- None
PIN 19110190- None
PIN 19106107- 48,685 square feet
Church- 26,095 square feet
Education Building- 11,979 square feet
Remainder (7 Bldgs)- 10,611 square feet
PIN 19106108- 4,423 square feet (5 Bldgs to be removed)
PIN 19106106- 3,768 square feet (5 Bldgs to be removed)
 - f. Maximum Building Height 30'
 - g. Maximum Number of Buildings
One new principal use structure
 - h. Ratio of Parking Spaces
Not applicable.
 - i. Amount of Open Space
Not applicable.
2. Permitted Uses
 - a. Off-Street Parking
 - b. Existing buildings on Parcel 19106107 may be utilized for:
 - * Religious & educational purposes until such time as Carr Church ceases to use facilities.
 - * General office.
 - * Automotive functions excluding sales & service until such time as property is developed.
 - c. Existing buildings and expansions on Parcel 19106121 may be utilized for automobile sales & repair.
 - d. Future buildings on Parcel 19106121 may be utilized for automobile accessory uses including car washes.
 - e. Future buildings on Parcels 19106119 and 19106107 may be utilized for automobile sales & repair and accessory uses including carwash.
 3. Transportation
 - a. Wallace Road reserved right of way and Silver Line extension reserved right of way shall be reserved for Charlotte DOT for future roadway extension requirements. The Silver Line extension reserved right of way area will remain undeveloped if not used for rail line.
 - b. Dedication and fee simple conveyance of all rights of way to the City shall occur at any point in time when the City shall request such right of way.
 4. Streetscape and Landscaping
 - a. A 75' Class "B" Buffer will be provided along the southeast property line abutting the Abbott Glen Townhomes.
 - b. A Class "B" Buffer will be provided along the western property line between the Woodberry Forest Subdivision and the Silver Line extension reserved right of way as generally depicted on the Rezoning Plan.
 5. Environmental Standards
 - a. The location, size, and type of stormwater 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.
 6. Fire Protection
 - a. This project will comply with all City of Charlotte Fire Department requirements for design.
 7. Lighting
 - a. All outdoor lighting shall comply with Section 12.402 of the Charlotte Zoning Ordinance. Lighting shall be located, screened, or shielded so that abutting lots located in any residential district are not directly illuminated. All outdoor lighting shall be located, screened, or shielded in a manner as to not cause glare or impair the vision of motorists on adjacent streets.

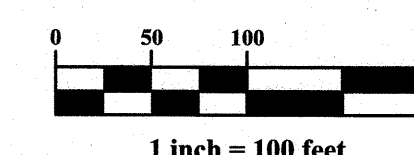
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6. Tree Save
 - a. Tree save will be provided in Class B Buffers and outside of Silverline Extension and Wallace Road Right of Way (Required calculation is for entire rezoning area less Right of Ways for future Silverline Extension and Wallace Road Relocations).
7. Other
 - a. No outdoor public address speakers shall be placed within the rezoning area.

Arborist Notes

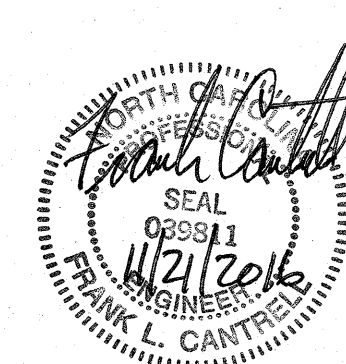
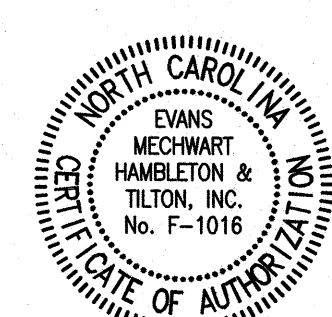
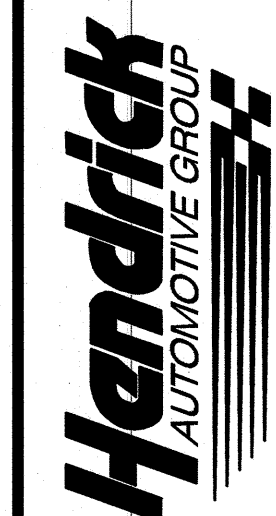
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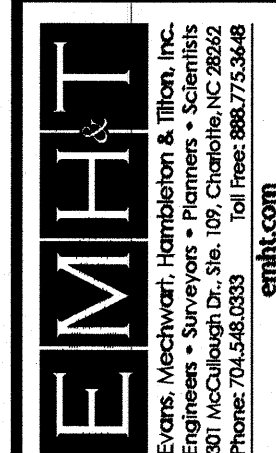
1. Rezoning Survey Map is as delineated on this plan by heavy property line & bearing & distance measurements.
2. Existing elevations represented are based upon GIS data.
3. Walls or fences may be installed in buffers, but buffer widths as shown will not be reduced.
4. All or portions of development area may be gated and fenced with black vinyl coated chain link fence.
5. Building and parking envelopes as shown are reserved for parking and/or future buildings.
6. Driveway location(s) to be coordinated with CDOT and NCDOT.



1 inch = 100 feet

[illegible]

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN
FOR
HENDRICK AUTOMOTIVE GROUP



DATE	
November 21, 2016	

SCALE

1" = 100'

JOB NO.
20160508

SHEET	
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