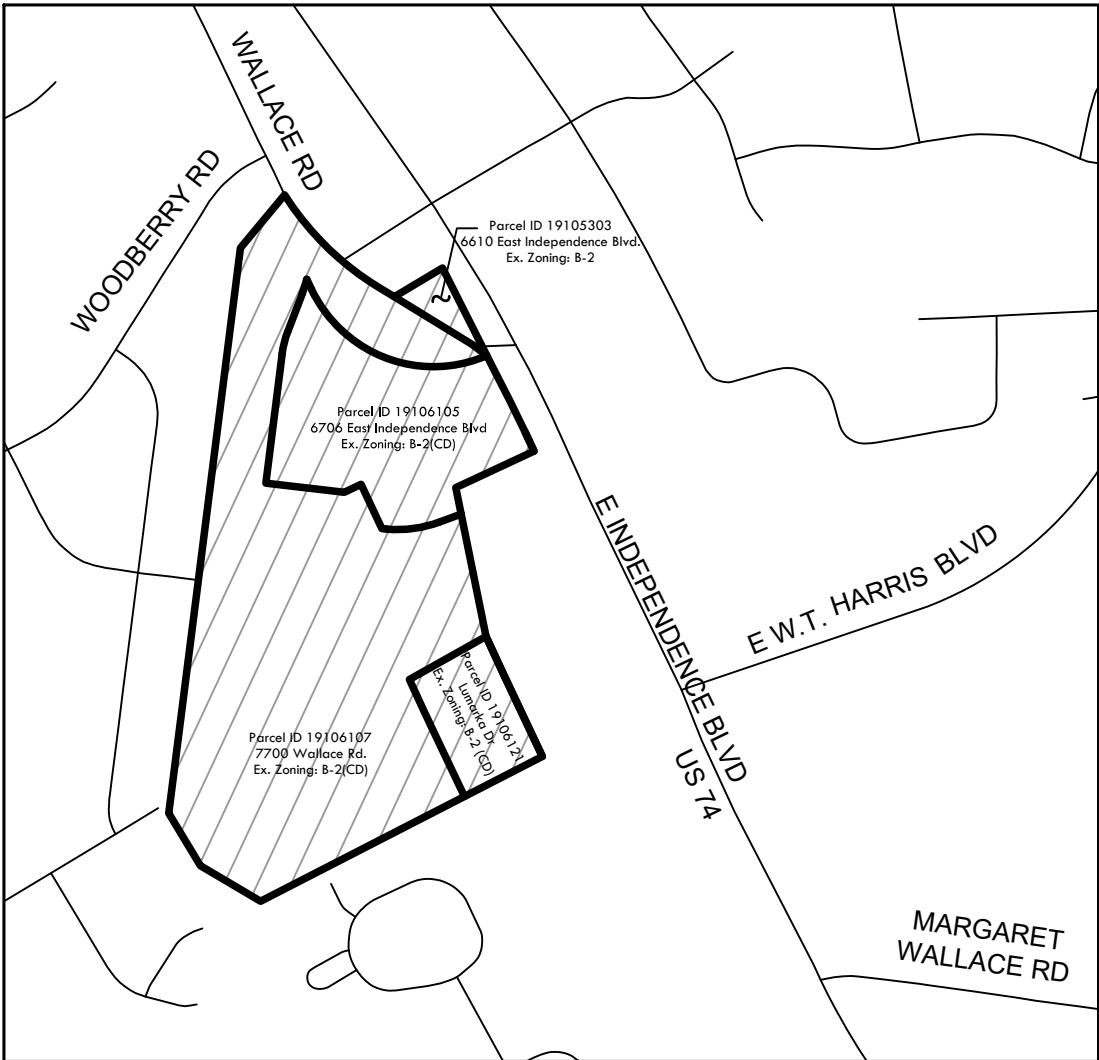
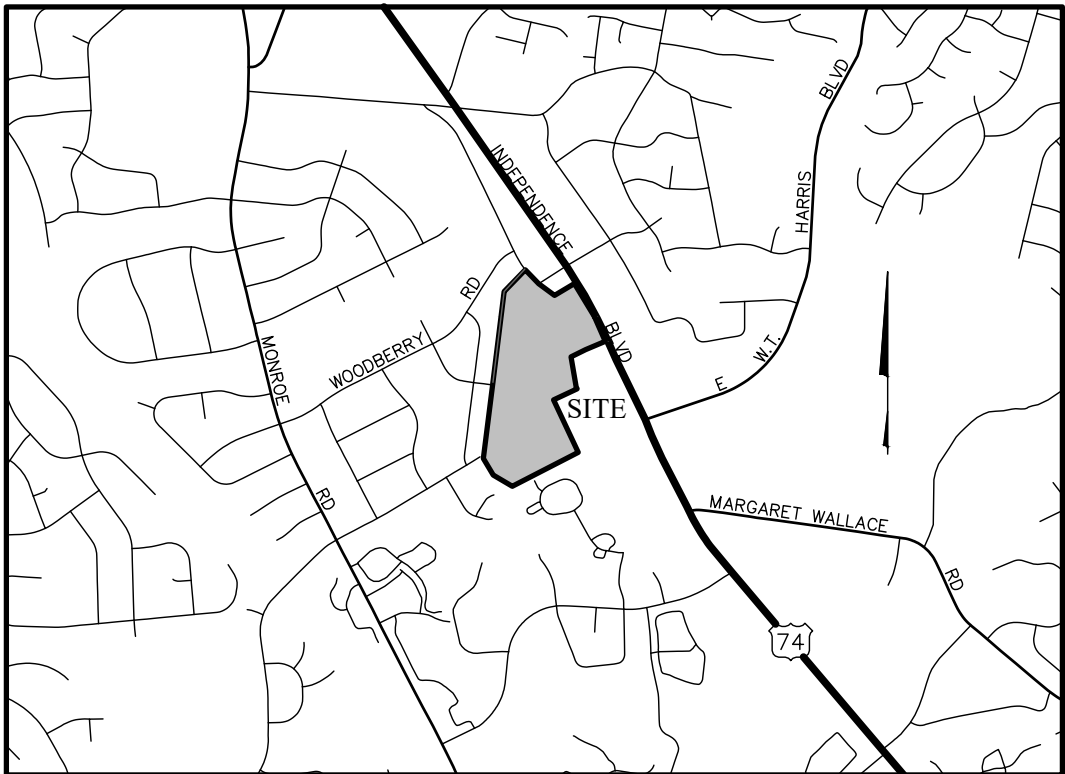
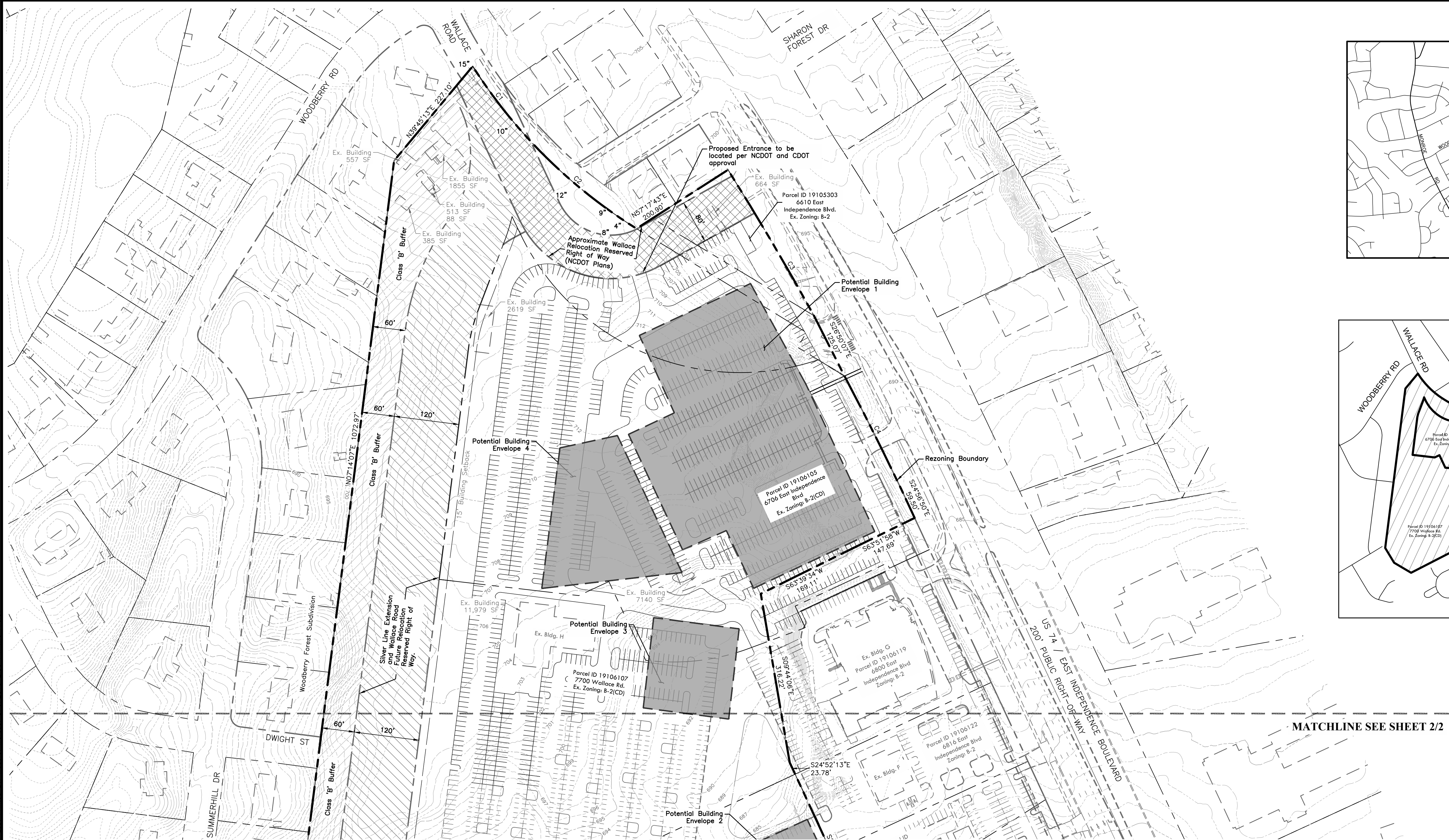


AS 20180725.Dwg (04/25/2019) - Resizing Plan.dwg Last Saved By: mmonahan 8/6/2019 2:55 PM (No Xrefs)



Development Data

- Development Data Table
 - Site Acreage
Total site acreage is 42.41 Acres
 - Tax Parcels included in Rezoning
19106105, 19106107, 19106121, and 19105303
 - Existing Zoning
B-2 and B-2 (CD)
 - Proposed Zoning
B-2 (CD) & B-2 (CD) SPA
 - Square Footage of Buildings (Potential, Existing and Building Expansion/Demolition)
138,000 square feet (total)
 - Potential Building Envelopes 1, 2, 3 & 4 Square Footage = 100,000 square feet (maximum)
 - Building C Potential Expansion *7,000 square feet (maximum)
 - Building E Potential Expansion *7,000 square feet (maximum)
 - *Maximum of 10,000 square foot combined
 - Existing Building Square Footage = 27,937 square feet (total) (May include buildings to be demolished)
 - Maximum Building Height 30'
 - Maximum Number of Buildings
Two new principal use structures
 - Ratio of Parking Spaces
Not applicable
 - Amount of Open Space
Not applicable
- General Provisions
 - Rezoning boundary and rezoning survey map is delineated on this plan by overall boundary identified with bearing and distance labels.
 - The existing conditions represented on this plan are based upon a GIS data and supplemented with field survey as necessary.
 - The schematic depictions of the parking areas, buildings, and driveway layout, locations, and sizes depicted on this Rezoning Plan are graphic representations. Building envelopes shown on the plan are reserved for potential buildings. Building structures are permitted in 2 of the 3 locations identified as "Building Envelopes 2, 3, and 4".

- Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
 - Since the project has not completed Final Construction Plans, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, minor modifications that don't materially change the overall design intent depicted on the Rezoning Plan will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance.
 - The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance.
- Permitted Uses
 - Off-Street Parking
 - Existing buildings may be utilized for:
 - General office.
 - Automotive functions excluding sales & service.
 - Permitted uses for the site (including potential buildings/envelopes) may include:
 - Automotive sales
 - Automotive repair
 - Automotive associated accessory uses; including car wash facilities
 - Transportation
 - 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.
 - 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, which includes on 80' Right of Way for the Wallace Road relocation and a 120' Right of Way for the Silver Line extension and Wallace Road future alignment.
 - Driveway location(s) are to be approved by CDOT and NCDOT.
 - Streetscape and Landscaping
 - A 75' Class "B" Buffer will be provided along the southeast property line abutting the Abbott Glen Townhomes.
 - 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.

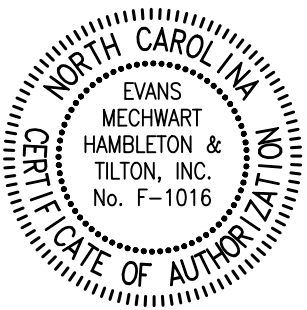
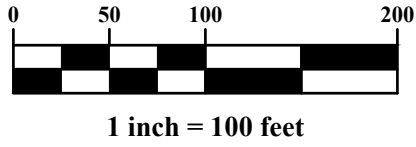
- All or portions of development may be gated and fenced with black vinyl coated chain link fence.
- Walls or fences may be installed in buffers, but buffer widths as shown will not be reduced.
- Environmental Standards
 - The location, size, and type of stormwater management systems depicted on the 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.
- Fire Protection
 - This project will comply with all City of Charlotte Fire Department requirements for design.
- Lighting
 - 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 public streets. Detached lighting will not exceed 31' in height.
- Tree Save
 - Tree Save will be provided in Class B Buffers and outside of Silverline Extension and Wallace Road Right of Ways (Required calculation is for entire rezoning area less Right of Ways for future Silverline Extension and Wallace Road Relocations). Or other areas deemed appropriate on-site
- Other
 - No outdoor public address speakers shall be placed within the rezoning area.

Arborist Notes

- 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 (704-336-4285) 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.

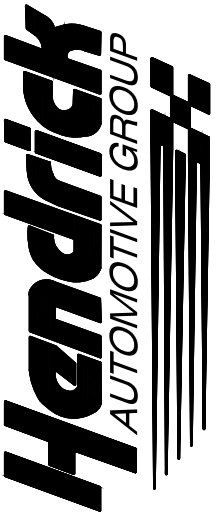
CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CH. BEARING
C1	8°47'30"	955.49'	146.61'	S36°47'19"E
C2	16°52'25"	960.66'	282.91'	S49°37'17"E
C3	3°10'52"	5629.58'	312.56'	S30°30'44"E
C4	2°22'13"	5629.58'	232.88'	S26°38'25"E

GRAPHIC SCALE

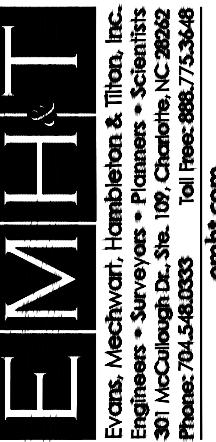


REVISIONS

MARK DATE DESCRIPTION



CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN
FOR
HENDRICK AUTOMOTIVE GROUP
REZONING PETITION NUMBER 2019-070



DATE
August 12, 2019

SCALE
1" = 100'

JOB NO.
20180778

SHEET
1/2

