

VICINITY MAP

SITE DATA

EXISTING ZONING : B-2

PROPOSED ZONING: I-2(CD)

4.513 ACRES TOTAL

EXISTING USE: RE-FUELING FACILITY

**PROPOSED USE: RE-FUELING FACILITY
(AND ANY USE PERMITTED IN THE I-2 DISTRICT EXCEPT AS NOTED)**

750 S.F. EXISTING BUILDINGS

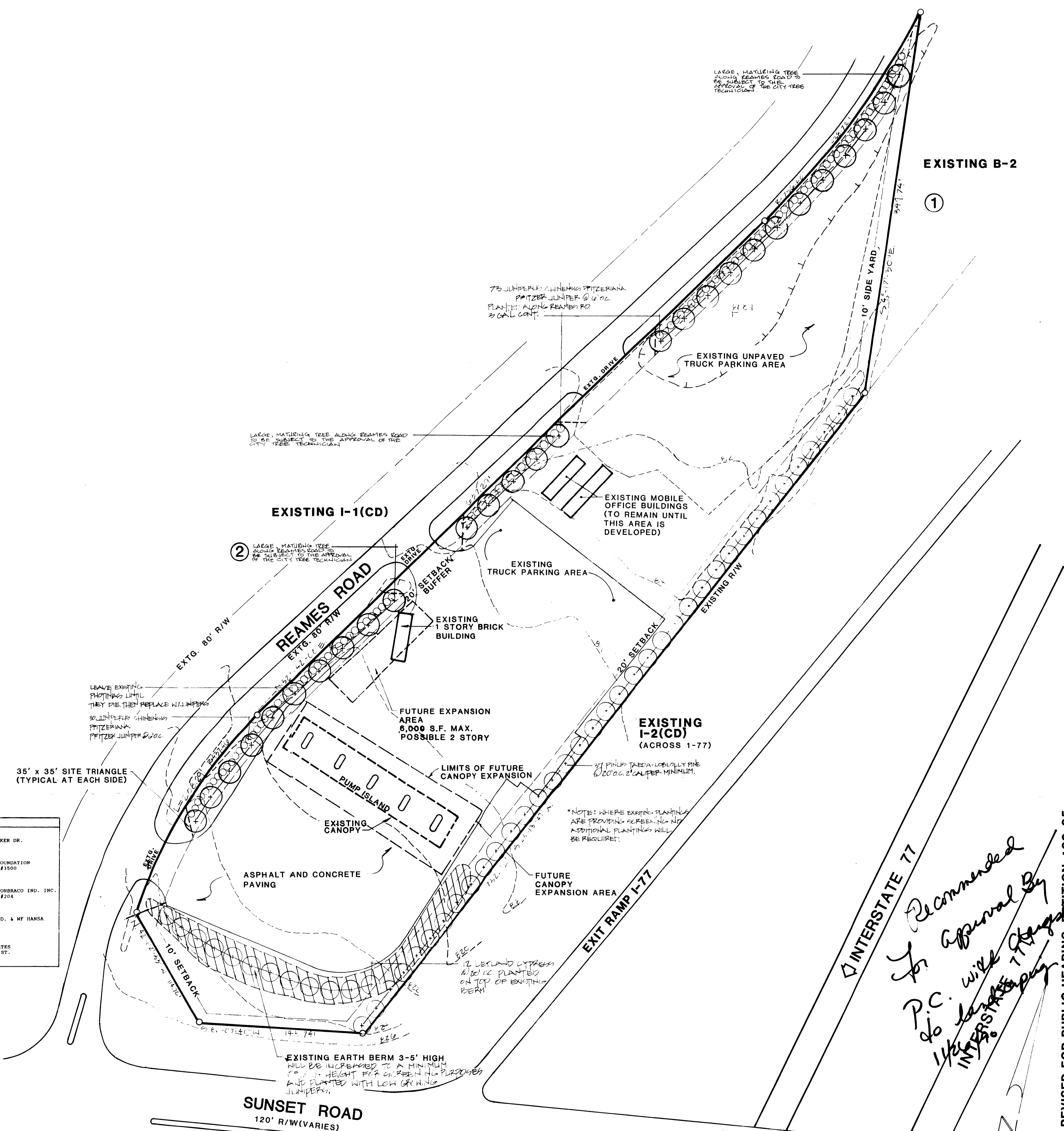
6000 S.F. PROPOSED EXPANSION

6750 S.F. MAXIMUM PROPOSED EXPANSION

CONDITIONAL NOTES:

1. THIS PLAN REPRESENTS THE CONFIGURATION OF EXISTING BUILDINGS, PARKING, INTERNAL CIRCULATION, ACCESS POINTS AND GAS PUMPS/CANOPY. PROPOSED NEW BUILDING EXPANSION WILL BE LIMITED TO THE FUTURE BUILDING AREA DEPICTED ON THE PLAN. ALSO SOME MODIFICATIONS TO THE LOCATION OF EXISTING ACCESS POINTS AND PARKING LOTS WILL BE PERMITTED BASED UPON FINAL DEVELOPMENT AND DESIGN PLANS. ANY NEW DEVELOPMENT WILL PRESERVE THE LANDSCAPE IMPROVEMENTS THAT WILL BE IMPLEMENTED PER THIS PLAN.
2. PARKING SHALL BE IN ACCORDANCE WITH SECTION 2000. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1601. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
4. THE NEW STREET TREES AND SHRUBS WILL BE INSTALLED BY THE PETITIONER FOR BEAUTIFICATION PURPOSES. THE INSTALLATION OF NEW TREES WILL MEET THE MINIMUM REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND REQUIREMENTS FOR SCREENING.
5. THE FUTURE EXPANSION OF 6,000 SQUARE FEET IS INTENDED TO PROVIDE EXPANSION OPPORTUNITIES FOR THE EXISTING BUILDING, IN APPROXIMATELY THE LOCATION SHOWN ON THE SITE PLAN. EXPANSION OF THE CANOPY OVER THE EXISTING GAS PUMPS WILL ALSO BE ALLOWED.
6. THE PETITIONER INTENDS TO CONTINUE THE EXISTING USE OF THE PROPERTY AS A TRUCK REFUELING FACILITY, WHICH INCLUDES THE SALE OF PETROLEUM PRODUCTS TO TRUCKS AND OTHER MOTOR VEHICLES, CONVENIENCE STORE, MINOR TRUCK REPAIR, PARKING WHILE DRIVERS EAT AND SLEEP, TEMPORARY PARKING OF TRAILERS WITHOUT TRACTORS, LOAD BROKERING, AND CB REPAIR. THE FOLLOWING USES ALLOWED UNDER SECTION 3072, INCIDENTAL TO THE TRUCK REFUELING FACILITY, WILL ALSO BE PERMITTED:
 12. AUTOMOBILE SERVICE STATIONS, PROVIDING MINOR ADJUSTMENTS, REPAIRS AND LUBRICATION TO ANY TYPE OF MOTOR VEHICLE.
 45. MOTELS, MOTOR COURSES, AND HOTELS.
 53. REPAIR AND SERVICING OF ANY ARTICLE, THE SALE OF WHICH IS PERMITTED IN THAT DISTRICT, EXCEPT AS OTHERWISE INDICATED ON THIS LIST (SECTION 3072).
 54. RESTAURANTS.
 56. RETAIL SALES, BUSINESSES, AND PROFESSIONAL, FINANCIAL PERSONAL AND RECREATIONAL SERVICES, EXCEPT FOR THOSE PERMITTED ONLY IN THE B-2 DISTRICT AND/OR OTHER LESS RESTRICTIVE BUSINESS OR INDUSTRIAL DISTRICTS.
 119. TRUCK TERMINALS.
 124. OFF-STREET PARKING FOR OFFICES, BUSINESS AND INDUSTRIAL USES.
7. ALL LANDSCAPING (TREES, SHRUBS AND GROUND COVERS) WILL BE INSTALLED WITHIN ONE YEAR OF THE DATE OF THE REZONING APPROVAL.
8. DEVELOPER/OWNER WILL DEDICATE R.O.W. MEASURING 175 FEET FROM THE CENTERLINE OF INTERSTATE 77 PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. NEW DRIVEWAYS WILL BE SUBJECT TO REVIEW AND APPROVAL BY CITY OF CHARLOTTE D.O.T. AND N.C.D.O.T..
10. SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 2100. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

NO.	PROPERTY
1	TAX#037-191-11 G.L. SUTCLIFFE 2115 KACHERBOCKER DR. CHARLOTTE, NC.
2	TAX#037-129-01 STANWELL TRON FOUNDATION 2801 ROSS AVE. #3500 DALLAS, TX.
3	TAX#041-233-22 BREA BV JR. & CONRACO IND. INC. 428 E. 4TH ST. #204 CHARLOTTE, NC.
4	TAX#041-233-07 PATEL VONT FOUND. & MF HANSA P.O. BOX 26149 CHARLOTTE, NC.
5	TAX#037-192-10 D.H. AS. ASSOCIATES 4718 W. GRAHAM ST. CHARLOTTE, NC.



Recommended for Approval By P.C. will be 1/24/90 INTERSTATE 77

REVISED FOR PUBLIC HEARING: PETITION #90-85

DESIGN ASSOCIATES, INC.
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Charlotte, NC 28202

Site Planning • Landscape Architecture • Civil Engineering

C.D. REZONING PLAN FOR NISBET OIL CO. SUNSET ROAD AT I-77

Project: C.D. REZONING PLAN FOR NISBET OIL CO.
Sheet Title: SUNSET ROAD AT I-77

Revisions	No.	Date	Description
1	1	10-29-90	PRELIMINARY
2	2	11/14/90	REVISED PER COMMENTS
3	3	11/21/90	REVISION TO BERM

Issue Date: 11/21/90

Project Number: 28536
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