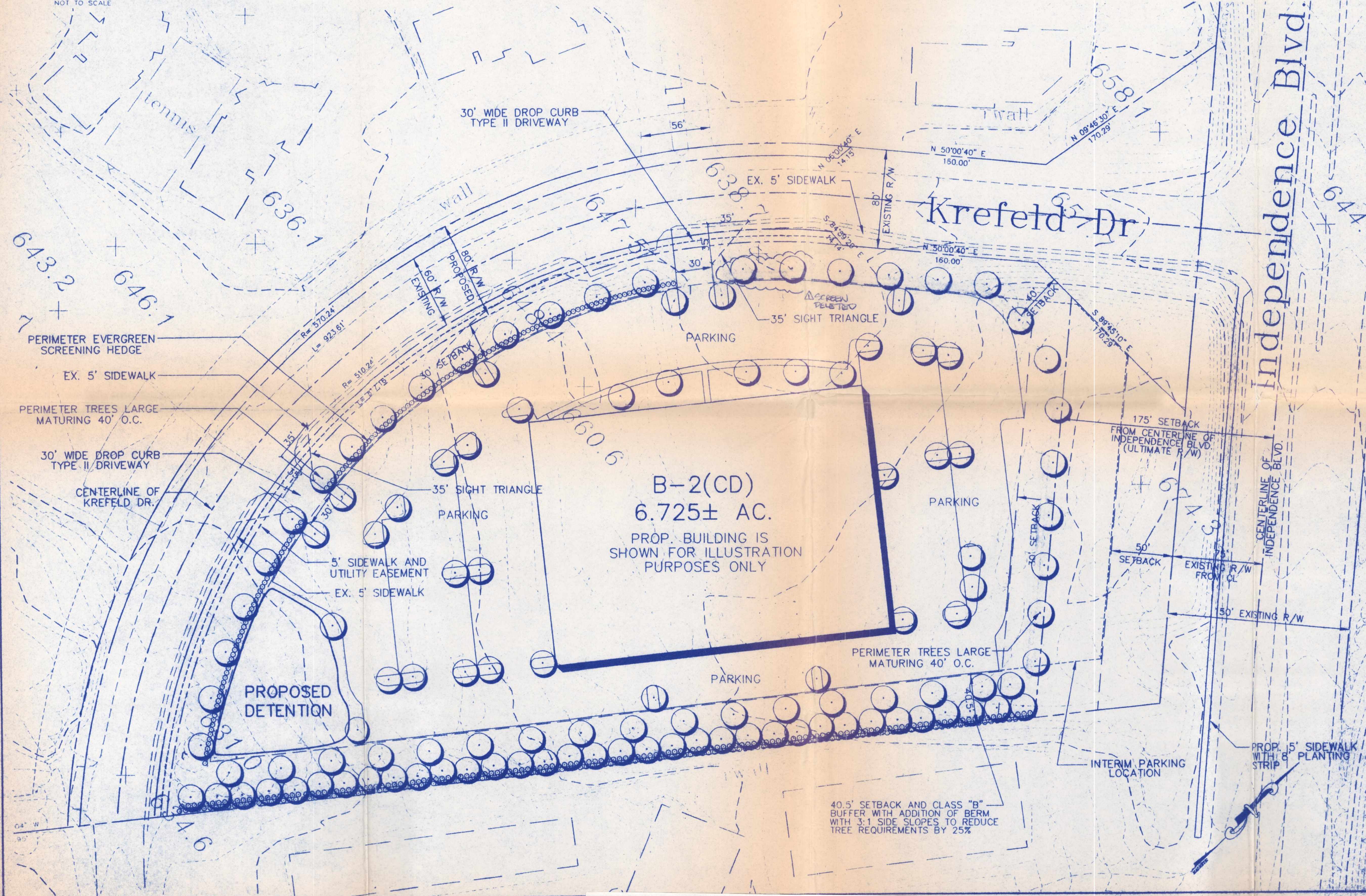


VICINITY MAP  
NOT TO SCALE



**GENERAL NOTES:**

- BOUNDARY SURVEY INFORMATION FROM SURVEY BY MICHAEL ESPENSEN, INC., DATED MARCH 17, 1988.
- TOPOGRAPHIC INFORMATION FROM CITY OF CHARLOTTE AERIAL TOPOGRAPHY SHEETS.
- THE CHARACTER OF THE BUILDING ON THE SITE WILL BE ENHANCED THROUGH THE USE OF MATERIALS SUCH AS BRICK, STUCCO OR PAINTED CONCRETE, AND ALUMINUM.
- IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE B-2 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.
- ALL DUMPSTERS AND SERVICE AREAS SHALL BE SCREENED FROM PUBLIC STREETS AND FROM ADJACENT PROPERTIES; DUMPSTERS SHALL PROVIDE SOLID ENCLOSURES WITH GATE.
- ALL BUILDINGS CONSTRUCTED ON SITE SHALL USE SIMILAR MATERIALS AND COLORS SO AS TO ACHIEVE HARMONIOUS LIMITED BUILDING DESIGN.
- ALL SIGNAGE ON THE SITE SHALL COMPLY WITH THE ORDINANCE PERMITTED USES.
- THE SITE MAY BE DEVOTED TO THE FOLLOWING USES:  
THE BUILDINGS CONFIGURATION AND PARKING CIRCULATION PATTERNS SHOWN FOR THE SITE REPRESENT A GENERAL DEVELOPMENT CONCEPT. BUILDING SETBACKS AND BUFFER AREAS WILL NOT BE REDUCED, BUT VARIATIONS IN THE DESIGN LAYOUT WILL BE PERMITTED PURSUANT TO PLANNING STAFF ADMINISTRATIVE REVIEW AND APPROVAL.  
A. NEW AND PRE-OWNED AUTOMOTIVE SALES, LEASING AND SERVICE (INCLUDING VEHICLE MAINTENANCE, REPAIR, PAINTING, WASHING AND CLEANING) AS PERMITTED CURRENTLY IN THE ZONING DISTRICT, TOGETHER WITH ALL ACCESSORY USES DESCRIBED IN SECTION 9.804 OTHER THAN ITEMS (8), (9), (10), (11), AND (12). AND  
B. ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A ZONING DISTRICT.  
THE TOTAL GROSS FLOOR AREA ON THE SITE MAY NOT EXCEED 70,000 SQUARE FEET.
- THE PETITIONER RECOGNIZES THAT LONG RANGE PLANS FOR U.S. 24 CALL FOR THE ULTIMATE CLOSING OF THE EXISTING MEDIAN OUT AT KREFELD DRIVE AND INDEPENDENCE BLVD. THE PETITIONER AGREES THAT NO PAYMENT WOULD BE MADE BY NCDDOT FOR POTENTIAL DAMAGES ASSOCIATED WITH THE MEDIAN CLOSING.
- THE PETITIONER AGREES TO PROVIDE A 5' PERMANENT SIDEWALK AND UTILITY EASEMENT ALONG KREFELD DRIVE AND SHALL BE MAINTAINED AS SHOWN ON THE PLAN. PETITIONER AGREES TO DEDICATE AN ADDITIONAL 5' R.O.W. ALONG KREFELD DRIVE AS SHOWN ON THE PLAN.
- ALL PROPOSED DRIVEWAYS/PRIVATE STREETS WILL COMPLY WITH NCDDOT STANDARD REQUIREMENTS INCLUDING SIGHT TRIANGLES. PRIVATE STREETS WILL COMPLY WITH ALL OTHER MECKLENBURG COUNTY APPLICABLE STANDARD REQUIREMENTS.
- RIGHT OF WAY SHALL BE OR RESERVED 175' FROM THE CENTERLINE OF INDEPENDENCE BLVD. UPON WRITTEN REQUEST OF THE NCDDOT OR OTHER APPROPRIATE GOVERNMENTAL ENTITY BASED UPON A SHOWING OF THE NEED FOR SUCH DEDICATION IN CONNECTION WITH APPROVED AND FUNDED ROADWAY PROJECTS REQUIRING CONSTRUCTION OF ROADWAY IMPROVEMENTS.
- NO LOUD SPEAKERS WILL BE ALLOWED ON-SITE.
- BUFFER ZONES:**  
THE 40.5' BUFFER LOCATED ON THE EASTERN BOUNDARY OF THE PROPOSED DEVELOPMENT SHALL BE A CLASS B BUFFER WITH A PLANTED EARTHEN BERM WITH 3:1 SIDE SLOPES.  
ALL BUFFER WIDTHS ESTABLISHED ON PLANS SHALL NOT BE REDUCED OR INCREASED.  
THE MAXIMUM HEIGHT FOR ANY BUILDING PLACED ON SITE MAY NOT EXCEED 40 FEET AS DEFINED BY THE ORDINANCE.
- THE NUMBER OF VEHICULAR ACCESS POINTS TO KREFELD DRIVE WILL BE LIMITED TO THOSE SHOWN ON THE REZONING PLAN. ALL CONFIGURATIONS OF DRIVEWAYS AND ACCESS POINTS INTO AND WITHIN THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY THE ADJUTANT GENERAL AND THE TRANSPORTATION (NCDDOT).
- A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE. EXTERIOR LIGHTING WILL BE DESIGNED TO BE DIRECTED AWAY FROM ADJACENT PROPERTIES. DETACHED LIGHTS TO BE A MAXIMUM OF 22' IN HEIGHT.
- THE PARKING ON SITE WILL SATISFY OR EXCEED THE MINIMUM OFF-STREET PARKING STANDARDS ESTABLISHED UNDER THE ORDINANCE.

**ADJOINING PROPERTY OWNERS:**

- 193-81-14 MECKLENBURG COUNTY 720 E 5TH STREET CHARLOTTE, NC 28204
- 193-81-09 COUNTY OF NORTH CAROLINA, LLC 108 6TH ST RICHMOND, VA 23218-3943
- 093-73-01 C.C. - INVESTORS 8411 PRESTON RD. - 8TH FLR DALLAS, TX 75225-0520
- 193-72-17 LAL MANOHAR 1101 KINGWOOD DR. AARON, OH 44311-5922

**DEVELOPMENT DATA:**

TOTAL SITE AREA: 6.725 AC  
EXISTING ZONING: B-1(CD)  
PROPOSED ZONING: B-2(CD)  
TOTAL BUILDING AREA SHOWN: 35,000 SF AS SHOWN FOR ILLUSTRATION PURPOSES ONLY.  
BUILDING NOT TO EXCEED 40.00 FT AS ALLOWED BY CITY OF CHARLOTTE ZONING ORDINANCE

APPROVED BY: *Donaldo Tax*  
BY: MARTIN R. CRAMTON, JR.  
PLANNING DIRECTOR



|              |      |             |
|--------------|------|-------------|
| REVISION NO. | DATE | DESCRIPTION |
|              |      |             |
|              |      |             |

|                 |           |                |         |
|-----------------|-----------|----------------|---------|
| PROJECT MANAGER | D. THORON | DRAWING SCALE  | 1"=40'  |
| DRAWN BY        | M. SHANK  | PROJECT DATE   | 1/7/99  |
| APPROVED BY     |           | PROJECT NUMBER | 2000.14 |
| FILE NAME       | KREF-R13  | PLT DATE       |         |

**WK DICKSON**  
Engineers Planners Surveyors

**SUN NLF LIMITED**  
6001 NORTH 24TH STREET  
PHOENIX, ARIZONA 05016

**SITE REZONING PLAN**  
PETITION NO. 98-64

1998-64

**INTER-OFFICE COMMUNICATION**

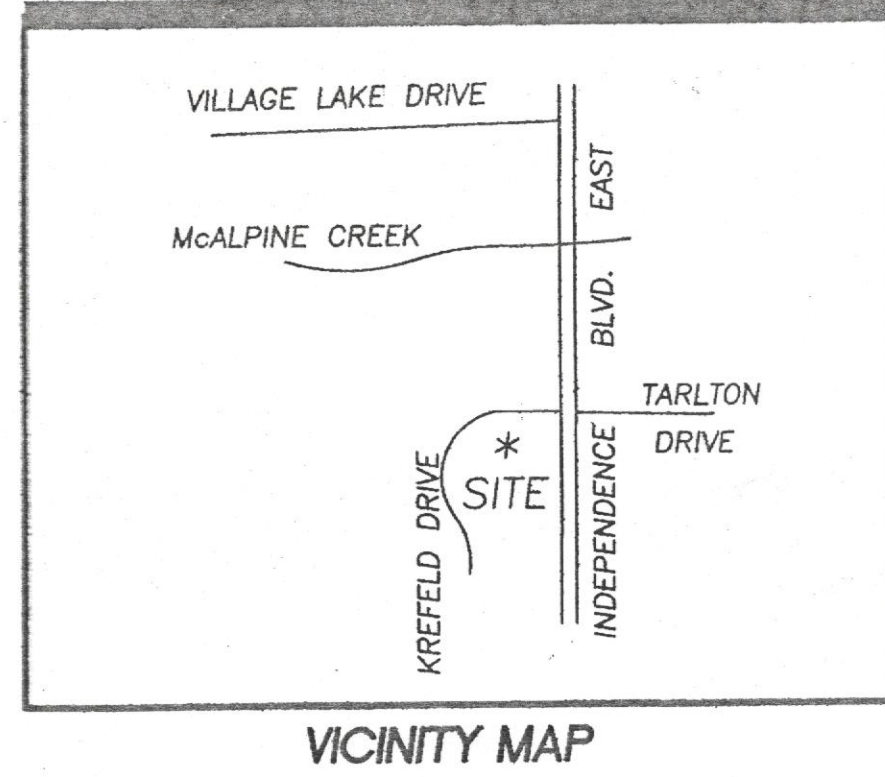
DATE: August 18, 1999

TO: Robert Brandon  
Zoning Administrator

FROM: *TER*  
Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative Approval for Petition No. 98-64 by Don Renaldo Tax parcel 193-081-24.

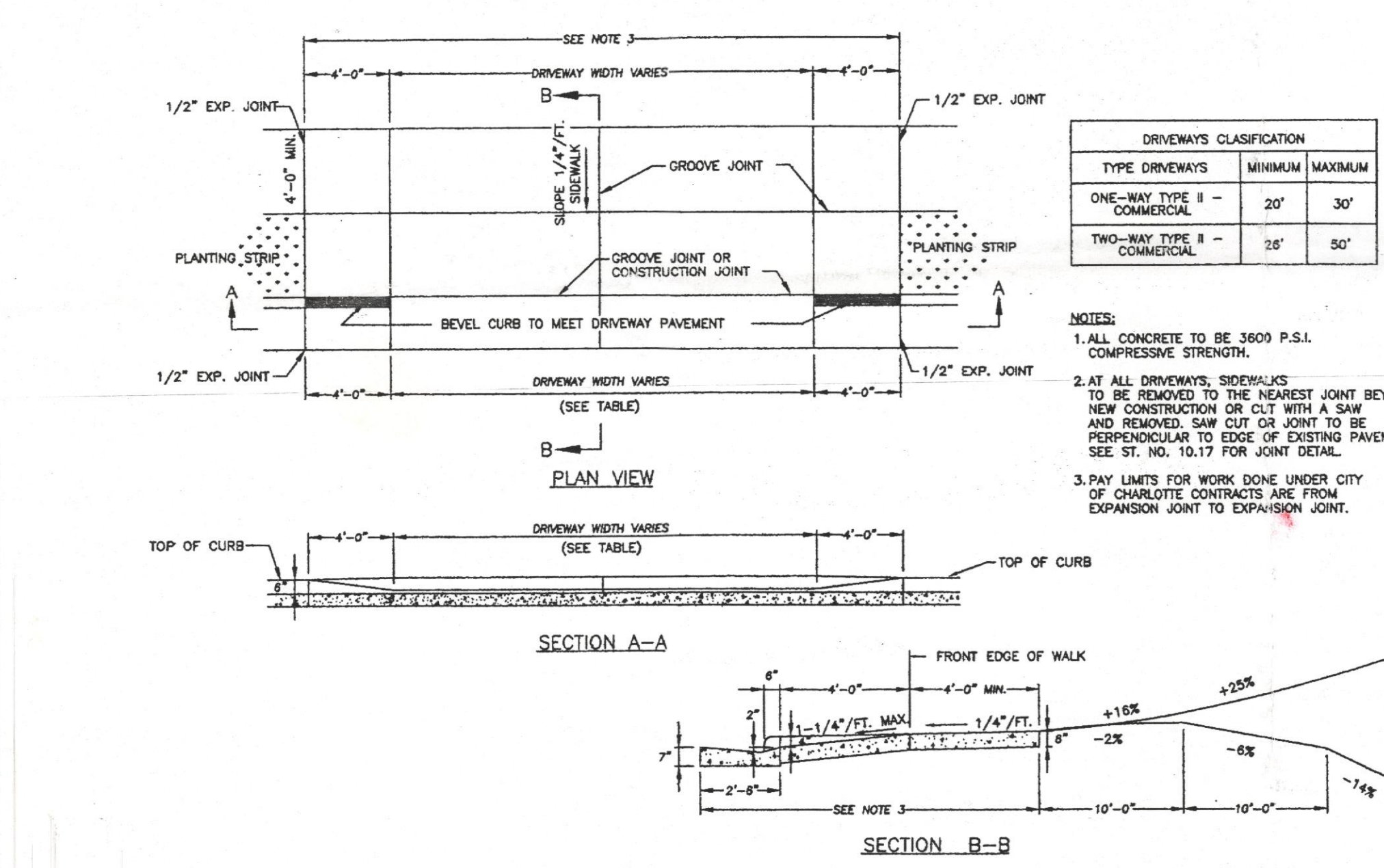
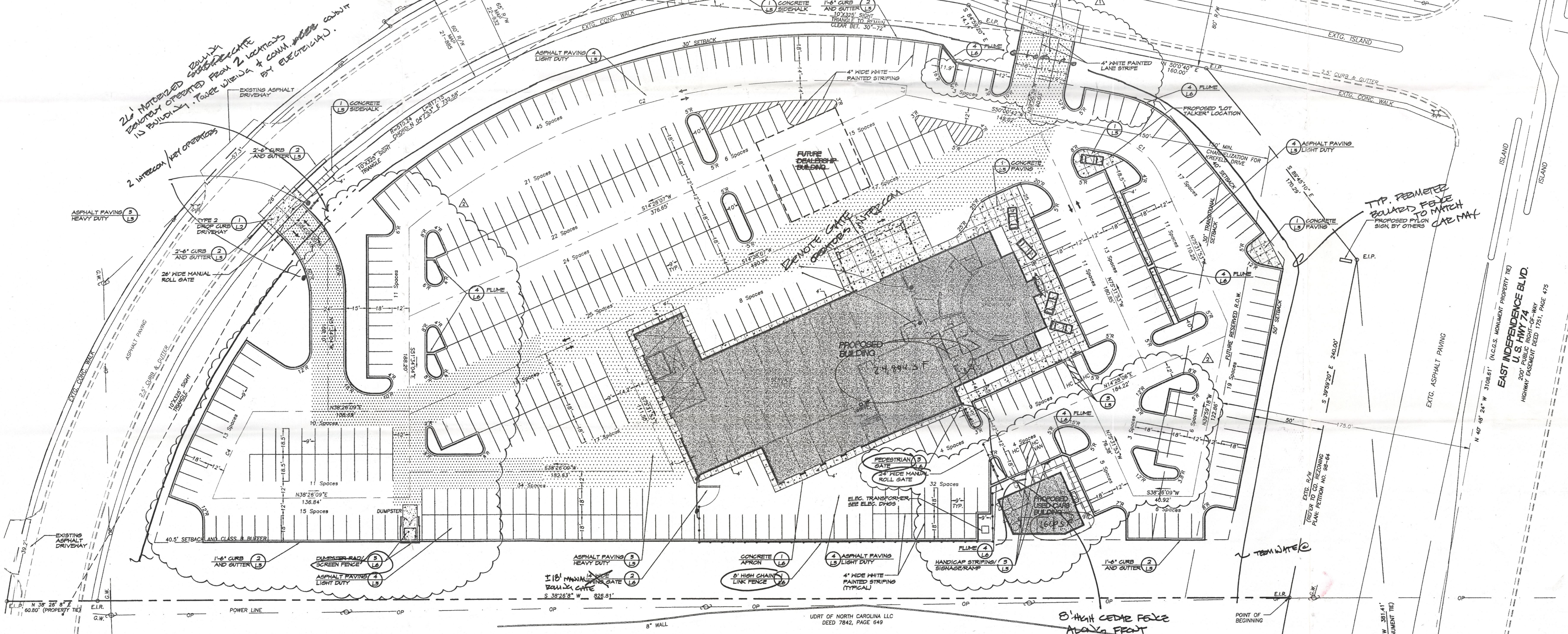
Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to allow the construction material to be painted concrete and aluminum and eliminate arches and tile, additional buildings on the site will still be architecturally compatible. The revised plan also eliminates a portion of the screening along the northern and eastern portion of the site and increases the allowable height of lighting to 27 feet. These changes will not increase the total square footage from the presently approved plan. Since these changes do not alter the intent of the development and are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.



| LINE | LENGTH | BEARING         |
|------|--------|-----------------|
| 1    | 6.99   | N 84° 12' 56" W |

| CURVE | RADIUS | DELTA       | LENGTH | CHORD  |
|-------|--------|-------------|--------|--------|
| 1     | 115.00 | 20° 19' 52" | 40.78  | 40.57  |
| 2     | 52.00  | 32° 54' 48" | 50.79  | 48.76  |
| 3     | 448.00 | 45° 33' 10" | 356.32 | 248.91 |
| 4     | 448.00 | 47° 12' 52" | 359.21 | 255.86 |
| 5     | 450.24 | 08° 35' 24" | 87.84  | 87.18  |



**1** Type 2 Drop Curb Driveway with Planting Strip  
(S.W.A. 100, 101, 102, 103)

**ZONING CODE SUMMARY**

PROJECT NAME: CAROLINA VOLKSWAGEN  
 OWNER: CAROLINA VOLKSWAGEN (CONTACT: BERNE KIROL) PHONE # 537-2336  
 PLANS PREPARED BY: SITE SOLUTIONS PHONE # 521-8882  
 ZONING: B-2 (CD) JURISDICTION: TAX PARCEL #: 193-081-08  
 PROPOSED USE: CAR DEALERSHIP  
 BUILDING HEIGHT: 24 Feet, Stories: 1  
 BUILDING COVERAGE: 24,894 Sq. Ft. GROSS FLOOR AREA: 24,894 Sq. Ft.  
 LOT SIZE: 6,725 Sq. Ft. NUMBER OF UNITS/SUITS: N/A

**YARD REQUIREMENTS:**  
 Setback (front): 50 Ft. from R/W, 75 Ft. from C/L of R/W  
 Side Yard (L): 40.5 Ft. Side Yard (R): 30 Ft.  
 Rear Yard: \_\_\_\_\_ Ft.

**REQUIRED BUFFERS:**  
 Front: (NO) / YES \_\_\_\_\_ Ft. Side (L): (NO) / YES \_\_\_\_\_ Ft.  
 Side (R): (NO) / YES \_\_\_\_\_ Ft. Rear: (NO) / YES \_\_\_\_\_ Ft.

**REQUIRED SCREENING:**  
 Front: (NO) / YES \_\_\_\_\_ Rear: (NO) / YES \_\_\_\_\_  
 Side (L): (NO) / YES \_\_\_\_\_ Side (R): (NO) / YES \_\_\_\_\_  
 Parking Only: NO / YES \_\_\_\_\_

**PAVEMENT COVERAGE:** 147,873 Sq. Ft. / Acres

**PARKING DATA:** (specify requirement)  
 TABLE 12.202 \* OTHER BUSINESS USES \* 1 SP/250 SF. (6000 SF.) PLUS  
 18,694 SF. STORAGE AREA \* 2 SP/1000 SF. = 24 SPACES + 5 SPACES = 29 REQ'D.  
 Required: 29 Provided: 390 Handicap: 4 Compact: \_\_\_\_\_  
 Carpool: \_\_\_\_\_ Loading Spaces: \_\_\_\_\_

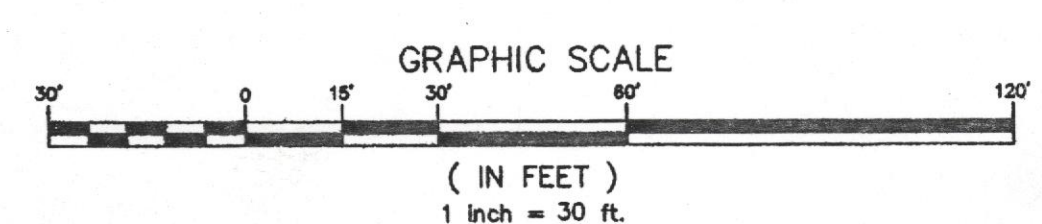
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

- SITE NOTES**
- DIMENSIONS AND COORDINATE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
  - ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
  - ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
  - PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
  - THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
  - GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
  - DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
  - ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 1988 EDITION AS AMENDED.
  - ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
  - CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
  - CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCES.
  - REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
  - LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
  - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
  - ALL ROAD IMPROVEMENTS AT KREFELD DRIVE TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

**LEGEND**

|     |                                      |
|-----|--------------------------------------|
| --- | EXISTING SIGN                        |
| EP  | EXISTING IRON PIN                    |
| EQ  | EXISTING LIGHT POLE                  |
| R/W | RIGHT-OF-WAY                         |
| HC  | HANDICAP SPACE                       |
| FF  | EXISTING FIRE HYDRANT                |
| UP  | EXISTING UTILITY POLE                |
| OP  | EXISTING OVERHEAD POWER LINE         |
| --- | EXISTING CURB AND GUTTER             |
| --- | PROPOSED CURB AND GUTTER             |
| --- | PROPOSED ASPHALT PAVING - LIGHT DUTY |
| --- | PROPOSED ASPHALT PAVING - HEAVY DUTY |
| --- | PROPOSED CONCRETE PAVING             |

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED February 2, 2000  
 BY: MARTIN R. CRAMTON, JR.  
 98-64



**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**INTER-OFFICE COMMUNICATION**

DATE: February 2, 2000

TO: Robert Brandon  
 Zoning Administrator

FROM: Martin R. Cramton, Jr.  
 Planning Director

SUBJECT: Administrative Approval for Petition No. 98-64 by Don Renaldi.

Attached is a copy of a specific plan showing a 1600 square foot used car sales building. This is the only change to the plan presently in effect. Note that all original conditions apply to the development of this building specifically architectural compatibility. This change will not increase the total square footage from the presently approved plan. Since this change does not alter the intent of the development and is minor, I am administratively approving this building location. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

**SITE SOLUTIONS**  
 Landscape Architecture  
 5311 Sherry-Sheen Circle  
 Suite 82 • Charlotte, NC  
 Ph: 704.521.9800 • Fax: 704.521.9801  
 E-Mail: info@sitesolutions.com

Franceschi, Roberts & Ew  
 Architects P.A.  
 1125 East Morehead Street / Suite 202  
 Charlotte, North Carolina 28204/704.333-0100

Project  
**Carolina Volkswagen**  
 7807 Krefeld Drive  
 Charlotte, North Carolina

Architect's Project No. 5/2000  
 Date  
 Revisions  
 CITY REVIEW COMMENTS 6/1/00  
 CITY REVIEW COMMENTS 7/2/00  
 OWNER COMMENTS 8/1/00

Sheet Description  
**Site Plan**

Sheet Number  
**L-1**