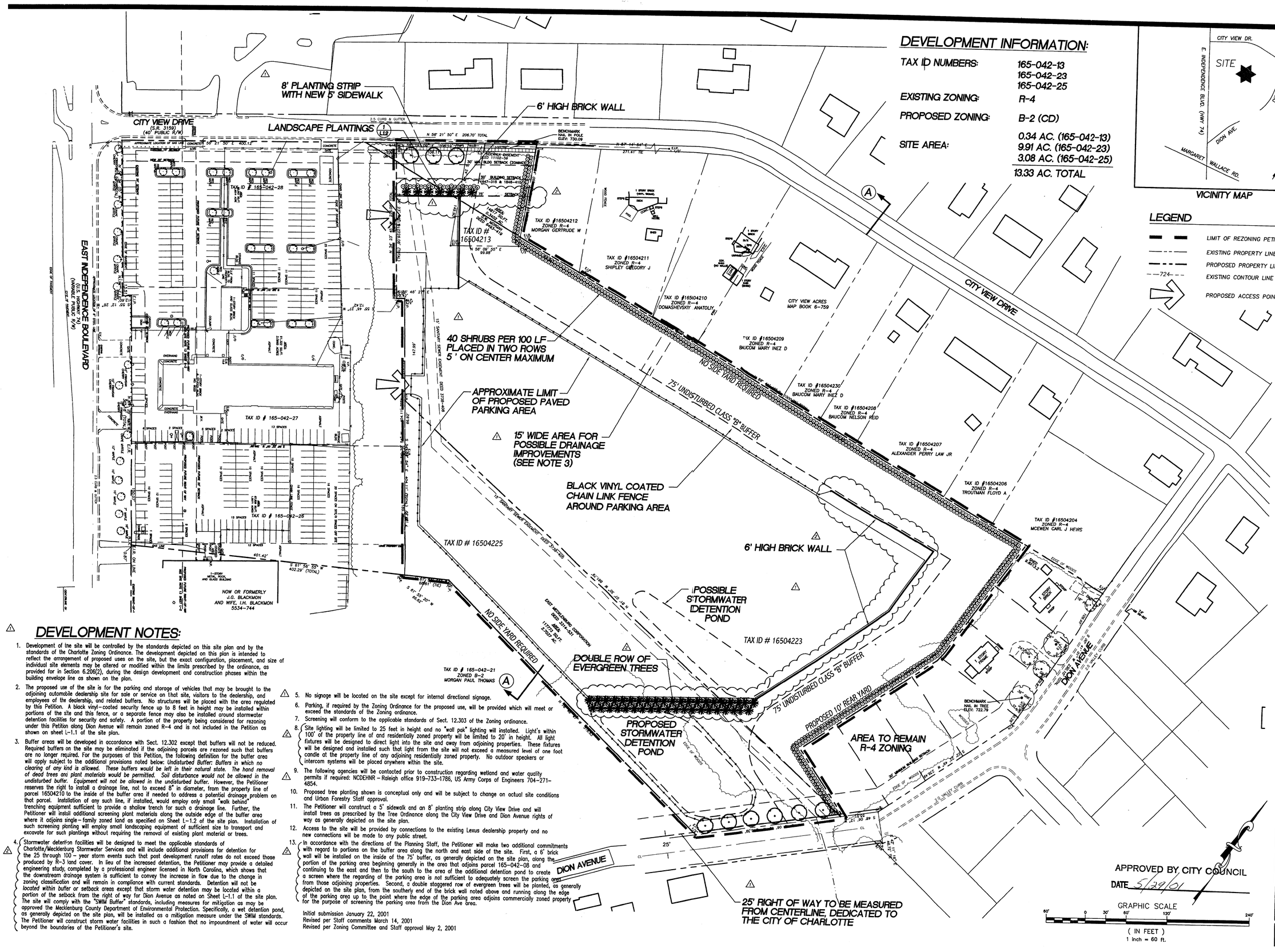
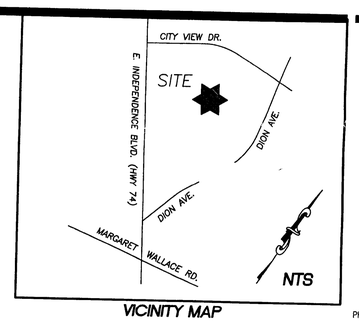



APPROVED BY CITY COUNCIL
DATE 5/29/01

## DEVELOPMENT INFORMATION:

| | |
|---|---|
| TAX ID NUMBERS: | 165-042-13<br>165-042-23<br>165-042-25 |
| EXISTING ZONING: | R-4 |
| PROPOSED ZONING: | B-2 (CD) |
| SITE AREA: | 0.34 AC. (165-042-13)<br>9.91 AC. (165-042-23)<br>3.08 AC. (165-042-25)<br>13.33 AC. TOTAL |




VICINITY MAP

## LEGEND

- LIMIT OF REZONING PETITION
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 724 EXISTING CONTOUR LINE
- PROPOSED ACCESS POINT

## DEVELOPMENT NOTES:

1. Development of the site will 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 the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance, as provided for in Section 6.206(2), during the design development and construction phases within the building envelope line as shown on the plan.
2. The proposed use of the site is for the parking and storage of vehicles that may be brought to the adjoining automobile dealership site for sale or service on that site, visitors to the dealership, and employees of the dealership, and related buffers. No structures will be placed with the area regulated by this Petition. A black vinyl-coated security fence up to 8 feet in height may be installed within portions of the site and this fence, or a separate fence may also be installed around stormwater detention facilities for security and safety. A portion of the property being considered for rezoning under this Petition along Dion Avenue will remain zoned R-4 and is not included in the Petition as shown on sheet L-1.1 of the site plan.
3. Buffer areas will be developed in accordance with Sect. 12.302 except that buffers will not be reduced. Required buffers on the site may be eliminated if the adjoining parcels are rezoned such that buffers are no longer required. For the purposes of this Petition, the following definition for the buffer area will apply subject to the additional provisions noted below: *Undisturbed Buffer: Buffers in which no clearing of any kind is allowed. These buffers would be left in their natural state. The hand removal of dead trees and plant materials would be permitted. Soil disturbance would not be allowed in the undisturbed buffer. Equipment will not be allowed in the undisturbed buffer.* However, the Petitioner reserves the right to install a drainage line, not to exceed 8" in diameter, from the property line of parcel 16504210 to the inside of the buffer area if needed to address a potential drainage problem on that parcel. Installation of any such line, if installed, would employ only small "walk behind" trenching equipment sufficient to provide a shallow trench for such a drainage line. Further, the Petitioner will install additional screening plant materials along the outside edge of the buffer area where it adjoins single-family zoned land as specified on Sheet L-1.2 of the site plan. Installation of such screening planting will employ small landscaping equipment of sufficient size to transport and excavate for such plantings without requiring the removal of existing plant material or trees.
4. Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services and will include additional provisions for detention for the 25 through 100 - year storm events such that post development runoff rates do not exceed those produced by R-3 land cover. In lieu of the increased detention, the Petitioner may provide a detailed engineering study, completed by a professional engineer licensed in North Carolina, which shows that the downstream drainage system is sufficient to convey the increase in flow due to the change in zoning classification and will remain in compliance with current standards. Detention will not be located within buffer or setback areas except that storm water detention may be located within a portion of the setback from the right of way for Dion Avenue as noted on Sheet L-1.1 of the site plan. The site will comply with the "SWM Buffer" standards, including measures for mitigation as may be approved the Mecklenburg County Department of Environmental Protection. Specifically, a wet detention pond, as generally depicted on the site plan, will be installed as a mitigation measure under the SWM standards. The Petitioner will construct storm water facilities in such a fashion that no impoundment of water will occur beyond the boundaries of the Petitioner's site.
5. No signage will be located on the site except for internal directional signage.
6. Parking, if required by the Zoning Ordinance for the proposed use, will be provided which will meet or exceed the standards of the Zoning ordinance.
7. Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
8. Site lighting will be limited to 25 feet in height and no "wall pak" lighting will installed. Light's within 100' of the property line of and residentially zoned property will be limited to 20' in height. All light fixtures will be designed to direct light into the site and away from adjoining properties. These fixtures will be designed and installed such that light from the site will not exceed a measured level of one foot candle at the property line of any adjoining residentially zoned property. No outdoor speakers or intercom systems will be placed anywhere within the site.
9. The following agencies will be contacted prior to construction regarding wetland and water quality permits if required: NCDEHNR – Raleigh office 919-733-1786, US Army Corps of Engineers 704-271-4854.
10. Proposed tree planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.
11. The Petitioner will construct a 5' sidewalk and an 8' planting strip along City View Drive and will install trees as prescribed by the Tree Ordinance along the City View Drive and Dion Avenue rights of way as generally depicted on the site plan.
12. Access to the site will be provided by connections to the existing Lexus dealership property and no new connections will be made to any public street.
13. In accordance with the directions of the Planning Staff, the Petitioner will make two additional commitments with regard to portions on the buffer area along the north and east side of the site. First, a 6' brick wall will be installed on the inside of the 75' buffer, as generally depicted on the site plan, along the portion of the parking area beginning generally in the area that adjoins parcel 165-042-08 and continuing to the east and then to the south to the area of the additional detention pond to create a screen where the regarding of the parking area is not sufficient to adequately screen the parking area from those adjoining properties. Second, a double staggered row of evergreen trees will be planted, as generally depicted on the site plan, from the southerly end of the brick wall noted above and running along the edge of the parking area up to the point where the edge of the parking area adjoins commercially zoned property for the purpose of screening the parking area from the Dion Ave area.

Initial submission January 22, 2001
Revised per Staff comments March 14, 2001
Revised per Zoning Committee and Staff approval May 2, 2001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Codd project# 2073

Hendrick AUTOMOTIVE GROUP

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1125 East Morehead Street/ Suite 202
Charlotte, North Carolina 28204/704/333-6166


Project
**Hendrick Lexus Addition and Renovations**
6025 E. Independence Blvd.
Charlotte, NC

| | | |
|---|---|---|
| Architect's Project No. | | 8908A |
| Date | | 1/22/01 |
| Revisions | | |
| 1 | REV. PER STAFF COMMENTS | 3/15/01 |
| 2 | REV. PER ZONING COMMITTEE AND STAFF APPROVAL | 5/02/01 |

Sheet Description
**Rezoning Petition #01-044 For Public Hearing**

Sheet Number
**L-1.1**


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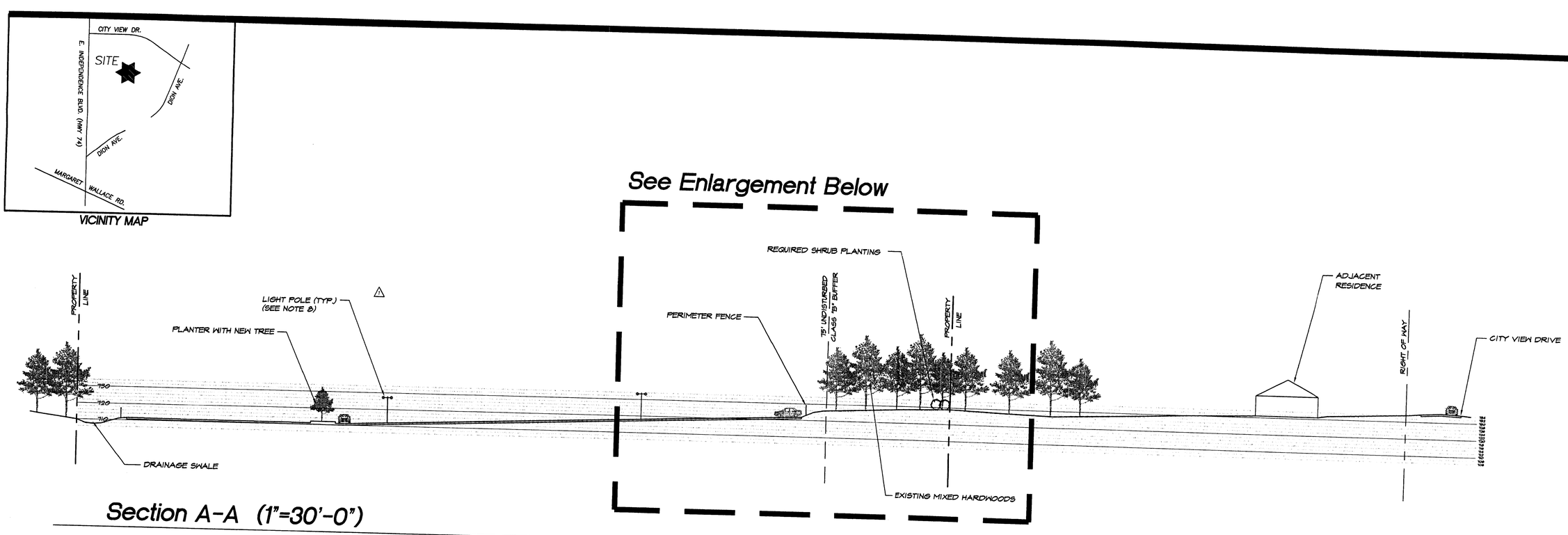
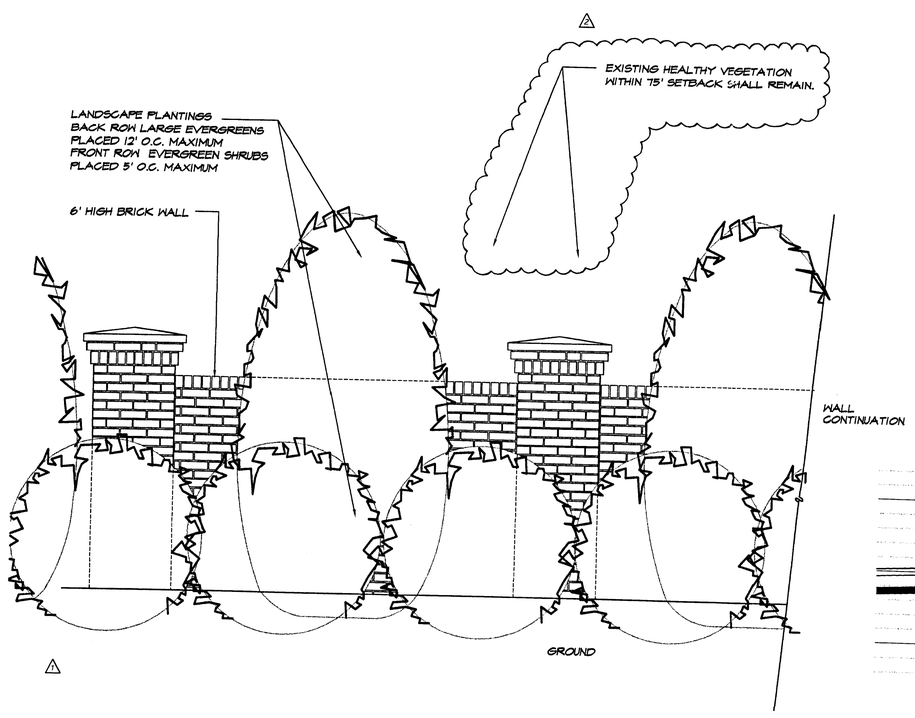
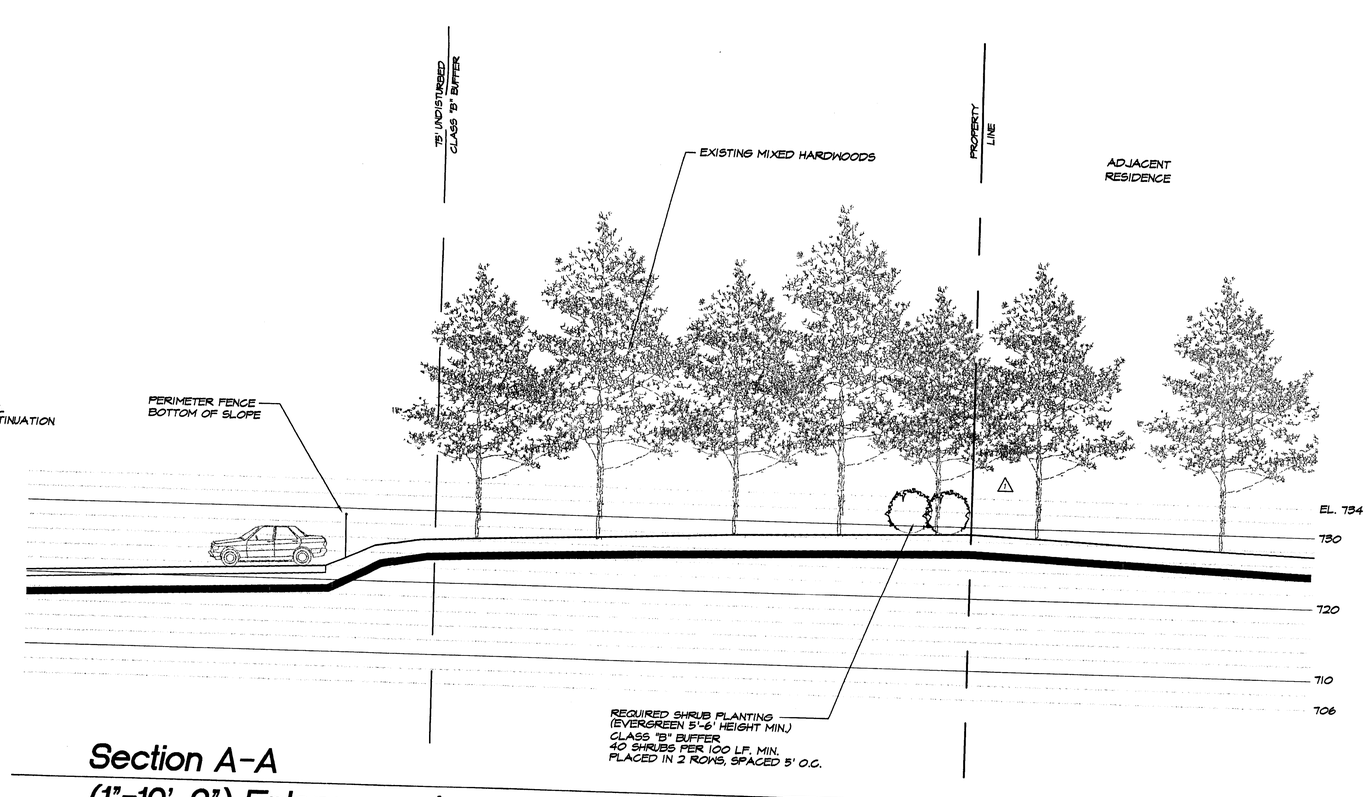



Section A-A (1"=30'-0")




Brick Wall At City View Drive
(1" = 2'-0")




Section A-A
(1"=10'-0") Enlargement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Sheet Description
Rezoning Petition #01-044 For Public Hearing


Sheet Number
**L-1.2**


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