

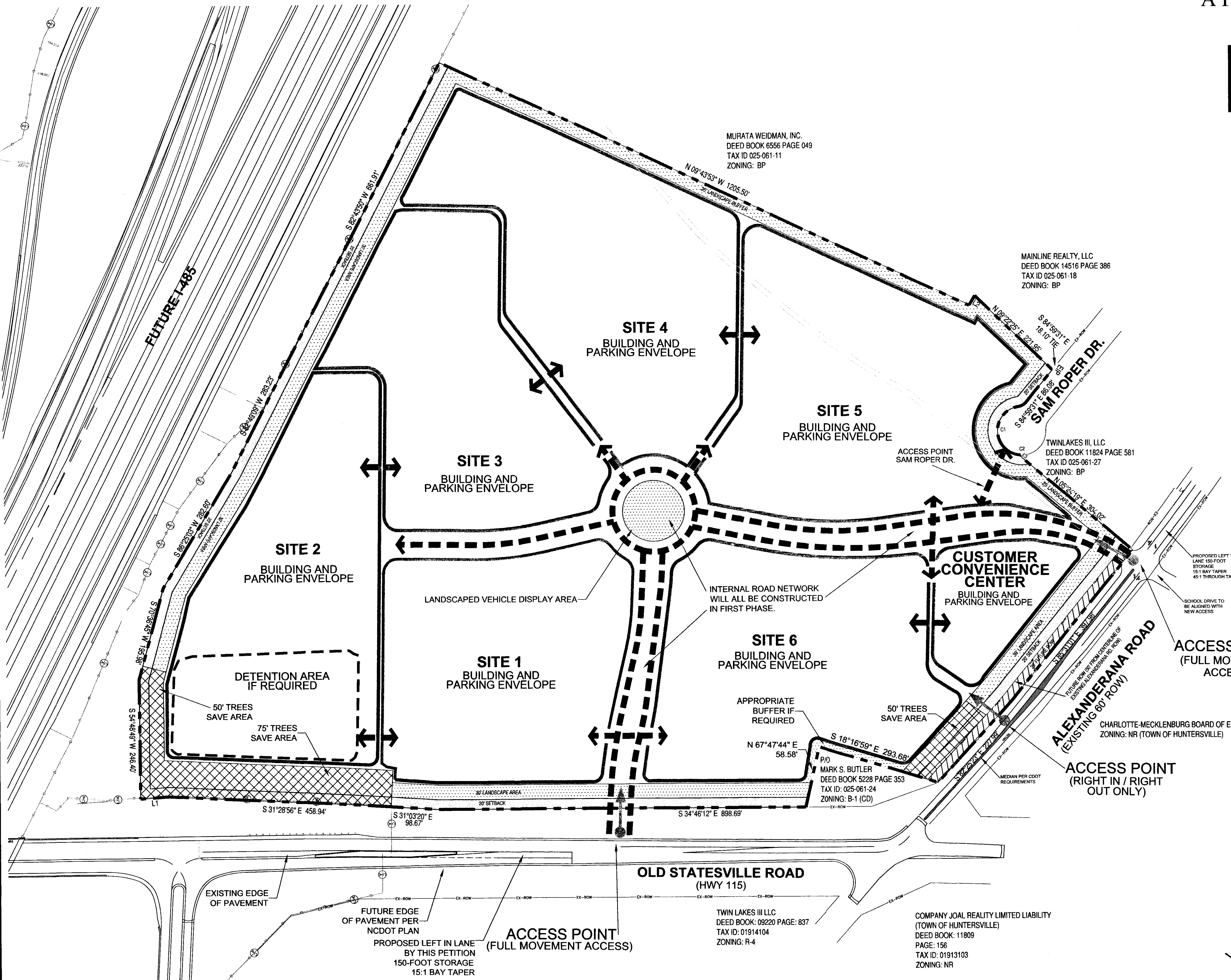
NORTH LAKE AUTO PLAZA

A PREMIER RETAIL AUTOMOTIVE SALES AND SERVICE DEVELOPMENT

FOR PUBLIC HEARING
PETITION NO. 2003-86

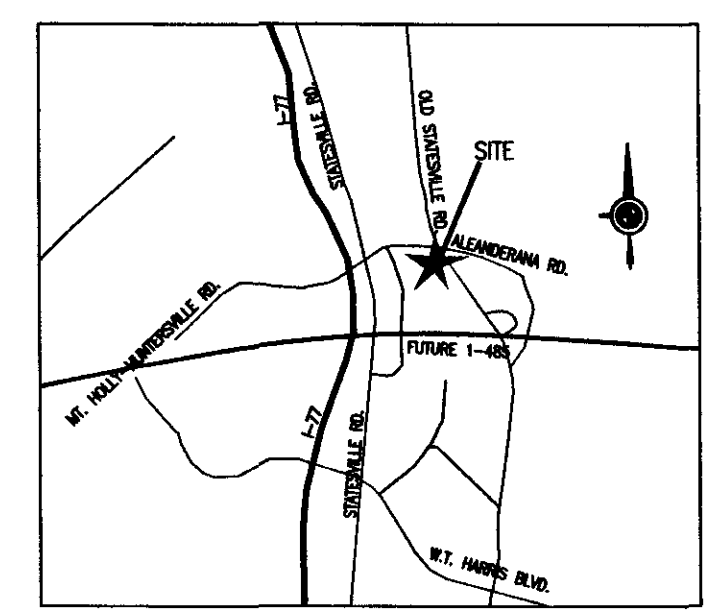
DEVELOPMENT SUMMARY

EXISTING ZONING: BP & R-4
 PROPOSED ZONING: I-1(CD)
 TOTAL AREA TO BE REZONED: 48.79 ACRES



NOTES

- BOUNDARY INFORMATION FROM BOUNDARY SURVEY BY GEOSCIENCE GROUP, DATED JUNE 6, 2003. TOPOGRAPHIC INFORMATION TAKEN FROM MECKLENBURG COUNTY DIGITAL AERIAL TOPOGRAPHIC MAPS.
- PROPOSED ROADWAY CONFIGURATIONS FOR FUTURE I-485 AND OLD STATESVILLE ROAD TAKEN FROM NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT), DIVISION OF HIGHWAY, I-485 (FROM EAST OF OAKDALE ROAD TO WEST OF STATESVILLE ROAD) PLANS (PROJECT: 8.467214, R-248RD) SHEETS 27, 28, 44, AND 45, DATED JUNE 6, 2003.

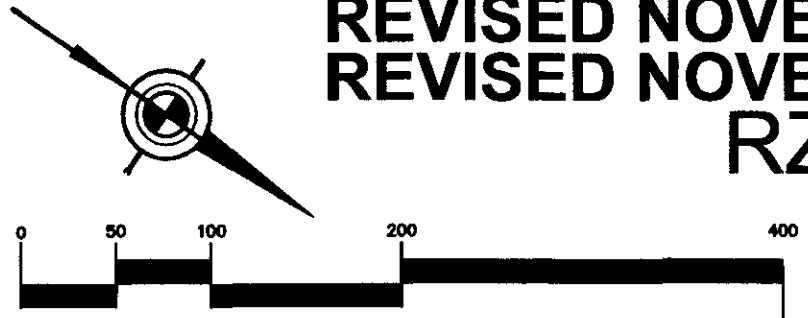


VICINITY MAP - NOT TO SCALE

APPROVED BY CITY COUNCIL
 PETITIONER DATE 11/7/03
 HENDRICK AUTOMOTIVE GROUP



TECHNICAL DATA SHEET
 JUNE 16, 2003
 REVISED SEPTEMBER 18, 2003
 REVISED NOVEMBER 13, 2003
 REVISED NOVEMBER 18, 2003
 RZ-1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 38°16'27" E	60.05
L2	N 86°08'36" E	22.12
L3	S 84°59'31" E	2.19
L4	N 09°21'28" E	30.12

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIR.	CHORD
C1	42°43'11"	25.00	18.64	9.78	N 63°37'55" W	18.21
C2	169°24'58"	50.00	147.84	539.80	N 53°00'15" E	99.57

TWIN LAKES III LLC
 DEED BOOK: 09220 PAGE: 837
 TAX ID: 01914104
 ZONING: R-4

COMPANY JOAL REALTY LIMITED LIABILITY
 (TOWN OF HUNTERSVILLE)
 DEED BOOK: 11809
 PAGE: 156
 TAX ID: 01913103
 ZONING: NR

Kimley-Horn and Associates, Inc.

NORTH LAKE AUTO PLAZA

A PREMIER RETAIL AUTOMOTIVE SALES AND SERVICE DEVELOPMENT

REZONING CONDITIONAL NOTES

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of 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, during the design development and construction phases. The illustrations contained on Sheets 2 and 3 of the conditional plan are illustrative in nature and are intended to convey images of how the various site elements may look, but are not specific engineering, landscape design, or architectural drawings which will be developed for the site based on the approval of the Petition.
2. The proposed zoning district for the site is I-1 (CD). The proposed use of the site is for the development of a complex that could accommodate a wide variety of non-residential uses. The uses on the site will be limited to those uses allowed by the BP district and automobile sales and service centers and related uses. The intent of the Petitioner is to develop a complex of up to 6 automobile sales and service centers along with other minor uses that relate to or support the sales and service of automobiles and provide convenient services for customers and employees of the site. No single building on the site will exceed a total of 80,000 sq. ft. and the total site floor area for all uses will be limited to 315,000 sq. ft. The floor area of the customer convenience center will be limited to 5,000 sq. ft. The customer convenience center may include a variety of activities and services including the sale of fuel, food, beverages, pastries, reading materials, and other similar products and services. Any car wash facility that may be constructed on the site, except an automated car wash that may be constructed as part of the customer convenience center, will be restricted to use by the customers and staff of the facilities on the site and will not be available to the general public.
3. Buffer areas, if required, will be developed in accordance with the provisions of the City of Charlotte Zoning Ordinance. Required buffers on the site may be eliminated if the adjoining parcels are rezoned or the use changes such that buffers are no longer required.
4. Stormwater detention facilities will be provided by a previously approved master stormwater drainage and management facilities, which were designed as part of the Twin Lakes business park, subject to the approval of Stormwater Services. If the original drainage plan cannot be executed due to I 485 construction, the Petitioner will provide the appropriate storm water detention facilities on site and may utilize facilities and techniques for either surface or sub-surface storage.
5. Signage on the site will comply with the provisions of the City of Charlotte Zoning Ordinance. The Petitioner reserves the right to utilize the Sign Flexibility provisions of the Zoning Ordinance to implement a master signage plan for the site. No billboards will be permitted on the site.
6. Parking will be provided which will meet or exceed the standards of the Zoning ordinance. No parking will be permitted within 50' of the right-of-way for NC 115 and Alexanderana Rd. and any such parking that is located beyond the 50' line will be landscaped to reduce the visibility of the parking from NC 115 and Alexanderana Rd. No parking of any vehicles and no loading or unloading of any vehicles will be allowed in the driveways between buildings and the street along the NC 115 frontage of the site.
7. The Petitioner will establish a landscaped edge for the portions of the site that adjoin the rights-of-way for NC 115 and Alexanderana Rd. This area will consist of preserved existing trees, new trees, landscaping, and lawns. The buildings on the site will be arranged in such a fashion that the building line for all buildings located adjacent to the NC 115 and Alexanderana Rd. rights-of-way will be 50 feet behind the proposed 100' right of way for each of these roads. The area between the right-of-way and the building may be used for on-site circulation but may not be used for surface parking, except that specifically designated display areas may be located within this area. These display areas will be limited to no more than three such areas for each site that adjoins the right-of-way as generally depicted on the site plan. No more than three vehicles may be displayed in each of the areas and the area of the displays will be sized for only three vehicles. No vehicles will be parked or displayed within any public street right-of-way.

The Petitioner will also establish and maintain a landscaped edge along the I 485 frontage as generally depicted on the site. This area will consist of a 20' setback and an additional 30' for landscaping wherein no buildings and parking will be allowed. The Petitioner may install designated display areas along I-485 in the subject to the same provisions for such display areas listed above. As required by the Tree Ordinance, the Petitioner will preserve trees within this setback area that are 8' dbh and larger and will plant 'street trees', but may arrange these 'street trees' in bosques so as to provide for the display areas permitted above.
8. Screening, if applicable, will conform to the standards of the Zoning ordinance.
9. All site lighting light fixtures will be designed and/or capped to direct light into the site and away from adjoining properties. Wall-pak lighting will not be installed on the sides of any buildings that are adjacent to or within 100' of any public street right-of-way. Freestanding lights will be limited to a total height of 35'.
10. The Petitioner will construct a 6' sidewalk behind an 8-foot planting strip along NC 115 and Alexanderana Rd. along the frontage of the Petitioner's site, as generally depicted on the site plan, if approved by NCDOT. With regard to the sidewalk on NC 115, the Petitioner will construct the sidewalk to the portion of the site that will be involved with the I 485 interchange project where the actual design and future elevations and topography have not been determined. The Petitioner will establish a fund in an amount equal to the Petitioner's cost for the sidewalk for the remainder of the site and will donate those funds to NCDOT for its use in constructing sidewalk as part of the over interchange project. In addition, the Petitioner will dedicate and/or convey right-of-way sufficient to establish 50' from centerline along NC 115 and Alexanderana Rd. as indicated on the site plan. The Petitioner will dedicate and/or convey the additional right-of-way with such dedication and/or conveyance to occur prior to the issuance of a Certificate of Occupancy for the first building on the site or at the time that subdivision approval for any road improvements required by this Petition is granted, which ever shall occur first. Any such dedication and/or conveyance will take the form of an instrument such as a quitclaim, non-warranty deed or plat with appropriate reversion clause wherein the rights in the property or right of way so dedicated and/or conveyed will revert to the owner of the property without cost should the purpose for which the dedication and/or conveyance no longer exist and the responsible governmental authority abandons its use or need for the property.

11. Access to the site will be provided by connections to NC 115 and Alexanderana Rd. as generally depicted on the site plan. Streets within the site will be constructed to public street standards but will remain as private streets.
12. In conjunction with the development of the site, the following improvements will be installed or cause to be installed by the Petitioner in conjunction with the approval of the appropriate transportation authority. In that context, if the Petitioner is required or chooses to make additional improvements on public streets that are not listed below, the Petitioner may modify the nature or extent of the specific improvements listed below if those changes are approved by NCDOT or CDOT, which ever has jurisdiction for the public roads involved with the changes, as an administrative amendment to these conditions.

Access 'A'.

- * Construct southbound right-turn lane on NC 115 with appropriate storage and taper.
- * Construct a northbound left turn lane on NC 115 with appropriate storage and taper.
- * Construct eastbound approach with through and left turn combination and exclusive right turn lane with internal storage.

Access 'B'.

- * Construct eastbound exclusive left turn lane on Alexanderana Rd. with appropriate storage and taper.
- * Construct westbound exclusive left turn lane on Alexanderana Rd. with appropriate storage and taper.
- * Construct northbound approach with through and left turn combination and exclusive right turn lane with internal storage.
- * Reconstruct North Mecklenburg High School driveway to align with Access 'B'.

Access 'C'

- * Construct raised concrete median on Alexanderana Road from NC 115 to Access 'B' to limit driveway movements to right-in/right-out only.

I-485.

- * Add additional exclusive right turn lane with 100' of storage and appropriate taper to the proposed eastbound I-485 to NC 115 off ramp.

In the context of these improvements, the Petitioner acknowledges that CDOT will not approve the issuance of any building permits for any structures on the site until after 1/1/06. The Petitioner may seek the issuance of building permits prior to 1/1/06, if contracts have been let for the road improvements necessary to accommodate the traffic generated by the development being requested, subject to the approval of CDOT. However, the Petitioner will be allowed to commence other site development work such as grading, storm drainage, utility installation, internal street construction, public street improvements, and/or other similar activities at any time in accordance with the conditions of the approved zoning and other applicable ordinances.

13. Proposed tree planting shown is conceptual only and will be subject to change based on actual site conditions and Tree Ordinance standards as they may apply to the site. Trees within the "tree save" areas depicted on the site plan, that are not within the jurisdiction of the Tree Ordinance, will be preserved. This commitment applies to trees that are at least 12' dbh and larger. The Petitioner may clear and landscape the areas around these trees and may prune the preserved trees to allow for visibility into the site. Trees may be preserved in islands that are appropriately designed for the size of the tree or trees to be preserved.
14. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
15. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Initial submission June 10, 2003
Revised per staff comments 8/15/03 (3a)
Revised per staff comments 9/19/03
Revised per Zoning Committee approval 10/20/03

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PETITION NO. 2003-86

DEVELOPMENT SUMMARY

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PROPOSED ZONING: I-1(CD)
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APPROVED BY CITY COUNCIL

DATE 11/7/03

PETITIONER
HENDRICK AUTOMOTIVE GROUP



NOTES SHEET

JUNE 16, 2003
REVISED SEPTEMBER 18, 2003
REVISED NOVEMBER 13, 2003
RZ-1.5

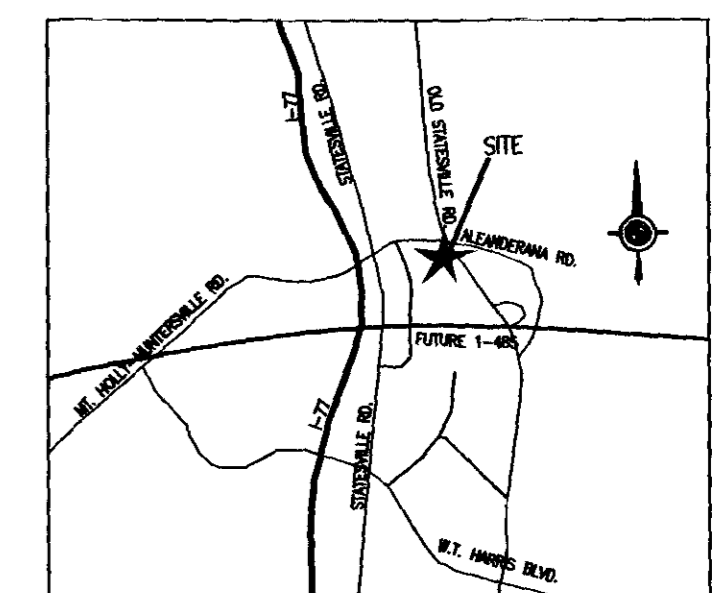
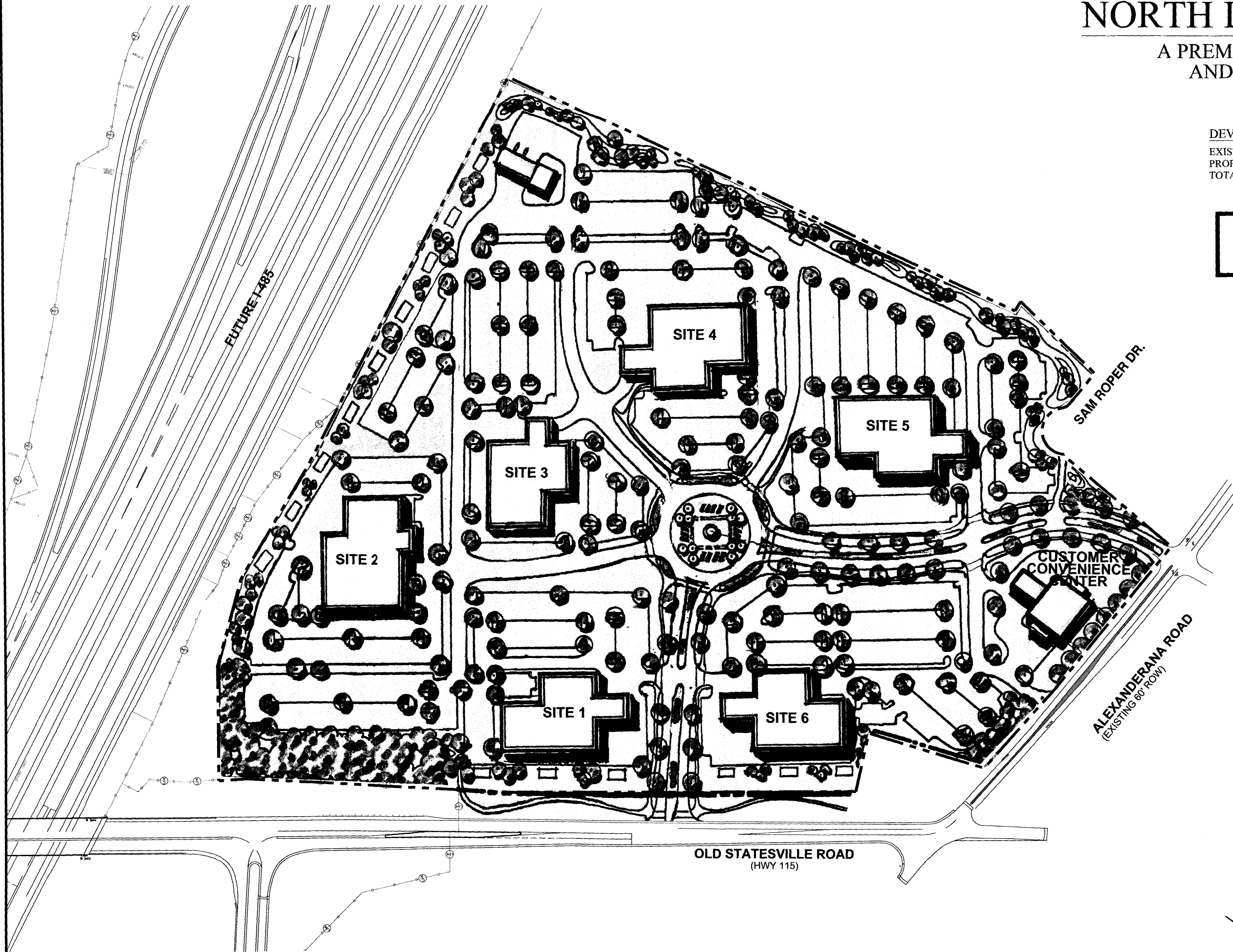
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AND SERVICE DEVELOPMENT

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PETITIONER
HENDRICK AUTOMOTIVE GROUP



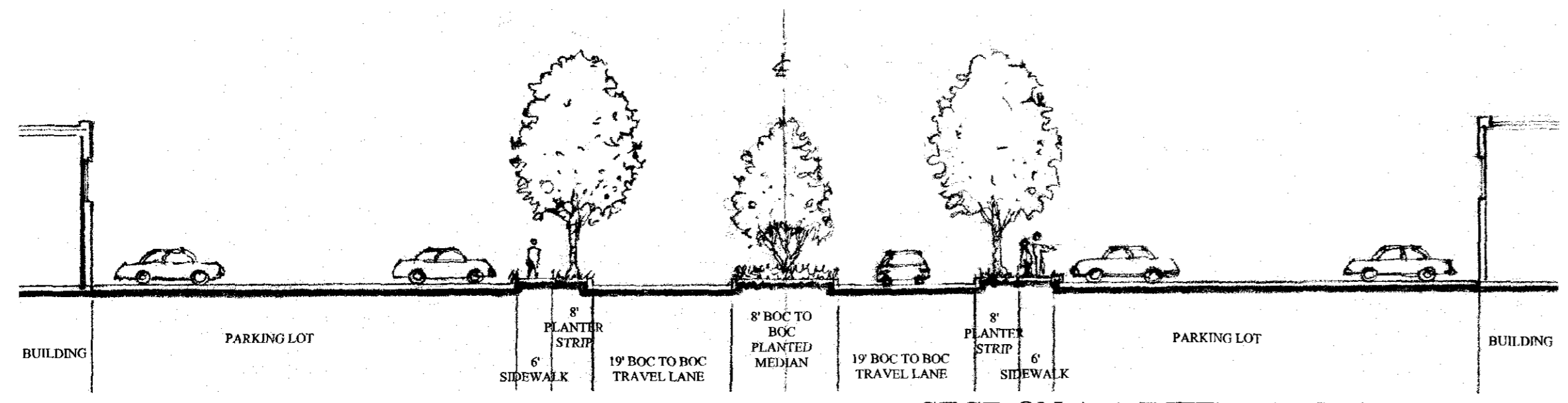
ILLUSTRATIVE SITE PLAN
JUNE 16, 2003
REVISED SEPTEMBER 18, 2003
REVISED NOVEMBER 13, 2003
RZ-2

APPROVED BY CITY COUNCIL
DATE 11/17/03

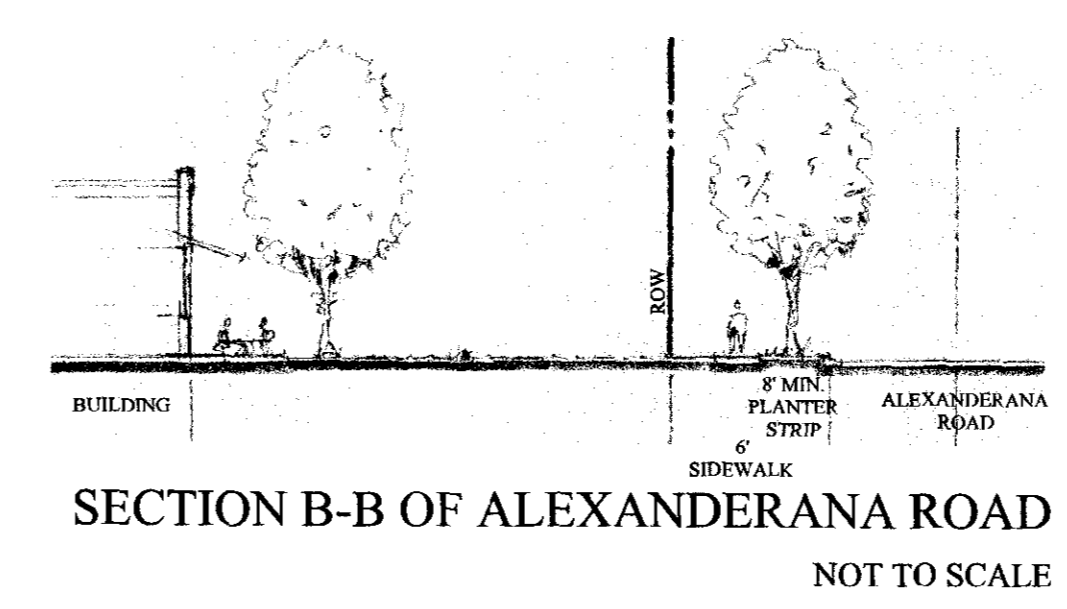
NORTH LAKE AUTO PLAZA

A PREMIER RETAIL AUTOMOTIVE SALES
AND SERVICE DEVELOPMENT

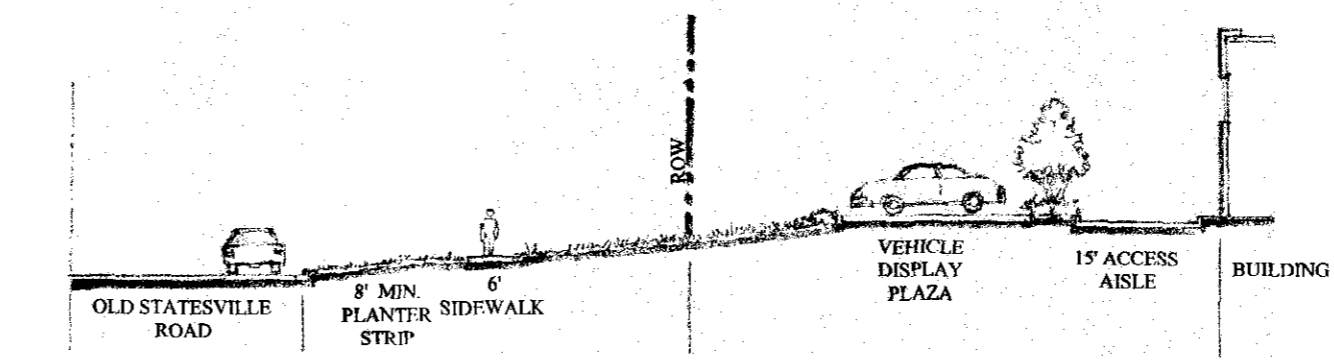
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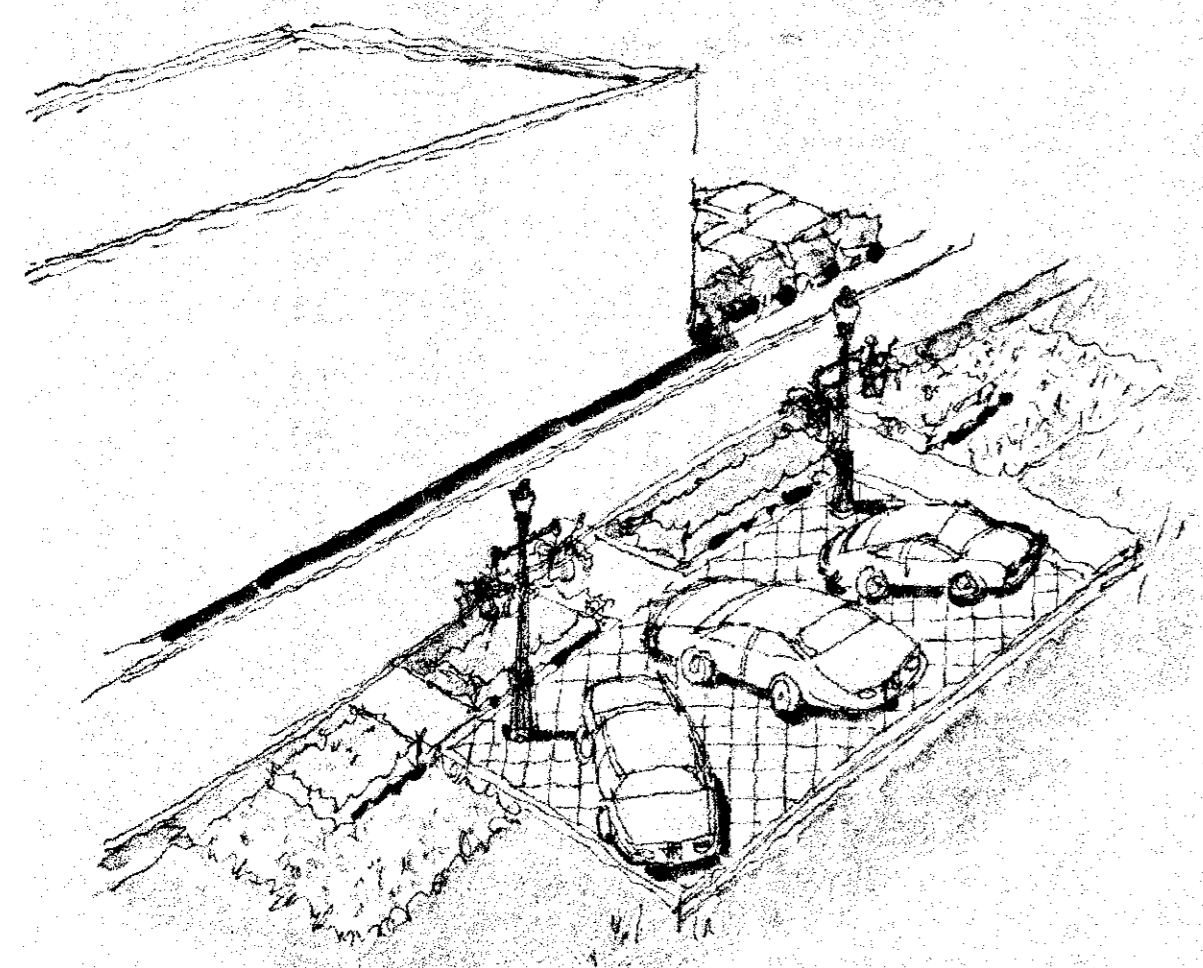
SECTION A-A INTERNAL PRIVATE ROAD
NOT TO SCALE



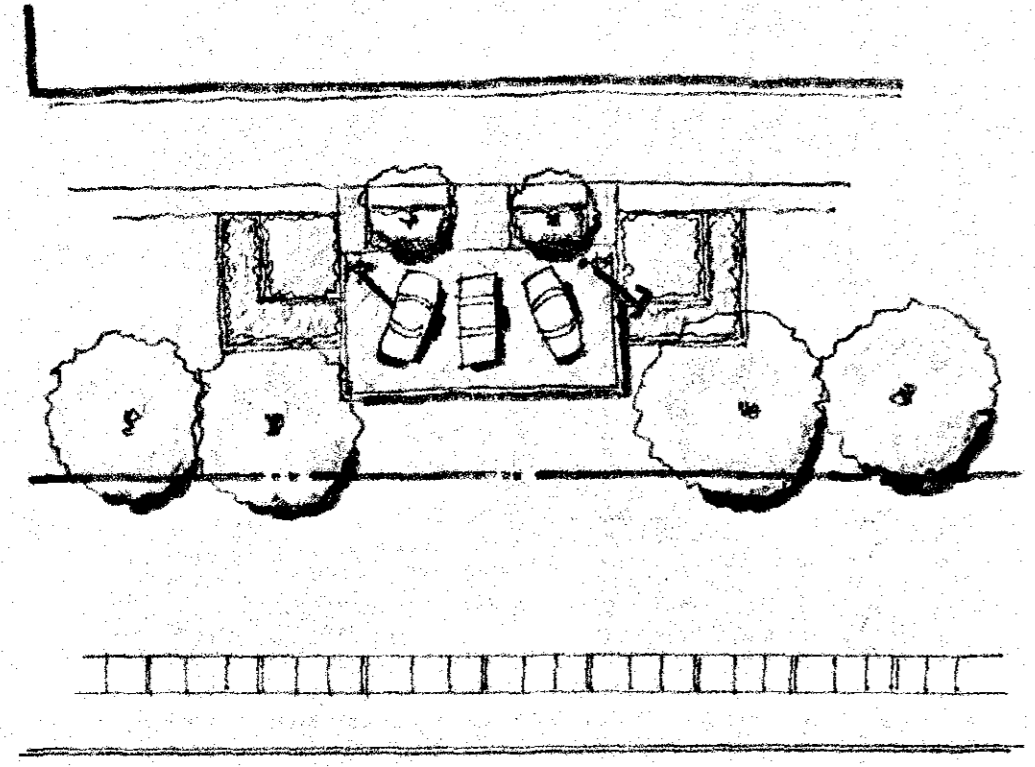
SECTION B-B OF ALEXANDERANA ROAD
NOT TO SCALE



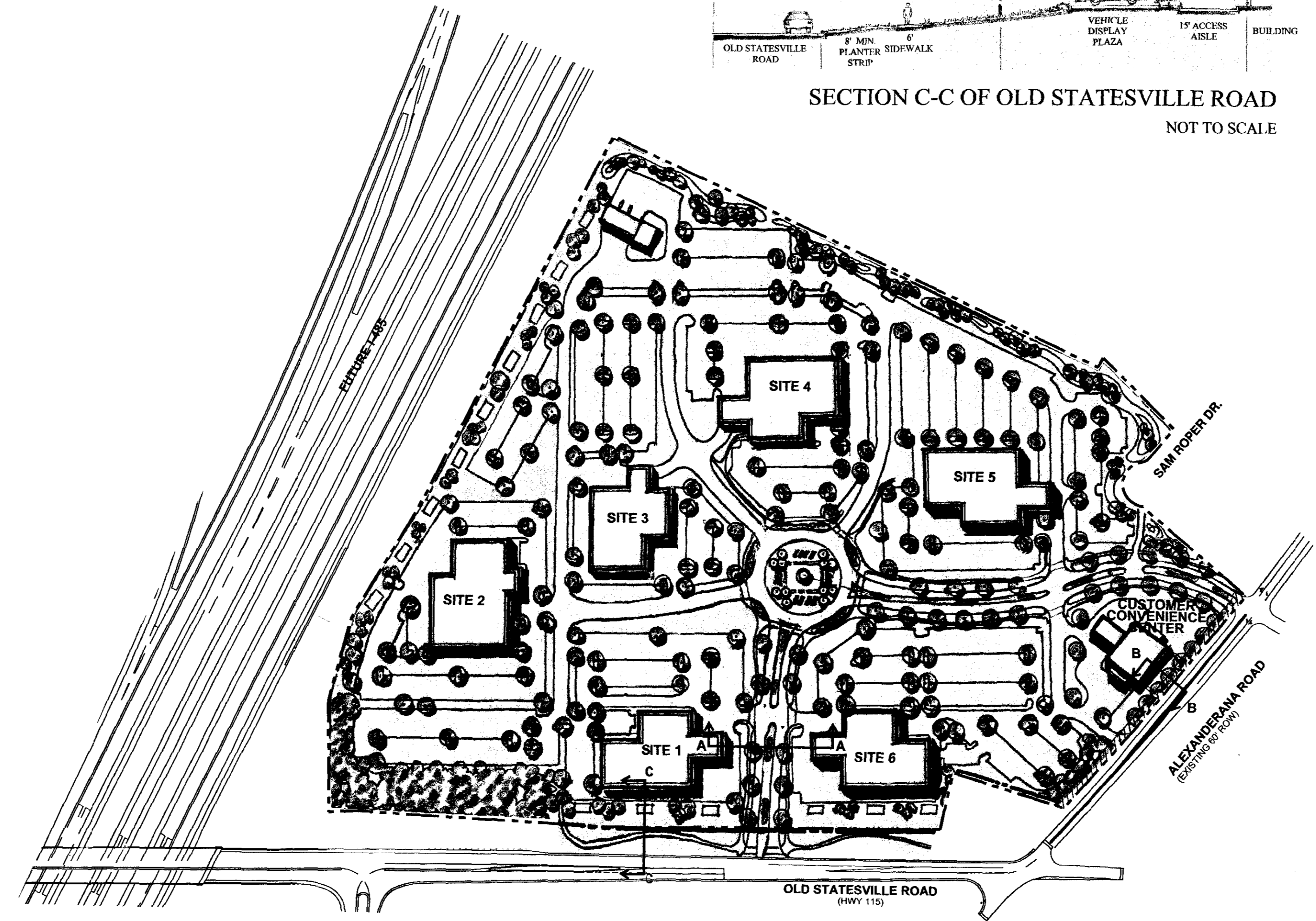
SECTION C-C OF OLD STATESVILLE ROAD
NOT TO SCALE



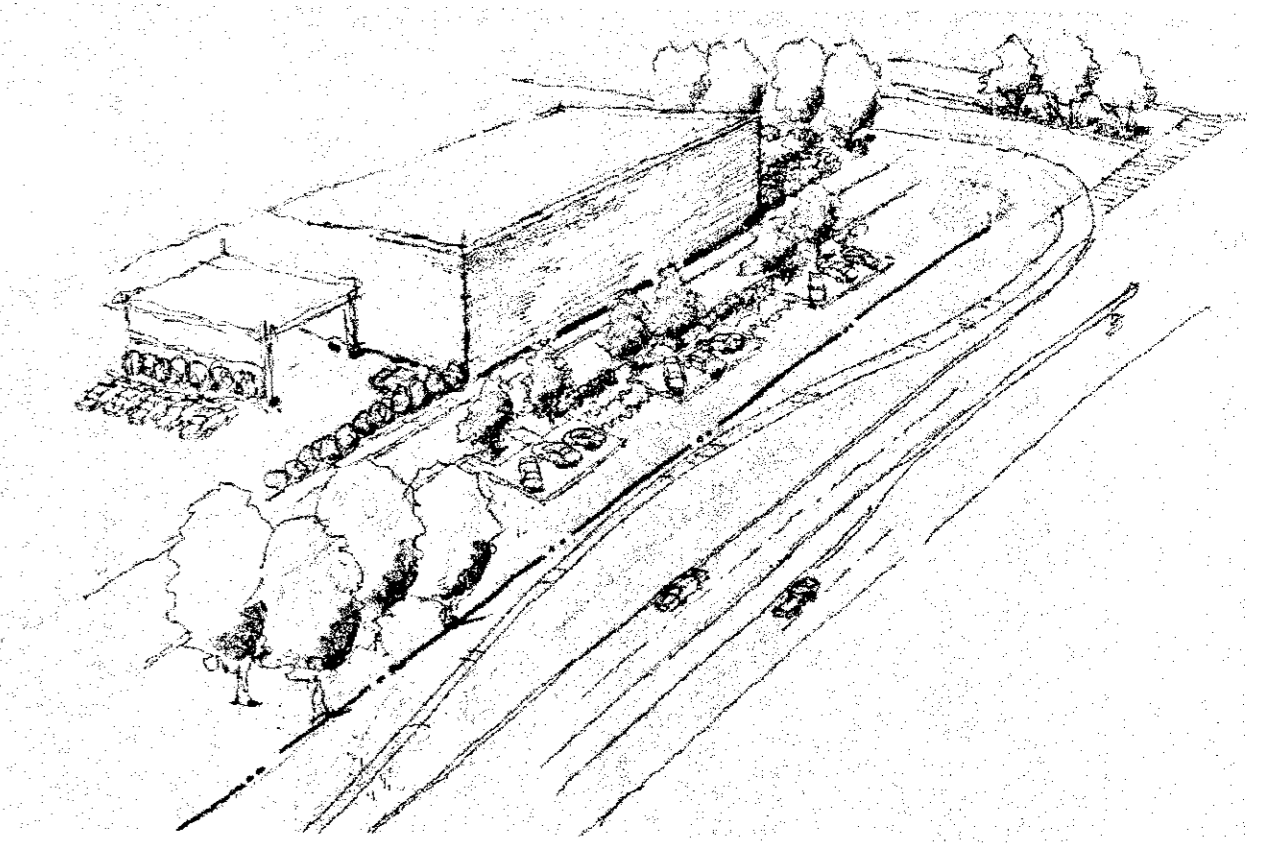
TYPICAL VEHICLE DISPLAY ALONG OLD STATESVILLE ROAD AND I-485
NOT TO SCALE



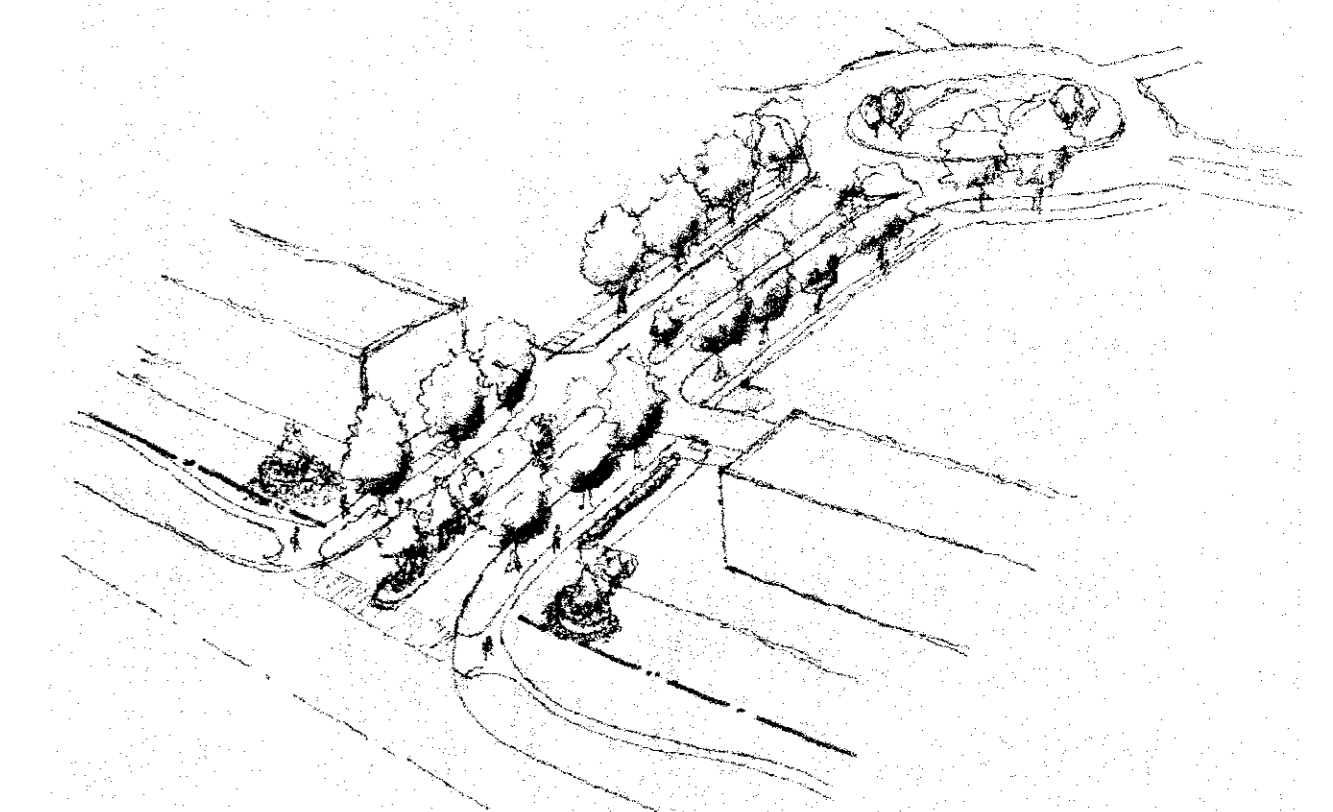
TYPICAL VEHICLE DISPLAY ALONG OLD STATESVILLE ROAD AND I-485
NOT TO SCALE



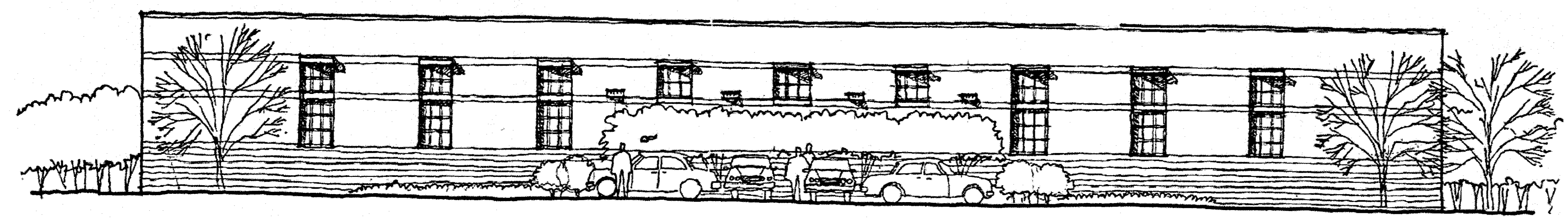
ILLUSTRATIVE SITE PLAN
1"=200'



BUILDING/VEHICLE DISPLAY RELATIONSHIP TO OLD STATESVILLE ROAD
NOT TO SCALE



ENTRANCE FROM OLD STATESVILLE ROAD
NOT TO SCALE



REAR OF BUILDING ELEVATION
SITE 1 AND 6 ALONG OLD STATESVILLE ROAD
NOT TO SCALE

APPROVED BY CITY COUNCIL
DATE 11/7/03
PETITIONER
HENDRICK AUTOMOTIVE GROUP
Hendrick
AUTOMOTIVE GROUP

TYPICALS
SEPTEMBER 18, 2003
NOVEMBER 13, 2003
RZ-3