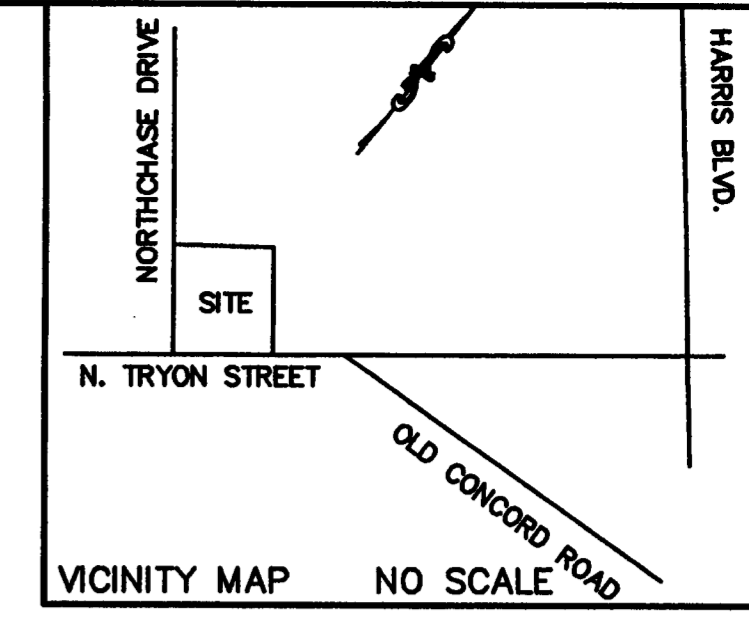
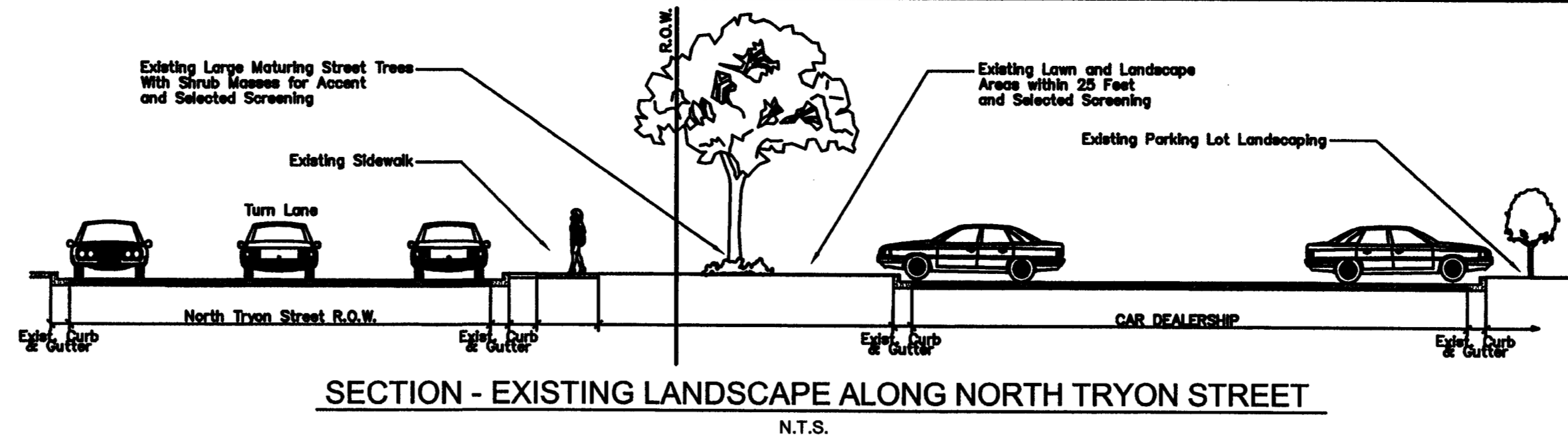


DEVELOPMENT DATA

SITE AREA _____ 5.00 ACRES
 EXISTING ZONING _____ B-2(CD)
 ORIGINAL PETITION #S _____ #91-55, 98-10
 EXISTING USE(S) _____ CAR DEALERSHIP
 PROPOSED USE _____ SEE NOTE # 1
 EXISTING BUILDING AREA _____ 15,000 S.F. (TO BE DEMOLISHED)
 MAX. BUILDING AREA _____ +/-25,000 S.F.
 PARKING REQUIRED _____ 100 SPACES
 PARKING PROVIDED _____ 379 SPACES
 OWNER: DONALD CRAIG SUZUKI
 SITE ADDRESS: 110 NORTHCHASE DRIVE CHARLOTTE, NC

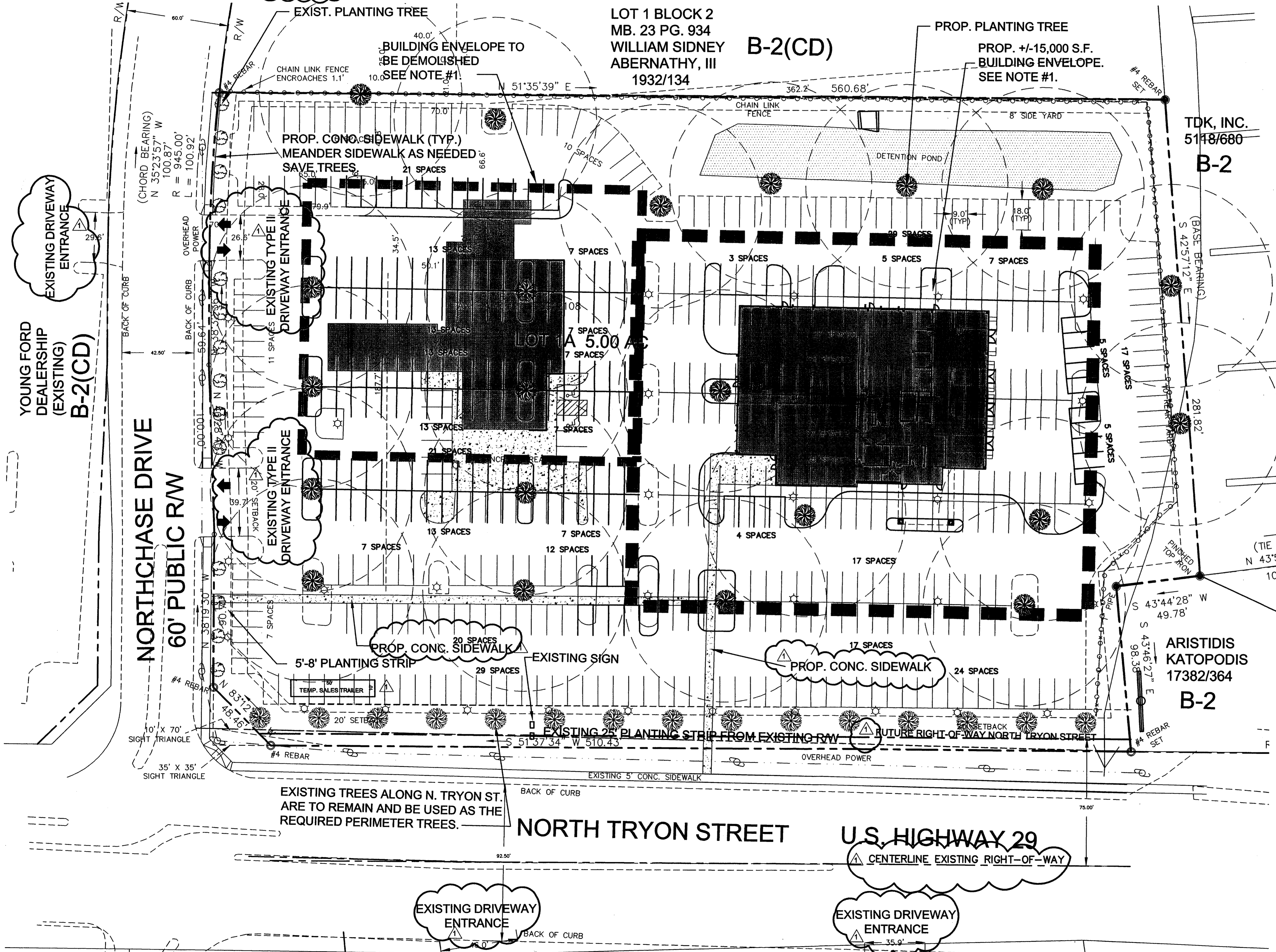


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APPROVED BY CITY COUNCIL JUL 17 2006

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- GENERAL NOTES:**
- THE PURPOSE OF THIS REZONING PLAN IS TO SEEK A NEW LOCATION OF THE BUILDING ENVELOPE FOR A NEW BUILDING WITH A MAXIMUM OF 25,000 SQUARE FOOT; ADD A TEMPORARY SALES TRAILER TO FACILITATE BUSINESS OPERATIONS DURING THE DEMOLITION PHASE OF THE OLD BUILDING AND OBTAIN AN CERTIFICATE OF OCCUPANCY ON THE PROPOSED BUILDING, THAT CAN NOT BE ISSUED UNTIL THE EXISTING BUILDING IS DEMOLISHED.
 - THE OLD BUILDING WILL BE DEMOLISHED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED ON THE NEW BUILDING. IF A CERTIFICATE OF OCCUPANCY IS NOT ISSUED ON THE NEW BUILDING AFTER CONSTRUCTION THE PROPERTY OWNER WILL STILL BE RESPONSIBLE FOR DEMOLISHING THE OLD BUILDING.
 - THIS TRACT IS A PORTION OF AREA DESIGNATED AS PARCEL "A" ON REZONING PETITION NO. 91-55 & 98-10. IT IS CURRENTLY IN OPERATION AS AN AUTO DEALERSHIP. ALL USES ALLOWED IN THE B-2 DISTRICT SHALL BE PERMITTED ON PARCEL "A" EXCEPT AS FOLLOWS: ADULT BOOKSTORES, CONTRACTOR OFFICES AND STORAGE YARDS, FUNERAL HOMES, PAWN SHOPS, TIRE RECAPPING SHOPS, ENTERTAINMENT ESTABLISHMENTS SUCH AS BARS, LOUNGES, TAVERNS ETC., THAT EMPLOY TOPLESS WAITRESSES AND RESTAURANTS WITH DRIVE THROUGH WINDOWS.
 - AN ADMINISTRATIVE APPROVAL WAS GRANTED ON MARCH 28, 2006 PETITION # 1998-10 TO MOVE THE EXISTING BUILDING ENVELOPE TO THE NORTH EAST PARKING LOT WITH A MAXIMUM 15,000 SF AND TO DEMOLISH THE EXISTING BUILDING. A CERTIFICATE OF OCCUPANCY WOULD NOT BE ISSUED ON THE PROPOSED BUILDING UNTIL THE EXISTING BUILDING WAS DEMOLISHED.
 - STANDARD DETENTION REQUIREMENTS SHALL BE MET BY THE EXISTING AND/OR ADDITIONAL DETENTION FACILITIES.
 - ALL DUMPSTERS WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
 - ALL DETACHED LIGHTS SHALL BE 30 FEET MAXIMUM IN HEIGHT AND FULLY SHIELDED.
 - ANY DEVELOPMENT WILL BE SUBJECT TO SCREENING REQUIREMENTS OF THE CHARLOTTE ZONING ORDINANCE SECTION 12.303. EXISTING DEVELOPMENT IS GRANDFATHERED UNDER PREVIOUS ZONING PLAN.
 - THE INSTALLATION OF A FIVE FOOT SIDEWALK ALONG NORTHCHASE DRIVE WILL BE INSTALLED ALONG WITH A 5' TO 8 FOOT PLANTING STRIP WITH THE ISSUANCE OF THE NEW BUILDING PERMIT WITH THIS PROPERTY. THE SIDEWALK WILL MEANDER AROUND EXISTING TREES.
 - ANY ADDITIONAL BUILDINGS OR ADDITIONS WILL OCCUR WITHIN THE NEW BUILDING ENVELOPE SHOWN ON THE PLAN. OLD ENVELOPE WILL BE REMOVED WHEN EXISTING BUILDING IS DEMOLISHED.
 - AN EXISTING 25 FOOT PLANTING STRIP, LOCATED FROM THE EXISTING R/W LINE, SHALL BE OBSERVED ON THE PROJECTS FRONTAGE ALONG NORTH TRYON STREET. THE STRIP SHALL CONTAIN SHRUBS, LAWN AND/OR TREES DESIGNED TO PROVIDE FOR AN ATTRACTIVE LANDSCAPE/STREET APPEARANCE. A 5' TO 8' EXISTING PLANTING STRIP ALONG NORTHCHASE DRIVE HAS ALSO BEEN PROVIDED.
 - THE TOTAL BUILDING AREA FOR THIS PROPERTY IS 25,000 SQUARE FEET. SPECIFIC USE, BUILDING AND PARKING ARRANGEMENTS FOR THIS SITE SHALL BE REVIEWED AND APPROVED BY THE PLANNING STAFF AT THE TIME DETAILED PLANS FOR THOSE PARCELS ARE DETERMINED.
 - A SIDEWALK SHALL BE CONSTRUCTED ALONG NORTHCHASE DRIVE AND FROM THE PROPOSED BUILDING TO THE EXISTING SIDEWALK ALONG NORTH TRYON STREET. SIDEWALK CONSTRUCTION PER THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
 - THE PETITIONER SHALL TIE INTO EXISTING STORM WATER SYSTEMS. THE RECEIVING DRAINAGE SYSTEM SHALL BE ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
 - THE PETITIONER SHALL CONVEY RIGHT-OF-WAY IN FEE SIMPLE TITLE TO MEET THE REQUIREMENT OF 75 FEET FROM THE CENTERLINE OF NORTH TRYON STREET.



DRAWING INFORMATION

Project: _____
 Sheet Title: _____

WGF
 Engineer
 DAW
 Drawn By
 04/04/06
 Date

Revisions
 5-12-06 REVISIONS PER PLANNING COMMISSION COMMENTS

Project Number
 459-002

Sheet of
 1 1

GRAPHIC SCALE
 (IN FEET)
 1" = 30'-0"

FOR PUBLIC HEARING PETITION NO. 2006-86