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Landscape Architecture
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PRELIMINARY
NOT FOR
CONSTRUCTION

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**Hendrick Motorsports
Rezoning**
Stowe Lane
Charlotte, NC

2009-062

Project No: 3180C
Drawn By: T. McHarris
Designed By: T. McHarris
Checked By: W. Sherrill
Date: JUNE 9, 2009

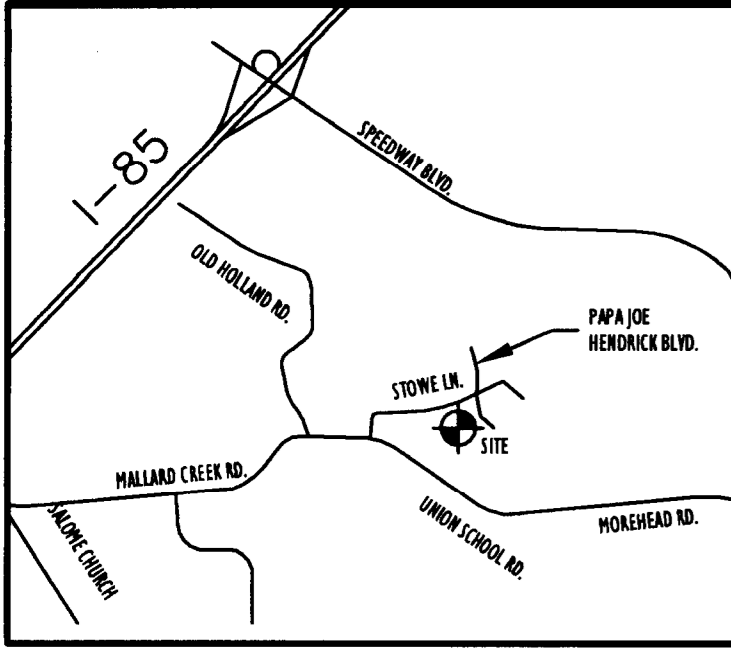
Revisions:
8/22/09 REV. PER PLANNING STAFF COMMENTS
7/23/09 REV. PER PLANNING STAFF COMMENTS

Sheet Title:
**Rezoning
Site Plan**

Sheet No:
RZ-1

ZONING CODE SUMMARY

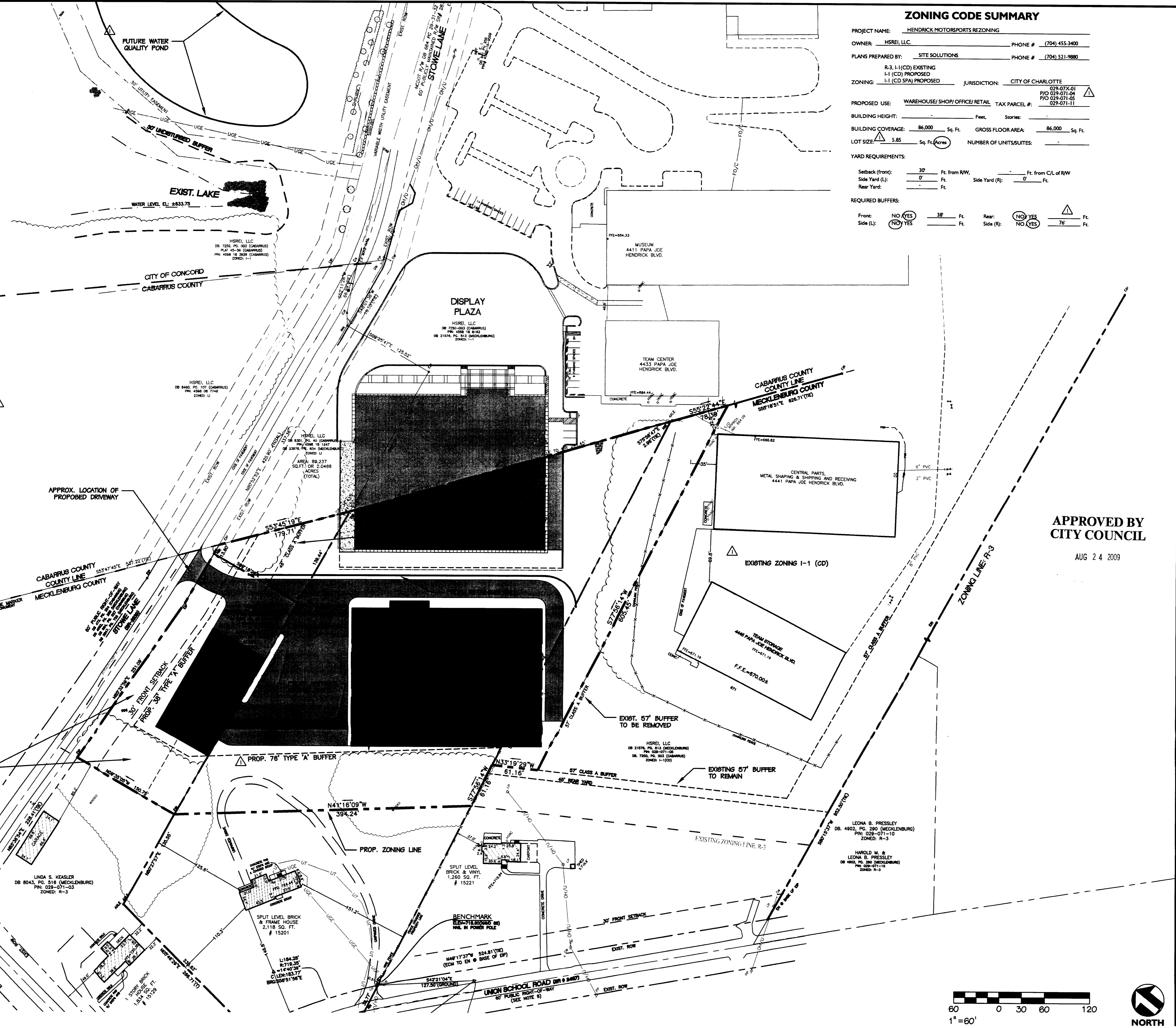
PROJECT NAME: HENDRICK MOTORSPORTS REZONING
 OWNER: HSREI, LLC. PHONE # (704) 455-3400
 PLANS PREPARED BY: SITE SOLUTIONS PHONE # (704) 521-9880
 ZONING: R-3, I-1 (CD) EXISTING
 I-1 (CD) PROPOSED
 I-1 (CD SPA) PROPOSED JURISDICTION: CITY OF CHARLOTTE
 PROPOSED USE: WAREHOUSE/SHOP/OFFICE/RETAIL TAX PARCEL #:
 4411 PAPA JOE HENDRICK BLVD. 029-071-01
 4413 PAPA JOE HENDRICK BLVD. 029-071-04
 4441 PAPA JOE HENDRICK BLVD. 029-071-05
 BUILDING HEIGHT: _____ Feet, Stories: _____
 BUILDING COVERAGE: 86,000 Sq. Ft. GROSS FLOOR AREA: 86,000 Sq. Ft.
 LOT SIZE: 5.85 Sq. Ft. (Acres) NUMBER OF UNITS/SUITS: _____
 YARD REQUIREMENTS:
 Setback (front): 30' Ft. from RW, _____ Ft. from C/L of RW
 Side Yard (L): 0' Ft. Side Yard (R): 0' Ft.
 Rear Yard: _____ Ft.
 REQUIRED BUFFERS:
 Front: NO YES 38' Ft. Rear: NO YES 76' Ft.
 Side (L): NO YES Side (R): NO YES



Vicinity Map - NTS

NOTE HEADING

- 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 BUILDINGS AND 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.
- ACCESS TO THE SITE WILL BE PROVIDED BY DRIVEWAY CONNECTIONS TO STOWE LANE RD. AS GENERALLY DEPICTED ON THIS SITE PLAN AND INTERNALLY TO OTHER PORTIONS OF THE SITE.
- THE PROPOSED USE OF THE PROPERTY WILL BE FOR THE EXPANSION OF THE EXISTING HENDRICK MOTORSPORTS COMPLEX THAT OCCUPIES A LARGE SITE EXTENDING ACROSS THE MECKLENBURG/CABARRUS COUNTY LINE, ALONG WITH ASSOCIATED PARKING AND SERVICE AREAS. NO ENGINE TESTING WILL BE CONDUCTED WITHIN BUILDINGS CONSTRUCTED ON THE SITE.
- ALL DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES AND GATES.
- ALL OUTDOOR LIGHTING SHALL BE CAPPED WITH FULL CUT-OFF TYPE LIGHTING FIXTURES AND WILL BE LIMITED TO 30 FEET IN HEIGHT.
- THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS FOR SIGNAGE, SCREENING, BUFFERS, AND LANDSCAPING.
- TREE SAVE AREA WILL BE PROVIDED ON THE SITE AND WILL COMPRISE 10% OF THE TOTAL SITE AREA.
- REQUIRED BUFFERS ON THE SITE MAY BE ELIMINATED OR REDUCED IF THE ADJOINING PARCELS ARE REZONED SUCH THAT BUFFERS ARE NO LONGER REQUIRED. THE PETITIONER RESERVES THE RIGHT TO GRADE WITHIN THE FIRST TEN FEET ON THE INSIDE OF THIS BUFFER AND TO REPLANT THIS DISTURBED AREA IN ACCORDANCE WITH CLASS A BUFFER STANDARDS. BUFFERS THAT ARE ADJACENT TO EXISTING SINGLE FAMILY HOMES WILL NOT BE REDUCED.
- NO DETACHED SIGNAGE WILL BE PERMITTED ON UNION SCHOOL ROAD AS A PART OF THIS REZONING.
- SEWER SERVICE FROM CABARRUS COUNTY THAT SERVES THE EXISTING HENDRICK MOTORSPORTS COMPLEX WILL SERVE THIS SITE.
- PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE.
- IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1.110 OF THE ZONING ORDINANCE, THE PETITIONER SPECIFICALLY REQUESTS THAT THE DEVELOPMENT PERMITTED AND STANDARDS CONTAINED IN THE CHARLOTTE ZONING ORDINANCE ALONG WITH THIS SITE PLAN AND CONDITIONS BE VESTED FOR A PERIOD OF 5 YEARS.
- THE SITE WILL BE DEVELOPED AS A UNIFIED PLANNED DEVELOPMENT FOR THE PURPOSE OF ACCESS AND INTERNAL CIRCULATION.
- NO PERMANENT STORAGE OR LOADING DOCKS WILL BE PERMITTED ON THE TWO BUILDING FACING AND CLOSEST TO STOWE LANE.
- THE PETITIONER WILL COMPLY WITH THE SUBDIVISION ORDINANCE FOR ANY REQUIRED RECOMBINATION OF LOTS.
- IF STOWE LANE IS EXTENDED TO CONNECT WITH BRUTON SMITH BOULEVARD, THE PETITIONER SHALL COMMIT TO A PROGRAM TO DISCOURAGE THE CONTINUED USE OF STOWE LANE TO UNION SCHOOL ROAD, INCLUDING THE FOLLOWING:
 - INSTALL SIGNAGE ON SITE DIRECTING VEHICLES TO BRUTON SMITH BOULEVARD
 - INCLUDE DIRECTIONS TO BRUTON SMITH BOULEVARD IN ADVERTISING MATERIALS
 - INSTRUCT EMPLOYEES TO ACCESS SITE BY WAY OF BRUTON SMITH BOULEVARD
 - DIRECT DELIVERY VEHICLES ACCESSING THE SITE TO USE BRUTON SMITH BOULEVARD
- EROSION SEDIMENTATION CONTROL, STORMWATER MANAGEMENT AND POST-CONSTRUCTION STORMWATER REQUIREMENTS WILL BE DETERMINED COOPERATIVELY BETWEEN THE PETITIONER, THE CITY OF CHARLOTTE, THE CITY OF CONCORD AND CABARRUS COUNTY.
- 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. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- 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.



APPROVED BY
CITY COUNCIL
AUG 2 4 2009

