



Charlotte-Mecklenburg Planning Department

DATE: August 25, 2017

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2011-011 Hendrick Automotive Group

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Reduction of square footage since part of the original site governed by this petition was rezoned under petition 2016-141.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was not reviewed as part of this request.

General Notes

The area included in this rezoning request shall be used for an automobile storage area to serve several different dealerships. Area may also include accessory uses associated with the automobile dealerships.

The 75 foot Class B buffer shown shall remain undisturbed except where required for utility purposes. Where necessary, the buffer will be planted to meet the requirements of the Charlotte Zoning Ordinance. If possible, utilities shall only cross a buffer at a ninety degree angle.

All outdoor lighting shall comply with Section 12.402 of the Charlotte Zoning Ordinance. It shall be located, screened, or shielded so that abutting lots located in any residential district are not directly illuminated. All outdoor lighting shall be located, screened or shielded in a manner as not to cause glare or impair the vision of motorists.

No outdoor public address speakers shall be placed within the area of this rezoning. As shown, the security fencing shall be located inside the buffer.

The property included in this rezoning will be in common ownership with property fronting on Independence Boulevard and shall not require separate public street access.

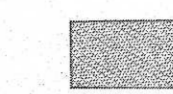
Detached lighting will not exceed 30 feet in height

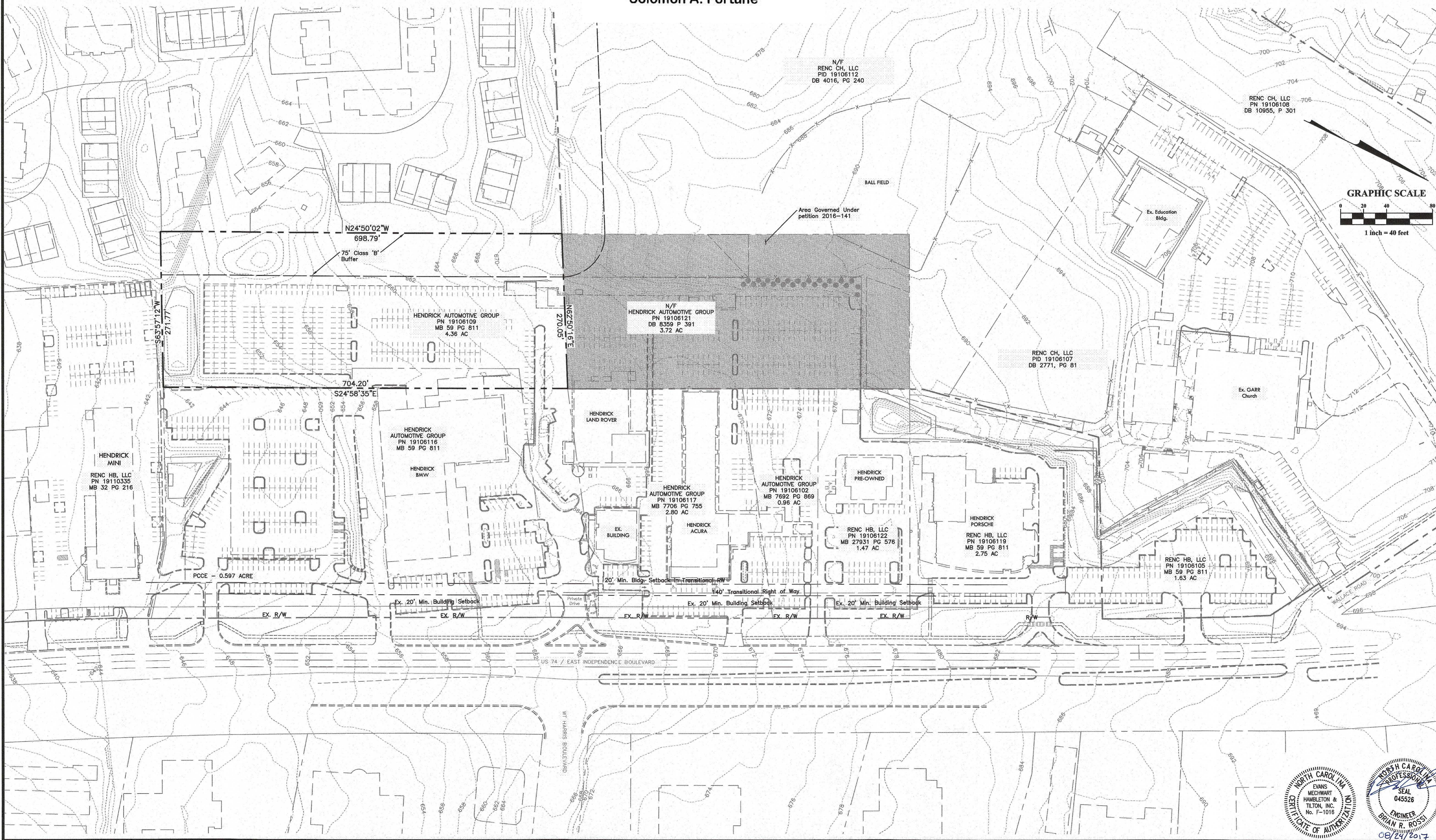
HENDRICK AUTOMOTIVE GROUP 6950 E. Independence Blvd. Original Rezoning Petition # 2011-010

Attached to Administrative
Approval

Solomon A. Fortune \$F
Solomon A. Fortune

Development Data	
Existing Zoning:	B-2(CD) SPA
Proposed Zoning:	B-2(CD) SPA
Use:	Automobile Parking Storage
Tax Parcel Nos.:	Portion of 191-06-109
Site Area:	4.36 Acres (Total)* 8.08 Acres (per #2011-010)
Total Building Area Allowed:	5,396 SF
(Owner reserves the right to eliminate accessory buildings to utilize square footage toward main building expansions in the future.)	
*Total acreage remaining under petition 2011-010	

 Area governed under petition 2016-141



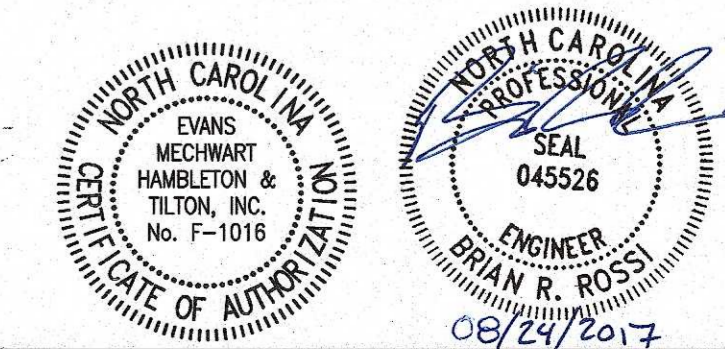
REVISIONS	MARK	DATE	DESCRIPTION



CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING AMENDMENT
FOR
HENDRICK AUTOMOTIVE GROUP
HENDRICK BMW-BUILDING EXPANSION
6950 E. INDEPENDENCE BLVD.
SITE PLAN



DATE	August 22, 2017
SCALE	1" = 80'
JOB NO.	2017-0508
SHEET	1/1



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