

60' PUBLIC RIGHT-OF-WAY
 DB 473, PG. 254 (CABARRUS)
 DB 4982, PG. 288 (MECKLENBURG)
 DB 684, PG. 027 (CABARRUS)
 DB 5847, PG. 755 (MECKLENBURG)

HSREI, LLC
 DB 23976, PG. 537 (MECKLENBURG)
 PIN: 029-071-16
 ZONED: R-3

HSREI, LLC
 DB 8460, PG. 102 (CABARRUS)
 PIN: 4598 DB 7748
 ZONED: LI

HSREI, LLC
 DB 2250, PG. 001 (CABARRUS)
 PLAT 45-56 (CABARRUS)
 PIN: 4598 18 3629 (CABARRUS)
 ZONED: I-1

HSREI, LLC
 DB 28230, PG. 330 (MECKLENBURG)
 PIN: 029-071-03
 ZONED: R-3

EXISTING ZONING LINE: R-3
 EXISTING ZONING LINE: I-1(CD)

HSREI, LLC
 DB 8301, PG. 40 (CABARRUS)
 PIN: 4598 18 1247
 ZONED: LI

HSREI, LLC
 DB 21576, PG. 813 (MECKLENBURG)
 ZONED: I-1

PROPOSED 50' CLASS 'A' BUFFER
 REDUCED TO 35' W/BERM

BUILDING AND/OR
 PARKING LOT
 ENVELOPE

POTENTIAL
 LOADING
 DOCK

POTENTIAL
 BUILDING
 FOOTPRINT

POTENTIAL
 PARKING
 AREA

BUILDING AND/OR
 PARKING LOT
 ENVELOPE

NGS MONUMENT 227 RM
 576°25'29"E

NGS MONUMENT 'M' 027
 NORTHING=507,670.25 FEET
 EASTING=1,490,742.17 FEET
 ELEVATION=714.47 (NAVD 80)
 COMBINED GRID FACTOR: 0.99994479

SITE DEVELOPMENT DATA

ACREAGE: 17.66 ACRES TOTAL
 TAX PARCEL: 029-071-03; 029-071-04; 029-071-05
 EXISTING ZONING: R-3 AND I-1 (CD)
 PROPOSED ZONING: I-1 (CD) & I-1 (CD)SPA
 EXISTING USES: VACANT AND SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: USES PERMITTED IN I-1 DISTRICT NOT OTHERWISE EXCLUDED
 MAXIMUM GROSS S.F. OF DEVELOPMENT: 150,000 S.F.
 MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE
 PARKING: AS REQUIRED BY THE ORDINANCE

REZONING NOTES

- General Provisions.
- 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 during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, 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.

Purpose

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.

Permitted Uses

The site may be used for any use that is allowed in the I-1 district. More specifically, the building that would be constructed as part of this expansion will be used predominantly for storage of cars and other materials and products and may include other uses such as meeting and office space, tenant space for related uses and vendors, and other related accessory uses and parking. The following uses are specifically prohibited:

- Petroleum storage facilities
- Junk yard
- Medical waste disposal facilities
- Adult establishments
- Railroad freight yards
- Abattoir
- Construction and demolition landfills as a principal use
- Demolition landfills
- Foundries
- Quarries
- Raceways or drag strips
- Waste incinerators
- No outdoor storage will be permitted on any portion of the site that fronts along or is within 100' of Stowe Lane or Morehead Rd.

Transportation

- The site currently will have full access connections to Stowe Lane (SR 2839) and Morehead Road (also known as Union School Road) (SR 2467) as generally depicted on the site plan.
- Parking areas are generally depicted on the concept plan for the site.

Architectural Standards

Reserved

Streetscape and Landscaping

The Petitioner will install landscape screening that will comply with the Ordinance for industrially zoned property that lies across a public street from residentially zoned property. This landscaped area may include existing trees and vegetation as well as new trees and evergreen shrubbery. Required buffers on the site may be eliminated or reduced if the adjoining parcels or parcels across a public street from the site are rezoned such that buffers are no longer required. The removal of such buffers will be approved administratively.

The Petitioner will install a 'community gathering space' as part of the development of the site located generally at the intersection of Morehead Rd. and Stowe Lane as generally depicted on the site plan. This space will include landscaping and seating so that members of the community may have a space to gather or visit in the area where they have lived and/or owned property.

All parking lots and loading docks will be screened in accordance with ordinance standards.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Site Protection

Reserved

Signage

Reserved

Lighting

All freestanding lights will have full cut-off fixtures, be fully shielded, be downwardly directed, and be limited to a height of 30'.

Planting

In accordance with the provisions of Section 1.110 of the Zoning Ordinance, the Petitioner specifically requests that the development permitted under this site plan and conditions be vested for a period of 5 years.

Initial Submission: 7-28-14
 Revised per staff comments: 9-19-14

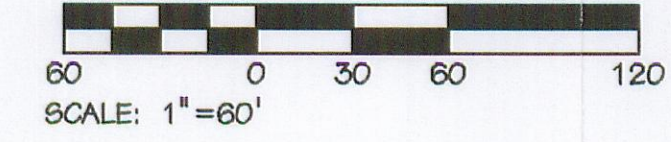
Revised per staff analysis: 10-24-14
 Revised per Zoning Committee Approval: 10-29-14

**APPROVED BY
 CITY COUNCIL**

NOV 17 2014



2 3 2 0
 W. Morehead Street
 Charlotte, NC 28208
 Landscape Architecture
 Site Planning
 Civil Engineering
 www.sitesolutionspa.com
 Telephone: (704) 521-9880
 Facsimile: (704) 521-8955



HSREI, LLC. WAREHOUSE

Petitioner:
HSREI, LLC

Conditional Zoning Petition #2014-090

Project Number: 3534
 Drawn By: Site Solutions
 Designed By: Site Solutions
 Date: 07.23.14

Revisions:
 9-18-14 Revised Per Staff Comments
 10-22-14 Revised Per Staff Comments
 11-11-14 Revised Per Staff Comments