

Proposed Site Plan
Scale 1"=40'



EXISTING SITE LIGHTING



EXISTING SIGN



EXISTING FRONT ELEVATION



VICINITY MAP

1. Development Code Title
 - a. Title Number: 118
 - b. Use groups included in Hearing: 160-118-02
 - c. Expiring Section: 0
 - d. Proposed Code: 0-2020
 - e. Project Number: 2015-07, Proposed Amendment: 1128 07
 - f. Proposed Date: 03/16/2015, 07/16/2015, 10/16/2015, 02/07/16
 - g. AUC: 54960, 1128 07
 - h. Area: 12.10
 - i. Maximum Building Height: 20 feet
 - j. Minimum Height of Building: 0 feet
 - k. Number of Parking Spaces: 121, 200, 1294 07
 - l. Amount of Open Space: 21627 07, 12 percent
2. Current Provisions
 - a. Fundamentals of the site will be controlled by the provisions contained in the site plan and by the standards of the Commercial District Ordinance. The development depicted on this plan is intended to reflect the arrangement of uses, amount of the site for the 4000 commercial, proposed and site of building site coverage may be altered or modified after the site is approved by the commission during design, construction and operation phases or allowed under conditions of a Transfer of Development Rights.
 - b. The owner or operator shall comply with the parking sign along their independent entrance as provided.
3. Permitted Uses
 - a. Use is restricted to subordinate uses and shall comply accordingly with the existing Commercial Code Ordinance located in the City of Charlotte.
4. Transportation
 - a. Direct access to the site is provided via Commercial Executive Drive.
5. Streetscape and Landscaping
 - a. Landscaping shall comply with the Commercial Code Ordinance. Site complies with the minimum standards in force at construction.
6. Environmental Features
 - a. 20% to fully wooded.
7. Erosion
 - a. Slope shall be visible.
8. Landings
 - a. Canopy shall comply with "Tree Box" sign. Canopy shall be available.
9. Parking
 - a. 50% of building use parking, no garage.
10. Utilities
 - a. All existing utilities are underground.

**APPROVED BY
CITY COUNCIL**

OCT 19 2015

WILLIAME BRUCE
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10001 LUMBER KNIGHT DRIVE
CHARLOTTE, NC 28217
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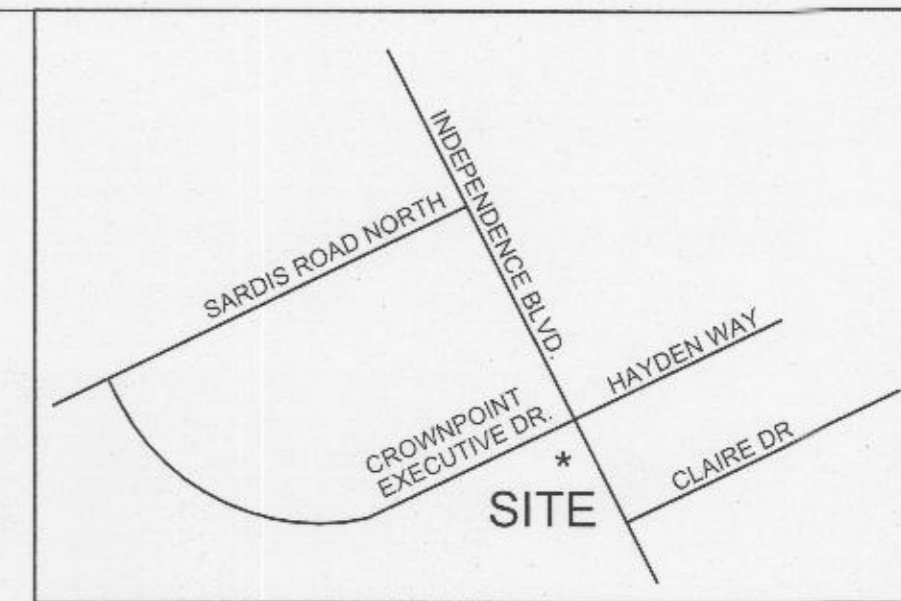
REVISIONS	
No.	DATE
1	5/18/15

Rezoning Plan
2800 Commercial Executive Drive
Charlotte, NC 28227

Project No.
WCB
Scale As Noted 1"=40'
Date Drawn 07/20/15
Drawn By
Rezoning Plan



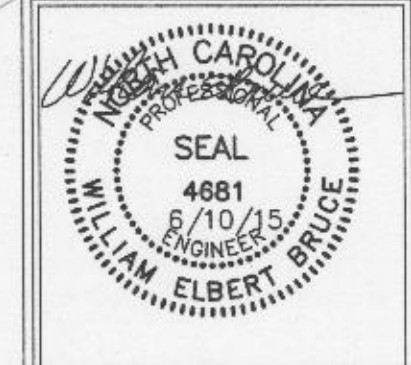
TAX PARCEL 193-113-03
PETITION #2015-098



VICINITY MAP
N.T.S.

WILLIAME. BRUCE
Construction Consultant
8501-A TOWER POINT DRIVE
Charlotte, NC 28227

Phone (704) 846-2327, Fax (704) 846-4866



- 1 Development Data Table
 - a. Site Acreage: 1.9
 - b. Tax parcels included in Rezoning: 193-113-03
 - c. Existing Zoning: B-D
 - d. Proposed Zoning: B-2(CD)
 - e. Existing Building: 3984 SF, Proposed mezzanine: 1729 SF
 - f. Proposed Uses: Office: 3792 SF, Parts Storage: 5637 SF, Auto Service: 1984 SF
 - g. Floor Area Ratio: 12 percent
 - h. Maximum Building Height: 20 Feet
 - i. Maximum Number of Building: One
 - j. Number of Parking Spaces: 121, Ratio 1/94 SF
 - k. Amount of Open Space: 27507 SF, 33 percent
- 2 General Provisions
 - a. Development of the site will be controlled by the Standards depicted on this site plan and by the Standards of the Charlotte Zoning Ordinances. The development depicted on this plan is intended to reflect the arrangement of proposed uses of the site but the exact configuration, placement and size of individual site elements may be altered or modified within the limits prescribed by the ordinances during design development and construction phases as allowed under provisions of Section 6.207 Alterations to Approval.
 - b. The owner is aware that parking within the planting strip along East Independence Boulevard is prohibited.
- 3 Permitted uses:
 - a. Site is restricted to Automobile Sales and Repair directly associated with the abutting Automotive Sales Dealership located in the Town of Matthews
- 4 Transportation
 - a. Direct access to the site is provided via Crownpoint Executive Drive
- 5 Streetscape and Landscaping
 - a. Sidewalk existing along Crownpoint Executive Drive. Site complies with tree ordinance in effect at time of construction
- 6 Environmental Features
 - a. Site is fully developed
- 7 Signage
 - a. Street sign is existing
- 8 Lighting
 - a. Existing site lighting is "Shoe Box" type, Facade lighting is downlights
- 9 Phasing
 - a. Site and building are existing, no phasing
- 10 Utilities
 - a. All existing utilities are underground

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REVISIONS	
NO.	DATE
1	9/18/15

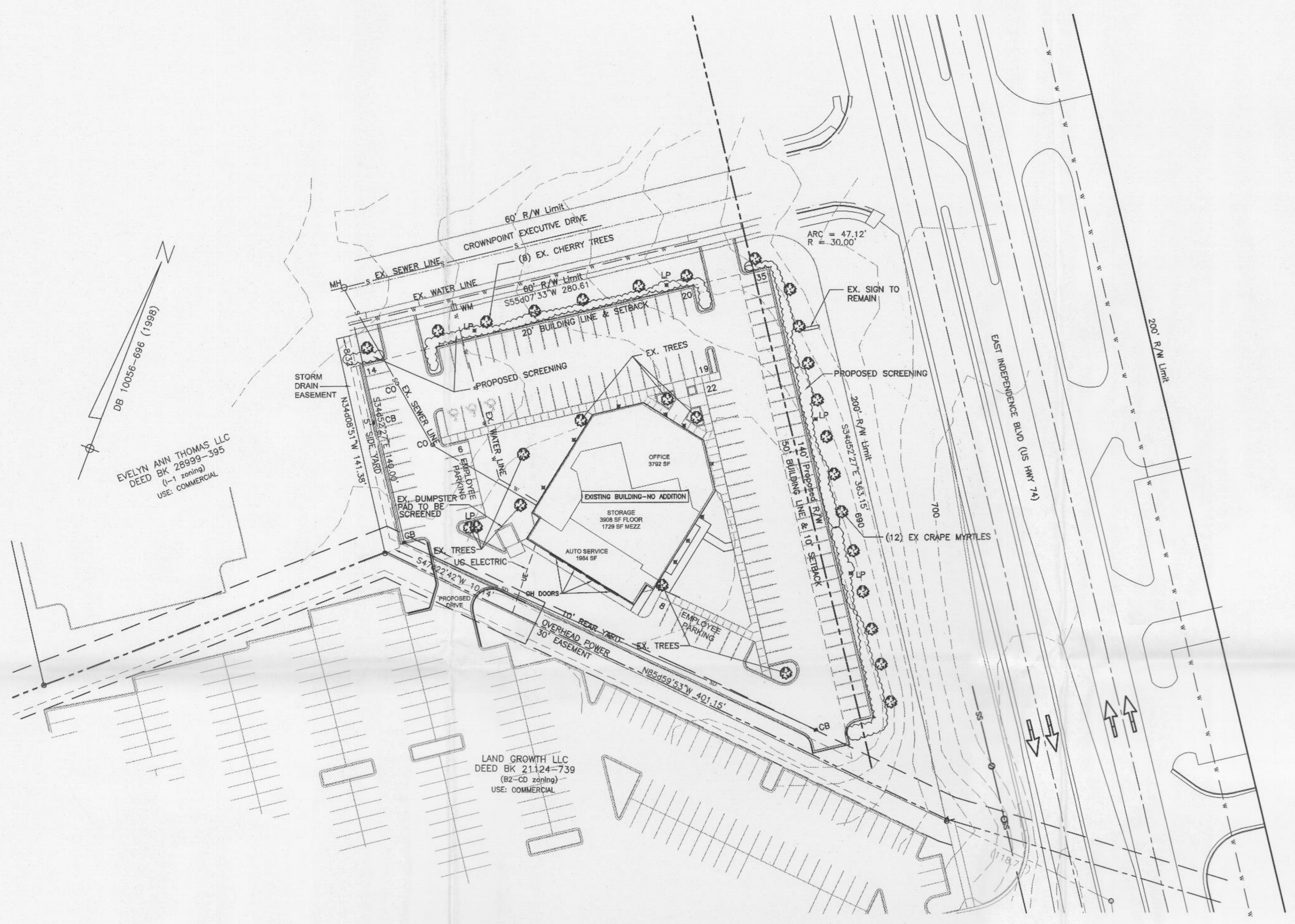
Rezoning Plan
2500 Crownpoint Executive Drive
Charlotte NC 28227

APPROVED BY
CITY COUNCIL
OCT 19 2015

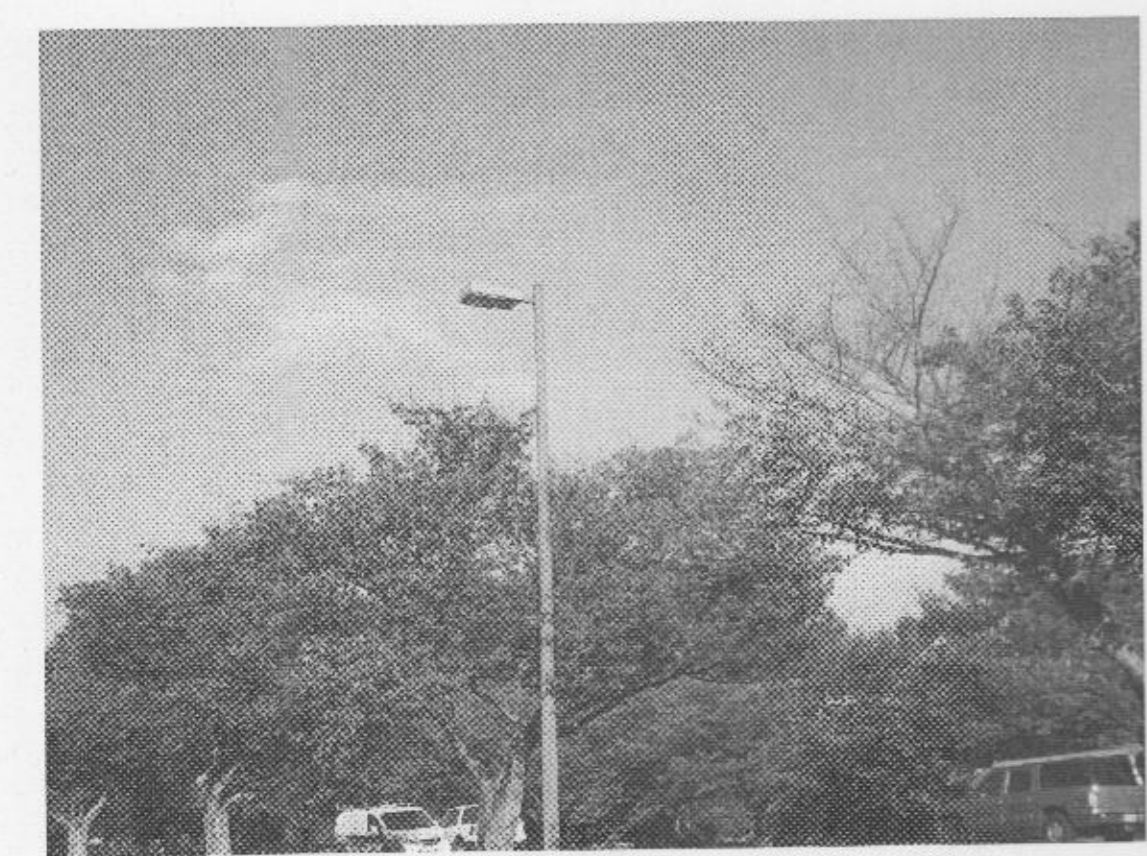
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WCB
Project No:
Scale: As Noted 1"=40'
Date Drawn: 6/10/15
Sheet Title
Rezoning Plan

C-1



Proposed Site Plan
Scale 1"=40'



EXISTING SITE LIGHTING



EXISTING SIGN



EXISTING FRONT ELEVATION

TAX PARCEL 193-113-03
PETITION #2015-098