



Charlotte-Mecklenburg Planning, Design, & Development

DATE: May 9, 2019

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2016-141 RENC CH, LLC

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.

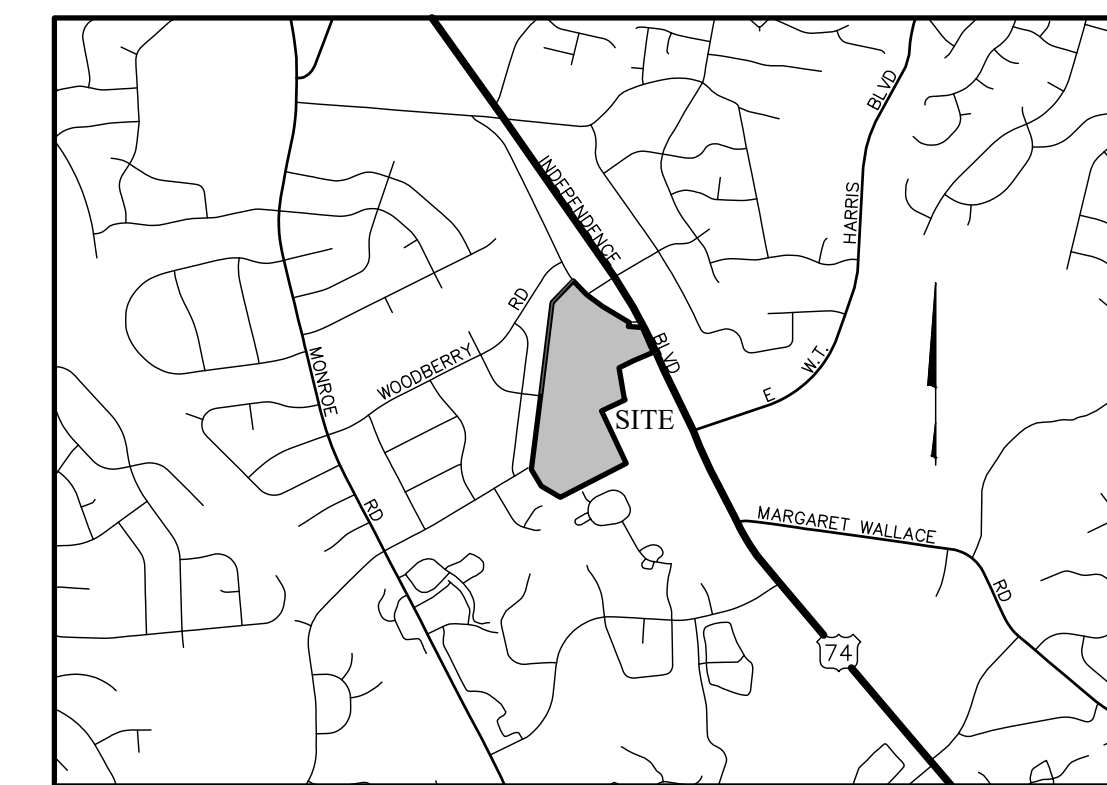
- To allow a modification to the proposed building location.

Staff supports of the request because:

- 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, PCSO Ordinances, conditional requirements and building codes still apply.

Signage was not reviewed as part of this request.



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	2°22'13"	5629.58'	232.88'	S26°38'25"E	232.87'
C2	8°47'30"	955.49'	146.61'	S36°47'19"E	146.47'
C3	16°13'02"	960.66'	271.91'	S49°17'36"E	271.00'
C4	1°36'28"	960.66'	26.96'	S58°12'20"E	26.96'

Attached to Administrative
Approval

Solomon A. Fortune \$
Solomon A. Fortune

MATCHLINE SEE SHEET 2/2

Development Data

- Development Data Table
 - Site Acreage
Total site acreage is 41.49 Acres
 - Tax Parcels included in Rezoning
19106106, 19106108, 19106107, 19106112, 19110190, 19106119, and 19106121
 - Existing Zoning
UR-2(CD), R-3, B-2 and B-2 (CD)
 - Proposed Zoning
B-2 (CD) & B-2 (CD) SPA
 - Square Footage of Buildings
Future and Existing Building Expansion Square Footage= 60,000 square feet (maximum)
Land Rover Future Expansion (PIN 19106121) *7,000 square feet maximum
Acura Future Expansion (PIN 19106121) *7,000 square feet maximum
*Maximum of 10,000 square foot combined
Existing Building Square Footage
PIN 19106121- 1,221 square feet (3 Bldg)
PIN 19106119- 28,493 square feet (1 Bldg)
PIN 19106112- None
PIN 19110190- None
PIN 19106107- 48,685 square feet
Church- 26,095 square feet
Education Building- 11,979 square feet
Remainder (7 Bldgs)- 10,611 square feet
PIN 19106108- 4,423 square feet (5 Bldgs to be removed)
PIN 19106106- 3,768 square feet (5 Bldgs to be removed)
 - Maximum Building Height 30'
 - Maximum Number of Buildings
One new principal use structure
 - Amount of Parking Spaces
Not applicable.
 - Amount of Open Space
Not applicable.

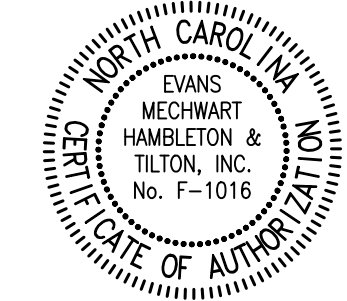
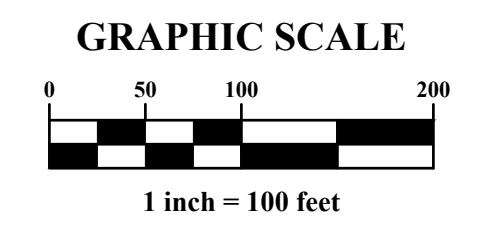
- Permitted Uses
 - Off-Street Parking
 - Existing buildings on Parcel 19106107 may be utilized for:
 - Religious & educational purposes until such time as Gorr Church ceases to use facilities.
 - General office.
 - Automotive functions excluding sales & service until such time as property is developed.
 - Existing buildings and expansions on Parcel 19106121 may be utilized for automobile sales & repair.
 - Future buildings on Parcel 19106121 may be utilized for automobile accessory uses including car washes.
 - Future buildings on Parcels 19106119 and 19106107 may be utilized for automobile sales & repair and accessory uses including carwash.
- Transportation
 - Wallace Road reserved right of way and Silver Line extension reserved right of way shall be reserved for Charlotte DOT for future roadway extension requirements. The Silver Line extension reserved right of way area will remain undeveloped if not used for rail line.
 - Dedication and fee simple conveyance of all rights of way to the City shall occur at any point in time when the City shall request such right of way.
- Streetscape and Landscaping
 - A 75' Class "B" Buffer will be provided along the southeast property line abutting the Abbott Glen Townhomes.
 - A Class "B" Buffer will be provided along the western property line between the Woodberry Forest Subdivision and the Silver Line extension reserved right of way as generally depicted on the Rezoning Plan.
- Environmental Standards
 - The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- Fire Protection
 - This project will comply with all City of Charlotte Fire Department requirements for design.
- Lighting
 - All outdoor lighting shall comply with Section 12.402 of the Charlotte Zoning Ordinance. Lighting 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 to not cause glare or impair the vision of motorists on adjacent public streets. Detached lighting will not exceed 31' in height.
- Tree Save
 - Tree Save will be provided in Class B Buffers and outside of Silverline Extension and Wallace Road Right of Ways (Required calculation is for entire rezoning area less Right of Ways for future Silverline Extension and Wallace Road Relocations).
- Other
 - No outdoor public address speakers shall be placed within the rezoning area.

Arborist Notes

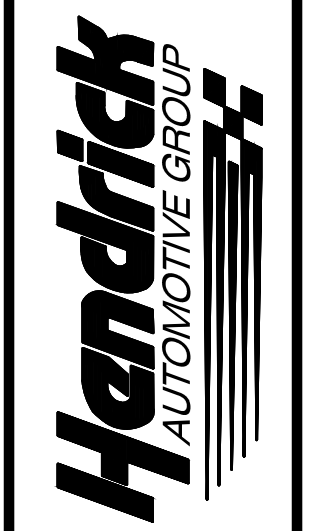
- No trees can be removed from or planted in the right of way of E. Independence Blvd without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact Lewis Hatfield (704-336-4265) at the City Arborist's office for a tree planting permit before planting trees in the NCDOT right of way once plans have been approved by the City.
- No trees can be removed from or planted in the right of way on Wallace Road without permission of the City Arborist's office. Contact Laurie Reid (704-336-5753) at the City Arborist's office for a permit before removing trees in the right of way.

Notes

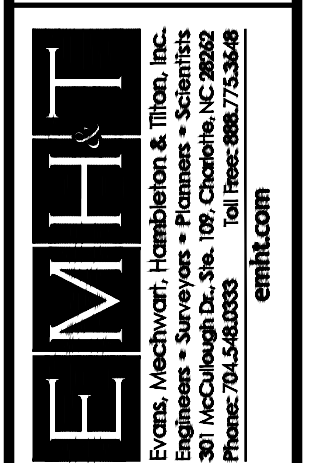
- Rezoning Survey Map is as delineated on this plan by heavy property line & bearing & distance measurements.
- Existing elevations represented are based upon GIS data.
- Walls or fences may be installed in buffers, but buffer widths as shown will not be reduced.
- All or portions of development area may be gated and fenced with black vinyl coated chain link fence.
- Building and parking envelopes as shown are reserved for parking and/or future buildings.
- Driveway location(s) to be coordinated with CDOT and NCDOT.



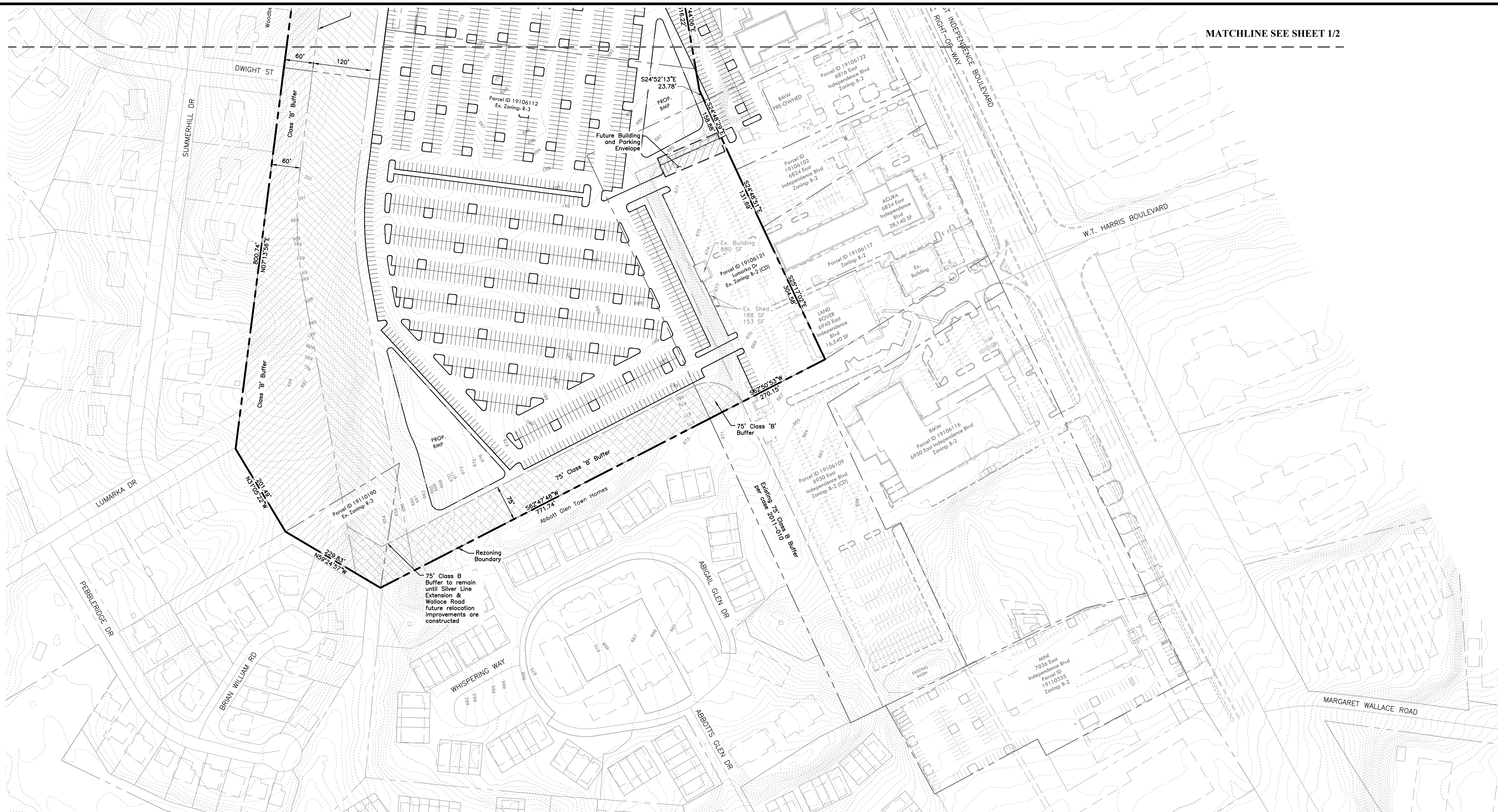
MARK	DATE	DESCRIPTION
Δ	1/22/19	Administrative Amendment



CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN
FOR
HENDRICK AUTOMOTIVE GROUP



DATE	September 19, 2016
SCALE	1" = 100'
JOB NO.	20160508
SHEET	1/2

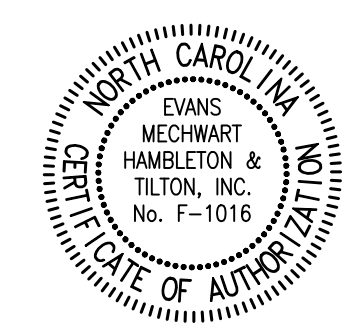
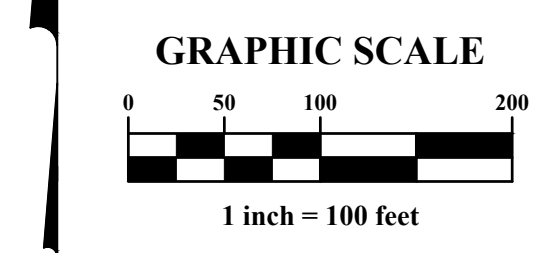


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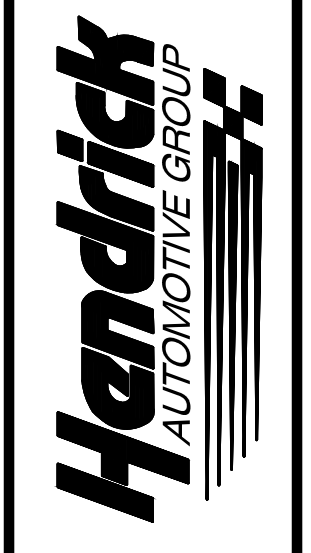
Approval

Solomon A. Fortune **SF**
Solomon A. Fortune

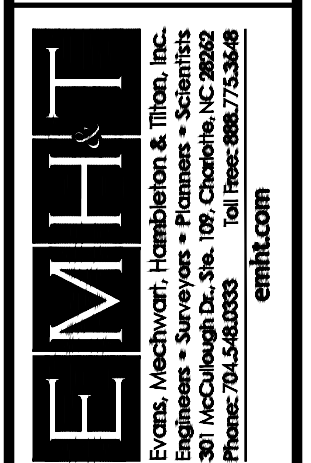
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