

APPROVED BY CITY COUNCIL
DATE 1/26/98

FREIGHTLINER OF CHARLOTTE PROPOSED REZONING

Petitioner
FREIGHTLINER OF CHARLOTTE

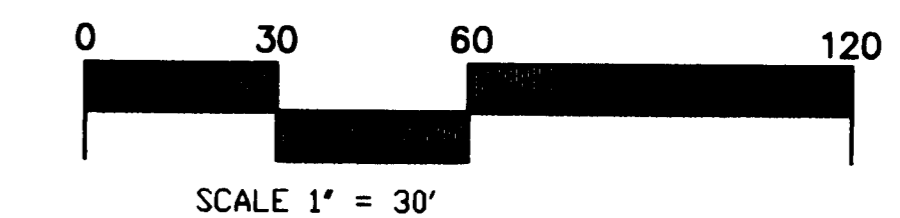
SITE DATA

TOTAL SITE AREA: 2.77 ACRES (±10.57 AC. TOTAL)
EXISTING ZONING: R-4
PROPOSED ZONING: B-2(CD)
TAX # 045-061-06
PROPOSED USE: TRUCK SALES & SERVICE
MAXIMUM BLDG. AREA: 2,000 SQ. FT.

TECHNICAL DATA PLAN
PETITION NO. 97-98
JULY 24, 1997

⚠️ REVISED NOV. 11, 1997 (PER. PLAN. COMM. REVIEW)
⚠️ REVISED JAN. 27, 1998 (PER. CITY COUNCIL APPROVAL)

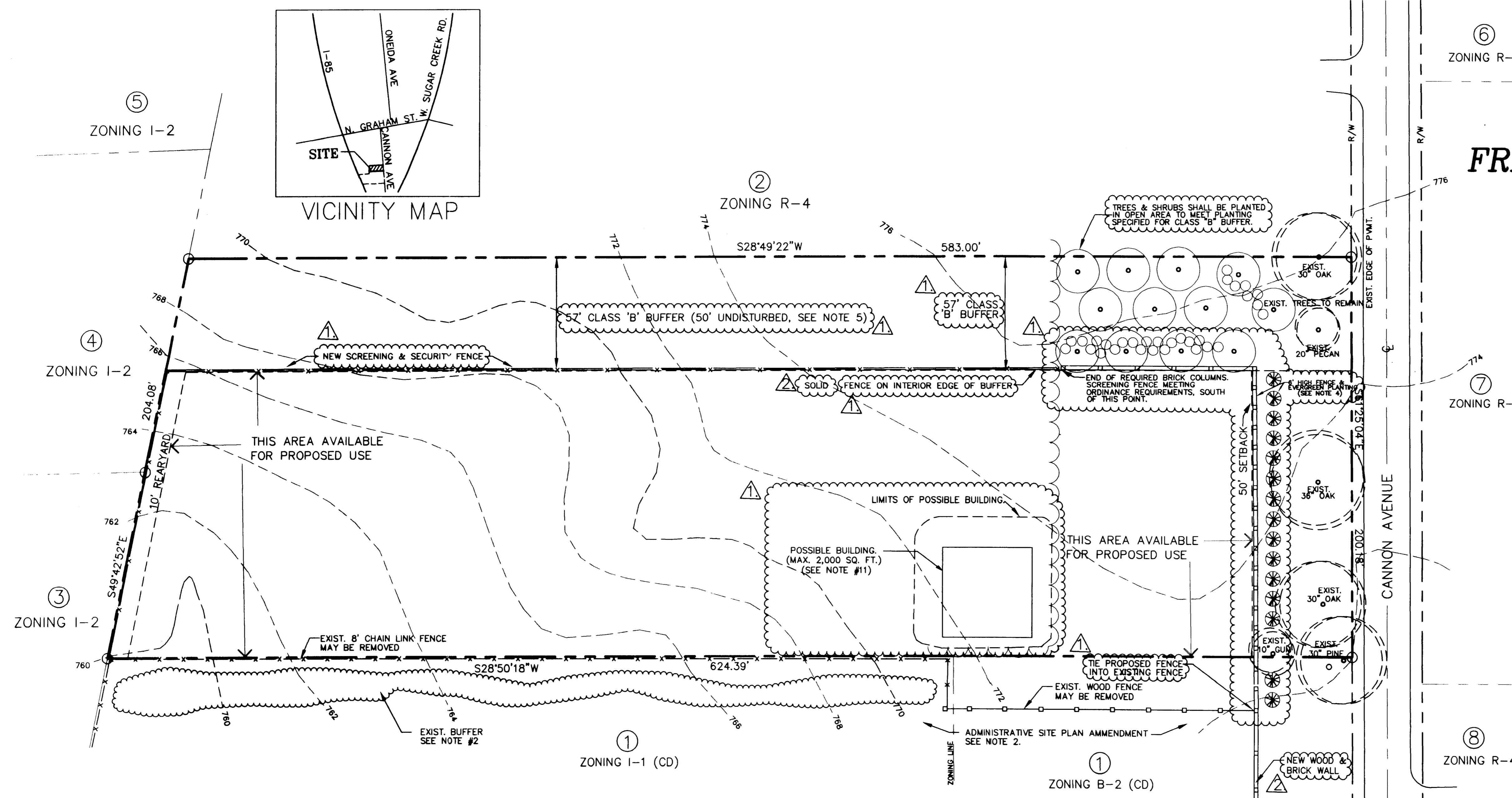
FOR PUBLIC HEARING
PLAN DATED: 11-6-97



DPR
DESIGN · PLANNING · RESEARCH
DPR JOB #97020

DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

SHEET RZ-1



ADJACENT PROPERTY NAMES

- ① 045-061-12 HENDRICK REAL ESTATE INVESTORS
6000 MEMROE ROAD #100
CHARLOTTE, NC 28212
- ② 045-061-07 ARNOLD G. CARROLL AND WIFE, PRISCILLA ANN B.
1719 CANNON AVENUE
CHARLOTTE, NC 28269
- ③ 045-063-08 DORIS BROWN MILLER
8400 FAIRVIEW ROAD
CHARLOTTE, NC 28226
- ④ 045-063-07 FOUR C'S PARTNERSHIP
POST OFFICE BOX 909
FORT MILL SC 29716-0909
- ⑤ 045-063-10 K.J.H. PROPERTIES, LLC
4747 NORTH EAST 14TH STREET
DES MOINES, IA 50313
- ⑥ 045-093-08 MAC S. BUTTS (MRS. B.D. BY ENTIRETY)
1726 CANNON AVENUE
CHARLOTTE, NC 28269
- ⑦ 045-093-10 LETHIA MUNN ESTATE
C/O JOSEPH G. MUNN
242 BETHANY CHURCH ROAD
CHARLOTTE, NC 28269
- ⑧ 045-093-11 ARNOLD G. CARROLL AND WIFE, PRISCILLA ANN B.
1719 CANNON AVENUE
CHARLOTTE, NC 28269
- ⑨ 045-093-12 CARLEY VANCE FLOWE
1415 WEST SUGAR CREEK ROAD
CHARLOTTE, NC 28262

GENERAL NOTES

1. THE USE OF THIS PROPERTY FOR TRUCK SALES AND SERVICE PURPOSES IS DESIGNED AS PART OF A LARGER USE ALREADY EXISTING ON THE ADJACENT PARCEL TO THE SOUTHEAST AND WILL FUNCTION IN A UNIFIED MANNER.
2. APPROVAL OF THIS PLAN SHALL CONSTITUTE AN AMENDMENT OF THE ADJACENT I-1 (CD) AND B-2 (CD) SITE PLAN FOR THIS FACILITY WITH RESPECT TO THE PARKING LIMIT AND SCREENING NOW REQUIRED BETWEEN THIS PROPOSED B-2(CD) PARCEL AND EXISTING FACILITY ON THE I-1 (CD) AND B-2 (CD) SITE. SCREENING AND BUFFER BETWEEN THE TWO PARCELS WILL NO LONGER BE REQUIRED, BUT OTHER ASPECTS OF THE EXISTING I-1 (CD) AND B-2 (CD) PLAN SHALL CONTINUE IN EFFECT.
3. NO SIGNAGE SHALL BE ALLOWED WITHIN THE AREA OF THIS REZONING EXCEPT TRAFFIC DIRECTION SIGNS.
4. THE PROPOSED SIX FOOT WALL SHALL EXTEND ALONG CANNON AVENUE IN FRONT OF THE SUBJECT PROPERTY AND WILL ALSO REPLACE THE EXISTING WOODEN WALL EAST OF THE SUBJECT PARCEL WITH THE EXACT LOCATION DESIGNED TO PROTECT EXISTING TREES. THIS WALL SHALL BE OF A DECORATIVE DESIGN OF WOOD AND BRICK MATERIALS.
5. THE BUFFER AREA ON THE WEST SIDE SHALL, AS A MINIMUM, MEET THE PLANTING REQUIREMENTS OF THE ZONING ORDINANCE. 50% OF THE BUFFER AREAS TO THE WEST SHALL BE UNDISTURBED.
6. THE AREA WITHIN THIS REZONING SHALL COMPLY WITH ALL REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE.
7. SCREENING SHALL BE PROVIDED TO COMPLY WITH ALL REQUIREMENTS OF SECTION 12.303 AND BUFFERS WILL COMPLY WITH REQUIREMENTS OF SECTION 12.302 OF THE CHARLOTTE ZONING ORDINANCE.
8. A CHAIN LINK FENCE MAY BE INSTALLED ALONG THE INSIDE EDGE OF THE REQUIRED BUFFER AS INDICATED ON THIS PLAN.
9. STORM WATER CONTROL SHALL OCCUR THROUGH USE OF THE EXISTING FACILITY AT THE SOUTHEAST CORNER OF THE LARGER I-1 (CD) PARCEL. DRAINAGE CALCULATIONS SHALL BE PERFORMED TO INSURE THE EXISTING RETENTION FACILITY IS ADEQUATE. IF ANY ALTERNATIVE DEVICE IS NECESSARY, IT SHALL MEET ALL REGULATORY STANDARDS, INCLUDING THAT NO NEW DETENTION SHALL BE PROVIDED IN THE REQUIRED BUFFERS.
10. BOUNDARY INFORMATION FROM BOUNDARY SURVEY BY JACK R. CHRISTIAN & ASSOCIATES, RLS-2624, DATED 2/20/97.
11. NO LIGHTING SHALL BE PLACED ON THE PROPOSED BUILDING, ON THE SIDES FACING THE R-4 LAND USE OR CANNON AVE.
12. FREE STANDING LIGHTS WILL NOT EXCEED 20' IN HEIGHT ON THIS 2.77 AC. SITE.
13. NO SIGNAGE OR ACCESS WILL BE PERMITTED AT CANNON AVE.
14. DUMPSTERS WILL BE SCREENED WITH ENCLOSURES AND GATES, IN ACCORDANCE WITH ORDINANCE REQUIREMENTS.

