

# NORTHLAKE AUTO PLAZA

A PREMIER RETAIL AUTOMOTIVE SALES AND SERVICE DEVELOPMENT

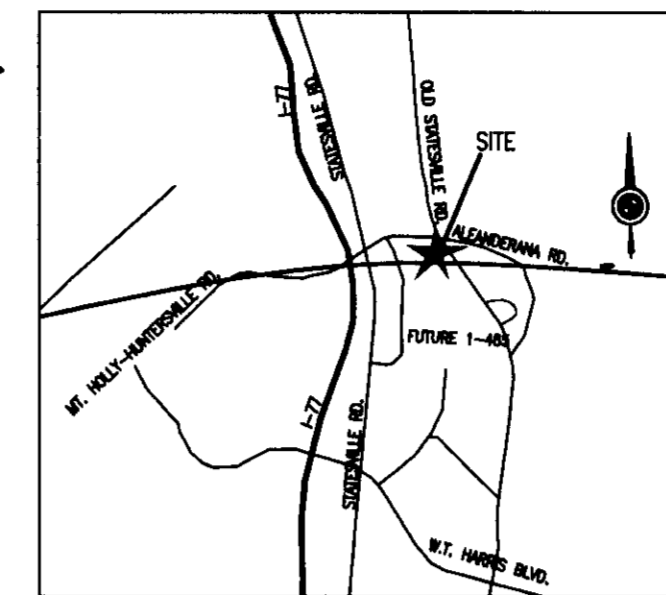
FOR PUBLIC HEARING  
PETITION NO. 2005- 57

PETITIONER  
HENDRICK AUTOMOTIVE GROUP



APPROVED BY CITY COUNCIL

DATE 3/21/05



VICINITY MAP - NOT TO SCALE

## DEVELOPMENT SUMMARY

EXISTING ZONING : B1(CD)  
PROPOSED ZONING : I-1(CD)  
TOTAL AREA TO BE REZONED: 1.03 ACRES

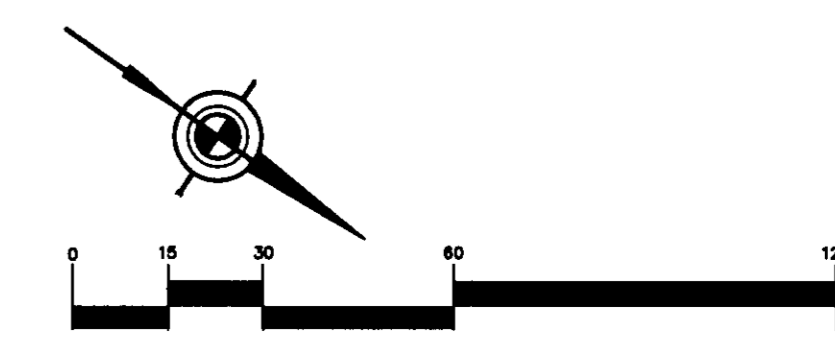
## NORTHLAKE AUTO PLAZA EXPANSION SITE PLAN NOTES

1. 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 BUILDINGS AND 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.
2. THE PROPOSED USE OF THE PROPERTY WILL BE FOR THE DEVELOPMENT OF THE SITE TO ACCOMMODATE LANDSCAPE AREAS, TREE SAVE AREAS, AUTO DISPLAY PADS, PARKING, TREE SAVE AREAS, AND SITE SIGNAGE. AUTO DISPLAY PADS WILL NOT INTERFERE WITH OR RESULT IN THE REMOVAL OF EXISTING TREES THAT ARE EIGHT INCHES IN CALIPER OR GREATER IN THE IDENTIFIED TREE SAVE AREA. ALL OF THESE FEATURES AND THE SITE ITSELF WILL RELATE TO, AND BECOME PART OF THE PREVIOUSLY APPROVED AUTO PLAZA SITE. UPON APPROVAL OF THIS PETITION, AN ADMINISTRATIVE AMENDMENT WILL BE FILED TO INCLUDE THIS SITE AS PART OF THE PREVIOUSLY APPROVED AUTO PLAZA SITE.
3. THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM THIS SITE TO ANY PUBLIC STREET. RIGHT-OF-WAY FOR FUTURE ROAD IMPROVEMENTS WILL BE RESERVED AND ALL SETBACKS AND OTHER DEVELOPMENT FEATURES WILL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE. IF REQUESTED BY NCDOT, THE PETITIONER WILL CONVEY ANY OR ALL OF THE AREA SHOWN ON THE SITE PLAN AS "FUTURE RIGHT-OF-WAY" TO NCDOT PURSUANT TO AND IN ACCORDANCE WITH THE TERMS AND SPECIFICATIONS OF NCDOT FOR ANY SUCH CONVEYANCE.
4. SIGNAGE THAT MAY BE PLACED ON THIS SITE WILL COMPLY WITH THE PROVISIONS OF THE ZONING ORDINANCE EXCEPT THAT THE HEIGHT OF ANY SUCH SIGN WILL BE LIMITED TO 7'.
5. A 6' SIDEWALK AND AN 8' PLANTING STRIP WILL BE INSTALLED TO MATCH THE STREETSCAPE PREVIOUSLY APPROVED ALONG OLD STATESVILLE ROAD AND ALEXANDERANA ROAD.
6. STORMWATER DETENTION FACILITIES WILL BE PROVIDED BY A MASTER STORM WATER DRAINAGE AND MANAGEMENT FACILITIES FOR THE OVERALL AUTO PLAZA SITE.
7. ALL SITE LIGHTING LIGHT FIXTURES WILL BE DESIGNED AND/OR CAPPED TO DIRECT LIGHT INTO THE SITE AND AWAY FROM ADJOINING PROPERTIES. WALL-PAK LIGHTING WILL NOT BE INSTALLED ON THE SIDES OF ANY BUILDINGS THAT ARE ADJACENT TO OR WITHIN 100' OF ANY PUBLIC STREET RIGHT-OF-WAY. FREESTANDING LIGHTS WILL BE LIMITED TO A TOTAL HEIGHT OF 35'.
8. THE PETITIONER, IN CONSULTATION WITH THE MECKLENBURG LANDMARKS CONSULTING DIRECTOR, WILL RELOCATE A PORTION OF THE STONE BUILDING THAT CURRENTLY RESIDES ON THE SITE. ALTHOUGH NOT A DESIGNATED HISTORIC PROPERTY, THE PETITIONER WILL MOVE, PRESERVE, AND REUSE THE FRONT PORTION OF THE BUILDING, INCLUDING THE FRONT WALL AND THE CANOPY, AS PART OF THE CUSTOMER CONVENIENCE CENTER ALREADY APPROVED FOR THE AUTO PLAZA SITE. THEREAFTER, THE MECKLENBURG LANDMARKS CONSULTING DIRECTOR WILL BE CONTACTED AND CONSULTED PRIOR TO ANY CHANGE THAT MAY BE PROPOSED THAT WOULD ALTER THE PRESERVED PORTION OF THE BUILDING AND THE PETITIONER WOULD HAVE THE BURDEN OF THE PUBLIC REZONING PROCESS BEFORE ANY CHANGE COULD BE MADE. UPON APPROVAL OF THIS PETITION, AN ADMINISTRATIVE SITE PLAN AMENDMENT WILL BE FILED FOR THE PREVIOUSLY APPROVED AUTO PLAZA THAT WILL SHOW IN PLAN VIEW AND ELEVATION HOW THE FRONT PORTION OF THE OLD STONE BUILDING WILL BE SITED AND INCORPORATED INTO THE SITE AND BUILDING DESIGN OF THE CUSTOMER CONVENIENCE CENTER. THIS COMMITMENT IS BINDING ON ANY AND ALL OWNERS OF THE SITE THAT MAY FOLLOW IN THE FUTURE.
9. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, 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.
10. 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.

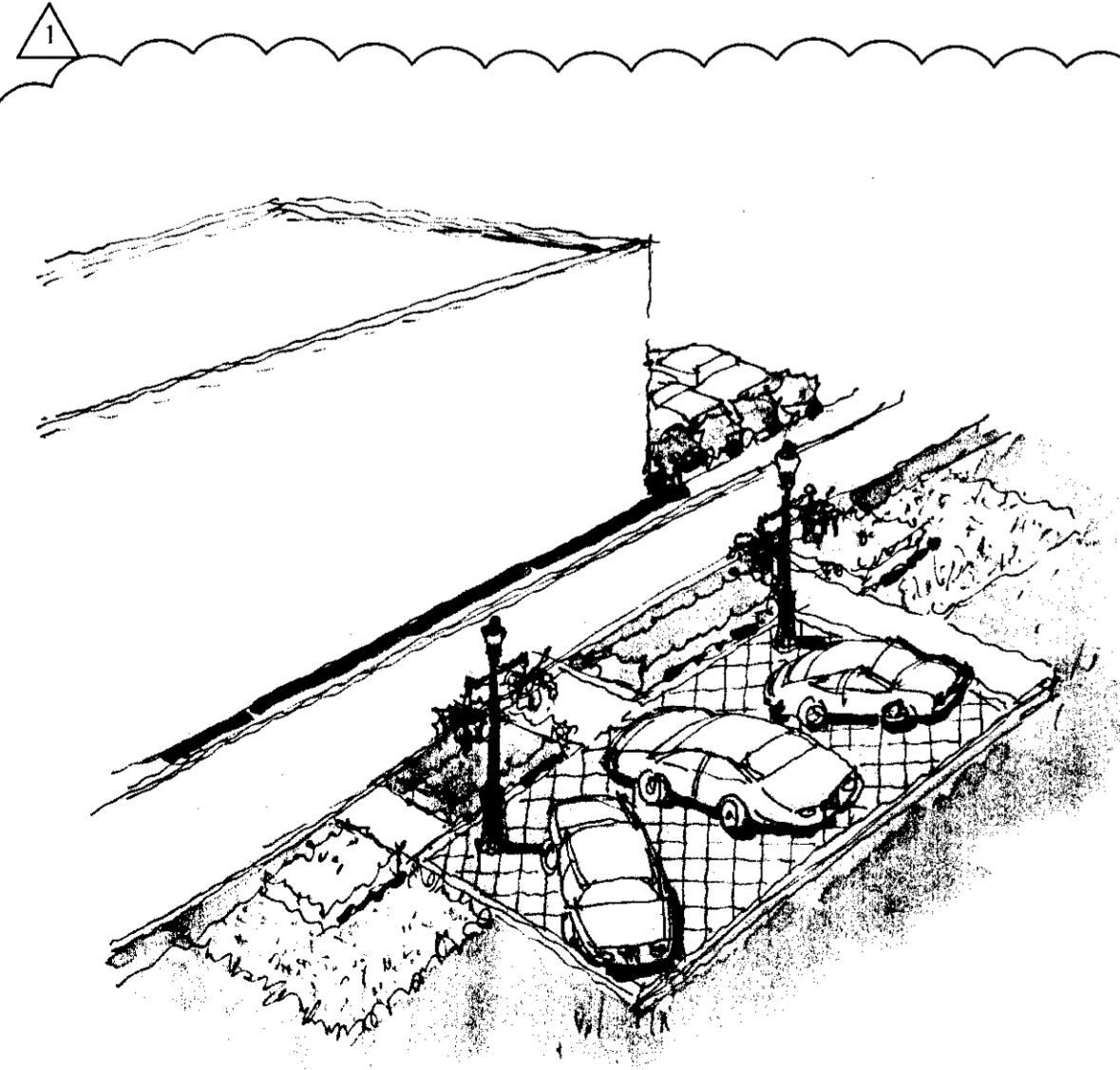
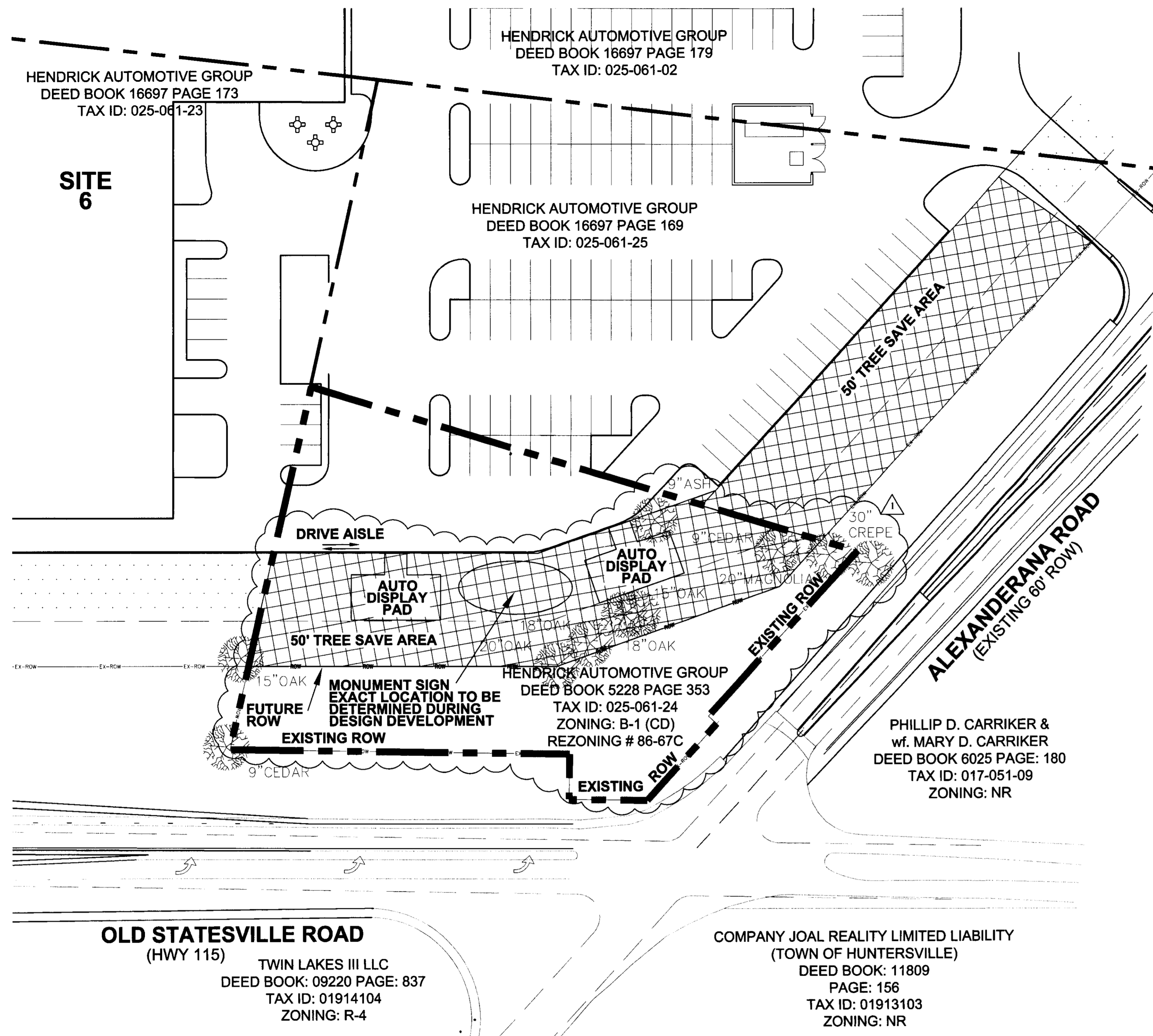
## TECHNICAL DATA SHEET

JANUARY 24 2005 - INITIAL SUBMISSION  
FEBRUARY 25, 2005 REVISED PER STAFF COMMENTS  
MARCH 7, 2005 REVISED PER STAFF COMMENTS  
MARCH 18, 2005 REVISED PER ADDITIONAL STAFF COMMENTS

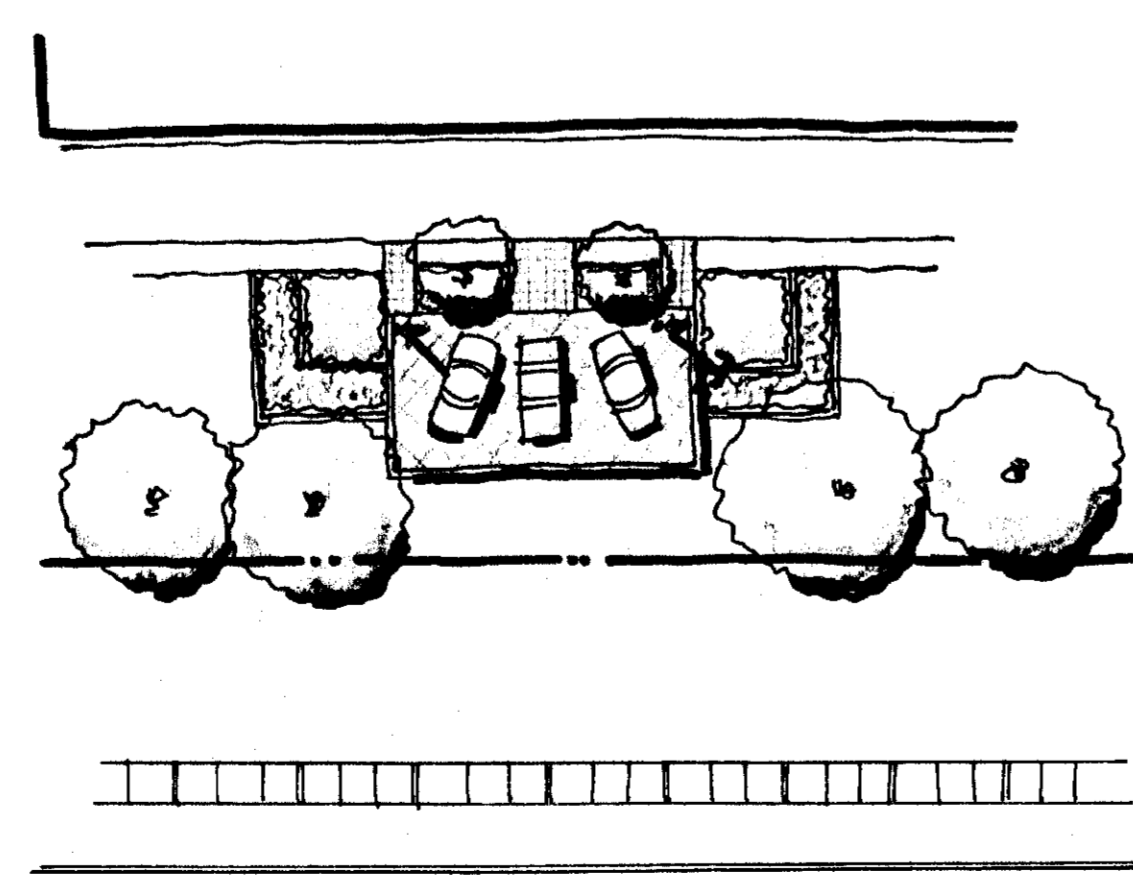
RZ-1



Kimley-Horn and Associates, Inc.



TYPICAL VEHICLE DISPLAY ALONG OLD STATESVILLE ROAD AND I-485  
NOT TO SCALE



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