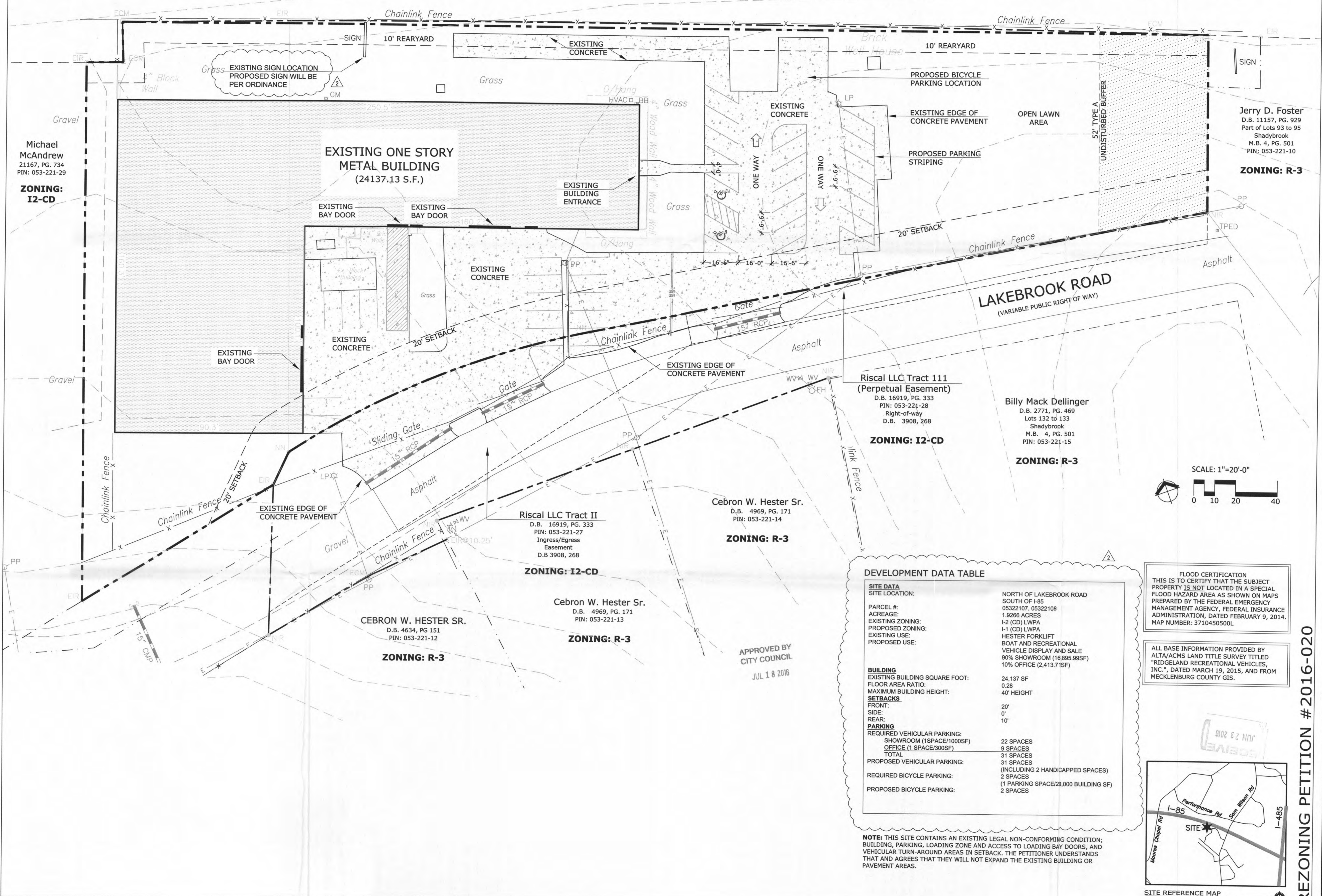


INTERSTATE HIGHWAY 85



Michael McAndrew
21167, PG. 734
PIN: 053-221-29
ZONING: I2-CD

EXISTING ONE STORY METAL BUILDING
(24137.13 S.F.)

Jerry D. Foster
D.B. 11157, PG. 929
Part of Lots 93 to 95
Shadybrook
M.B. 4, PG. 501
PIN: 053-221-10
ZONING: R-3

Riscal LLC Tract 111
(Perpetual Easement)
D.B. 16919, PG. 333
PIN: 053-221-28
Right-of-way
D.B. 3908, 268
ZONING: I2-CD

Billy Mack Dellinger
D.B. 2771, PG. 469
Lots 132 to 133
Shadybrook
M.B. 4, PG. 501
PIN: 053-221-15
ZONING: R-3

Riscal LLC Tract II
D.B. 16919, PG. 333
PIN: 053-221-27
Ingress/Egress
Easement
D.B. 3908, 268
ZONING: I2-CD

Cebron W. Hester Sr.
D.B. 4969, PG. 171
PIN: 053-221-14
ZONING: R-3

CEBRON W. HESTER SR.
D.B. 4634, PG 151
PIN: 053-221-12
ZONING: R-3

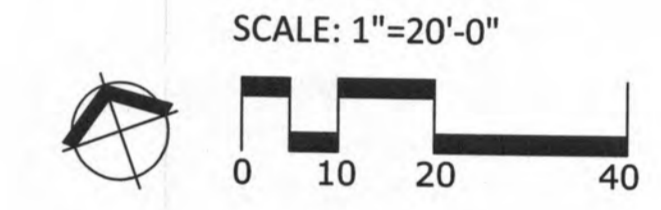
Cebron W. Hester Sr.
D.B. 4969, PG. 171
PIN: 053-221-13
ZONING: R-3

APPROVED BY
CITY COUNCIL
JUL 18 2016

DEVELOPMENT DATA TABLE

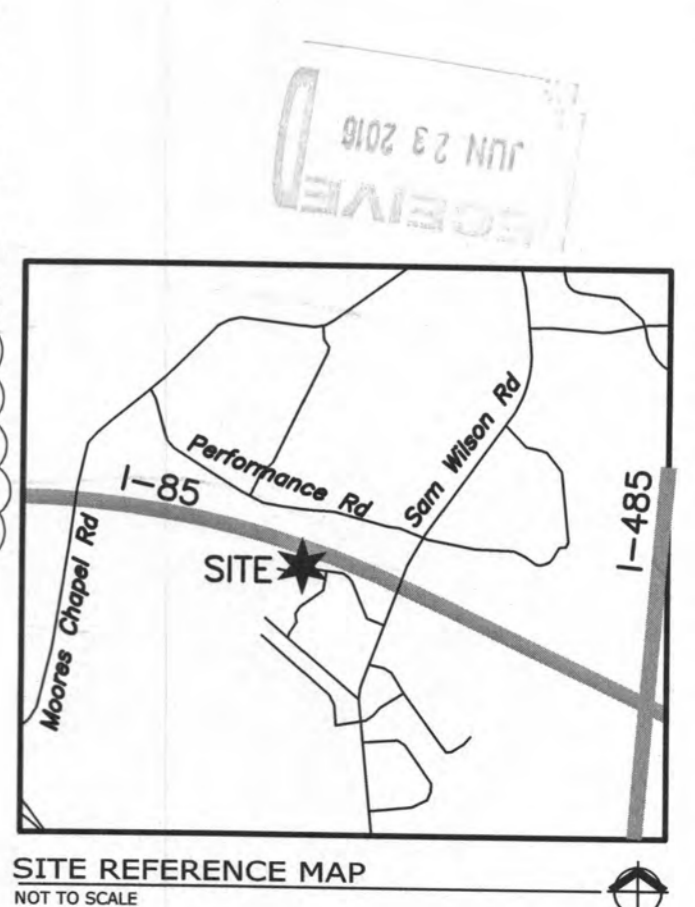
SITE DATA	
SITE LOCATION:	NORTH OF LAKEBROOK ROAD SOUTH OF I-85
PARCEL #:	05322107, 05322108
ACREAGE:	1.9266 ACRES
EXISTING ZONING:	I-2 (CD) LWPA
PROPOSED ZONING:	I-1 (CD) LWPA
EXISTING USE:	HESTER FORKLIFT BOAT AND RECREATIONAL VEHICLE DISPLAY AND SALE
PROPOSED USE:	90% SHOWROOM (16,895.98SF) 10% OFFICE (2,413.71SF)
BUILDING	
EXISTING BUILDING SQUARE FOOT:	24,137 SF
FLOOR AREA RATIO:	0.28
MAXIMUM BUILDING HEIGHT:	40' HEIGHT
SETBACKS	
FRONT:	20'
SIDE:	0'
REAR:	10'
PARKING	
REQUIRED VEHICULAR PARKING:	
SHOWROOM (1SPACE/1000SF)	22 SPACES
OFFICE (1 SPACE/300SF)	9 SPACES
TOTAL	31 SPACES
PROPOSED VEHICULAR PARKING:	31 SPACES (INCLUDING 2 HANDICAPPED SPACES)
REQUIRED BICYCLE PARKING:	2 SPACES
PROPOSED BICYCLE PARKING:	(1 PARKING SPACE/20,000 BUILDING SF) 2 SPACES

NOTE: THIS SITE CONTAINS AN EXISTING LEGAL NON-CONFORMING CONDITION: BUILDING, PARKING, LOADING ZONE AND ACCESS TO LOADING BAY DOORS, AND VEHICULAR TURN-AROUND AREAS IN SETBACK. THE PETITIONER UNDERSTANDS THAT AND AGREES THAT THEY WILL NOT EXPAND THE EXISTING BUILDING OR PAVEMENT AREAS.



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 9, 2014. MAP NUMBER: 3710450500L

ALL BASE INFORMATION PROVIDED BY ALTA/ACMS LAND TITLE SURVEY TITLED "RIDGELAND RECREATIONAL VEHICLES, INC.", DATED MARCH 19, 2015, AND FROM MECKLENBURG COUNTY GIS.



REZONING PETITION #2016-020

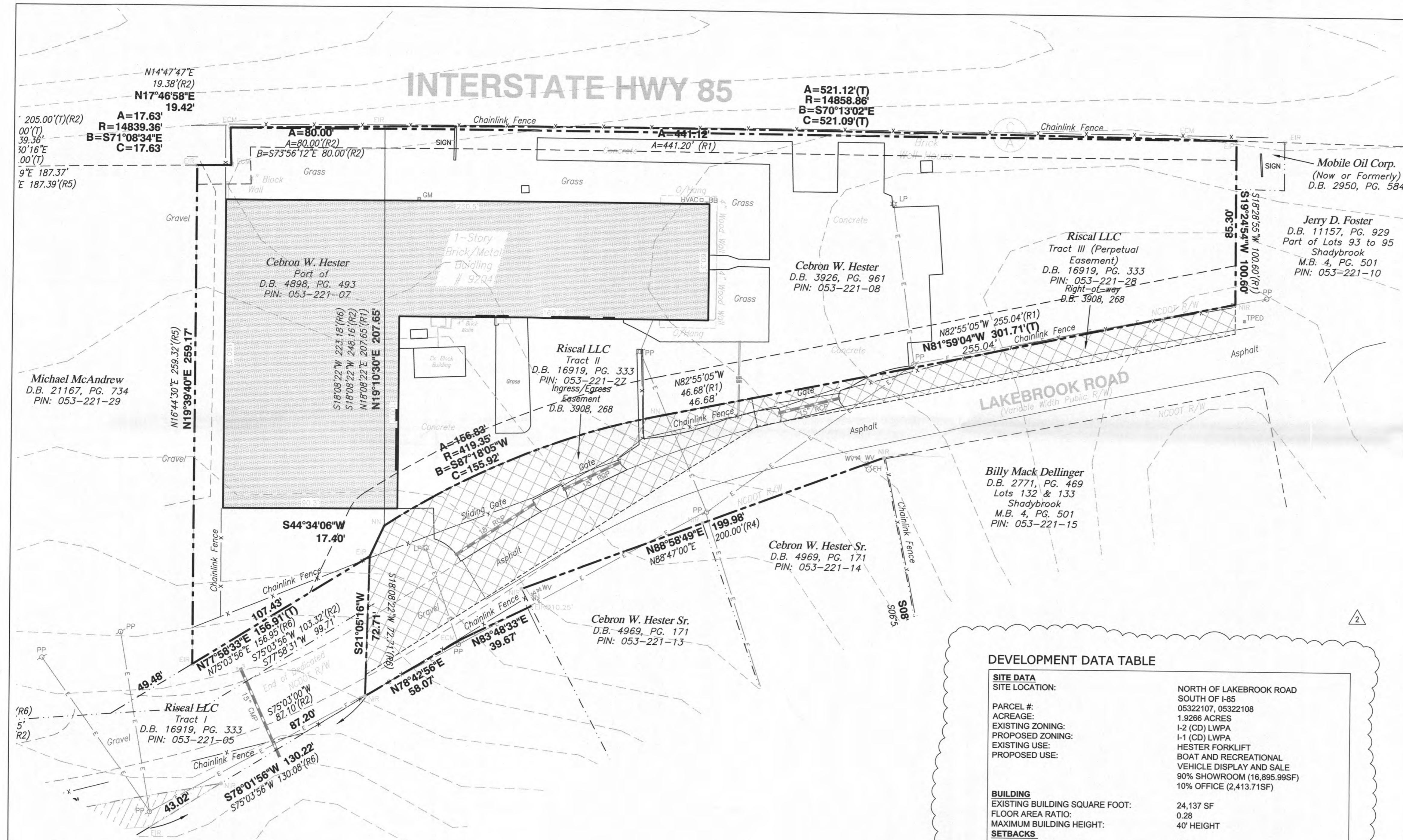
Cardno
Shaping the Future
CHARLOTTE
7806 WHITEHALL EXECUTIVE CENTER DRIVE, SUITE 800
CHARLOTTE, NC 28273
TEL: (704) 927-9700
FAX: (704) 529-3272
www.cardno.com

**CONCEPTUAL SITE PLAN
LAKEBROOK ROAD PROPERTY
RIDGELAND RECREATIONAL VEHICLES INC.
CHARLOTTE, NC**

BY	DATE	DESCRIPTION
EJL	05-23-16	REVISIONS PER CITY COMMENTS
EJL	06-23-16	REVISIONS PER CITY COMMENTS



DATE	2016-02-19
DRAWN	KIW/JS
DESIGNED	EJL
CHECKED	EJL
PROJECT #	
SHEET TITLE	CONCEPTUAL SITE PLAN
SHEET NUMBER	Z 1 of 2
LAND USE #	



CONDITIONAL DEVELOPMENT NOTES

- General Notes to Revised Site Plan:**
- Development of the Site shall be governed by the applicable provisions of the City of Charlotte Zoning Ordinance (hereinafter the "Ordinance"). Future amendments to the Rezoning Plan or the Site shown may be applied for by the then current owner(s) of the Site in accordance with Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to § 6.207 of the Ordinance.
 - The site is composed of two (2) parcels which are the subject of this Petition which may be found North of Lakebrook and South of I-85 and are identified as Parcel No. 05322107; and, Parcel No. 05322108 (hereinafter the "Site"). Ridgeland Recreational Vehicles, Inc. has signed a lease for the Parcels which is conditioned upon the successful rezoning thereof.
 - Fee ownership of the Site is held in the name of Cebron W. Hester, Sr. whose signature appears on the Petition. The site was originally developed I-2(CD) LWPA by Hester as a facility for the sale, service, maintenance and repair of fork lift trucks and equipment (the "Existing Use").
 - This Petition seeks the rezoning of the Site from I-2(CD) LWPA to I-1(CD) LWPA, to specifically permit the display, sale, and repair of vehicles and boats at retail to the public out of the existing facility (the "Proposed Use"). Outside storage, except for boats and/or vessels for sale, shall not be permitted unless within an area screened entirely from view of Interstate 85 or adjacent property owners.
 - Except for the Proposed Use expressly stated in the Note immediately above, no activity otherwise permissible under Classification I-1 shall be conducted at the Site.
 - The improvements at the Site shall remain as shown on the Site Plan. Except for replacing the existing on premise sign (see below), no new improvements are contemplated at the Site.

- Transportation:**
- Vehicular access and general consumer traffic at the site will be controlled by a one-way traffic pattern with angled parking spaces as demonstrated on the site plan. Other parking shall be as shown on the site plan.
 - Petitioner's land planners have consulted with CDOT concerning the Site and its proposed use. CDOT is not requiring additional improvements to the existing infrastructure at or approaching the site.

- Architectural Standards/Setbacks:**
- THIS SITE CONTAINS AN EXISTING LEGAL NON-CONFORMING CONDITION; BUILDING, PARKING, LOADING ZONE AND ACCESS TO LOADING BAY DOORS, AND VEHICULAR TURN-AROUND AREAS ARE CURRENTLY IN SETBACK. THE PETITIONER UNDERSTANDS THAT AND AGREES THAT THEY WILL NOT EXPAND THE EXISTING BUILDING OR PAVEMENT AREAS.
 - Because Petitioner intends to utilize the existing improvements/fencing at the site no additional improvements are proposed for this property.

- Streetscape and Landscaping:**
- The Petitioner will install landscape screening along the East side of the existing concrete area to screen surface parking.
 - The Petitioner will install landscape buffer in areas indicated on plan. Landscape in these areas will meet the required ordinance standards for quantity and spacing. The Petitioner understands that due to the existing legal non-conforming condition the buffer will not be required along the entire frontage of the property.

Signage:

- Proposed signage will be per ordinance.

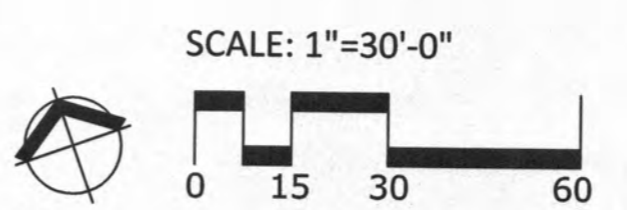
Lighting:

- Improvements to the exterior illumination at the site will be capped and shielded so that direct illumination does not extend beyond the borders of Site.

- Other Items:**
- There are no applicable tree save areas on the Site Plan. No trees will be removed in connection with the Instant Rezoning Petition.
 - If this Rezoning Petition is approved, all conditions applicable to the development shown at the Site shall, unless amended in the manner provided under the Ordinance, be binding and inure to the benefit of the Petitioner, the Owner, and subsequent owners of the Site and their respective successors and assigns.

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ALL BASE INFORMATION PROVIDED BY ALTA/ACMS LAND TITLE SURVEY TITLED "RIDGELAND RECREATIONAL VEHICLES, INC.", DATED MARCH 19, 2015, AND FROM MECKLENBURG COUNTY GIS.



REZONING PETITION #2016-020



TECHNICAL DATA SHEET
LAKEBROOK ROAD PROPERTY
RIDGELAND RECREATIONAL VEHICLES INC.
CHARLOTTE, NC

DATE	DESCRIPTION	BY
05-23-16	REVISIONS PER CITY COMMENTS	JUL
06-23-16	REVISIONS PER CITY COMMENTS	EJL



DATE | 2016-02-19
DRAWN | KIW/JS
DESIGNED | EJL
CHECKED | EJL
PROJECT # |
SHEET TITLE
TECHNICAL DATA SHEET
SHEET NUMBER
Z 2 of 2
LAND USE #