

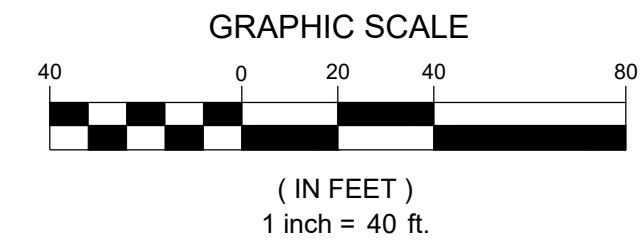
SEAL:



**SUBMITTALS**

DATE: PURPOSE:

8/19/2021 REZONING SITE PLAN SUBMITTAL



**DEVELOPMENT DATA TABLE**

SITE ACREAGE: 9.88 AC (PARCEL 1 = 3.03 AC, PARCEL 2 = 6.85 AC)  
 TAX PARCELS INCLUDED IN ZONING: 0250111  
 EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): I-2  
 PROPOSED ZONING (INCLUDING OVERLAYS AND VESTING): I-1(CD) (PARCEL 2 ONLY) 1  
 EXISTING USES: ALL USES IN I-2  
 PROPOSED USES: AUTOMOTIVE SALES AND REPAIRS, INCLUDING TRACTOR-TRUCKS AND ACCOMPANYING TRAILER UNITS  
 NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A  
 RESIDENTIAL DENSITY: N/A  
 SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:  
 PARCEL 1 - 35,000 SF  
 PARCEL 2 - 31,650 SF  
 FLOOR AREA RATIO (FAR) ORDINANCE REQUIREMENTS: 1  
 MAXIMUM BUILDING HEIGHT: 40 FT  
 MAXIMUM NUMBER OF BUILDINGS: PARCEL 1 = 1, PARCEL 2 = 2  
 NUMBER AND RATIO OF PARKING SPACES:  
 PARCEL 1 - 65 EXISTING SPACES TO REMAIN  
 PARCEL 2 - SHOWROOM - 1 SPACE PER 1,000 SF - 31,650 / 1,000 = 32 SPACES REQUIRED  
 64 SPACES PROVIDED  
 AMOUNT OF OPEN SPACE: N/A  
 SETBACKS: FRONT: 20'  
 SIDE: 0' OR 5' MIN IF PROVIDED  
 REAR: 10'

**GENERAL PROVISIONS**

- A. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF EXISTING AND PROPOSED USES ON THE SITE. BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF FUTURE BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) AS MAY BE APPLICABLE. MINOR OR INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/OWNER.
- B. ALTERATIONS TO THE APPROVED PLAN SHALL BE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL
- C. THE MAXIMUM FLOOR AREA RATIO (FAR) SHALL NOT EXCEED FIFTY PERCENT OF THE SITE ACREAGE.
- D. SITE WILL COMPLY WITH BICYCLE PARKING ORDINANCE REQUIREMENTS.

**STREETScape AND LANDSCAPING**

- A. THE EXISTING 4' SIDEWALK AND 4' PLANTING STRIP SHALL REMAIN ALONG HENDRY ROAD.
- B. STREET TREES SHALL BE PLANTED OR EXISTING TREES WILL REMAIN TO SATISFY THE STREET TREE REQUIREMENTS.
- C. TREES AND SHRUBS SHALL BE PLANTED TO COMPLY WITH ALL OTHER APPLICABLE SECTIONS OF THE TREE ORDINANCE.

**ENVIRONMENTAL FEATURES**

- A. FIFTEEN PERCENT TREE SAVE AREA WILL BE PROVIDED FOR PARCEL 2
- B. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER 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**

- A. THE SITE WILL BE DESIGNED TO SATISFY ALL CHARLOTTE FIRE DEPARTMENT ACCESS REQUIREMENTS.

**SIGNAGE**

- A. SIGNAGE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE ZONING ORDINANCE.

**LIGHTING**

- A. ALL SITE LIGHTING SHALL BE IN COMPLIANCE WITH CHARLOTTE ZONING ORDINANCE LIGHTING STANDARDS.

**OTHER**

- A. TRASH AND RECYCLING SPACE SHALL BE PROVIDED ON SITE COMPLYING WITH CITY OF CHARLOTTE ORDINANCES.
- B. PROPOSED GREENWAY AND STORMWATER EASEMENTS SHOWN ARE PRELIMINARY AND FOR REFERENCE ONLY. PETITIONER SHALL HAVE RIGHT TO ADJUST DIMENSIONS AS PART OF FULL DEVELOPMENT DESIGN.

**SURVEY NOTES**

- A. BOUNDARY SURVEY PREPARED BY CES GROUP ENGINEERS, LLP DATED 7/9/2021.
- B. TOPOGRAPHIC INFORMATION FROM SURVEY BY CES GROUP ENGINEERS LLP DATED 2/21/2022.

**REZONING AREA LEGAL DESCRIPTION**

BEING A PORTION OF PARCEL 0250111, SITUATED IN THE STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG, CITY OF CHARLOTTE, BEING AT 6600 W. WT HARRIS BOULEVARD AS DESCRIBED IN DEED BOOK 38841, PAGE 367, QUEEN CITY AIRSTREAM, LLC (ALL REFERENCES ARE TO THE RECORDS OF THE REGISTERED DEEDS OFFICE, MECKLENBURG COUNTY, NORTH CAROLINA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

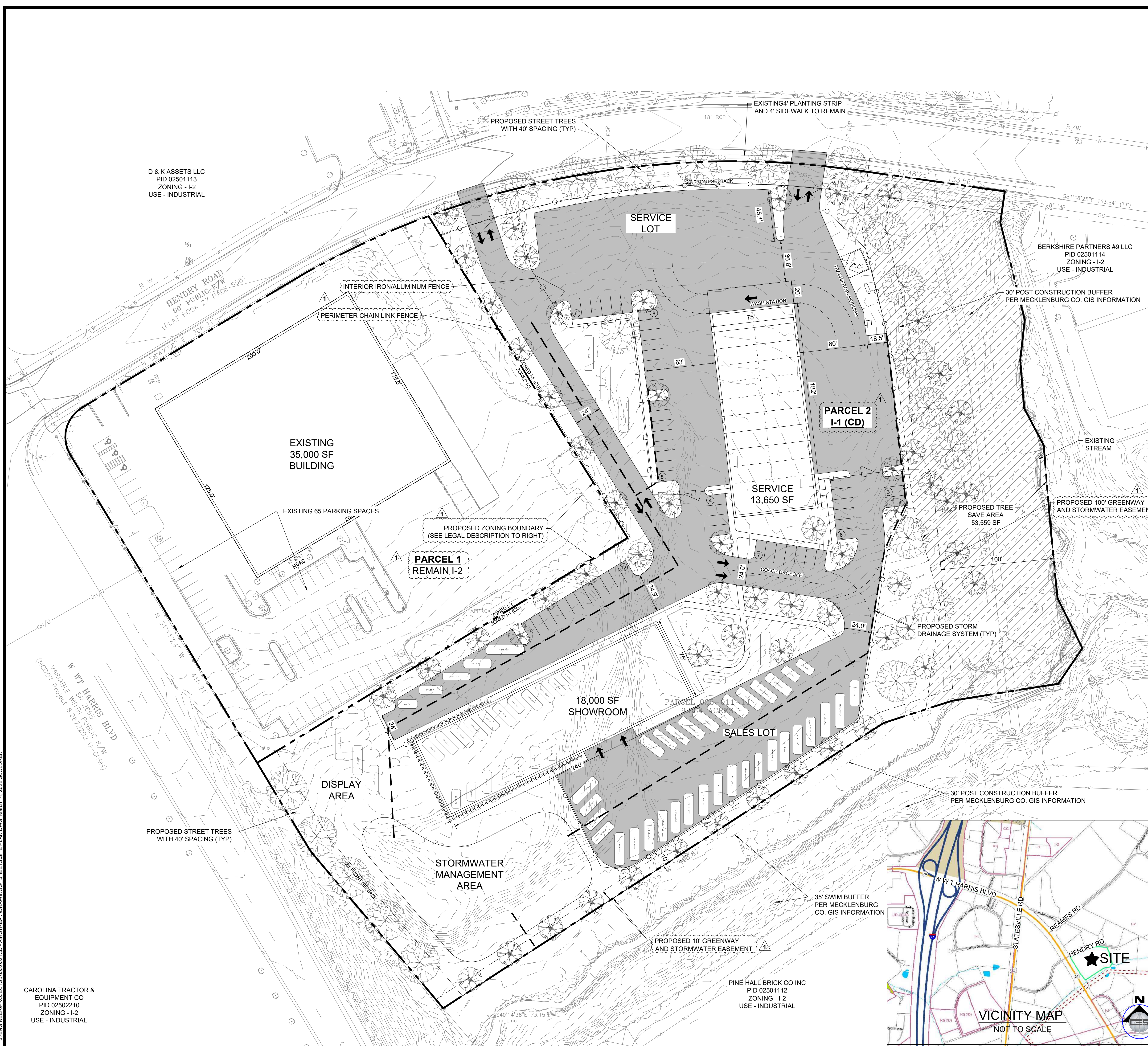
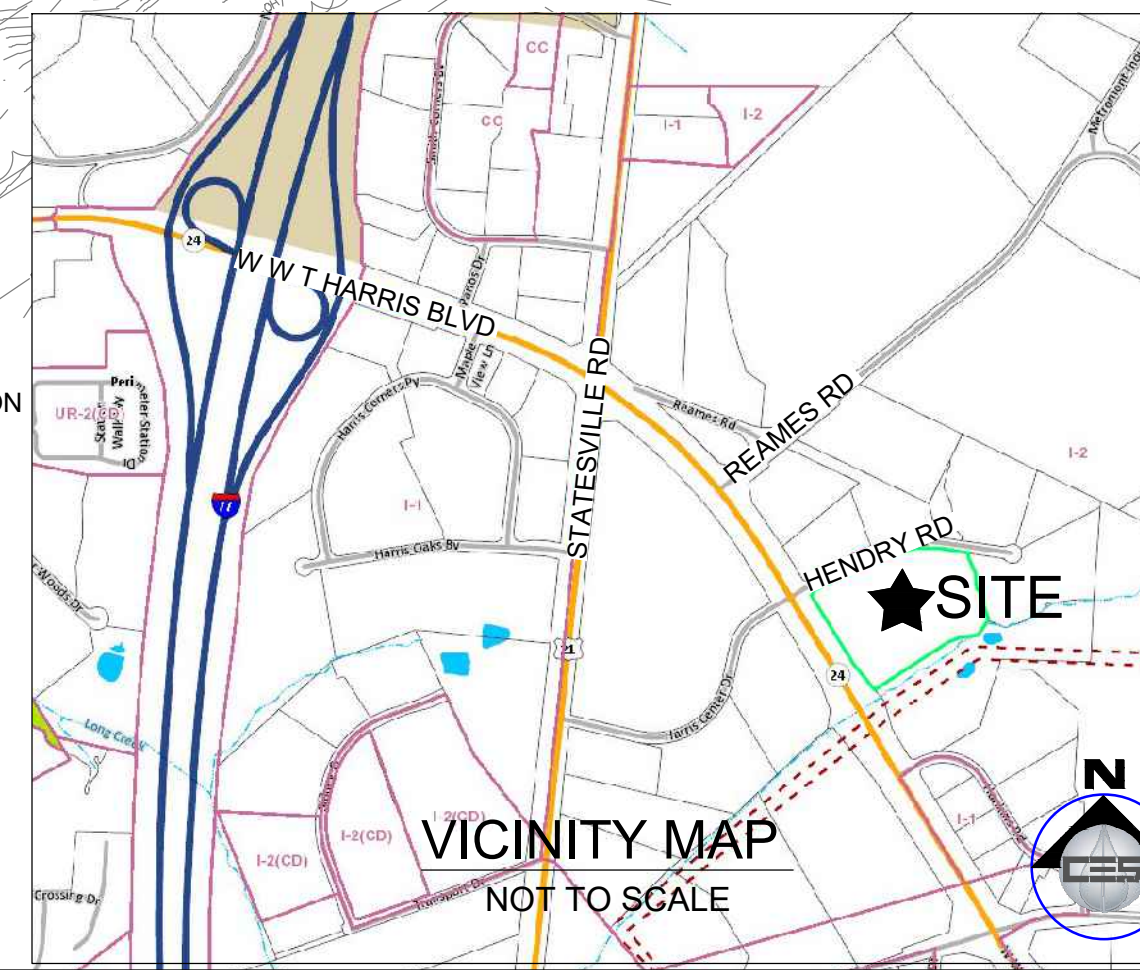
BEGINNING AT A FOUND #4 REBAR, SAID REBAR HAVING NCGS GRID COORDINATES OF NORTHERING 584.531 FEET AND EASTING 1452.378 12 FEET (NAD 83/2011), BEING ON THE NORTH EASTERLY RIGHT-OF-WAY OF W. WT HARRIS BOULEVARD AND BEING A COMMON CORNER OF SUBJECT PARCEL 0250111 AND PARCEL 0250112, NOW OR FORMERLY PINE HALL BRICK COMPANY INC., DEED BOOK 18333 PAGE 703, THENCE WITH SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1) N 81°40'15" W 181.89 FEET TO A FOUND CONCRETE R/W MONUMENT; 2) N 31°11'24" W 91.33 FEET TO A COMPUTED POINT, THENCE WITH NEW LOT LINES THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1) N 58°41'51" E 383.20 FEET TO A COMPUTED POINT; 2) N 31°43'10" W 334.63 FEET TO A COMPUTED POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF HENDRY ROAD; THENCE WITH SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 148.32 FEET, A BEARING OF N 75°02'20" E AND A CHORD LENGTH OF 148.08 FEET TO A FOUND #5 REBAR; 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00, AN ARC LENGTH OF 235.93 FEET, A BEARING OF N 89°21'05" E AND A CHORD LENGTH OF 234.12 FEET TO A FOUND #5 REBAR; 3) S 81°48'25" E 133.56 FEET TO A FOUND #5 REBAR; THENCE LEAVING SAID RIGHT-OF-WAY AND FOLLOWING THE CENTERLINE OF A CREEK THE FOLLOWING NINE (9) BEARINGS AND DISTANCES: 1) S 08°04'05" W 27.80 FEET TO A COMPUTED POINT; 2) S 14°06'36" E 88.58 FEET TO A COMPUTED POINT; 3) S 06°29'43" W 36.09 FEET TO A COMPUTED POINT; 4) S 04°37'25" E 42.50 FEET TO A COMPUTED POINT; 5) S 27°50'47" E 37.15 FEET TO A COMPUTED POINT; 6) S 04°48'08" E 65.34 FEET TO A COMPUTED POINT; 7) S 05°30'44" E 70.76 FEET TO A COMPUTED POINT; 8) S 28°29'13" E 45.17 FEET TO A COMPUTED POINT, SAID POINT BEING A COMMON CORNER OF SAID PARCEL 0250112; 9) S 34°05'13" W 37.93 FEET TO A FOUND #5 REBAR, SAID REBAR BEING A COMMON CORNER OF SAID PARCEL 0250112; THENCE CONTINUING WITH SAID PARCEL 0250112 THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: 1) S 72°02'55" W 64.17 FEET TO A FOUND #4 REBAR (DISTURBED); 2) S 72°02'55" W 64.17 FEET TO A FOUND #4 REBAR; 3) S 57°03'16" W 463.87 FEET TO THE POINT OF BEGINNING, CONTAINING 6.85 ACRES, MORE OR LESS.

**OWNER INFORMATION**

WILLIAM J. WOLKOFF  
 AS TRUSTEE OF THE WILLIAM J. WOLKOFF REVOCABLE LIVING TRUST  
 DATED MAY 7, 2014  
 390 A1A BEACH BOULEVARD UNIT 12  
 ST. AUGUSTINE, FL 32080

**APPLICANT**

WILLIAM J. WOLKOFF  
 390 A1A BEACH BOULEVARD UNIT 12  
 ST. AUGUSTINE, FL 32080



D & K ASSETS LLC  
 PID 02501113  
 ZONING - I-2  
 USE - INDUSTRIAL

HENDRY ROAD  
 60' PUBLIC R/W  
 (PLAT BOOK 27 PAGE 666)

EXISTING 35,000 SF BUILDING

EXISTING 65 PARKING SPACES

PROPOSED ZONING BOUNDARY  
 (SEE LEGAL DESCRIPTION TO RIGHT)

PARCEL 1  
 REMAIN I-2

18,000 SF  
 SHOWROOM

SALES LOT

DISPLAY AREA

STORMWATER  
 MANAGEMENT  
 AREA

PROPOSED STREET TREES  
 WITH 40' SPACING (TYP)

PROPOSED 10' GREENWAY  
 AND STORMWATER EASEMENT

30' POST CONSTRUCTION BUFFER  
 PER MECKLENBURG CO. GIS INFORMATION

35' SWIM BUFFER  
 PER MECKLENBURG  
 CO. GIS INFORMATION

PINE HALL BRICK CO INC  
 PID 02501112  
 ZONING - I-2  
 USE - INDUSTRIAL

CAROLINA TRACTOR &  
 EQUIPMENT CO  
 PID 02502210  
 ZONING - I-2  
 USE - INDUSTRIAL

**REZONING SITE PLAN**

DRAWING NUMBER:  
**C3.0**