

SEAL:

SUBMITTALS

DATE:	PURPOSE:
8/19/2021	REZONING SITE PLAN SUBMITTAL

OWNER / DEVELOPER
WILLIAM WOLKOFF
6600 W WT HARRIS BOULEVARD CHARLOTTE, NC 28269
805.610.4765

PROJECT DESCRIPTION:
AIRSTREAM

6600 W WT HARRIS BOULEVARD CHARLOTTE, NC 28269

PROJECT NO:
7655.0521

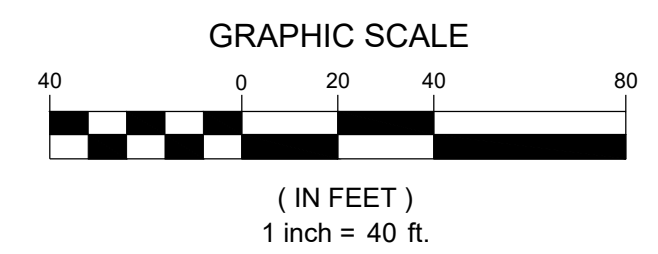
DRAWING REVISIONS

NO.	REVISION DESC.	DATE:

DRAWN BY: SC REVISD BY: —
CHECKED BY: SC ISSUED BY: SC

DRAWING TITLE:
REZONING SITE PLAN

DRAWING NUMBER:
C3.0



DEVELOPMENT DATA TABLE

SITE ACREAGE: 9.88 AC (PARCEL 1 = 3.03 AC, PARCEL 2 = 6.85 AC)
TAX PARCELS INCLUDED IN REZONING: 02501111
EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): I-2
PROPOSED ZONING (INCLUDING OVERLAYS AND VESTING): I-1(CD)
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 - 40,000 SF
FLOOR AREA RATIO: PARCEL 1 = 0.27, PARCEL 2 = 0.13, MAXIMUM ALLOWED = 0.50
MAXIMUM BUILDING HEIGHT: 40 FT
MAXIMUM NUMBER OF BUILDINGS: PARCEL 1 = 1, PARCEL 2 = 2
NUMBER AND/OR RATIO OF PARKING SPACES:
 PARCEL 1: 65 EXISTING SPACES TO REMAIN
 PARCEL 2: SHOWROOM - 1 SPACE PER 1,000 SF - 40,000 / 1,000 = 40 SPACES REQUIRED
 42 SPACES PROVIDED
AMOUNT OF OPEN SPACE: N/A
SETBACKS: FRONT: 20'
 SIDE: 0' OR 5' MIN IF PROVIDED
 REAR: 10'

GENERAL PROVISIONS

- 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 & 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.
- ALTERATIONS TO THE APPROVED PLAN SHALL BE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL.
- THE MAXIMUM FLOOR AREA RATIO (FAR) SHALL NOT EXCEED FIFTY PERCENT OF THE SITE ACREAGE.
- SITE WILL COMPLY WITH BICYCLE PARKING ORDINANCE REQUIREMENTS.

STREETSCAPE AND LANDSCAPING

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

ENVIRONMENTAL FEATURES

- FIFTEEN PERCENT TREE SAVE AREA WILL BE PROVIDED FOR PARCEL 2.
- PCSO TREATMENT WILL BE PROVIDED ON SITE TO MEET ALL APPLICABLE PCSO REQUIREMENTS.

FIRE PROTECTION

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

SIGNAGE

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

LIGHTING

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

OTHER

- TRASH AND RECYCLING SPACE SHALL BE PROVIDED ON SITE COMPLYING WITH CITY OF CHARLOTTE ORDINANCES.

SURVEY NOTES

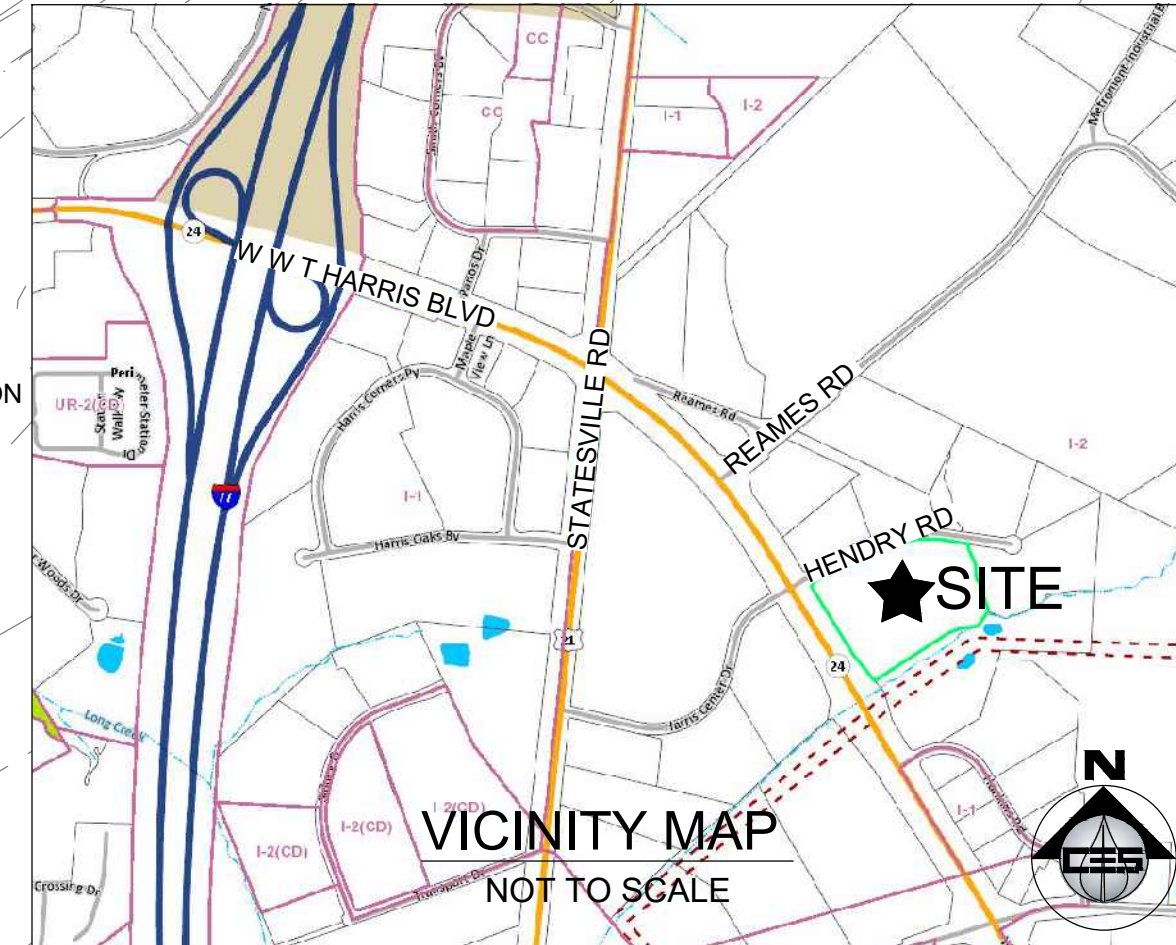
- BOUNDARY SURVEY PREPARED BY CES GROUP ENGINEERS, LLP DATED 7/9/2021.
- TOPOGRAPHIC INFORMATION SHOWN OBTAINED FROM MECKLENBURG COUNTY.

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



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