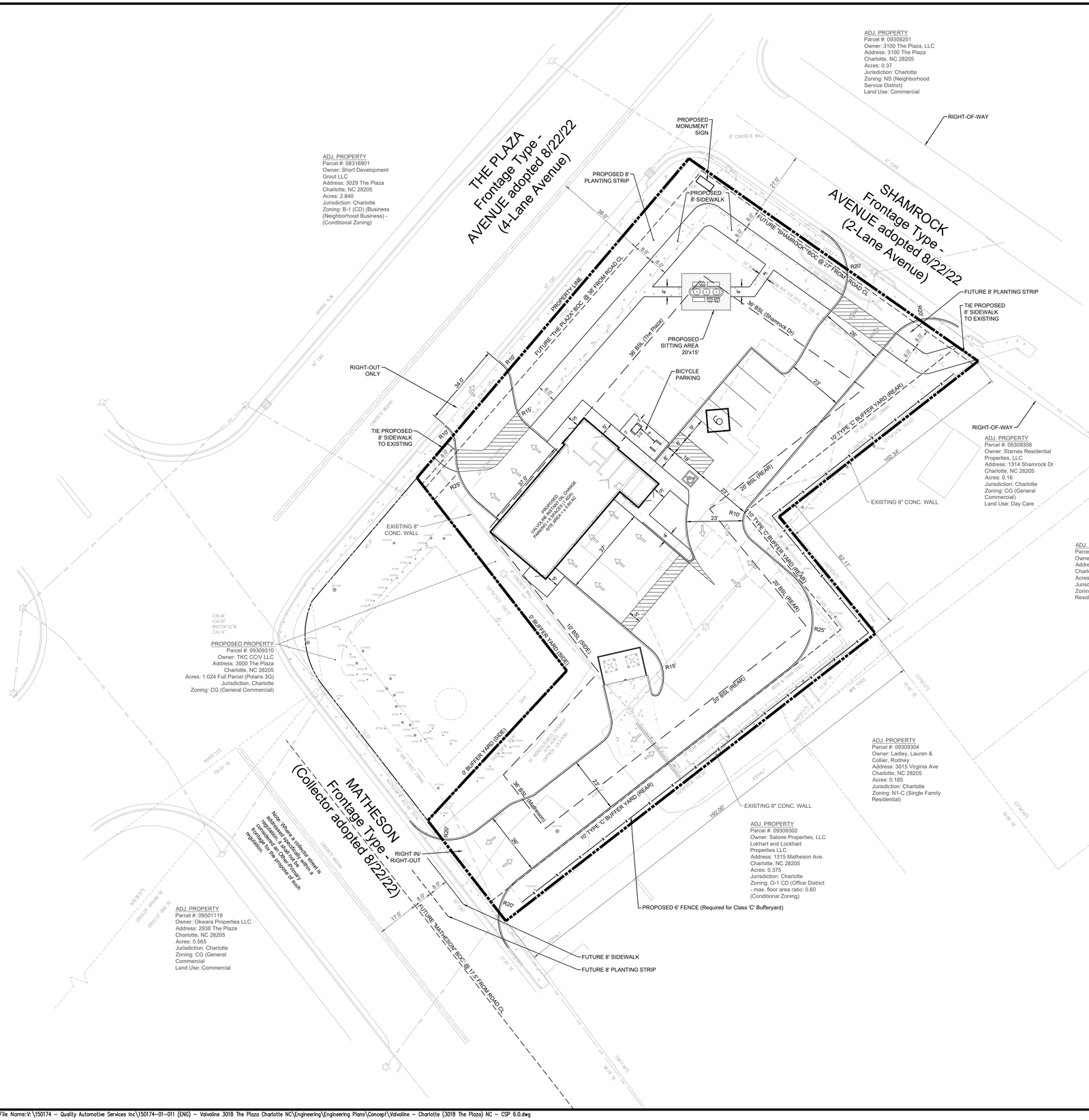
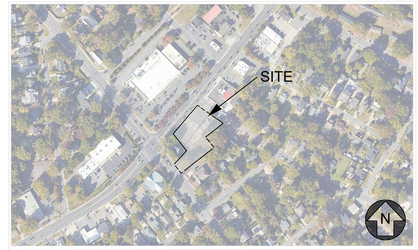


VICINITY MAP



SITE DATA TABLE

SITE	
SITE NAME	VALVOLINE (Vehicle Repair - Minor)
LOCATION:	CHARLOTTE, NC
COUNTY:	MECKLENBURG COUNTY
JURISDICTION:	CITY OF CHARLOTTE
PROPOSED ZONING:	CG(CD) (General Commercial - Conditional District)
PROPERTY ID:	09309310
PARCEL AREA:	±0.80 AC (Proposed)
MAXIMUM BLDG HT:	50'
PROPOSED BLDG HT:	28'
FLOOR AREA RATIO:	0.055
AMOUNT OF OPEN SPACE:	15,668.7908 SF
RESIDENTIAL DENSITY:	N/A
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE:	N/A
SQUARE FOOTAGE OF NON-RESIDENTIAL USES:	2,025 SF
PARKING:	
PARKING REQUIREMENT:	TIER2 MINIMUM: 2/SERVICE BAY MAXIMUM: 6/SERVICE BAY
PROPOSED SPACES:	6 MINIMUM
STALLS (90°):	SIZE / DRIVE AISLE 8'x18'-6" 23' (2-WAY) (MINIMUM) 9'x18'-6" 26' (2-WAY) (RECOMMENDED)
BICYCLE SPACES:	4 SPACES REQ'D
BUILDING SETBACKS:	
FRONT (The Plaza):	36' (From Back of Curb) (4-5 LANE AVENUE/BOULEVARD)
FRONT (Shamrock Dr):	36' (From Back of Curb) (2-3 LANE AVENUE)
FRONT (Matheson Ave):	36' (From Back of Curb) (4-5 LANE AVENUE/BOULEVARD)
SIDE:	10'
REAR:	20'
LANDSCAPE/ BUFFER YARDS:	
FRONT (The Plaza):	5' (Parking Lot/Maneuvering Area) (8' Planting Strip @ 38' from Road CL)
FRONT (Shamrock Dr):	5' (Parking Lot/Maneuvering Area) (8' Planting Strip @ 27' from Road CL)
FRONT (Matheson Ave):	5' (Parking Lot/Maneuvering Area) (8' Planting Strip @ 17.5' from Road CL)
SIDE:	0'
REAR:	10' (Class 'C' Landscape Yard)

DEVELOPMENT NOTES:

1. General Provisions

a. These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Application filed by QAS III, LLC (the "Petitioner") to rezone an approximately 0.80 acre site located at 3018 The Plaza, Charlotte, NC 28205, from the General Commercial (CG) zoning district to the General Commercial - Conditional (CG(CD)) zoning district, which site is more particularly depicted on the Rezoning Site Plan and is further identified as a portion of Tax Parcel No. 093-093-10 (hereinafter referred to as the "Site").

b. The development and use of the Site shall be governed by the Rezoning Site Plan, these Development Standards, and the applicable provisions of the Charlotte Unified Development Ordinance (the "UDO"). The regulations established under the General Commercial (CG) zoning district shall govern the use and development of the Site.

c. Future amendments to the Rezoning Site Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the UDO.

2. Permitted Uses

a. Subject to these Development Notes and applicable requirements of the UDO, the Site may only be devoted to the uses set out below and to any incidental and/or accessory uses associated therewith that are permitted under the UDO in the CG zoning district.

i. Vehicle Repair Facility: Minor

ii. Those uses permitted by right or under prescribed conditions in the CG zoning district, together with any incidental and/or accessory uses associated therewith that are permitted in the CG zoning district.

3. Development Limitations and Prescribed Conditions

a. Repair of vehicles is prohibited outdoors. Storage of all merchandise, auto parts, and supplies shall be within an enclosed structure.

b. Vehicle repair facilities shall be screened along interior side and rear lot lines with a Class C landscape yard, unless a higher class of landscape yard is required by Article 20. The landscape yard is not required where such side or rear lot abuts a Manufacturing and Logistics Place Type.

c. No partially dismantled, wrecked, junked, or discarded vehicles may be stored outdoors on the premises. This standard does not apply to vehicles under repair.

d. No vehicles may be stored on site for more than 90 days.

e. The sale of new or used vehicles is prohibited unless it is a permitted use in the zoning district.

f. No motor vehicles may be stored and no repair work may be conducted in any public or network-required private street.

4. Transportation and Parking

a. Vehicular access shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of the access points are subject to any minor modifications require by the City of Charlotte and/or the North Carolina Department of Transportation ("NCDOT").

b. All transportation improvements, as applicable, shall be approved and constructed prior to the issuance of a certificate of occupancy for the building to be constructed on the Site.

c. Vehicular parking shall be provided on the Site as generally depicted on the Rezoning Site Plan, subject to applicable requirements contained in the UDO.

5. Streetscape and Landscaping

a. Petitioner shall provide required landscape yards as generally depicted on the Rezoning Site Plan in conformance with the requirements of Article 20 of the UDO.

6. Architectural Standards

a. Any conceptual, architectural perspectives of the proposed building to be located on the Site are illustrative, and intended to depict the general conceptual architectural style and character of the building. Accordingly, the building shall be designed and constructed so that it is substantially similar in appearance to the attached relevant conceptual, architectural perspectives with respect to architectural style, design and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building that do not materially change the overall conceptual architectural style and character shall be permitted.

7. Binding Effect of the Rezoning Application

a. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Site Plan will, unless amended in the manner provided under the UDO, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.

CONCEPT PLAN NOTES

1. CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
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4. STORMWATER SUBJECT TO BE DETERMINED.

Bowman
BOWMAN NORTH CAROLINA, LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
Phone: (704) 412-7424
BOWMAN.COM

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QAS III, LLC
3018 THE PLAZA
CHARLOTTE, NC

PLAN STATUS	
XX/XX	XXXXX
DATE	DESCRIPTION

DW DESIGN	DW DRAWN	AG CHKD

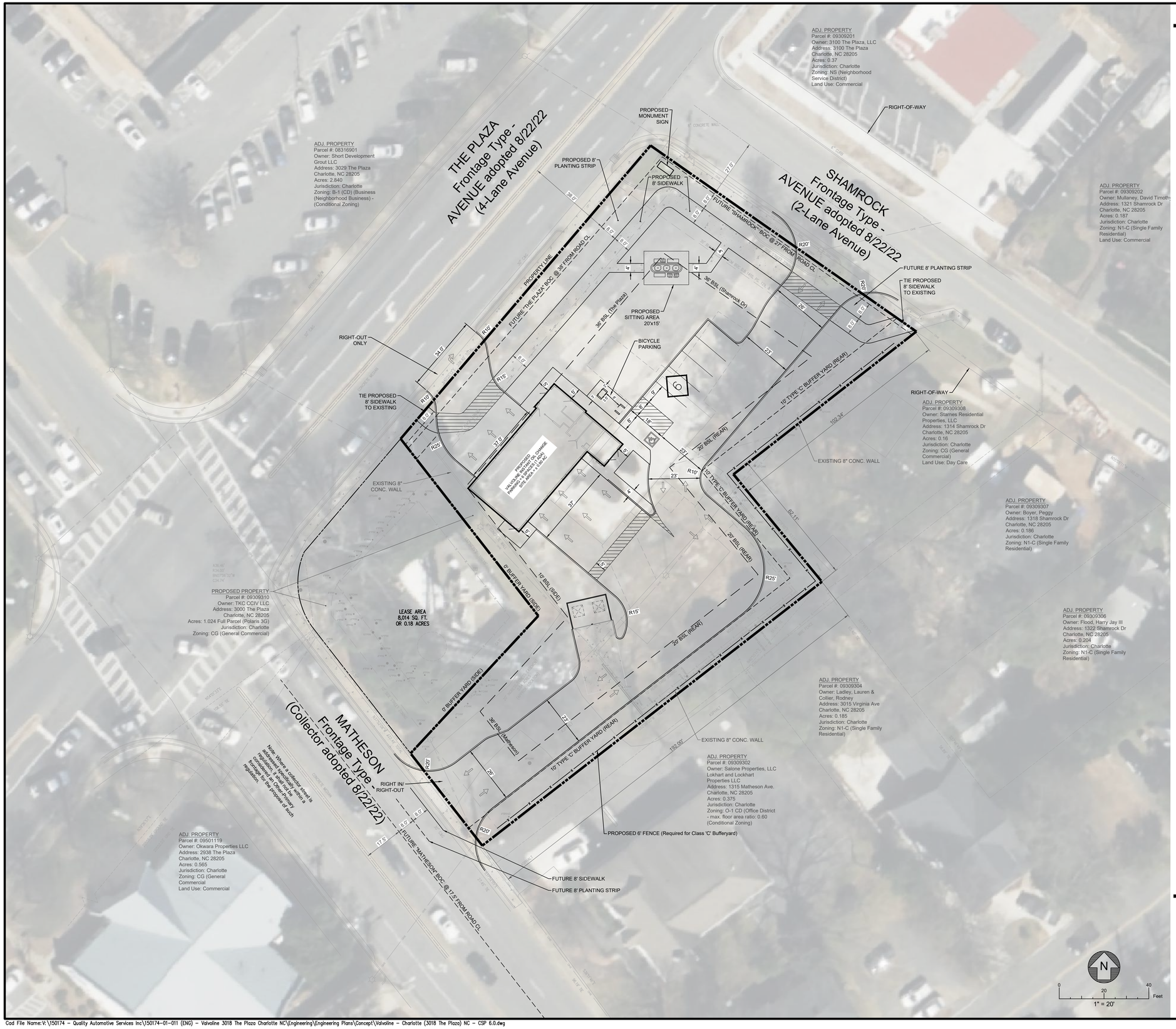
SCALE H:
V:

JOB NO. 150174-01-011

DATE: FEBRUARY 27, 2024

SITE PLAN
Survey Overlay
SHEET

Cad File Name:V:\150174 - Quality Automotive Services Inc\150174-01-011 (ENG) - Valvoline 3018 The Plaza Charlotte NC\Engineering\Engineering Plans\Concept\Valvoline - Charlotte (3018 The Plaza) NC - CSP 6.0.dwg



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QAS III, LLC
3018 THE PLAZA
CHARLOTTE, NC

PLAN STATUS	
XX/XX	XXXXX
DATE	DESCRIPTION

DW DESIGN	DW DRAWN	AG CHKD

SCALE H: V:

JOB NO. 150174-01-011

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SITE PLAN
Aerial Overlay
SHEET

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