

FEB 21, 2024
 C:\PROGRAMS\BOL\2022\0222\TEMP\PCP\BUSH_2512\24220085.00-RZ04.dwg - LAYOUT: RZ - SCHEMATIC SITE PLAN

BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/13/23	CITY COMMENTS		AM
2	01/18/24	CITY COMMENTS		AM
3	02/21/24	CITY COMMENTS		AM

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NOT APPROVED FOR CONSTRUCTION

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PROJECT No.: NCA220085.00
 DRAWN BY: MJN / CB
 CHECKED BY: AM
 DATE: 1/26/2023
 CAD ID:

PROP. REZONING DOCUMENTS
FOR

NORHLAKE WEST REAL ESTATE INVESTORS, LLC

LOCATION OF SITE:
 7625 W.W.T. HARRIS BLVD
 CHARLOTTE, NC
 MECKLENBURG COUNTY, 28216

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
 1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
 Phone: (980) 272-3400
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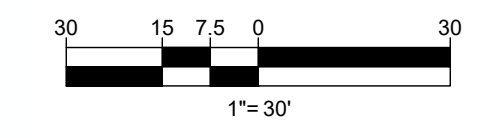
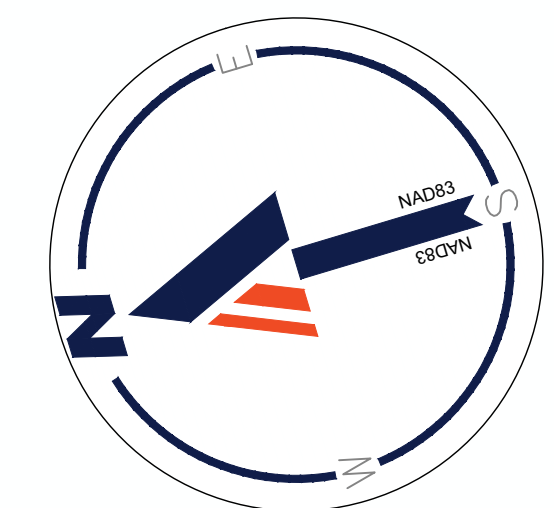
SHEET TITLE:

SCHEMATIC SITE PLAN

SHEET NUMBER:
RZ-1

REVISION 3 - 02/21/24

LEGEND
PROPERTY BOUNDARY



3 SITE DEVELOPMENT DATA:

- ACRAGE: ± 1.263 ACRES
- TAX PARCEL #: 025-221-20
- EXISTING ZONING: B-2(CD)
- PROPOSED ZONING: B-2(CD)SPA
- EXISTING USES: VACANT

-PROPOSED USES: RETAIL USES, GENERAL AND MEDICAL OFFICE USES, PERSONAL SERVICE USES, EDEE TYPE I & II (RESTAURANTS) WITH AND WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW, EDEE TYPE I & II, FINANCIAL INSTITUTION WITH OR WITHOUT ACCESSORY DRIVE-THROUGH WINDOWS, AND OTHER NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, INCLUDING A PARKING STRUCTURE, AS ALLOWED IN THE B-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).

-PROHIBITED USES: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: COMMERCIAL OUTDOOR AMUSEMENT; AUTOMOTIVE SERVICE STATIONS INCLUDING MINOR ADJUSTMENTS, REPAIRS AND LUBRICATION; AUTOMOBILE SALES AND REPAIR INCLUDING TRACTOR-TRUCKS, ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS; AUCTION SALES; AUTOMOBILE REPAIR GARAGES INCLUDING ENGINE OVERHAUL, BODY AND PAINT SHOPS, WHOLESALE BAKERIES, BOAT AND SHIP SALES AND REPAIR, BUILDING MAINTENANCE SERVICES, CAR WASHES, CATALOG AND MAIL ORDER HOUSES; CONTRACTORS OFFICES WITH ACCESSORY STORAGE; RESIDENTIAL DWELLING UNITS OF ANY TYPE; ENGRAVING, EQUIPMENT RENTAL AND LEASING, OUTDOOR, FABRIC SAMPLE ASSEMBLY, FENCES AND FENCE MATERIAL SALES OUTDOOR; FLORIST, WHOLESALE, MANUFACTURED HOUSING SALES AND REPAIRS; PEST CONTROL AND DISINFECTING SERVICES; REPAIR OR SERVICING OF ANY ARTICLE, THE SALE OF WHICH IS PERMITTED IN THE DISTRICT; SIGN PAINTING; THEATERS, MOTION PICTURE, TIRE RECAPPING AND RETREADING; WHOLESALE SALES WITHIN RELATED STORAGE AND WAREHOUSING; ADULT ESTABLISHMENTS; BOARDING STABLES; BUILDING MATERIAL SALES; RIDING ACADEMIES, AND SHORT TERM CARE FACILITIES.

-MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA OF USES OTHER THAN EDEE WITH ACCESSORY DRIVE-THROUGH WINDOWS OR EDEE DRIVE-IN; OR ONE EDEE (TYPE I OR II) WITH ACCESSORY DRIVE-THROUGH WINDOWS OR EDEE DRIVE-IN (TYPE I OR II) WITH UP TO 4300 SQUARE FEET OF GROSS FLOOR AREA IN EACH AS MORE SPECIFICALLY DESCRIBED BELOW.

-MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.

-PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE. PARKING FOR THE PROPOSED USES WILL BE LOCATED ON-SITE AND MAY ALSO BE LOCATED ON THE ADJACENT PARCELS IN ACCORDANCE WITH EXISTING PRIVATE COVENANTS (REA).

1. GENERAL PROVISIONS:

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY GUSTAFSON PARTNERS COMMERCIAL REAL ESTATE ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SMALL NEIGHBORHOOD CENTER WITH NON-RESIDENTIAL USES AS ALLOWED IN THE B-2 ZONING DISTRICT ON APPROXIMATELY 1.263-ACRE SITE LOCATED ON THE SOUTHWEST QUADRANT OF THE INTERSECTION OF W. T. HARRIS AND REAMES ROAD (THE "SITE").

b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-2 ZONING CLASSIFICATION SHALL GOVERN.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT AND SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE, IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** NOTWITHSTANDING THE NUMBER OF BUILDINGS OR LOTS SHOWN ON THE REZONING PLAN, THE NUMBER OF PRINCIPLE USE BUILDINGS CONSTRUCTED ON THE SITE SHALL NOT EXCEED ONE (1) (EXCLUDING ACCESSORY USE BUILDINGS).

e. **PLANNED/UNIFIED DEVELOPMENT.** THE SITE TOGETHER WITH THAT CERTAIN SITE LOCATED ADJACENT TO THE SITE AND DESIGNATED AS TAX PARCEL NOS. 025-221-14, 025-221-15, 025-221-16, 025-221-17, 025-221-18, 025-221-19, 025-221-20, 025-221-21, 025-221-22, 025-221-23, 025-221-24, 025-221-25, 025-221-26, 025-221-27, 025-221-28, 025-221-29, 025-221-30, 025-221-31, 025-221-32, 025-221-33, 025-221-34, 025-221-35, 025-221-36, 025-221-37, 025-221-38, 025-221-39, 025-221-40, 025-221-41, 025-221-42, 025-221-43, 025-221-44, 025-221-45, 025-221-46, 025-221-47, 025-221-48, 025-221-49, 025-221-50, 025-221-51, 025-221-52, 025-221-53, 025-221-54, 025-221-55, 025-221-56, 025-221-57, 025-221-58, 025-221-59, 025-221-60, 025-221-61, 025-221-62, 025-221-63, 025-221-64, 025-221-65, 025-221-66, 025-221-67, 025-221-68, 025-221-69, 025-221-70, 025-221-71, 025-221-72, 025-221-73, 025-221-74, 025-221-75, 025-221-76, 025-221-77, 025-221-78, 025-221-79, 025-221-80, 025-221-81, 025-221-82, 025-221-83, 025-221-84, 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