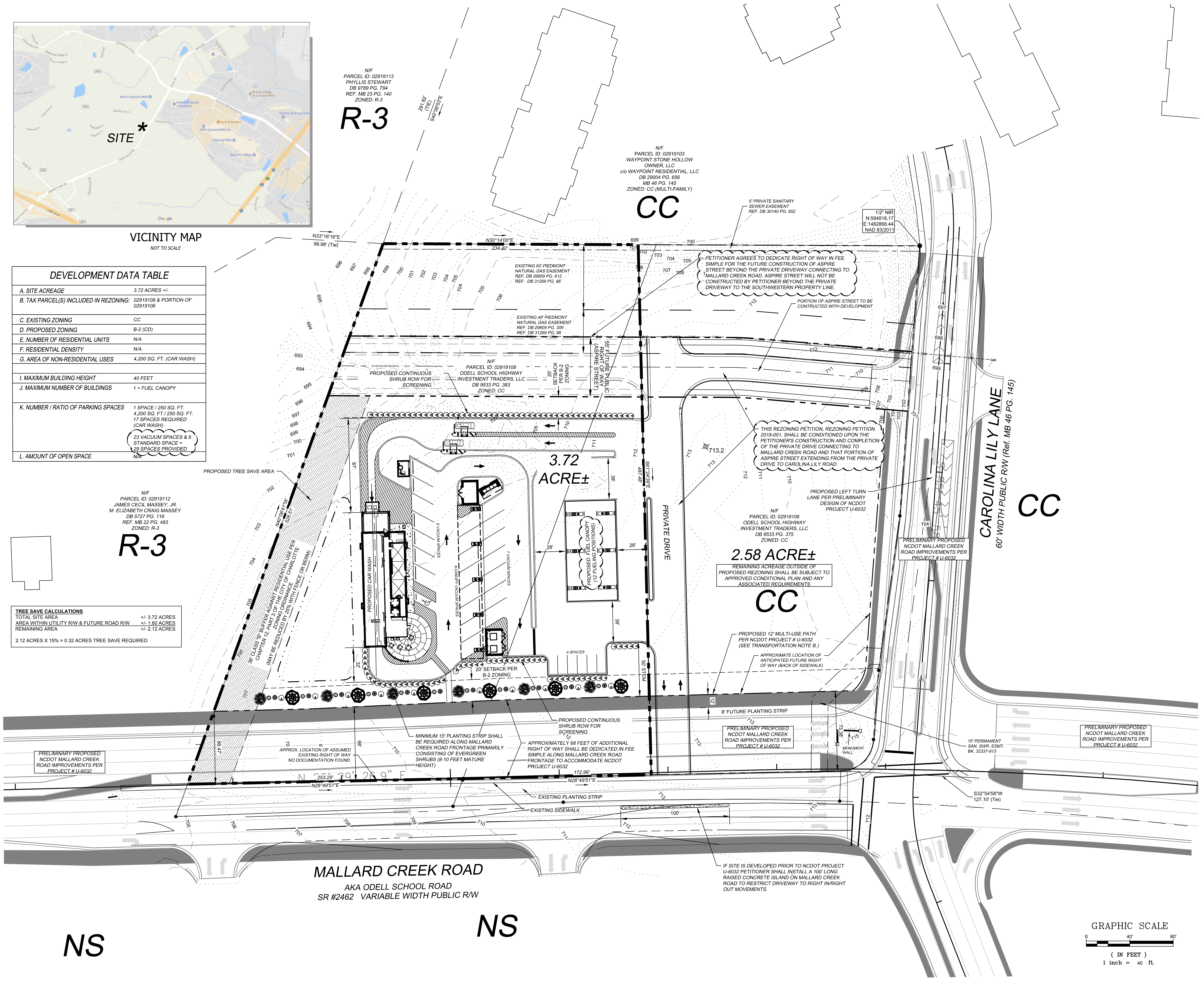
SITE
VICINITY MAP
NOT TO SCALE
N/F
PARCEL ID: 02919113
PHYLLIS STEWART
DB 9789 PG. 794
REF. MB 23 PG. 140
ZONED: R-3
R-3
291.82' (TIE) S40°06'53"E
N/F
PARCEL ID: 02919103
WAYPOINT STONE HOLLOW
OWNER, LLC
c/o WAYPOINT RESIDENTIAL, LLC
DB 29004 PG. 656
MB 46 PG. 145
ZONED: CC (MULTI-FAMILY)
CC
5' PRIVATE SANITARY SEWER EASEMENT REF. DB 30140 PG. 852
1/2" NIR N:594818.17 E:1482868.44 NAD 83/2011
N33°16'16"E 98.98' (Tie)
N30°14'00"E 234.40'
EXISTING 60' PIEDMONT NATURAL GAS EASEMENT REF. DB 26859 PG. 612 REF. DB 31269 PG. 98
EXISTING 40' PIEDMONT NATURAL GAS EASEMENT REF. DB 29809 PG. 309 REF. DB 31269 PG. 98
PETITIONER AGREES TO DEDICATE RIGHT OF WAY IN FEE SIMPLE FOR THE FUTURE CONSTRUCTION OF ASPIRE STREET BEYOND THE PRIVATE DRIVEWAY CONNECTING TO MALLARD CREEK ROAD. ASPIRE STREET WILL NOT BE CONSTRUCTED BY PETITIONER BEYOND THE PRIVATE DRIVEWAY TO THE SOUTHWESTERN PROPERTY LINE.
PORTION OF ASPIRE STREET TO BE CONTRUCTED WITH DEVELOPMENT
N/F
PARCEL ID: 02919108
ODELL SCHOOL HIGHWAY
INVESTMENT TRADERS, LLC
DB 9533 PG. 383
ZONED: CC
PROPOSED CONTINUOUS SHRUB ROW FOR SCREENING
20' SETBACK PER B-2 ZONING
55' FUTURE PUBLIC RIGHT OF WAY (ASPIRE STREET)
3.72 ACRE±
PROPOSED TREE SAVE AREA
N/F
PARCEL ID: 02919112
JAMES CECIL MASSEY, JR.
M. ELIZABETH CRAIG MASSEY
DB 5727 PG. 116
REF. MB 22 PG. 483
ZONED: R-3
R-3
N40°06'41"W 528.51'
36' CLASS "B" BUFFER AGAINST RESIDENTIAL USE PER CHAPTER 12, PART 3 OF THE CITY OF CHARLOTTE ZONING ORDINANCE (MAY BE REDUCED BY 25% WITH FENCE OR BERM)
87'
32'
PROPOSED CAR WASH
8 VACUUM SPACES
8 CANOPY VACUUM SPACES
7 VACUUM SPACES
PROPOSED FUEL CANOPY (12 FUELING POSITIONS)
28'
28'
38'
38'
6 SPACES
50' STEM
S61°24'39"E 487.48'
PRIVATE DRIVE
20' SETBACK PER B-2 ZONING
THIS REZONING PETITION, REZONING PETITION 2018-051, SHALL BE CONDITIONED UPON THE PETITIONER'S CONSTRUCTION AND COMPLETION OF THE PRIVATE DRIVE CONNECTING TO MALLARD CREEK ROAD AND THAT PORTION OF ASPIRE STREET EXTENDING FROM THE PRIVATE DRIVE TO CAROLINA LILY ROAD.
PROPOSED LEFT TURN LANE PER PRELIMINARY DESIGN OF NCDOT PROJECT U-6032
N/F
PARCEL ID: 02919106
ODELL SCHOOL HIGHWAY
INVESTMENT TRADERS, LLC
DB 9533 PG. 375
ZONED: CC
2.58 ACRE±
REMAINING ACREAGE OUTSIDE OF PROPOSED REZONING SHALL BE SUBJECT TO APPROVED CONDITIONAL PLAN AND ANY ASSOCIATED REQUIREMENTS
CC
PRELIMINARY PROPOSED NCDOT MALLARD CREEK ROAD IMPROVEMENTS PER PROJECT # U-6032
CAROLINA LILY LANE
60' WIDTH PUBLIC R/W (Ref. MB 46 PG. 145)
CC
PROPOSED 12' MULTI-USE PATH PER NCDOT PROJECT # U-6032 (SEE TRANSPORTATION NOTE B.)
APPROXIMATE LOCATION OF ANTICIPATED FUTURE RIGHT OF WAY (BACK OF SIDEWALK)
12'
8' FUTURE PLANTING STRIP
PRELIMINARY PROPOSED NCDOT MALLARD CREEK ROAD IMPROVEMENTS PER PROJECT # U-6032
73.38'
MONUMENT WALL
15' PERMANENT SAN. SWR. ESMT. BK. 32337-813
PRELIMINARY PROPOSED NCDOT MALLARD CREEK ROAD IMPROVEMENTS PER PROJECT # U-6032
S32°54'58"W 127.10' (Tie)
PROPOSED CONTINUOUS SHRUB ROW FOR SCREENING
MINIMUM 15' PLANTING STRIP SHALL BE REQUIRED ALONG MALLARD CREEK ROAD FRONTAGE PRIMARILY CONSISTING OF EVERGREEN SHRUBS (8-10 FEET MATURE HEIGHT)
APPROXIMATELY 68 FEET OF ADDITIONAL RIGHT OF WAY SHALL BE DEDICATED IN FEE SIMPLE ALONG MALLARD CREEK ROAD FRONTAGE TO ACCOMMODATE NCDOT PROJECT U-6032
PRELIMINARY PROPOSED NCDOT MALLARD CREEK ROAD IMPROVEMENTS PER PROJECT # U-6032
66.47'
68'
APPROX. LOCATION OF ASSUMED EXISTING RIGHT OF WAY NO DOCUMENTATION FOUND.
253.29'
N28°49'51"E
172.99'
N28°49'51"E
EXISTING PLANTING STRIP
EXISTING SIDEWALK
100'
IF SITE IS DEVELOPED PRIOR TO NCDOT PROJECT U-6032 PETITIONER SHALL INSTALL A 100' LONG RAISED CONCRETE ISLAND ON MALLARD CREEK ROAD TO RESTRICT DRIVEWAY TO RIGHT IN/RIGHT OUT MOVEMENTS.
MALLARD CREEK ROAD
AKA ODELL SCHOOL ROAD
SR #2462 VARIABLE WIDTH PUBLIC R/W
NS
NS
GRAPHIC SCALE
0 40' 80'
(IN FEET)
1 inch = 40 ft.

DEVELOPMENT DATA TABLE

A. SITE ACREAGE	3.72 ACRES +/-
B. TAX PARCEL(S) INCLUDED IN REZONING:	02919108 & PORTION OF 02919106
C. EXISTING ZONING	CC
D. PROPOSED ZONING	B-2 (CD)
E. NUMBER OF RESIDENTIAL UNITS	N/A
F. RESIDENTIAL DENSITY	N/A
G. AREA OF NON-RESIDENTIAL USES	4,200 SQ. FT. (CAR WASH)
I. MAXIMUM BUILDING HEIGHT	40 FEET
J. MAXIMUM NUMBER OF BUILDINGS	1 + FUEL CANOPY
K. NUMBER / RATIO OF PARKING SPACES	1 SPACE / 250 SQ. FT. 4,200 SQ. FT./ 250 SQ. FT. 17 SPACES REQUIRED (CAR WASH) 23 VACUUM SPACES & 6 STANDARD SPACE = 29 SPACES PROVIDED
L. AMOUNT OF OPEN SPACE	N/A

TREE SAVE CALCULATIONS

TOTAL SITE AREA	+/- 3.72 ACRES
AREA WITHIN UTILITY R/W & FUTURE ROAD R/W	+/- 1.60 ACRES
REMAINING AREA	+/- 2.12 ACRES

2.12 ACRES X 15% = 0.32 ACRES TREE SAVE REQUIRED

DEVELOPMENT STANDARDS

GENERAL PROVISIONS.

a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

c. THROUGHOUT THIS REZONING PETITION, THE TERMS “OWNER”, “OWNERS”, “PETITIONER” OR “PETITIONERS,” SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

d. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL OF THE ZONING ORDINANCE.

PERMITTED USES

a. THE SITE MAY BE DEVOTED TO THE CERTAIN USE OR USES PERMITTED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE AND AS SHOWN ON THE ATTACHED SITE PLAN, SPECIFICALLY A CAR WASH WITH A FUEL CANOPY. THE APPROXIMATELY 2.58 ACRE ADJACENT TRACT SHALL REMAIN CC AND SHALL HAVE ALL OF THE USES CURRENTLY AVAILABLE UNDER THE CC ZONING DISTRICT.

TRANSPORTATION

a. THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON CAROLINA LILY LANE AS GENERALLY DEPICTED ON THE SITE PLAN. THE COMPLETION OF THE MALLARD CREEK ROAD IMPROVEMENTS (NCDOT U-6032) AND THE EXISTING RAISED MEDIAN WILL REQUIRE THE PROPOSED DRIVEWAY ON MALLARD CREEK ROAD TO BE A RIGHT IN / RIGHT OUT ONLY DRIVEWAY.

b. A CONTRIBUTION MAY BE MADE TO NCDOT'S MALLARD CREEK ROAD PROJECT (#U-6032) IN LIEU OF CONSTRUCTING THE PROPOSED 12 FEET WIDE SIDEWALK ALONG MALLARD CREEK ROAD.

c. ALL PROPOSED CITY OF CHARLOTTE RIGHTS OF WAY SHALL BE DEDICATED TO THE CITY IN FEE SIMPLE CONVEYANCE PRIOR TO ISSUANCE OF THE SITE'S FIRST CERTIFICATE OF OCCUPANCY.

d. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO ISSUANCE OF THE SITE'S FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN THE SITE PLAN NOTES.

ARCHITECTURAL STANDARDS

RESERVED

STREETSCAPE AND LANDSCAPING

a. EXISTING PLANTING STRIPS AND SIDEWALKS ALONG ODELL SCHOOL ROAD SHALL REMAIN.

b. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

c. A TREE SURVEY HAS BEEN COMPLETED WITHIN THE RIGHTS OF WAY FOR MALLARD CREEK ROAD AND CAROLINA LILY ROAD. NO TREES WERE FOUND TO BE WITHIN THE EXISTING RIGHTS OF WAY.

ENVIRONMENTAL FEATURES

a. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.

a.a. ALL EFFORT SHALL BE MADE TO REACH 15% TREE SAVE AREA ON THE SITE. IF 15% TREE SAVE AREA IS NOT ACHIEVABLE DEVELOPER WILL HAVE THE OPTION OF REPLANTING TO MEET TREE SAVE AREA REQUIREMENTS OR MAKE A PAYMENT IN LIEU PER SECTION 21-94 OF THE CITY OF CHARLOTTE ORDINANCE.

b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

LIGHTING

a. FREESTANDING LIGHTS WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

PHASING

RESERVED

INITIAL SUBMISSION- 03-26-2018

EAGLE ENGINEERING
FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
P.O. BOX 551
Alpharetta, GA 30009
(678) 339-0640
www.eagleonline.net

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	BY	ISSUE
1.	06/11/18	JLR	ADDRESS CITY OF CHARLOTTE STAFF REVIEW COMMENTS
2.	07/19/18	JLR	ADDRESS CDOT REVIEW COMMENTS
3.	11/08/18	JAR	PRELIMINARY NCDOT DESIGN ADDED
4.	12/17/18	JLR	ADDRESS CITY OF CHARLOTTE STAFF REVIEW COMMENTS
5.	01/17/19	JLR	ADDRESS CITY OF CHARLOTTE STAFF REVIEW COMMENTS
6.	01/24/19	JLR	ADDRESS CITY OF CHARLOTTE STAFF REVIEW COMMENTS

3101 ODELL SCHOOL ROAD
CHARLOTTE, NC

SAM'S REAL ESTATE
7935 COUNCIL PLACE, SUITE 102
MATTHEWS, NC 28105

REZONING SITE PLAN (PETITION # 2018-051)

DESIGNED BY JAR	DRAWN BY JAR	CHECKED BY JLR
SCALE AS SHOWN	DATE 03/26/18	JOB NUMBER 6086

Sheet
RZ-1.0