CURRENT 2017-676
2/2/2018

INFINITY OF CHARLOTTE

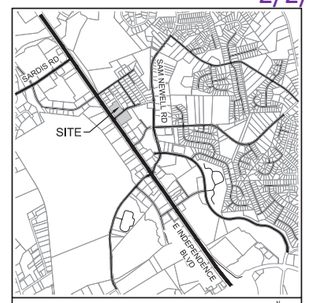
DEVELOPMENT NOTES

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE MATTHEWS ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT 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.
2. THIS PETITION AMENDS AN EXISTING PLAN FOR THE SITE OCCUPIED BY AN AUTOMOBILE DEALERSHIP AND ADDS A NEW SITE TO THE OVERALL PLAN FOR ADDITIONAL PARKING. THE PROPOSED US OF THE NEW PORTION OF THE SITE COVERED BY THIS PETITION IS FOR THE PARKING AND STORAGE OF VEHICLES THAT MAY BE BROUGHT TO THE ADJOINING AUTOMOBILE DEALERSHIP SITE FOR SALE OR SERVICE ON THAT SITE, VISITORS TO THE DEALERSHIP, AND EMPLOYEES OF THE DEALERSHIP, AND RELATED BUFFERS. FIVE OPEN METAL STRUCTURES WILL BE ADDED FOR THE PURPOSE OF DETAILING NEW AND USED VEHICLES. THE AREA WILL NOT BE USED FOR THE STORAGE OF INOPERABLE OR WRECKED VEHICLES. ANY PERMITS SOUGHT FOR TEMPORARY USES OF THE SITE MUST FULLY COMPLY WITH THE PROVISIONS OF THIS SITE PLAN.
3. BUFFER AREA WILL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE MATTHEWS ZONING ORDINANCE. REQUIRED BUFFERS ON THE SITE MAY BE ELIMINATED IF THE ADJOINING PARCELS ARE REZONED SUCH THAT BUFFERS ARE NO LONGER REQUIRED, EXCEPT THAT THE BUFFER AREA ON THE SOUTHWEST SIDE OF THE SITE MAY ONLY BE REMOVED WITH THE CONSENT FOR THE PROPERTY OWNER. THE AREA OF THE SITE LABELED ON THE SITE PLAN AS "UNDISTURBED" WILL NOT BE CLEARED OR GRADED. SECURITY FENCING MAY BE INSTALLED ON THE SIDE OF THE UNDISTURBED BUFFER AREAS AND WILL BE LIMITED TO 6' IN HEIGHT.
4. STORMWATER DETENTION FACILITIES WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF THE TOWN OF MATTHEWS. THE PETITIONER WILL CONSTRUCT STORM WATER FACILITIES IN SUCH A FASHION THAT NO IMPOUNDMENT OF WATER WILL OCCUR BEYOND THE BOUNDARIES OF THE PETITIONER'S SITE. IN ADDITION, THE STORMWATER DETENTION FACILITIES WILL BE DESIGNED SO AS TO DIRECT THE DISCHARGE FROM THE FACILITY TOWARD THE ROADSIDE DRAINAGE ALONG INDEPENDENCE BLVD.
5. SIGNAGE ON THE SITE WILL COMPLY WITH THE PROVISIONS OF THE MATTHEWS ZONING ORDINANCE. NO SIGNAGE WILL BE PERMITTED ON THE PORTION OF THE SITE THAT IS LOCATED WEST OF CLAIRE DRIVE. IN ADDITION, NO BANNERS, PENNANTS, BALLOONS, OR OTHER SIMILAR MATERIALS OR DISPLAYS WILL BE PERMITTED ON THE SITE.
6. PARKING, IF REQUIRED BY THE ZONING ORDINANCE FOR THE PROPOSED USE. WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. THE TOTAL NUMBER OF PARKING SPACES ON THE PORTION OF THE SITE LOCATED WEST OF CLAIRE DRIVE WILL NOT EXCEED 316 SPACES. ALL PARKING OF VEHICLES, INCLUDING CUSTOMER VEHICLES, VEHICLES FOR SALE, AND EMPLOYEE VEHICLES WILL BE PARKED ON THE PETITIONER'S SITE AND NOT ON CLAIRE DRIVE.
7. SCREENING, IF APPLICABLE, WILL CONFORM TO THE STANDARDS OF THE ZONING ORDINANCE.
8. SITE LIGHTING WILL BE LIMITED TO 25 FEET IN HEIGHT. ALL LIGHT FIXTURES WILL BE DESIGNED TO DIRECT LIGHT INTO THE SITE AND AWAY FROM ADJOINING PROPERTIES. THE LIGHTING AND LIGHT FIXTURES FOR THE EXPANDED PARKING WILL BE DESIGNED AND OPERATED IN CONJUNCTION WITH THE LIGHTING ON THE EXISTING SITE. THE LIGHTS TURN ON AND OFF AT TIMES THAT VARY WITH THE TIME OF YEAR, BUT GENERALLY THEY TURN ON AT DUSK AND GO OFF BETWEEN 10:00 AND 11:00 IN THE EVENING. A FEW OF THE LIGHTS WILL REMAIN ON FOR SECURITY PURPOSES BUT THE LIGHTS THAT WILL BE LOCATED NEAREST TO SCENIC DRIVE WILL TURN OFF. NO OUTDOOR SPEAKERS OR INTERCOM SYSTEMS WILL BE PLACED ANYWHERE WITHIN THE SITE.
9. THE PETITIONER WILL CONSTRUCT A 5' SIDEWALK ALONG INDEPENDENCE BLVD., AS GENERALLY DEPICTED ON THE SITE PLAN, IF APPROVED BY NCDOT.
10. ADDITIONAL DECORATIVE LANDSCAPING WILL BE INSTALLED AS PART OF THE SITE DEVELOPMENT FOR THE NEW PORTION OF THE SITE AS GENERALLY DEPICTED ON THE SITE PLAN. IN ADDITION, TREES WILL BE PLANTED WITHIN AND ADJACENT TO THE LANDSCAPED AREAS AND BETWEEN THE LANDSCAPED AREAS AS GENERALLY DEPICTED ON THE SITE PLAN. THE VARIETY OF TREES TO BE PLANTED WILL BE APPROVED BY THE MATTHEWS PLANNING DEPARTMENT, SUBJECT TO THE RESTRICTIONS IMPOSED BY DUKE ENERGY COMPANY FOR THE PLANTING OF TREES IN PROXIMITY TO OVERHEAD POWER LINES. THE INTENT OF THIS TREE PLANTING IS TO PROVIDE A VARIETY OF TREE SIZES AND SHAPES TO COMPLIMENT THE SITE AND TO CREATE A UNIQUE DEPARTURE FROM THE TYPICAL FRONTAGE USES FOUND ALONG THIS PORTION OF INDEPENDENCE BLVD.
11. ACCESS TO THE SITE WILL BE PROVIDED BY NEW OR RELOCATED CONNECTIONS TO CLAIRE DR. AND AN EXISTING CONNECTION TO INDEPENDENCE BLVD. AS GENERALLY DEPICTED ON THE SITE PLAN. NO ACCESS TO THE PORTION OF THE SITE LOCATED WEST OF CLAIRE DRIVE WILL BE ALLOWED FROM INDEPENDENCE BLVD. THE PETITIONER WILL NOTIFY THE COMPANIES THAT DELIVER VEHICLES TO THE SITE AND INFORM THEM THAT THEY MUST UNLOAD VEHICLES ONLY ON THE PETITIONER'S SITE AND MAY NOT UNLOAD VEHICLES ON CLAIRE DRIVE. THE LETTERS WILL ALSO INDICATE THAT THE MATTHEWS POLICE WILL BE CALLED IF ANY TRANSPORT TRUCK UNLOADS OR ATTEMPTS TO UNLOAD ON CLAIRE DRIVE. COPIES OF THESE LETTERS WILL BE PROVIDED TO THE TOWN. THIS IS A CONTINUING OBLIGATION THAT RUNS WITH THE LAND SO LONG AS THIS CONDITION APPLIES TO THE SITE. DRIVEWAY DIMENSIONS WILL BE SUFFICIENT TO ACCOMMODATE THE TURNING RADII OF THE VEHICLES TRANSPORTING CARS TO THE SITE.
12. THE PRIOR RESTRICTION ON THE NUMBER OF VEHICLES THAT CAN BE MARKETED FROM THE EXISTING, PREVIOUSLY APPROVED SITE PLAN ON THE EAST SIDE OF CLAIRE DRIVE WILL REMAIN IN FORCE. IN ADDITION, NO DISPLAY OF VEHICLES WILL BE PERMITTED ON THE GRASSED AREAS OF THE SITE BETWEEN THE PARKING LOTS AND THE PUBLIC STREET RIGHT-OF-WAY. THE LOADING AND UNLOADING OF MOTOR VEHICLES FROM TRANSPORT TRUCKS WILL ONLY OCCUR ON THE SITE AND NOT WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
13. 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.
14. TOWN BOARD APPROVAL WILL BE REQUIRED FOR ANY FUTURE REPLACEMENT OR NEW STRUCTURES ON THE SITE.

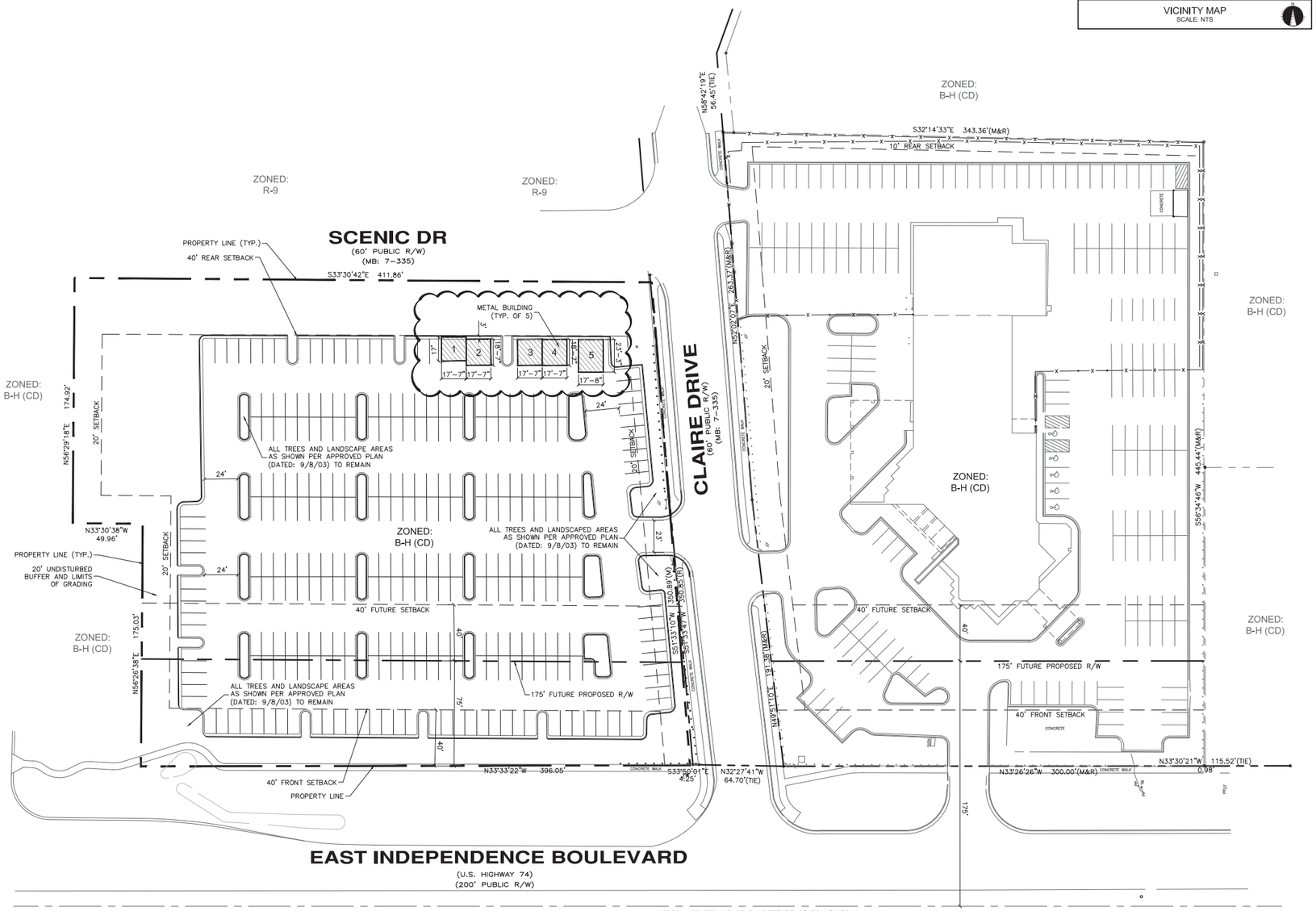
INITIAL SUBMISSION: MAY 5, 2003
REVISED PER STAFF COMMENTS: JULY 3, 2003
REVISED PER PLANNING BOARD APPROVAL: AUGUST 7, 2003
REVISED PER ADDITIONAL TOWN BOARD COMMENTS: SEPTEMBER 3, 2003
NOTE 12 REVISED AT TOWN BOARD: SEPTEMBER 8, 2003
REVISIONS TO SITE PLAN AND PER STAFF COMMENTS: DECEMBER 18, 2017
NOTE 14 ADDED PER STAFF COMMENT: FEBRUARY 1, 2018

SITE DEVELOPMENT DATA

TOTAL SITE AREA:	±3.23 ACRES
TAX PARCEL #:	193-201-10
EXISTING ZONING:	B-H (CD)
PROPOSED ZONING:	B-H (CD)
SETBACKS:	
FRONT:	40'
SIDE:	10' CORNER; 10' ABUTTING RESIDENTIAL
REAR:	40'
EXISTING USE:	AUTOMOBILE DEALERSHIP
PROPOSED USE:	TO REMAIN AUTOMOBILE DEALERSHIP
PARKING PROVIDED:	316 SPACES
IMPERVIOUS SURFACE:	1.89 AC
PERCENT IMPERVIOUS:	58.5% (TOTAL SITE)
PETITIONER:	SONIC AUTOMOTIVE 4401 COLWICK ROAD CHARLOTTE, NC 28211



VICINITY MAP
SCALE: NTS



INFINITI OF CHARLOTTE
MATTHEWS, NORTH CAROLINA

SONIC AUTOMOTIVE
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REZONING

SCHEMATIC SITE PLAN

SCALE: 1" = 40'

PROJECT #: 340-009
DRAWN BY: BMS
CHECKED BY: MM

FEBRUARY 1, 2018

REVISIONS:

RZ1.0

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