

PROJECT NO.:R1-1001

FREELAND and KAUFFMAN, INC.

Engineers • Landscape Architects

1001 Raleigh Road

Greenville, South Carolina 29609

864-293-5497

QuikTrip No. 1001

SAM WILSON ROAD

CHARLOTTE, NC

QT

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PROTOTYPE: P-108 (11/01/21)

DIVISION:

VERSION: 001

DESIGNED BY:

DRAWN BY:

REVIEWED BY:

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER:

1

FILE LOCATION:J:\Drawings\Projects\QuikTrip\1001 (Charlotte, NC)\81-1001 Civil.dwgTAB NAME:Rezone USER:bkauffmanSAVED:11/16/2022 5:29 PM PLOTTED:11/16/2022 5:30 PM

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A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by QuikTrip Corporation to accommodate a convenience store with gasoline and diesel fuel sales and any incidental or accessory uses relating thereto on that approximately 3.55 acre site located on the northwest corner of the intersection of Sam Wilson Road and Centergrove Lane, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 053-224-01, 053-224-02, 053-224-05, 053-224-03, 053-224-06 and 053-224-04.

2. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-1 zoning district shall govern the development and use of the Site.

4. The parcels of land that comprise the Site may be recombined into one parcel at the option of Petitioner.

5. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configuration, placement and size of the principal building footprint as well as the accessory structures, internal driveways and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

6. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

1. The Site may only be devoted to a convenience store with gasoline and diesel fuel sales and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the I-1 zoning district. Incidental and accessory uses may include, without limitation, an eating, drinking and entertainment use, a kiosk for diesel fuel sales and truck scales.

2. Accessory drive through service windows shall not be permitted on the Site.

3. A car wash shall not be permitted on the Site.

4. A maximum of one principal building may be located on the Site.

C. Maximum Gross Floor Area

1. The maximum gross floor area of the principal building to be constructed on the Site shall be 6,000 square feet. The areas under the canopies over the gasoline pumps and the diesel fuel pumps associated with the convenience store and outdoor dining areas shall not be included in the calculation of the maximum gross floor area.

D. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

2. The alignments of the internal drives to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.

3. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

E. Architectural Standards

1. The maximum height of the principal building to be constructed on the Site shall be 25 feet.

2. Attached to the Rezoning Plan are schematic architectural renderings of the principal building to be constructed on the Site that are intended to depict the general conceptual architectural style and character of the principal building. Accordingly, the principal building to be constructed on the Site shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural renderings with respect to architectural style, character and primary building materials. Notwithstanding the foregoing, changes and alterations to the elevations of the principal building which do not materially change the overall conceptual architectural style and character shall be permitted.

3. The exterior building materials for the principal building to be constructed on the Site are designated on the attached schematic architectural renderings.

F. Streetscape and Landscaping

1. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontages on Sam Wilson Road and Centergrove Lane.

2. The sidewalks described above (or portions thereof) may be located in a sidewalk utility easement.

G. Environmental Features

1. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

2. Development of the Site shall comply with the Tree Ordinance.

H. Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

PROJECT NO.:81-1001

FREELAND and KALFFMAN, INC.

Engineers & Landscape Architects

229 West Stone Avenue

Charlotte, NC 28209

919.233.5497

QuikTrip No. 1001

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CHARLOTTE, NC

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DESCRIPTION

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REZONE NOTES

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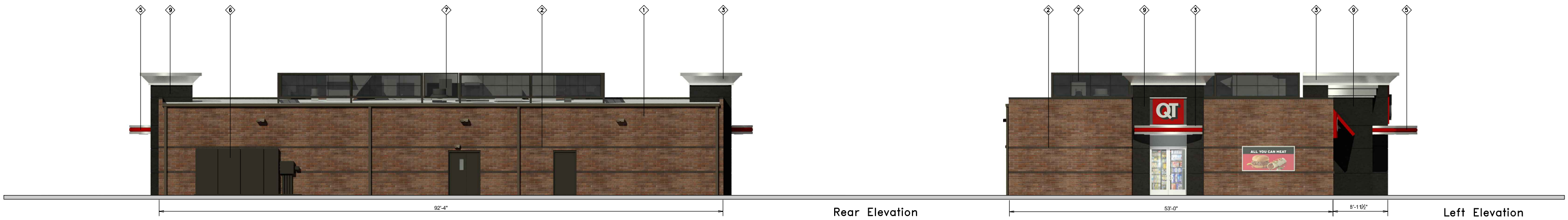
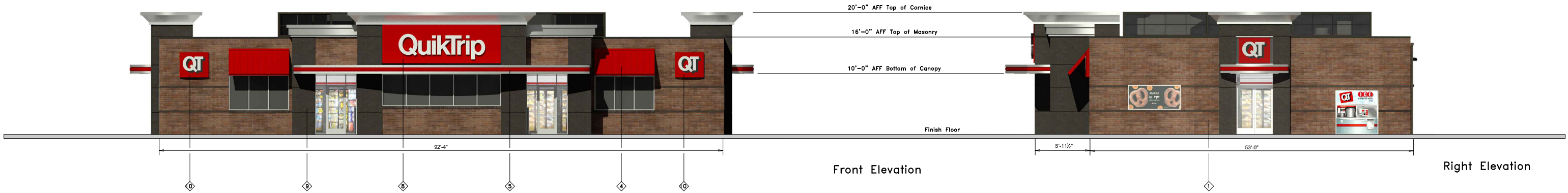
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**QuikTrip.**  
4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store # 1001	G3SE Fuel Stop Elevations		Address: Centergrove Rd. & Sam Wilson Rd	City, State: Greenville, NC
Serial # 81-1001-G3SE	Scale: 1/16"=1'-0"	Issue Date: 11.03.22	Drawn By: JK	Rev/Notes: #

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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	A100G EIFS
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE





**QuikTrip.**

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Tulsa, OK 74101-3475  
(918) 615-7700

Store #

G3S Elevation

Address:

City, State:

Serial #

Scale:

N/A

Issue Date:

Drawn By:

JK

Rev/Notes:

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