

TE WASH HOLDINGS/ROC WASH HOLDINGS, LLC DEVELOPMENT STANDARDS **REZONING PETITION NO. 2021-049**

SITE DEVELOPMENT DATA: --ACREAGE: ± 1.25 ACRES

--TAX PARCEL #: PORTION OF 111-233-34

--EXISTING ZONING: B-1(CD) --PROPOSED ZONING: B-2(CD) --EXISTING USES: VACANT

--PROPOSED USES: CARWASH, RETAIL, PERSONAL SERVICE USES, GENERAL AND MEDICAL OFFICE USES (INCLUDING MEDICAL AND DENTAL OFFICES), FINANCIAL ITTUTIONS, EDEE (TYPE 1 & TYPE 2) TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND ESTRICTED BELOW IN SECTION 2).

--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA. --MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 40 FEET. -PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TE WASH HOLDINGS/ROC WASH HOLDINGS, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF NON-RESIDENTIAL USES ALLOWED IN THE B-2 ZONING DISTRICT ON APPROXIMATELY 1.25 ACRE SITE LOCATED AT 10270 WOODLAND BEAVER ROAD (THE "SITE"). 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 ESTABLISH UNDER THE ORDINANCE FOR THE B-2 ZONING CLASSIFICATION SHALL GOVERN. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER EVELOPMENT MATTERS AND SITE FLEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE FLEMENTS") 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 DEVELOPMENTS. 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:

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.

PERMITTED USES & DEVELOPMENT AREA LIMITATION: . THE SITE MAY BE DEVELOPED WITH A CARWASH USES, AS ALLOWED IN THE B-2 ZONING DISTRICT. TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE B-2. ZONING DISTRICT. THE SITE MAY ALSO BE DEVELOPED WITH RETAIL, PERSONAL SERVICE USES, GENERAL AND MEDICAL OFFICE USES (INCLUDING MEDICAL AND DENTAL OFFICES), FINANCIAL INSTITUTIONS, EDEE (TYPE 1 & TYPE 2) AS ALLOWED IN THE B-1

ZONING DISTRICT (E.G. AUTOMOTIVE SALES WOULD NOT BE ALLOWED BECAUSE IT IS NOT ALLOWED USE IN THE B-1 ZONING DISTRICT) THE SITE MAY BE DEVELOPED WITH UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA OF ALLOWED USES. c. IF AN EDEE WITH AN ACCESSORY DRIVE-THROUGH WINDOW IS PROPOSED FOR THE SITE AND IT WILL BE THE 2ND EDEE WITH AN ACCESSORY DRIVE-THROUGH WINDOW LOCATED WITHIN THE BOUNDARIES OF REZONING PETITION NO. 2020-007 (THE PRIOR REZONING PETITION FOR THE SITE) THEN PETITIONER WILL SUBMIT A TIS TO CDOT FOR REVIEW AS PART OF THE LAND APPROVAL PROCESS; OR IF A 2ND EDEE WITH AN ACCESSORY DRIVE-THROUGH WINDOW HAS ALREADY BEEN APPROVED WITHIN THE BOUNDARIES OF REZONING PETITION 2020-007, AND PROVIDED A TIS, THEN DEVELOPER WILL AMEND THAT COMPLETED TIS TO REFLECT THE PROPOSED DDITIONAL EDEE WITH AN ACCESSORY DRIVE-THROUGH WINDOW.

ACCESS AND TRANSPORTATION: ACCESS TO THE SITE WILL BE FROM WOODLAND BEAVER ROAD AND BEAVER FARM ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. ALL PORTIONS OF THE EXISTING PRIVATE STREETS THAT ABUT THE SITE WILL BE IMPROVED WITH SIX (6) FOOT SIDEWALKS, AND A MINIMUM OF EIGHT (8) FOOT PLANTING STRIPS. TWO (2) ACCESSIBLE RAMPS WILL BE PROVIDED AT THE INTERSECTION OF WOODLAND BEAVER ROAD AND BEAVER FARM ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. ACCESSIBLE RAMPS WILL MEET CLDSM STANDARDS AND PUBLIC RIGHT-OF-WAY ACCESSIBLE GUIDELINES (PROWAG).

THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITI DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC ATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

THE PETITIONER WILL CONSTRUCT REQUIRED ROADWAY IMPROVEMENTS AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESI IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS. g. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY REQUIRED RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. TH PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE. THE PETITIONER WILL EXPLORE DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE THE POSSIBILITY OF PROVIDING AN INTERNAL VEHICULAR ONNECTION TO THE ADJOINING PARCEL LOCATED ALONG THE WESTERN PROPERTY BOUNDARY. IF THE PETITIONER AND THE ADJOINING PROPERTY OWNER CAN AGREE ON A LOCATION AND THE TERMS FOR AN INTERNAL VEHICULAR CONNECTION AND THE CONNECTION DOES NOT NEGATIVELY IMPACT THE OPERATION OF THE SITE ANI ROPOSED USE THEN AN INTERNAL VEHICULAR CONNECTION WILL BE CONSTRUCTED.

A 12-FOOT MULTI-USE PATH AND AN EIGHT (8) FOOT PLANTING STRIP WILL BE PROVIDED ALONG ALBEMARLE ROAD AS GENERALLY DEPICTED ON THE REZONIO

ARCHITECTURAL STANDARDS: ARCHITECTURAL STANDARDS FOR CAR WASH USE: BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC NETWORK REQUIRED STREETS THROUGH TI

BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR SIDE FACADE TO ALL PUBLIC STREETS. FACADES FRONTING PUBLIC STREETS SHALL INCLUDE WINDOWS FOR A MINIMUM OF 40% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN 2: AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3.-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, AZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET

THE FACADES OF THE FIRST/GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC STREETS SHALL INCORPORATE MASONRY MATERIALS SUCH AS BRICK, STONE, OR BUILDING ELEVATIONS FACING THE PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS ANI ARCHITECTURAL FEATURES SUCH AS. BUT NOT LIMITED TO, BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE UNARTICULATED BLANK TREATMENT OF SUCH WALLS. f. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF A' LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OF COLORS, AWNINGS, ARCADES OR OTHER ARCHITECTURAL ELEMENTS.

MULTI-STORY BUILDINGS SHALL HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES. i. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, USES WITH ACCESSORY DRIVE-IN AND/OR DRIVE-THROUGH SERVICE LANES/WINDOWS MAY HAVE A VEHICULAR CIRCULATION DRIVE OR DRIVE AISLE LOCATED BETWEEN THE BUILDING AND ANY ADJACENT STREETS (PUBLIC OR PRIVATE). HOWEVER, PICK-UP WINDOWS ASSOCIATED WITH A DRIVE-THROUGH SERVICE LANE MAY NOT BE LOCATED ON THE FACADE OF A BUILDING THAT FACES AN ADJACENT PUBLIC STREET (TH WOULD NOT APPLY TO THE PAY STATION FOR THE PROPOSED CAR WASH).

SOME PORTIONS OF THE PROPOSED BUILDINGS SHALL HAVE A MINIMUM HEIGHT OF 22 FEET.

ARCHITECTURAL STANDARDS FOR OTHER ALLOWED USES: BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC NETWORK REQUIRED STREETS THROUGH THE

BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL PUBLIC STREETS. FACADES FRONTING PUBLIC STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE LEVATION WITH TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3.-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL, WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK THE FACADES OF THE FIRST/GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS

A DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS AND CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACE BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS, BU'

EAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES OR OTHER ARCHITECTURAL ELEMENTS. BUILDINGS SHALL HAVE A MINIMUM HEIGHT OF 22 FEET. MULTI-STORY BUILDINGS SHALL HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, USES WITH ACCESSORY DRIVE-IN AND/OR DRIVE-THROUGH SERVICE LANES/WINDOWS MAY HAVE A VEHICULAR CIRCULATION DRIVE OR DRIVE AISLE LOCATED BETWEEN THE BUILDING AND ANY ADJACENT STREETS (PUBLIC OR PRIVATE). HOWEVER, PICK-UP VINDOWS MAY NOT BE LOCATED ON THE FACADE OF A BUILDING THAT FACES AN ADJACENT PUBLIC STREET. STREETSCAPE, SETBACKS AND SCREENING.

A 30-FOOT LANDSCAPE SETBACK SHALL BE PROVIDED ALONG ALBEMARLE ROAD. SIDE AND REAR YARDS AS INDICATED ON THE REZONING PLAN WILL ALSO BE PARKING AREAS MAY NOT BE LOCATED WITHIN THAT PORTION OF THE SITE DESIGNATED ON THE REZONING PLAN AS A 60-FOOT NO PARKING ZONE. THE 60-FOOT NO ARKING ZONE WILL START AT THE 30-FOOT LANDSCAPE SETBACK PROVIDED ALONG ALBEMARLE ROAD AND AS GENERALLY DEPICTED ON THE REZONING PLAN. BUILDINGS, ACCESSORY STRUCTURES AND VEHICULAR CIRCULATION DRIVES/AREAS OR DRIVE AISLES ASSOCIATED WITH DRIVE-IN AND DRIVE-THROUGH SERVICE LANES/WINDOWS MAY BE LOCATED WITHIN THE 60-FOOT NO PARKING ZONE AS GENERALLY DEPICTED ON THE REZONING PLAN. ALONG ALBEMARLE ROAD AN EIGHT (8) FOOT PLANTING STRIP AND A 12-FOOT MULTI-USE PATH WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZON

ALONG THE SITE'S FRONTAGE ON WOODLAND BEAVER ROAD AND BEAVER FARM ROAD THE PETITIONER WILL PROVIDE A EIGHT (8) FOOT PLANTING STRIP AND A SI 6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL PROVIDE A DOUBLE ROW OF EVERGREEN SHRUBS ALONG THE SITE'S FRONTAGE ON ALBEMARLE ROAD TO HELP SCREEN THE PROPOSE DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE US

THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE STALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 30 FEET IN HEIGHT AMENDMENTS TO THE REZONING PLAN:

FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCI

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

TRE	EE SAVE CALCULATIONS
SITE AREA	1.254 ACRES
EXISTING TREES TO BE REMOVED	0.08 ACRES
	[(SITE AREA-TREES TO BE REMOVED) * 0.15] + [(AREA OF TREES TO BE REMOVED * 1.5) * 0.15] = 0.194 ACRES



ACCOUNTED FOR BY LDC-2013-0003 THE DEVELOPER WILL COORDINATE WITH CITY STAFF AT THE TIME OF SITE PLAN REVIEW TO MEMORIALIZE TREE SAVE AREA REQUIREMENTS FOR THE DEVELOPMENT.

PER CORRESPONDENCE WITH CITY STAFF, THE REQUIRED TREE SAVE AREA FOR THE DEVELOPMENT IS

SURVEY INFORMATION: TOPOGRAPHIC AND SURVEY INFORMATION FOR TOMMY'S WOODLAND BEAVER IS BASED ON THE EXISTING CONDITIONS SURVEY PREPARED FOR ROC WASH HOLDINGS, LLC BY ATLAS SURVEYING, INC UPDATED 12/30/2020.

SHEET NUMBER **RZ-100**

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