

--PROPOSED USES: CARWASH, RETAIL, PERSONAL SERVICE USES, GENERAL AND MEDICAL OFFICE USES (INCLUDING MEDICAL AND DENTAL OFFICES), FINANCIAL INSTITUTIONS, EDEE (TYPE 1 & TYPE 2) TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND --MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA.

--MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 40 FEET.

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

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. 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/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

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:

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

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 3-2 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 IF THEY ARE ALSO ALLOWED IN THE B-2

THE SITE MAY BE DEVELOPED WITH UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA OF ALLOWED USES. 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 ARLIT THE SITE WILL BE IMPROVED WITH SIX (6) FOOT SIDEWALKS, AND A MINIMUM OF FIGHT (8) OT 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

. A 12-FOOT MULTI-USE PATH AND AN EIGHT (8) FOOT PLANTING STRIP WILL BE PROVIDED ALONG ALBEMARLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. d. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE

THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES RAFFIC PATTERNS, 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 HESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT COOT ILLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS

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 GHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC NETWORK REQUIRED STREETS BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR SIDE FACADE TO ALL PUBLIC STREETS. THE FACADES OF THE FIRST/GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC STREETS SHALL INCORPORATE MASONRY MATERIALS SUCH AS BRICK,

d. BUILDING ELEVATIONS FACING THE PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND 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.

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

. 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 0-FOOT NO PARKING 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 RIVE-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

A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.
c. THE PETITIONER WILL PROVIDE A DOUBLE ROW OF EVERGREEN SHRUBS ALONG THE SITE'S FRONTAGE ON ALBEMARLE ROAD TO HELP SCREEN THE DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR ENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL

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 ART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER O ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

THE SITE WILL COMPLY WITH THE TREE ORDINANCE. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MA

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

BINDING EFFECT OF THE REZONING APPLICATION:

ONING

SHEET NUMBER **RZ-100** 

THIS IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.