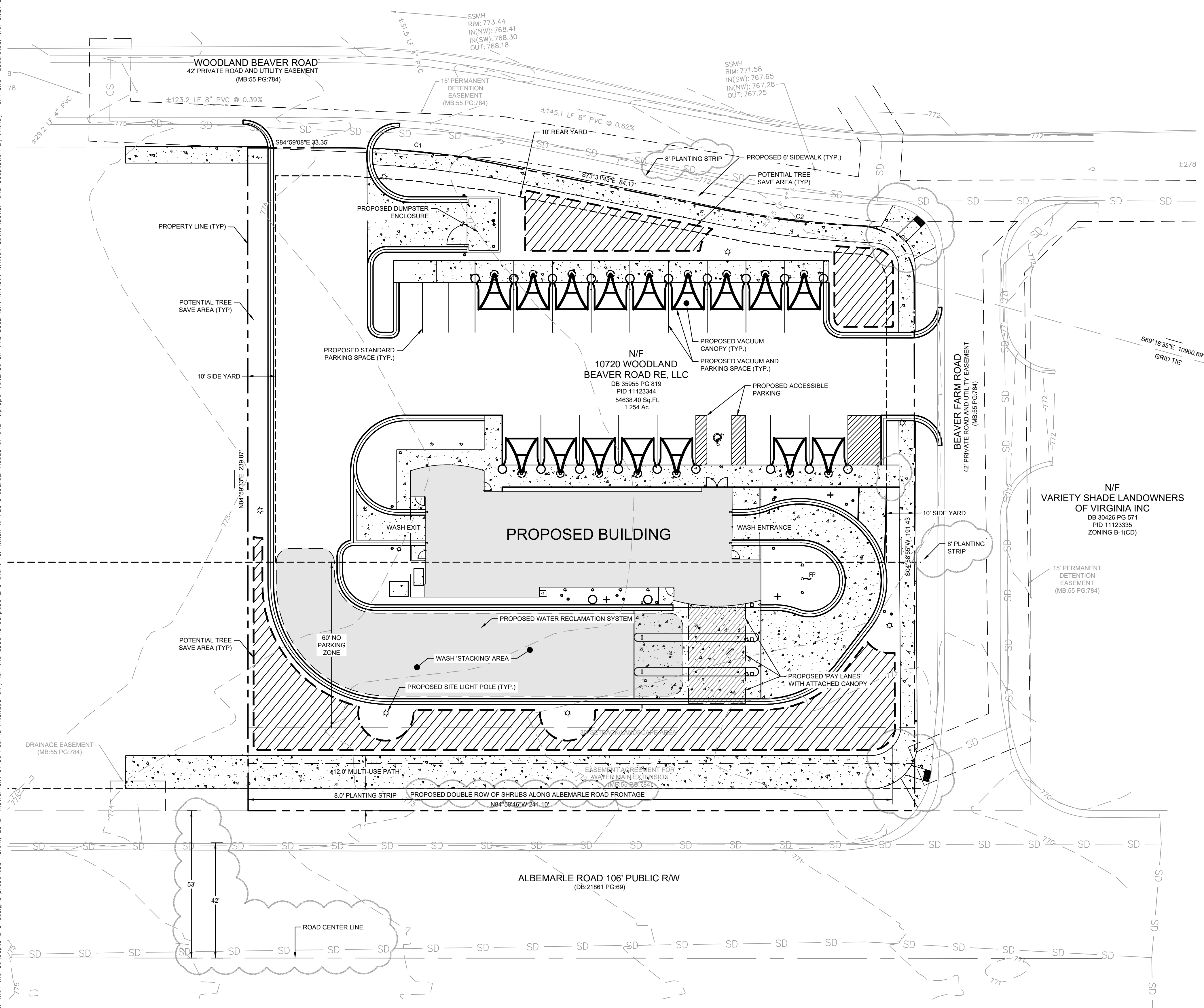


Plotted By: Equinox, Chase. Sheet Set: Tommys Woodland Beaver Road. Layout: RZ-100. Conditional Rezoning Site Plan. July 22, 2021. 02:28:03pm. S:\DUR\LD\DEV\NO\3726\Tommys Express Cor. Wash\NO\002 - 10720 Woodland Beaver Road. Charlotte, NC. CAD: PlanSheets\RZ-100. Conditional Rezoning Site Plan.dwg. Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

N/F
WOODLAND BEAVER
FARMS LLC
DB 2855 PG 163
PID 11123332

CURVE TABLE				
LABEL	RADIUS	ARC CHORD	CHORD BEARING	DELTA
C1	279.00	55.90	S55.81°W	112°28'46.60"
C2	321.00	51.16	S75.15°E	93°53'54.54"
C3	20.00	30.58	N38°14'29"W	87°36'05.76"



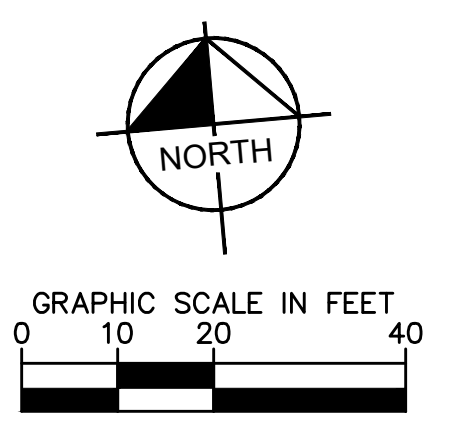
TE WASH HOLDINGS, LLC
DEVELOPMENT STANDARDS
ZONING PETITION NO. 2021-049

SITE DEVELOPMENT DATA:
 -ACREAGE: 1.25 ACRES
 -TAX PARCEL #: PORTION OF 111-233-34
 -EXISTING ZONING: B-1(CD)
 -PROPOSED ZONING: B-1(CD)
 -EXISTING USES: VACANT
 -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 RESTRICTED 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.

1. GENERAL PROVISIONS:
 a. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE ZONING PETITION FILED BY TE WASH HOLDINGS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF NON-RESIDENTIAL USES ALLOWED IN THE B-2 ZONING DISTRICT (ON APPROXIMATELY 1.25 ACRE SITE LOCATED AT 10720 WOODLAND BEAVER ROAD (THE "SITE")).
 b. **ZONING DISTRICTS ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE ZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-2 ZONING CLASSIFICATION SHALL GOVERN.
 c. **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 ZONING 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 ZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT SITE ELEMENTS PROPOSED. CHANGES TO THE ZONING PLAN NOT ANTICIPATED BY THE ZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
 d. **PERMITTED USES:** THE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE ZONING PETITION FILED BY TE WASH HOLDINGS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF NON-RESIDENTIAL USES ALLOWED IN THE B-2 ZONING DISTRICT (ON APPROXIMATELY 1.25 ACRE SITE LOCATED AT 10720 WOODLAND BEAVER ROAD (THE "SITE")).
 e. **PERMITTED USES:** THE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE ZONING PETITION FILED BY TE WASH HOLDINGS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF NON-RESIDENTIAL USES ALLOWED IN THE B-2 ZONING DISTRICT (ON APPROXIMATELY 1.25 ACRE SITE LOCATED AT 10720 WOODLAND BEAVER ROAD (THE "SITE")).

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:
 a. THE SITE MAY BE DEVELOPED WITH UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA OF ALLOWED USES.
 b. THE SITE MAY BE DEVELOPED WITH UP TO 4,000 SQUARE FEET OF GROSS FLOOR AREA OF ALLOWED USES.
 c. 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 HAS ALSO BEEN APPROVED WITHIN THE BOUNDARIES OF ZONING PETITION NO. 2020-07 THE PRIOR ZONING PETITION FOR THE SITE THEN THE 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 ALSO BEEN APPROVED WITHIN THE BOUNDARIES OF ZONING PETITION NO. 2020-07 THE PETITIONER WILL SUBMIT A TIS, THEN DEVELOPER WILL AGREE THAT COMPLETED TIS TO REFLECT THE PROPOSED ADDITIONAL EDEE WITH AN ACCESSORY DRIVE-THROUGH WINDOW.
 d. ACCESS TO THE SITE WILL BE FROM WOODLAND BEAVER ROAD AND BEAVER FARM ROAD AS GENERALLY DEPICTED ON THE ZONING PLAN.
 e. 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. THROUGH THE INTERSECTION OF WOODLAND BEAVER ROAD AND BEAVER FARM ROAD AND BEAVER FARM ROAD AND BEAVER FARM ROAD AS GENERALLY DEPICTED ON THE ZONING PLAN. ACCESSIBLE RAMPS WILL MEET CDBSM STANDARDS AND PUBLIC RIGHT-OF-WAY ACCESSIBLE GUIDELINES (PROVISED).
 f. A 12-FOOT MULTIPLE-USE PATH AND AN EIGHT (8) FOOT PLANTING STRIP WILL BE PROVIDED ALONG ALBEMARLE ROAD AS GENERALLY DEPICTED ON THE ZONING PLAN.
 g. 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 PERMITTED STANDARDS.
 h. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS FOR APPROVAL BY THE CITY OF CHARLOTTE. THE PETITIONER SHALL CONSTRUCT REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT ALLOW A ROAD 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.
 i. THE PETITIONER WILL PROVIDE A FREE SAMPLE CONVEYANCE ANY REQUIRED RIGHT-OF-WAY INDICATED ON THE ZONING 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, TWO (2) FEET MINIMUM, TO THE PUBLIC STREET LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT SHALL BE LOCATED MINIMUM TWO (2) FEET FROM THE SIDEWALK WHERE FEASIBLE.
 j. THE PETITIONER WILL EXPLORE DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE THE POSSIBILITY OF PROVIDING AN INTERNAL VEHICULAR CONNECTION TO THE ADJOINING PARCEL LOCATED ALONG THE WEST 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 AND PROPOSED USE, THEN AN INTERNAL VEHICULAR CONNECTION WILL BE CONSTRUCTED.
 k. ARCHITECTURAL STANDARDS:
 1. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC NETWORK REQUIRED STREETS THROUGH THE FOLLOWING:
 a. BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR SIDE FACADE TO ALL PUBLIC STREETS.
 b. FACADES FACING PUBLIC STREETS SHALL INCLUDE WINDOWS FOR A MINIMUM OF 40% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN 7' 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" OF CLEAR DEPTH BETWEEN WINDOW AND REAR WALL WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, BEACLS, AND OTHER OPACQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4' ABOVE ADJACENT STREET SIDEWALK.
 c. THE FACADES OF THE FIRST-GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC STREETS SHALL INCORPORATE MASONRY MATERIALS SUCH AS BRICK, STONE, OR SPLIT FACE CMU.
 d. BUILDING ELEVATIONS FACING THE PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 30 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 UNRELATED BLANK TREATMENT OF SUCH WALLS.
 e. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PLASTER, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES OR OTHER ARCHITECTURAL ELEMENTS.
 f. SOME PORTIONS OF THE PROPOSED BUILDINGS SHALL HAVE A MINIMUM HEIGHT OF 22 FEET.
 g. MULTISTORY BUILDINGS SHALL HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.
 h. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, USES WITH ACCESSORY DRIVE-IN AND/OR DRIVE-THROUGH SERVICE LANE WINDOWS MAY HAVE A VEHICULAR CIRCULATION DRIVE OR DRIVE ARBLE 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 (THIS PROVISION DOES NOT APPLY TO THE PAT STATION FOR THE PROPOSED CAR WASH).
 i. SIDEWALKS, STAIRS, AND OPENINGS:
 1. A 30-FOOT LANDSCAPE SETBACK SHALL BE PROVIDED ALONG ALBEMARLE ROAD. SIDE AND REAR YARDS AS INDICATED ON THE ZONING PLAN WILL ALSO BE PROVIDED.
 2. PARKING AREAS MAY NOT BE LOCATED WITHIN THAT PORTION OF THE SITE DESIGNATED ON THE ZONING PLAN AS A 60-FOOT NO PARKING ZONE. THE 60-FOOT NO PARKING ZONE WILL START AT THE 30-FOOT LANDSCAPE SETBACK PROVIDED ALONG ALBEMARLE ROAD AND AS GENERALLY DEPICTED ON THE ZONING PLAN. BUILDINGS, ACCESSORY STRUCTURES AND VEHICULAR CIRCULATION DRIVES AREAS ASSOCIATED WITH DRIVE-IN AND DRIVE-THROUGH SERVICE LANE WINDOWS MAY BE LOCATED WITHIN THE 60-FOOT NO PARKING ZONE AS GENERALLY DEPICTED ON THE ZONING PLAN.
 3. ALONG ALBEMARLE ROAD AN EIGHT (8) FOOT PLANTING STRIP AND A 12-FOOT MULTIPLE-USE PATH WILL BE PROVIDED AS GENERALLY DEPICTED ON THE ZONING PLAN.
 4. 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 SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE ZONING PLAN.
 5. THE PETITIONER WILL PROVIDE A DOUBLE ROW OF EVERGREEN SHRUBS ALONG THE SITE'S FRONTAGE ON ALBEMARLE ROAD TO HELP SCREEN THE PROPOSED CIRCULATION DRIVE.
 6. THE PETITIONER SHALL PROVIDE A DOUBLE ROW OF EVERGREEN SHRUBS ALONG THE SITE'S FRONTAGE ON ALBEMARLE ROAD TO HELP SCREEN THE PROPOSED CIRCULATION DRIVE.
 7. "DUMPSTER AREAS AND RECYCLING AREAS" SHALL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A OPERATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.
 8. ENVIRONMENTAL FEATURES:
 a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 b. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE ZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS ZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
 9. LIGHTING:
 a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
 b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 30 FEET IN HEIGHT.
 10. AMENDMENTS TO THE ZONING PLAN:
 a. FUTURE AMENDMENTS TO THE ZONING 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 608 OF THE ORDINANCE.
 b. BINDING EFFECT OF THE ZONING APPLICATION:
 1. IF THIS ZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE ZONING 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.

TREE SAVE CALCULATIONS	
SITE AREA	1.254 ACRES
EXISTING TREES TO BE REMOVED	0.08 ACRES
REQUIRED TREE SAVE AREA	$[(\text{SITE AREA} - \text{TREES TO BE REMOVED}) * 0.15] + [(\text{AREA OF TREES TO BE REMOVED}) * 1.5] * 0.15$ = 0.194 ACRES



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

REZONING PETITION: 2021-049

Kimley-Horn

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KHA PROJECT: 013726002
DATE: 02/22/2021
SCALE: AS SHOWN
DESIGNED BY: KWH
DRAWN BY: CHF
CHECKED BY: KWH

TOMMY'S WOODLAND BEAVER
PREPARED FOR:
ROC WASH HOLDINGS, LLC
CHARLOTTE, NC

CONDITIONAL REZONING SITE PLAN

SHEET NUMBER: RZ-100

2 REVISED PER 2ND REZONING COMMENTS: 7/22/21 CHF
1 REVISED PER 1ST REZONING COMMENTS: 6/14/21 CHF

NO. REVISIONS DATE BY