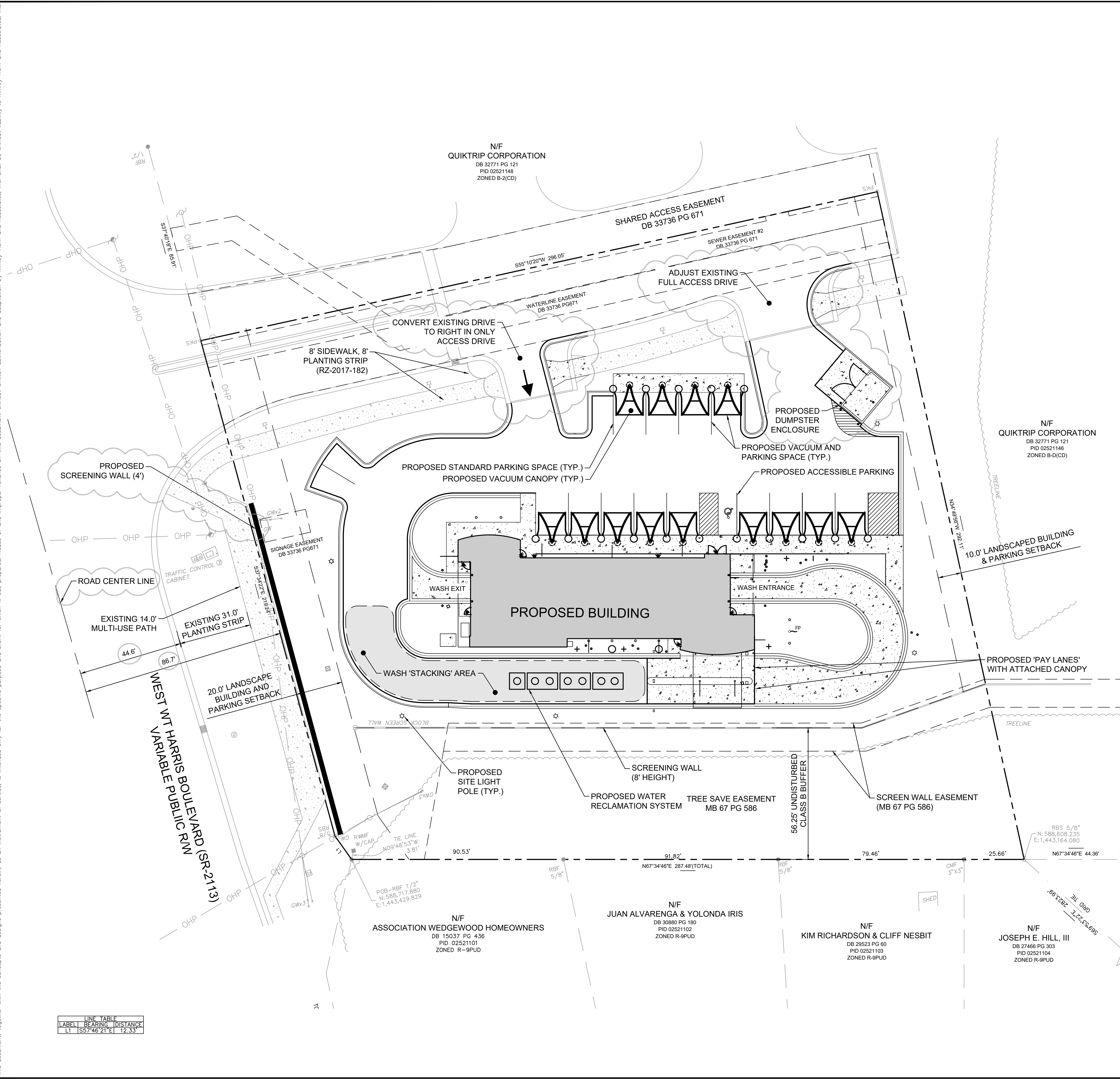


Plotted By: Equinox, Chase. Sheet Set: TOMMYS WT HARRIS. Layout: RZ-100. CONDITIONAL REZONING SITE PLAN. July 22, 2021. 11:57:20am. K:\NDR\LEDA\33726 Tommys Express Car Wash\03 - 8345 West W.T. Harris Boulevard - Charlotte, NC\CAD\PlanSheets\C100-CONDITIONAL REZONING SITE PLAN.dwg  
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**REZONING PETITION NO. 2021-066**

**TE WASH HOLDINGS/ROC WASH HOLDINGS, LLC**  
 DEVELOPMENT STANDARDS  
 7/21/2021  
 REZONING PETITION NO. 2021-066

**SITE DEVELOPMENT DATA:**

- ACREAGE: 1.74 ACRES
- TAX PARCEL #: 02521149
- EXISTING ZONING: B-2(CD)
- PROPOSED ZONING: B-2(CD) SPA
- EXISTING USES: VACANT
- PROPOSED USES: CARWASH, RETAIL, PERSONAL SERVICE USES, GENERAL AND MEDICAL OFFICE USES (INCLUDING MEDICAL AND DENTAL OFFICES), FINANCIAL INSTITUTIONS, IDEE (TYPE 1 & TYPE 2), PET SERVICES INDOOR, GOVERNMENT BUILDINGS, SHOWROOMS, AND PROFESSIONAL BUSINESS 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 32 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 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 OF APPROXIMATELY 1.74 ACRES SITE LOCATED AT 8345 W. T. HARRIS BLVD. (THE "SITE").

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 OR 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 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.

d. **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:**

1. MINOR AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
2. 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.
3. THE DEVELOPMENT OF THE SITE PROVIDED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT WITH RESPECT TO THE ADJOINING PARCELS ZONED B-2(CD) AND B2(CD) AS PART OF REZONING PETITION NO. 2017-182. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER ELEMENTS LOCATED ON THIS SITE AND THE ADJOINING PARCELS ZONED B-2(CD) AND B2(CD).

**2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:**

a. 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, IDEE (TYPE 1 & TYPE 2), PET SERVICES INDOOR, GOVERNMENT BUILDINGS, SHOWROOMS, AND PROFESSIONAL SERVICES AS ALLOWED IN THE B-2 ZONING DISTRICT.

b. THE SITE MAY BE DEVELOPED WITH UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA OF ALLOWED USES.

**3. ACCESS AND TRANSPORTATION:**

a. ACCESS TO THE SITE WILL BE FROM AN EXISTING PRIVATE DRIVE WITH ACCESS TO W. T. HARRIS BLVD. AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. 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 OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

d. THE PETITIONER WILL CONSTRUCT REQUIRED ROADWAY IMPROVEMENTS AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER'S ABILITY TO REQUEST THAT CDOT OR NCDOT 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.

e. THE PETITIONER WILL DEDICATE VIA THE 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 UTILITY EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK UTILITY EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

f. IF CDOT/NCDOT OBSERVATION AND/OR SURVEILLANCE IS CONDUCTED BY A TRAFFIC ENGINEER THAT VEHICLES ARE CONSISTENTLY QUEUING OR STACKING ON WEST W.T. HARRIS BOULEVARD ON THE INTERNAL PRIVATE ACCESS DRIVE DUE TO THE NUMBER OF VEHICLES MAKING LEFT TURNS INTO TAX PARCEL #02521148 (8325 WEST W.T. HARRIS BLVD.) AT THE EASTERMOST ACCESS DRIVE INTO 8325 WEST W.T. HARRIS BLVD. OR DUE TO THE NUMBER OF VEHICLES MAKING LEFT TURNS OUT OF THE SITE (TAX PARCEL 02521149, 8345 WEST W.T. HARRIS BLVD.) ONTO THE INTERNAL PRIVATE ACCESS DRIVE UTILIZING THE EASTERMOST ACCESS DRIVE INTO THE SITE, THEN, UPON THE REQUEST OF CDOT/NCDOT, PETITIONER SHALL INSTALL A MEDIAN IN THE MIDDLE OF THE SITE FROM WEST W.T. HARRIS BOULEVARD TO CONVERT THE EASTERMOST ACCESS DRIVE INTO 8325 WEST W.T. HARRIS BLVD. AND THE EASTERMOST ACCESS DRIVE INTO THE SITE FROM FULL-MOVEMENT VEHICULAR ACCESS POINTS INTO RIGHT-IN, RIGHT-ON, AND LEFT-TURN VEHICULAR ACCESS POINTS. TEMPORARY CONTRAFLUENT LEFT TURN SIGNALS SHALL BE INSTALLED ALONG THE EASTERMOST DRIVEWAY INTO 8325 WEST W.T. HARRIS BLVD. AND LEFT TURNS OUT OF THE SITE ONTO THE INTERNAL PRIVATE ACCESS DRIVE UTILIZING THE EASTERMOST ACCESS DRIVE INTO THE SITE UNTIL THE PERMANENT MEDIAN IS INSTALLED (I.E., BOLLARDS). THE MEDIAN SHALL BE INSTALLED WITHIN SIX MONTHS OF COMMENCING CONSTRUCTION. PETITIONER SHALL INSTALL TEMPORARY CONTRAFLUENT LEFT TURN SIGNALS ALONG THE EASTERMOST DRIVEWAY INTO 8325 WEST W.T. HARRIS BLVD. FROM THE PRIVATE ACCESS DRIVE AND THE WESTERMOST VEHICULAR ACCESS POINT INTO THE SITE FROM THE PRIVATE ACCESS DRIVE SHALL REMAIN A FULL-MOVEMENT VEHICULAR ACCESS POINTS. THE PETITIONER WILL COORDINATE THE INSTALLATION OF MEDIAN WITH THE ADJOINING PROPERTY OWNER 8325 WEST W.T. HARRIS BLVD.

g. IN CONNECTION WITH THE SUBMISSION OF ANY PERMITTING REQUEST FOR A USE TO BE LOCATED ON THE SITE, PETITIONER SHALL INCLUDE ON THE COVER SHEET FOR EACH GENERATION TABLE THAT CONTAINS THE AM AND PM PEAK HOUR VEHICULAR TRIPS AND THE DAILY VEHICULAR TRIPS FOR THE EXISTING USES LOCATED ON THE OTHER PARCELS THAT WERE PART OF REZONING PETITION NO. 2017-182 AT THE TIME OF THE SUBMISSION OF THE PERMITTING REQUEST, AND THE AM AND PM PEAK HOUR VEHICULAR TRIPS AND THE DAILY VEHICULAR TRIPS FOR THE USE SUBJECT TO THE PERMITTING REQUEST.

**4. ARCHITECTURAL STANDARDS:**

a. THE FACADES OF THE FIRST-GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC STREETS SHALL INCORPORATE A MINIMUM OF 10% MASONRY MATERIALS SUCH AS BRICK, STONE, OR SPLIT FACED.

b. BUILDING ELEVATION INCLUDING THE PUBLIC STREETS SHALL NOT HAVE EXPANSES OR PLANK 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, UNINTERESTING FACADE.

c. USE LOCATED ON THE SITE SHALL INSTALL AND MAINTAIN AN ALARM SECURITY SYSTEM FOR ITS PREMISES.

**5. STREETScape, SETBACKS, BUFFERS AND SCREENING:**

a. A MINIMUM 20-FOOT WIDE LANDSCAPE SETBACK WILL BE PROVIDED. AN EXISTING 14-FOOT WIDE MULTI-USE PATH AND A VARIABLE WIDTH PLANTING STRIP HAVE BEEN INSTALLED ALONG THE SITE'S FRONTAGE ON WEST W.T. HARRIS BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PLANTING STRIP AND/OR THE MULTI-USE PATH HAVE BEEN REDUCED AS NECESSARY TO THE INTO ANY SIDEWALK LOCATED OR TO BE LOCATED TO THE NORTH OF THE SITE ON WEST W.T. HARRIS.

b. THE PETITIONER WILL CONSTRUCT ALONG THE SITE'S FRONTAGE ON W. T. HARRIS BOULEVARD A LOW MASONRY WALL (40 FEET HIGH) AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. A MINIMUM 56.25-FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG A PORTION OF THE SITE'S NORTHERN BOUNDARY LINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.02 OF THE ORDINANCE. THIS 56.25-FOOT CLASS B BUFFER SHALL REMAIN UNDISTURBED EXCEPT THAT THE PLANTING OF SUPPLEMENTAL TREES AND SHRUBS SHALL BE PERMITTED WITHIN THIS 56.25-FOOT CLASS B BUFFER. PURSUANT TO SECTION 12.02(b) OF THE ORDINANCE, THIS CLASS B BUFFER HAS BEEN REDUCED IN WIDTH BY 25% FROM 75 FEET TO 56.25 FEET AS A RESULT OF PETITIONER'S COMMITMENT TO INSTALL A MINIMUM 8-FOOT TALL MASONRY WALL THAT MEETS THE REQUIREMENTS OF SECTION 12.02(b) OF THE ORDINANCE. THIS MINIMUM 8-FOOT TALL MASONRY WALL HAS BEEN INSTALLED ALONG AND ADJACENT TO THE INNER EDGE OF THIS 56.25-FOOT CLASS B BUFFER AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. 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 TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

**6. 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 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.

c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

d. AS NOTED ABOVE IN SECTION 1.1, THE DEVELOPMENT OF THE SITE IN CONJUNCTION WITH THE ADJOINING PARCELS ZONED BY REZONING PETITION NO. 2017-182 SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. ACCORDINGLY, THE TREE SAVE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE CALCULATED AND SATISFIED OVER THIS SITE AND THE OTHER PARCELS THAT WERE PART OF REZONING PETITION NO. 2017-182, RATHER THAN WITHIN EACH INDIVIDUAL TAX PARCEL THAT IS PART OF THIS PETITION AND THE PREVIOUS PETITION. AS A RESULT, EACH INDIVIDUAL TAX PARCEL SHALL NOT BE REQUIRED TO MEET THE TREE SAVE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE PROVIDED THAT THIS SITE IN CONJUNCTION WITH THE ADJOINING PARCELS THAT WERE PART OF REZONING PETITION NO. 2017-182 AS A WHOLE MEETS SUCH TREE SAVE REQUIREMENTS.

**7. LIGHTING:**

a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND IN THE LANDSCAPED AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 21 FEET IN HEIGHT.

c. ANY LIGHTING FIXTURES ATTACHED TO A BUILDING LOCATED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

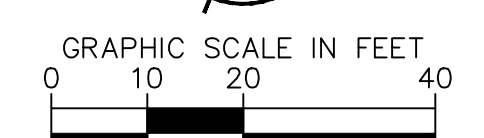
**8. AMENDMENTS TO THE REZONING PLAN:**

a. 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 ORDINANCE.

**9. BINDING EFFECT OF THE REZONING APPLICATIONS:**

a. IF THE REZONING PETITION 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.

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S57°46'21"E	12.33'



EXISTING SURVEY INFORMATION DEPICTED TAKEN FROM A PRELIMINARY BOUNDARY SURVEY TITLED "REZONING EXHIBIT OF 8345 WEST W.T. HARRIS BOULEVARD PARCEL B, QUICKTRIP STORE #1087" DATED FEBRUARY 16, 2021, PREPARED BY ATLAS SURVEYING, INC. 10810 SOUTHERN LOOP BOULEVARD, UNIT 18, FINEVILLE, NC 28134, (980) 949-8475.

REZONING PETITION: 2021-066  
**TOMMYS WT HARRIS**  
 PREPARED FOR  
**ROC WASH HOLDINGS, LLC**  
 REZONING SITE PLAN  
 NORTH CAROLINA  
 CHARLOTTE  
 SHEET NUMBER  
**RZ-100**

**Kimley»Horn**  
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NO.	REVISIONS	DATE
2	REVISED PER 2ND REZONING COMMENTS	7/22/21
1	REVISED PER 1ST REZONING COMMENTS	6/14/21