

**Development Data Table:**

Site Area:	+/- 1.69 acres
Tax Parcels:	05141112
Existing Zoning:	NS
Proposed Zoning:	B-2(CD)
Existing Use:	Vacant outparcel - Shoppes at Mallard Creek
Proposed Uses:	Automated car wash with accessory cleaning stations
Maximum Building Height:	25 feet, excluding but not limited to gables, hips, dormers, or parapets
Parking:	Will meet or exceed Ordinance standards

**I. General Provisions**

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hutton (the "Petitioner") to accommodate the development of an automated car wash development on that approximately 1.69-acre site located on the south side of N Tryon Street and on the east side of Pavilion Boulevard, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 05141112.
- Development 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").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, or as otherwise requested in the optional provisions below, the regulations established under the Ordinance for the B-2 zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

**II. Permitted Uses**

The Site may be devoted only to an automated car wash and any incidental and accessory uses relating thereto that are allowed in the B-2 zoning district.

**III. Transportation**

- 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 by CDOT for approval.
- The Petitioner commits to construct a 12-foot multi-use path and 8-ft planting strip, along the property's frontage of N. Tryon, in accordance with Charlotte BIKES per the Rezoning Plan.
- The petitioner commits to dedicate a sidewalk easement 2-feet from back of the requested 12-foot multi-use path to the City before the site's first building certificate of occupancy is issued.
- The Petitioner shall replace the existing ramp at the entrance along N. Tryon, at the private driveway, to PROWAG standards, in order to accommodate a 12-foot multi-use path.
- Existing recorded access easements are in place for the internal shopping center driveways located west and south of the proposed site per D.B. 24051, P. 350 and M.B. 59, P. 228.
- Dedication and fee simple conveyance of all rights of way and sidewalk utility easement to the City before the site's first building certificate of occupancy is issued.
- All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

**IV. Architectural Standards**

- The principal building(s) on the Site may use a variety of building materials. The building materials will be a combination of the following: brick, glass, natural stone (or its synthetic equivalent), stucco, EIFS, cementitious siding, fiber cement ("HardiPlank"), scored and painted CMU block, and/or other material of comparable quality approved by the Zoning Administrator.
- Architectural elevations shall be designed to create visual interest as follows:
  - Building elevations facing network required streets shall not have expanses of blank walls greater than twenty (20) feet in all directions and architectural features such as but not limited to banding, medallions and design features such as transparent windows, display windows, or spandrel glass windows and materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- Roof form and articulation - Roof form lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
  - Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers, or parapets.
  - Roof top HVAC and related mechanical equipment will be screened from public view at grade from network required streets.
- The building and drive aisles along N Tryon will be screened with a landscape screen along the entire length.

**V. Environmental Features**

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- The site shall comply with the City of Charlotte Tree Ordinance.

**VI. Binding Effect of the Rezoning Documents and Definitions**

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

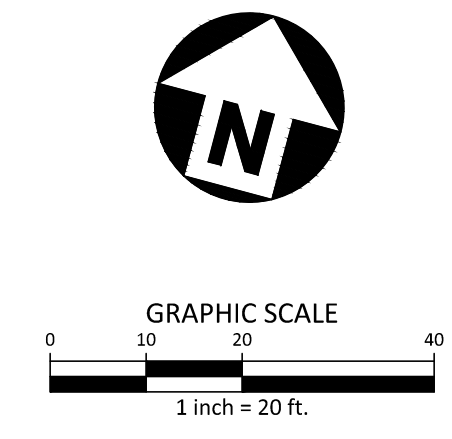
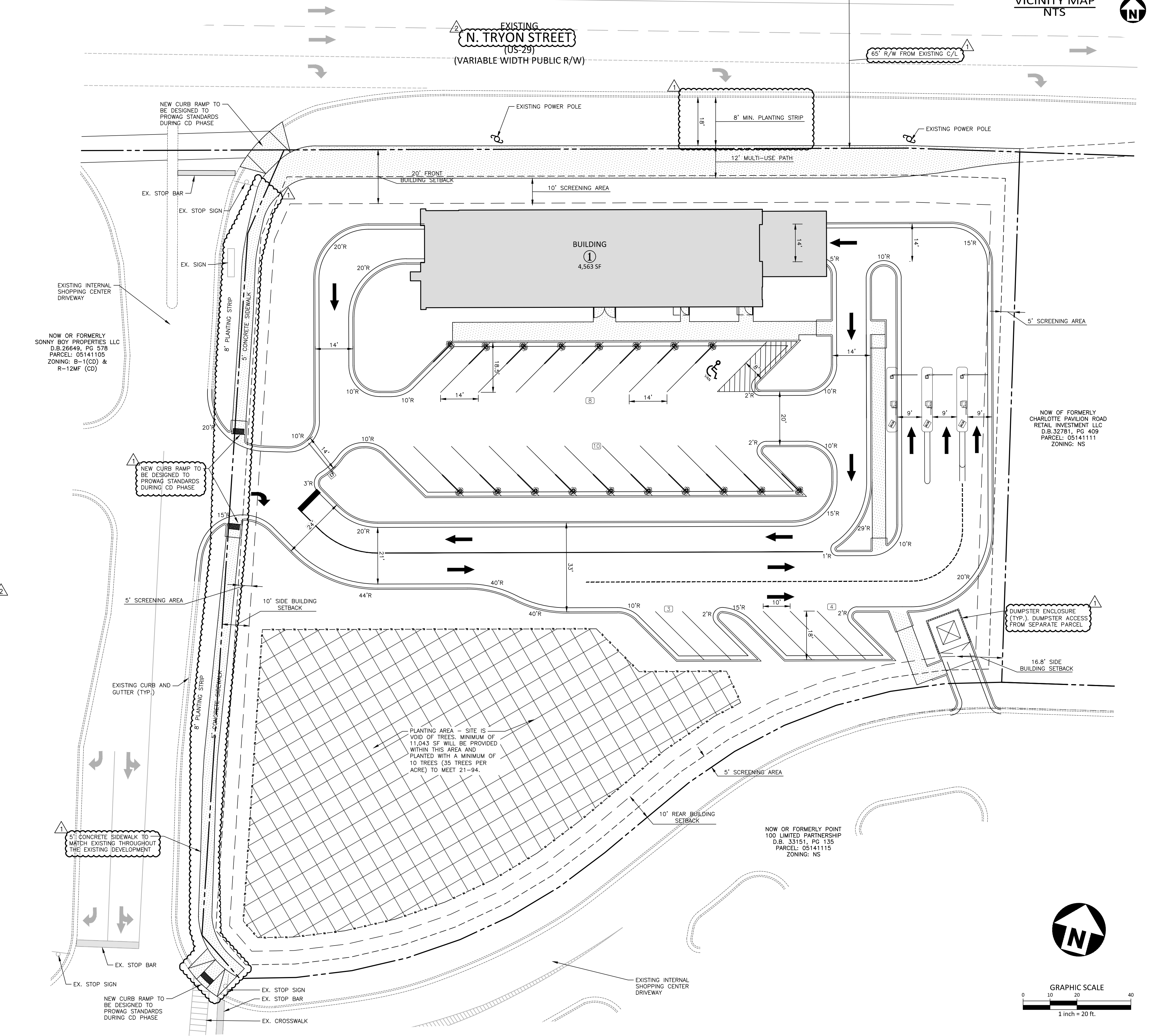
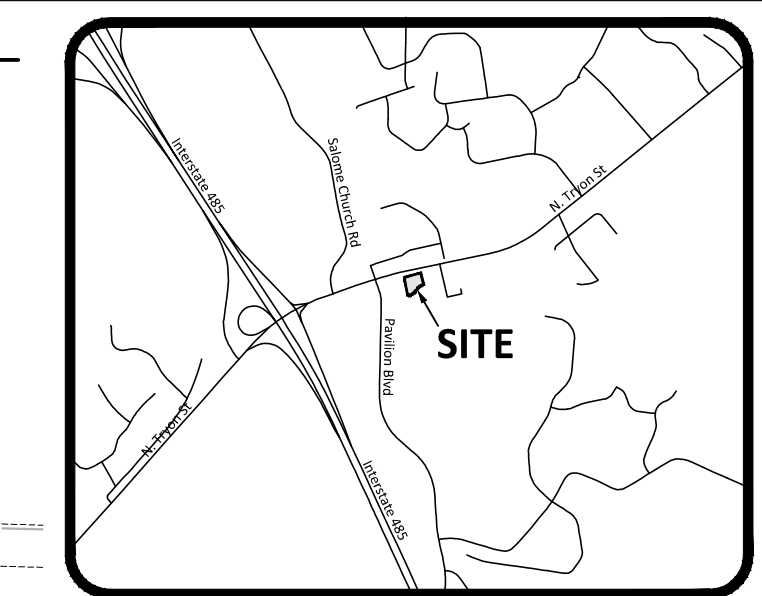
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in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

SITE DATA	
DEVELOPER: HUTTON 736 CHERRY STREET CHATTANOOGA, TN 37402 423.551.4208	PREPARED BY: MCADAMS COMPANY 3430 TORNINGDON WAY, SUITE 110 CHARLOTTE, NC 28277 704.527.0800
PID: 05141112	TOTAL SITE ACREAGE: ± 1.69 AC
EXISTING ZONING: NS	PROPOSED ZONING: B-2(CD)
EXISTING USE: VACANT	PROPOSED USE: COMMERCIAL - AUTOMATIC CAR WASH
BUILDING SQUARE FOOTAGE: 4,563 SF	FLOOR AREA RATIO: 0.662
MAXIMUM BUILDING HEIGHT ALLOWED: 25 FT	FRONT YARD SETBACK (N TRYON RD): 20 FT (EXCLUDING GABLES, HIPPS, DORMERS OR PARAPETS)
SIDE YARD SETBACK: 10 FT	REAR YARD SETBACK: 10 FT
PERIMETER BUFFER: 10 FT ALONG N. TRYON RD, 5 FT ON SIDES AND REAR	

NOTES:  
1. FIRE HYDRANT SHALL BE LOCATED WITHIN 400 FEET TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL.

**SITE LEGEND**

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- - - PERIMETER BUFFER
- - - BUILDING SETBACK



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**McADAMS**  
The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
HUTTON  
736 CHERRY ST  
CHATTANOOGA, TN 37402  
PHONE: 423.551.4208

**MOD WASH N. TRYON**  
REZONING PETITION # 2021-140  
11440 N. TRYON ROAD  
CHARLOTTE, NORTH CAROLINA

**REVISIONS**

NO.	DATE	PER CITY COMMENTS
1	11.15.2021	PER CITY COMMENTS
2	12.21.2021	PER CITY COMMENTS

**PLAN INFORMATION**

PROJECT NO.	HUT-20000
FILENAME	HUT20000-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=20'
DATE	06.09.2021

**REZONING PLAN**  
**RZ.01**

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