

TE Wash Holdings/ROC Wash Holdings, LLC

-- 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(CD) zoning district (as more specifically described and restricted below in

--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.

Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by TE Was 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").

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

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

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, together with accessory uses as allowed in the B-2 zoning district, together with accessory uses as allowed in the B-2 zoning district, together with accessory uses as allowed in the B-2 zoning district, together with accessory uses as allowed in the B-2 zoning district, together with accessory uses as allowed in the B-2 zoning district, together with accessory uses as allowed in the B-2 zoning district. listrict. The Site may also be developed with retail, personal service uses, general and medical office uses (including medical and dental offices), inancial institutions, EDEE (Type 1 & Type 2) as allowed in the B-1 zoning district if they are also allowed in the B-2 zoning district. The Site may be developed with up to 6,000 square feet of gross floor area of allowed uses.

Access to the Site will be from Woodland Beaver Road and Beaver Farm Road 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 si evelopment 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 pattern

parking layouts and any adjustments required for approval by CDOT in accordance with published standards. d. The Petitioner will construct required roadway improvements and provide any required sidewalk and utility easements needed for thes 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.

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 he additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk assement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement wil 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 through the

Buildings shall be placed to present a front or side facade to all public streets.

Facades fronting public streets shall include a combination of windows and/or operable doors for a minimum of 50% 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, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above

The facades of the first/ground floor of the buildings along public streets shall incorporate masonry materials such as brick, stone, or split face

A direct pedestrian connection should be provided between street facing non-emergency doors and corner entrance features to sidewalks or Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as, but not limited b, banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three or the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, areades or

Multi-story buildings shall have a minimum of 20% transparency on all upper stories.

ed herein to the contrary, uses with accessory drive-in and/or drive-through ser rehicular circulation drive or drive aisle located between the building and any adjacent streets (public or private). However, pick-up windows may not be located on the facade of a building that faces an adjacent public street.

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 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 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 Rezoning Plan. Along the Site's frontage on Woodland Beaver Road and Beaver Farm Road the Petitioner will provide a six (6) foot planting strip and a six (6) foot sidewalk as generally depicted on the Rezoning Plan.

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 used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

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 ull 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 installed along

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 Ordinance. **Binding Effect of the Rezoning Application:**

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.

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

SHEET NUMBER **RZ-100**