

Site Development Data:

--Acreage: ± 1.74 acres --Tax Parcel #: 025-211-49 --Existing Zoning: B-2(CD) --Proposed Zoning: B-2(CD) SPA --Existing Uses: Vacant --Maximum Building Height: Not to exceed 25 feet.

1. <u>General Provisions</u>:

the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the B-2 zoning classification shall govern. SHARED ACCESS EASEMENT DB 33736 PG 671 b. The Site may be developed with up to 6,000 square feet of gross floor area of allowed uses. 3. <u>Access and Transportation</u>: approval by CDOT in accordance with published standards. by City regulations. N/F PROPOSED VACUUM CANOPY (TYP.) QUIKTRIP CORPORATION PROPOSED VACUUM AND DB 32771 PG 121 PARKING SPACE (TYP.) PID 02521146 4. Architectural Standards: ZONED B-D(CD) PROPOSED STANDARD PARKING SPACE (TYP.) PROPOSED ACCESSIBLE PARKING -10.0' LANDSCAPED BUILDING 5. Streetscape, Setbacks, Buffers and Screening: W.V LANKING SETBACK West W.T. Harris. WASH ENTRANCE 6. Environmental Features: O +c. The Site will comply with the Tree Ordinance. 7. <u>Lighting</u>: TREELINE 8. <u>Amendments to the Rezoning Plan</u>: PROPOSED WATER - PROPOSED 'PAY LANES' 9. <u>Binding Effect of the Rezoning Application</u>: — – RECLAMATION SYSTEM WITH ATTACHED CANOPY $\sqrt{\Omega}$ SCREENING WALL (8' HEIGHT) - SCREEN WALL EASEMENT TREE SAVE EASEMENT MB 67 PG 586 RBS 5/8 - N: 588,608,235 E:1,443,164,080 79.46' 25.66' N67°34'46"E 44.36' N67°34'46"E 287.48'(TOTAL) z"X3 6'WOOD FENCE 4'SPLIT RAIL FENCE N/F JUAN ALVARENGA & YOLONDA IRIS DB 30880 PG 180 N/F PID 02521102

KIM RICHARDSON & CLIFF NESBIT

DB 29523 PG 60

PID 02521103

ZONED R-9PUD

ZONED R-9PUD

NGS MONUMENT M 028 (FA4543) N: 589,579.21 E:1,440,512.26

JOSEPH E. HILL, III

DB 27466 PG 303

PID 02521104

ZONED R-9PUD

TE Wash Holdings/ROC Wash Holdings, LLC
Development Standards
2/19/2021
Rezoning Petition No. 2021-

--Proposed Uses: Carwash, retail, personal service uses, general and medical office uses (including medical and dental offices), financial institutions, EDEE (Type 1 & Type 2), pet services indoor, government buildings, showrooms, and professional business together with accessory uses, as allowed in the B-2(CD) 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.

--Parking: Parking will be provided as required by the Ordinance.

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") t accommodate the development of non-residential uses allowed in the B-2 zoning district on approximately 1.74 acre site located at 8345 W. 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"). Unles

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.

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:

i. 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.

The development of the Site proposed under this Rezoning Plan shall be considered to be a planned/unified development with respect to the adjoining parcels zoned B-2(CD) and BD(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 BD(CD).

2. <u>Permitted Uses & Development Area Limitation</u>:

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, EDEE (Type 1 & Type 2), pet services indoor, government buildings, showrooms, and professional services as allowed in the B-2 zoning district.

a. Access to the Site will be from an existing private drive with access to W. 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 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

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, 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

e. 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 right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible. f. If CDOT/NCDOT observes (and such observation is confirmed by a traffic engineer) that vehicles are consistently queuing or stacking onto West W.T. Harris Boulevard on the internal private access

drive due to the number of vehicles making left turns into tax parcel # 025-211-48 (8325 West W.T. Harris Blvd.) at the easternmost 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 025-211-49; 8345 West W.T. Harris Bvld.) onto the internal private access drive utilizing the easternmost access drive into the Site, then, upon the request of CDOT/NCDOT, Petitioner shall install a median in the private access drive into the Site from West W.T. Harris Boulevard to convert the easternmost access drive into 8325 West W.T. Harris Blvd. and the easternmost access drive into the Site from full-movement vehicular access points into right-in, right-out vehicular access points. Petitioner shall install temporary controls to prohibit left turns into the easternmost driveway into 8325 West W.T. Harris Blvd. and left turns out of the Site onto the internal private access drive utilizing the easternmost access drive into the Site until the permanent median is installed (i.e., bollards). The median shall be installed within six months of CDOT/NCDOT notifying Petitioner of the need to install the median. The westernmost vehicular access point into 8325 West W.T. Harris Bvld. from the private access drive and the westernmost 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. if required to be installed.

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 such request a cumulative vehicular trip 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.

a. Facades fronting public streets shall include a combination of windows and/or operable doors for a minimum of 25% of each frontage elevation with transparent glass between 2' and 10' on the first floor. Any 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 adjacent street sidewalk.

b. 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. c. A direct pedestrian connection should be provided between street facing non-emergency doors and corner entrance features to sidewalks on adjacent streets.

d. Building elevations 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. 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 offset (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades or other architectural elements.

Multi-story buildings shall have a minimum of 20% transparency on all upper stories. Use located on the Site shall install and maintain an alarm security system for its premises.

a. A minimum 20-foot wide landscape setback, a minimum 14-foot wide multi-use path and a variable width planting strip shall be installed along the Site's frontage on West W.T. Harris Boulevard a generally depicted on the Rezoning Plan. The width of the planting strip and/or the multi-use path may be reduced as necessary to tie into any sidewalk located or to be located to the north of the Site or

b. 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 12.302 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 12.302(8) 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 12.302(8) of the Ordinance. This minimum 8-foot tall masonry wall has been installed along and adjacent to the inner edge of this 56.25-foo Class B buffer as generally depicted on the Rezoning Plan

c. 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.

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.

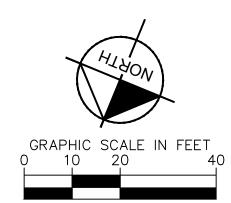
d. As noted above in Section 1.j, the development of the Site in conjunction with the adjoining parcels zoned by Rezoning Petition No. 2017-182 shall be considered to be a planned/unified development. Accordingly, the tree save requirements of the City of Charlotte Tree Ordinance shall be calculated 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 o 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.

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.

Any lighting fixtures attached to a building located on the Site shall be decorative, capped and downwardly directed.

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.

a. 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.



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, PINEVILLE, NC 28134, (980) 949-8475.

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