

ARCHITECTURAL SITE PLAN

1/16" = 1'-0"



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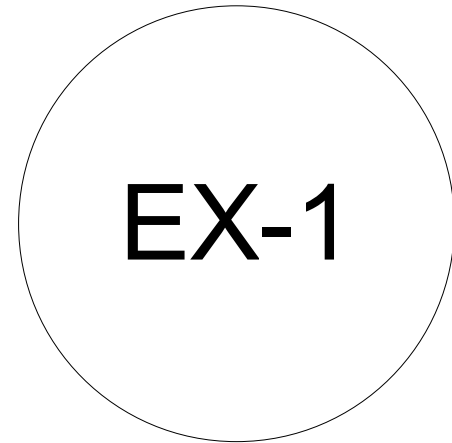
STORE NO.: 4508
"PARK RD"

4336 PARK ROAD
CHARLOTTE, NC 28209

ISSUE:
EXHIBIT

DATE:
11/02/2022

SCALE:
1/16" = 1'-0"



CHIPOTLE MEXICAN GRILL OF COLORADO, LLC

REZONING PETITION NO. 2022-xxx

11/17/22

Site Development Data:

- Acreage: +/- 0.86 acres
- Tax Parcels: 149-206-19
- Existing Zoning: B-1(CD)
- Proposed Zoning: MUDD(CD)
- Existing Uses: Vacant
- Proposed Uses: Retail/EDEE
- Maximum Development: 3,000 gross square feet of retail, eating drinking and entertainment (EDEE) and/or other commercial uses
- Maximum Building Height: Forty (40) Feet
- Parking: Per Ordinance

I. General Provisions

- a. Site Description. These development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Chipotle Mexican Grill of Colorado, LLC (“Petitioner”) to accommodate development of a retail and/or EDEE building on the approximately 0.86-acre property located at the northwest corner of Park Road and Woodlawn Road, more particularly described as Mecklenburg Tax Parcel Number 149-206-19 (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 MUDD zoning classification shall govern all development taking place on the Site.
- c. Graphics and Alterations/Modifications. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations (if provided), building materials, streetscape perspectives, driveways and other development matters and site elements set forth on the Rezoning Plan are intended to be conceptual in nature. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide flexibility in allowing some alterations or modifications from the graphic representations and renderings of the development matters and site elements. Therefore, there may be instances where minor modifications will be permitted without requiring the administrative amendment process per Section 6.207 of the Ordinance.

II. Permitted Uses & Maximum Development

1. The Site may be devoted to any uses permitted by right or under prescribed conditions in the MUDD Zoning District together with any incidental or accessory uses associated therewith, *except* for the following:

- i. Car washes;
 - ii. Vehicular drive-through windows for EDEE uses
 - iii. Gas stations, with or without a convenience store;
 - iv. Automobile service stations; and/or
 - v. Single story self storage facility
2. The principal building on the Site may be developed with a maximum of 3,000 square feet of retail/EDEE/commercial uses along with any incidental and/or accessory uses allowed in the MUDD zoning district, including pedestrian walk-up windows (not vehicular drive-through windows). Outdoor dining areas shall not be counted toward the gross square footage calculations, however, parking for outdoor dining areas will be provided as required by the Ordinance.

III. Transportation

- a. Access to the Site shall be as generally depicted on the Rezoning Plan. The exact number and location of vehicular access points will be determined during the design process and thereafter with approval from appropriate governmental authorities, subject to applicable statutes, ordinances and regulations such as subdivision and driveway regulations. Petitioner, in its discretion may limit ingress and egress movements or restrict certain vehicular access points to one-way traffic if necessary.
- b. The alignment of street connections, vehicular circulation and driveways may be modified by the Petitioner, subject to CDOT and NCDOT's final approval.
- c. The Petitioner proposes that the existing sidewalk remain along the Site's frontages of Park Road and Woodlawn Road.
- d. All rights-of-way required by the Rezoning Plan shall be dedicated and conveyed in fee simple to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.

IV. Design Guidelines

- a. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
 1. Buildings shall be placed so as to present a front or side façade to all streets.
 2. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 40% of each frontage elevation 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 adjacent street sidewalk.
 3. The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 4. Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
 5. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or

design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls

6. 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, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 7. Buildings should be a minimum height of 22'.
- b. Preferred Exterior Building Materials: all principal and accessory buildings abutting a network-required public or private street shall comprise a minimum of 60% of that building's entire façade facing such network street using brick, glass, decorative block, wood, natural stone (or its synthetic equivalent), stucco, fiber cement, corrugated metal, steel accents, architectural shingles, or other material approved by the Planning Director or its designee.
 - c. Facades fronting public streets shall meet all MUDD activation standards.
 - d. All new building entrances shall connect to parking areas and sidewalks along existing and proposed streets via a minimum five (5) foot wide pedestrian pathway or sidewalk.
 - e. Service Area Screening – service areas such as dumpsters, refuse areas, recycling and storage shall be screened from a public right of way or adjacent properties with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.

V. Environmental Features

- a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance (PCSO) and Tree Ordinance.
- b. The location, size and type of storm water management systems, if provided, are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this Rezoning Plan. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

VI. Binding Effect of the Rezoning Application

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