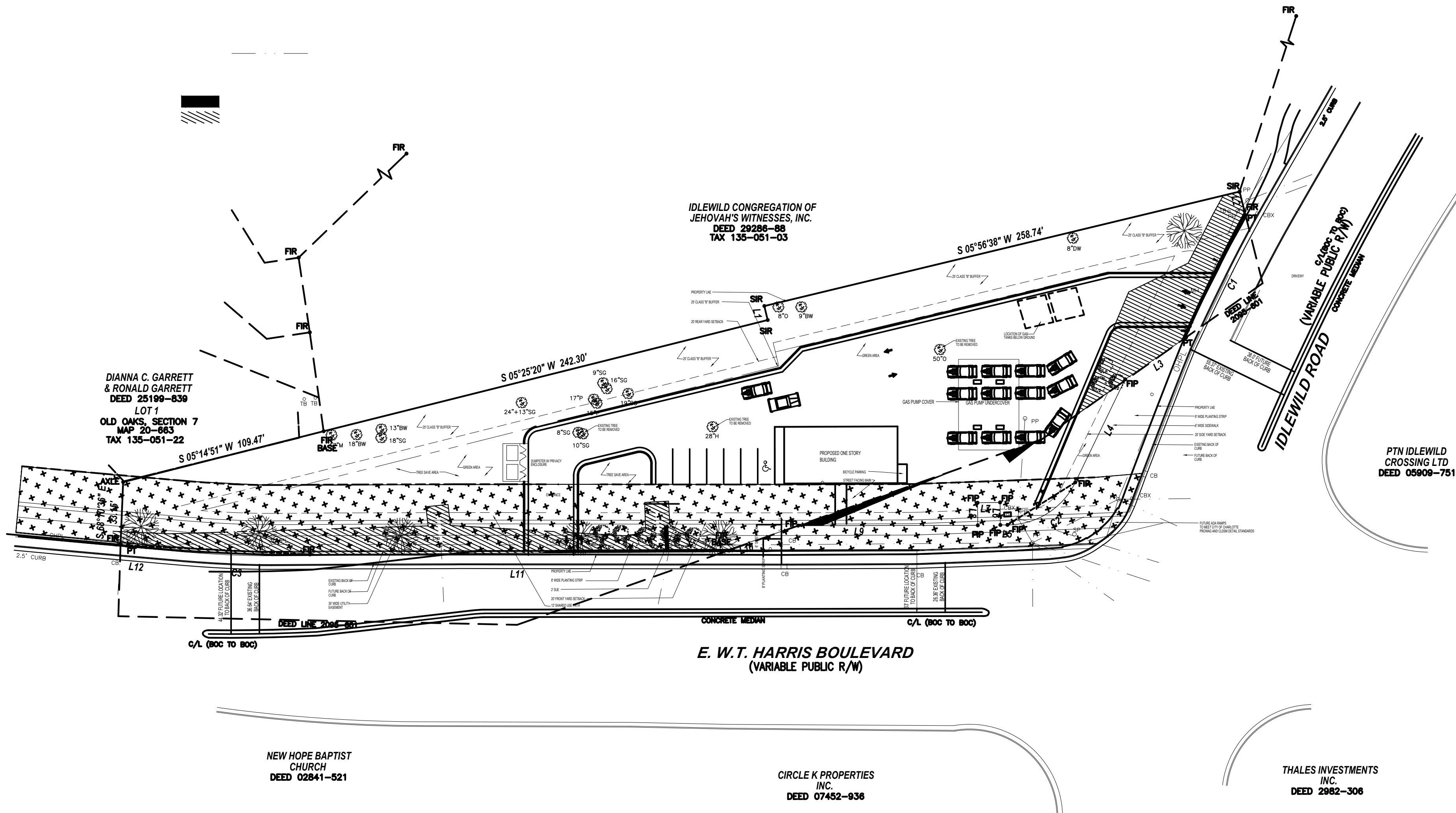
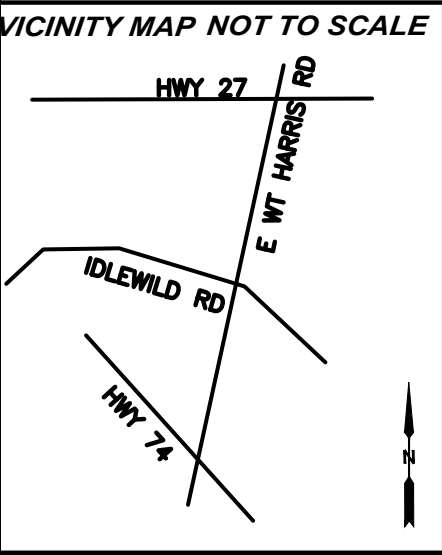




I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by VEEKAY, LLC, (the "Petitioner") to accommodate the development of Vehical Fueling station on that approximately 1.239 acre site located at 9925 E WT Harris BV, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 135-05-101.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordnaoce (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NC zoning district shall govern the development and use of the Site.
- The development and street layout 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) Alterations to the to the site plan should reference Article 37 of the UDO.

II. Permitted Uses & Maximum Development

The Site may be devoted only to Vehical Fueling station uses and any incidental and accessory uses relating thereto that are allowed in the NC zoning district. The Site shall contain a 4 pumps and a building with a kitchen and retail use.

III. Transportation

- Access to the Site shall be as generally depicted on the Rezoning Plan and minor adjustments shall be allowed during the construction permitting process in coordination with CDOT.
- Petitioner shall construct a Vehical Fueling station with 4 pumps E WT Harris and Idlewild rd. as generally depicted on the Rezoning Plan.
- Petitioner shall dedicate and convey a utility easement to the City of Charlotte located two (2) feet behind the back of sidewalk where feasible.
- All transportation improvements shall be substantially constructed prior to the issuance of the Site's first building certificate of occupancy.
- No trash collection will be accommodated within the public rights of way.
- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
- CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte's Driveway Regulations.
- Adequate sight triangles shall be provided as required by the Ordinance for the existing / proposed street entrance(s).
- The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
- All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
- Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
- A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with CDOT.

IV. Architectural Standards

- Preferred Exterior Building Materials: The primary building material will be wood and/or hardi-board resembling traditional wood siding. Secondary building materials may include a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (e.g., "HardiPlank"), aluminum wrapped wood fascia, and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.
- The roof will be flat with units on the top shielded from the street.
- Petitioner shall provide pedestrian connections or stairs for every gas pump and the conveint store to the sidewalk, as generally depicted on the Rezoning Plan.

V. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 and through 28.
- The Petitioner shall comply with Tree Ordinance requirements.

VI. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Article 37 of the UDO.

VII. 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.

VIII. Conditional notes

- Dedicate 53' right of way from the E W T Harris Boulevard centerline to be dedicated with a 2' SUE to be added from the back of the sidewalk.
- Dedicate 52' right of way from the Idlewild road centerline to be dedicated with a 2' SUE to be added from the back of the sidewalk.
- A commit to construct a Bicycle facilities to be installed with 12' multi use path along E WT Harris in accordance with the council-adopted Charlotte Streets Map.
- Multi-use paths maintained by the city shall meet ADA/PROWAG requirements.
- 12' shared use path along E WT Harris Boulevard and Idlewild road
- The petitioner shall dedicate and convey in fee simple all rights-of-way set at 2' behind back of sidewalk where feasible.
- 4 pumps will be constructed on this site.
- A 8' planting strip and 6' sidewalk will be constructed along Idlewild rd.

VIII. Landscaping notes

- The site will comply with the green area requirements.

Site Development Data:

Acresage:

±1.239

Tax Parcel #:

135-05-101

Existing Zoning:

N1-B

Proposed Zoning:

NC(CD)

Land use:

Existing Uses:

Single family home

Proposed Uses:

Vehicle fueling station with 4 pumps and a small commerical kitchen to server food.

Minimum Building Height:

16'

Maximum Building Square footage:

2,000

Minimum Building Squire footage:

1,500

Required Setbacks:

Front:

20'

Side:

10'

Rear:

20'

Minimum parking:

1/service island + 1 / 1,000 sf GFA of retail

Parking provided:

Standard:

6 Spaces

Barrier free:

1 Space

Total Spaces:

7 Spaces

Minimum open space:

10%

Existing open space:

90%

Proposed open space:

12%

Tree save Data:

Site save data:

Site Area: 53,970.84 S.F.

Require Tree Save Area: 15% of site = 8,095.62

ADJACENT PROPERTY OWNERS:

PARCEL	DEED	OWNER	ZONING
135-05-103	29286-88	IDLEWILD CONGREGATION OF JEHOVAHS WITNESS INC.	N1-B
135-05-122	25199-839	DIANNA & RONALD GARRETT	N1-B
133-21-118	02841-521	NEW HOPE BATIST CHURCH	N1-B
133-21-119	07452-936	CIRCLE K PROPERTIES INC.	N1-B
165-03-303	29892-306	THALES INVESTMENTS INC.	B-1(CD)
165-03-601	05909-751	PTN IDLEWILD CROSSING LTD	B-1(CD)

NOTE: PROPERTY INFORMATION BASED ON MECKLENBURG COUNTY GIS

REZONING D

REZONING PETITION: RZP-2025-021

ALTERNATIVE ACCESS CONCEPTS

18016 Eastfield Rd. #8200-271
Huntersville, NC 28078
TEL: 704.699.4559
haroldm.jordan@gmail.com

REZONING: VEEKAY, LLC #2

9925 E W.T. HARRIS BLVD.
CHARLOTTE, NC 28227

PROPOSED SITE PLAN

REVISIONS:

NO.	DATE:	DESCRIPTION
1	7/11/25	REVISION TO COMMENTS
2	8/5/25	REVISION TO COMMENTS

DATE:

MARCH 3, 2025

SCALE:

AS NOTED

DRAWN BY:

HJJ

CHECKED BY:

VD

JOB NO.

01025-002

CAD FILE:

GAS STATION

B001