

QUAIL CORNERS REZONING PLAN

MIN. 8' WID ASPHALT OVERLAND CONNECTOR LOCATED ON TOP OF BERM TO AVOID EXISTING LANDSCAPING(SEE NOTE 2 UNDER STREETScape AND LANDSCAPING GREENLAND OVERLAND CONNECTOR)
EXPANDED FRONT HARRIS TEEETER VESTIBLE AND REALIGNED FRONT DRIVE

PROPOSED OPTIMAL RIGHT TURN IN/OUT(SEE NOTE 2 UNDER TRANSPORTATION)
POSSIBLE SHARON RD. WEST PEDESTRIAN CONNECTION(SEE NOTE 6 UNDER TRANSPORTATION)

POSSIBLE FUTURE VEHICULAR OR PEDESTRIAN THRU WAY SEE NOTE 2(6) UNDER ARCHITECTURAL AND RENOVATION COMMITMENTS

RECONFIGURED FRONT PARKING AREA

POSSIBLY RECONFIGURE REAR PARKING AREA

BERM TO REMAIN

ADDITIONAL OUTDOOR PLAZA AREA THAT MAY BE INSTALLED PURSUANT TO NOTE 20(6) UNDER ARCHITECTURAL AND RENOVATION COMMITMENTS
EXISTING OUTDOOR PLAZA TO BE RECONFIGURED AND RENOVATED PURSUANT TO NOTE 20(6) UNDER ARCHITECTURAL AND RENOVATION COMMITMENTS

SET BACK TREES 8' IN DIAMETER OR GREATER MUST BE PROTECTED. COORDINATE TREE PROTECTION WITH URBAN FORESTRY

OPTIONAL BERM MODIFICATION FROM THIS POINT SOUTH 8' PLANTING STRIP AND 6' SIDEWALK ALONG PARK ROAD

ANY NEW BUILDING WILL HAVE A PRESENCE ALONG PUBLIC STREETS WITH THE PROVISION OF AND WINDOWS AND PROVIDE FOUR SIDED ARCHITECTURE

6'-0" WIDE PEDESTRIAN CONNECTIVITY @ PARK ROAD AND BLDG. A

RELOCATED ENTRANCE DRIVE INDICATES NEW PEDESTRIAN CONNECTION TO NEW BUILDINGS
ANY NEW BUILDING WILL HAVE A PRESENCE ALONG PUBLIC STREETS WITH THE PROVISION OF WINDOWS AND ARCHITECTURE

DEVELOPMENT DATA TABLE			
PROJECT SUMMARY (EXISTING)			
PARCEL NUMBER	SQUARE FT.	ACREAGE	F.A.R.
20715301	108,788 SF	12.04	.21
20715305	2,305 SF	1.17	.05
20715304	2,376 SF	1.16	.05
TOTAL SITE	113,469 SF	14.37	.18

NOTE

MAXIMUM BUILDING HEIGHT NOT TO EXCEED 1 STORY ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL

PROJECT SUMMARY (EXISTING)
TOTAL G.L.A. 113,469 (incl. existing outbuildings)

CURRENT ZONING: CC
ZONING APPLIED FOR: CC SITE PLAN AMMENDMENT

PROJECT DETAIL (PROPOSED)

NEW DEVELOPMENT AREA 123,547

PARKING AVAILABLE
495 SPACES MINIMUM
OR 4.00 SPACES/1000 SF

BB+M
ARCHITECTURE

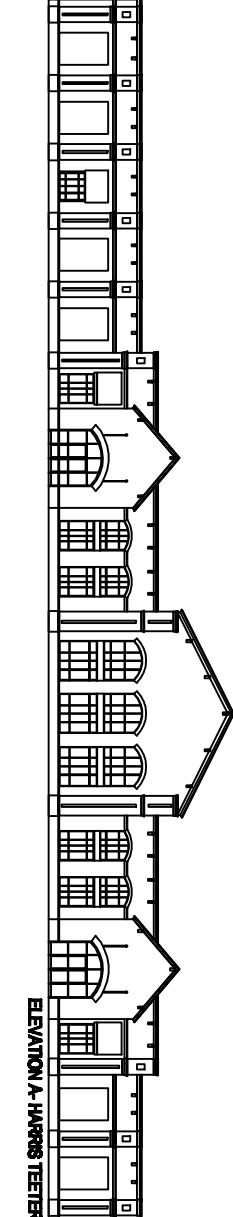
BeechamBunce+Marley
ARCHITECTURE P.C.
grinnell waterworks building
4350 20th
farms road
charlotte, north carolina 28208
vc 704.934.1716
fx 704.934.6571

FOURTH SUBMITTAL
Quail Corners
Rezone
PETITION 2016-072

Charlotte, north carolina

PROJECT | 1000-QUAIL
DATE | SUBMITTAL #1 02/19/10
DATE | SUBMITTAL #2 10/18/10
DRAWN | msh
PATTN |
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REVISIONS		Number	Date	Comment
1	10/19/10	SUBMITTAL 1 COMMENTS		
2	11/27/10	SUBMITTAL 2 COMMENTS		
3	12/17/10	SUBMITTAL 3 COMMENTS		
4	03/24/11	SUBMITTAL 4 COMMENTS		



FOURTH SUBMITTAL

Quail Corners Rezone

PETITION 2010-072

charlotte, north carolina

PROJECT | 1000QUAIL

SUBMITTAL #2 10/15/10

PATH 1

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REVISIONS		
Number	Date	Comment
1	10/15/10	SUBMITTAL 1 COMMENT
2	11/22/10	SUBMITTAL 2 COMMENT
3	12/17/10	SUBMITTAL 3 COMMENT
4	03/24/11	SUBMITTAL 4 COMMENT

DEVELOPMENT STANDARDS

March 24, 2011

General Provisions

1. These Development Standards form a part of the Rezoning Plan (the "Rezoning Plan") associated with the Rezoning Petition filed by Quail Corners Associates, LLC (the "Petitioner") to accommodate the renovation and expansion of the Quail Corners Shopping Center situated on that approximately 14.4 acre site located at the southwest corner of the intersection of Park Road and Sharon Road West (the "Site").
2. Under the Petitioner's renovation and expansion plan and subject to the terms hereof, exterior portions of existing Building A may be renovated through the introduction of new exterior building materials as more particularly described below, and a new building may be constructed within each of Building Envelope 3 and Building Envelope 4. The existing building located within Building Envelope 2 may remain in its existing condition or it may be renovated or replaced at the option of the Petitioner. If the existing building located within Building Envelope 2 is replaced or the exterior portions of the building are renovated, the renovated building or the new building must comply with the relevant architectural standards set out herein.
3. As more particularly depicted on the Rezoning Plan and as described herein, up to two separate buildings may ultimately be located within Building Envelope 1 at the option of the Petitioner. However, at the option of the Petitioner, Building Envelope 1 may contain only one building.
- As depicted on the Rezoning Plan, Building A may be divided into two separate buildings (designated as Building A1 and Building A2 on the Rezoning Plan) to provide a vehicular drive or a vehicular drive and an accessory drive through window for a pharmacy use located in the adjacent tenant space. This drive through window may only serve a pharmacy use.
4. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the CC zoning district classification shall be followed in connection with development taking place on the Site.
5. Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Maximum Gross Building Area

The total maximum gross building area that may be located on the Site is 123,547 square feet. Areas devoted to surface parking, outdoor dining, courtyards and plazas shall not be considered a part of or counted towards the maximum total gross building area.

Permitted Uses

1. The Site shall be devoted to a neighborhood shopping center, and subject to the use limitations set out in Paragraphs 2, 3, 4, 5, 6, 7, 8 and 9 below, the Site may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the CC zoning district.
2. No portion of the Site may be devoted to any of the following uses:
- a. An ABC Store, or other business for which the sale of distilled liquors is the primary purpose
 - b. Automotive service stations, including minor adjustments, repairs and lubrication
 - c. Civic, social service or fraternal facilities
 - d. A convenience store, with or without gasoline service
 - e. Dwellings: mixed use, detached, duplex, triplex, quadruplex, multifamily or attached
 - f. Funeral homes, embalming and crematories
 - g. Hotels and motels
 - h. Gunsmiths
 - i. Outdoor recreation
 - j. Theatres, motion pictures
 - k. Adult care centers
 - l. Nightclubs, bars, and lounges
 - m. On-site demolition landfills
 - n. Petroleum Storage
 - o. Coin operated laundries (as a principle or accessory use)
 - p. Boarding houses
 - q. Bus and train terminals
 - r. Group homes
 - s. Car washes as a principal use or an accessory use
 - t. Wireless communication, transmission or receiving towers
 - u. Tire store
3. Drive through windows shall be permitted as an accessory use only to the following uses located on the Site:
- a. Restaurant
 - b. Pharmacy
 - c. Bank or financial institution
- Notwithstanding the foregoing, a maximum of 1 restaurant with accessory drive through windows shall be permitted on the Site.
4. A restaurant with accessory drive through windows may only be located within either Building Envelope 3 or Building Envelope 4.
5. Subject to the terms of Paragraphs 3 and 4 above, uses with accessory drive through windows may be located within Building Envelope 1 (for a pharmacy use only), Building Envelope 2, Building Envelope 3 and Building Envelope 4.
6. No more than 4 uses located on the Site shall be permitted to have accessory drive through windows.
7. If drive through windows are utilized as a permitted accessory use on the Site, than the outside speakers for each drive through window shall comply with all applicable noise ordinances.
8. Outdoor dining will be permitted on the Site, provided, however, that outside speakers for music or voice communication must comply with all applicable noise ordinances.

9. No building materials sales business or fence materials sales business established on any portion of the Site may have any outside storage.
- Transportation
- Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by CDOT and/or NCDOT.
 - The right-in, right-out only driveway from Sharon Road West into the Site may be installed at the option of the Petitioner. This right-in, right-out only driveway must be located a minimum of 500 feet from the intersection of Sharon Road West and Park Road.
 - Off street parking will meet the minimum standards established under the Ordinance
 - Standard stop signs will be maintained by the Petitioner at the Hamlin Park Drive and Brandon Forest driveways.
 - Adequate site distance triangles will be maintained at all driveways.
 - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the pedestrian connection from Sharon Road West into the Site depicted on the Rezoning Plan shall be installed by the Petitioner only if Building A is divided into two separate buildings to accommodate a vehicular drive or a vehicular drive and an accessory drive through window and the installation of such pedestrian connection is commercially practicable in view of the existing utility lines and the topography.
 - The Petitioner shall install a minimum 6 foot wide pedestrian refuge area in the existing median in Park Road located at the intersection of Hamlin Park Drive and Park Road provided that the Petitioner can obtain all approvals and permits required to construct and install the pedestrian refuge area.

Architectural and Renovation Commitments

- Maximum Building Height

The maximum height of any building located on the Site within Building Envelope 1 shall be 40 feet, and no building within Building Envelope 1 shall contain more than 1 story. The maximum height of any building located on the Site within Building Envelope 2, Building Envelope 3 or Building Envelope 4 shall be 28 feet, and no building located within Building Envelope 2, Building Envelope 3 or Building Envelope 4 shall contain more than 1 story. Notwithstanding the foregoing, architectural features such as towers on buildings located within Building Envelope 2, Building Envelope 3 or Building Envelope 4 shall have a maximum height of 40 feet.
- Existing Building A and Site Improvements
 - In the event that a restaurant with accessory drive through windows is not constructed within Building Envelope 3 or Building Envelope 4, then no later than the date on which a building permit is issued for the second of the new buildings proposed to be constructed within Building Envelope 3 and Building Envelope 4 (the "Second Building"), the Petitioner shall commence the construction and installation of the improvements set out below, and such improvements must be completed prior to the issuance of a certificate of occupancy for the Second Building.
 - The relocated entrance drive into the Site from Park Road.
 - The internal sidewalks located on either side of the relocated entrance drive into the Site from Park Road.
 - The 6 foot sidewalk and 8 foot planting strip located along the Site's frontage on Park Road.
 - The removal of a portion of the existing berm located along the Site's frontage on Park Road as more particularly depicted on the Rezoning Plan.
 - The installation of the 8 foot wide asphalt greenway trail along the Site's frontage on Sharon Road West that is more particularly described below.
 - The resurfacing or flood coating of the parking areas and the restriping of the parking areas.
 - The installation of the new tree islands and trees in the parking areas that are required to bring the Site into compliance with the City of Charlotte Tree Ordinance.
 - The installation of new light fixtures in the parking areas and/or the refurbishing of the existing light fixtures in the parking areas.
 - The reconfiguration and renovation of the existing outdoor plaza area depicted on Sheet 001 of the Rezoning Plan by installing new horizontal hardscape, landscaping, decorative lighting and outdoor seating. The existing outdoor plaza area contains approximately 3,000 square feet of floor area.
 - The construction of a concrete waiting pad adjacent to the Site on Brandon Forest Drive in the location of the existing bus stop. The concrete waiting pad shall be constructed to CATS Development Standards 60.01A. The Petitioner's obligation to construct a concrete waiting pad as described above shall be subject to the Petitioner's ability to obtain all approvals and permits required to construct the concrete waiting pad.
 - No later than the date on which a building permit is issued for the construction of a restaurant with accessory drive through windows (the "Restaurant Building") within either Building Envelope 3 or Building Envelope 4, and whether or not the Restaurant Building is the first or the second of the new buildings proposed to be constructed within Building Envelope 3 and Building Envelope 4, the Petitioner will commence the construction and installation of the improvements set out below, and such improvements must be completed prior to the issuance of a certificate of occupancy for the Restaurant Building.
 - The exterior renovations to existing Building A through the introduction of new exterior building materials in accordance with the following standards.
 - Attached hereto on Sheet 004 of the Rezoning Plan are schematic architectural perspectives of the storefront elevations of renovated existing Building A that are intended to depict the general architectural style, character and elements of the storefront elevations of existing Building A after Building A is renovated. Accordingly, the storefront elevations of existing Building A after the renovation lived in any future development thereof.

schematic architectural perspectives set out on Sheet 004 of the Rezoning Plan in terms of their architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

- The primary exterior building materials for the storefront elevations (excluding windows and doors) shall be a combination of brick, EIFS or stucco and cementitious board. All other building elevations shall be painted a color or colors that is or are compatible with the exterior building materials for the storefront elevations of renovated existing Building A.
- The relocated entrance drive into the Site from Park Road.
- The internal sidewalks located on either side of the relocated entrance drive into the Site from Park Road.
- The 6 foot sidewalk and 8 foot planting strip located along the Site's frontage on Park Road.
- The removal of a portion of the existing berm located along the Site's frontage on Park Road as more particularly depicted on the Rezoning Plan.
- The installation of the 8 foot wide asphalt greenway trail along the Site's frontage on Sharon Road West that is more particularly described below.
- The resurfacing or flood coating of the parking areas and the restriping of the parking areas.
- The installation of the new tree islands and trees in the parking areas that are required to bring the Site into compliance with the City of Charlotte Tree Ordinance.
- The installation of new light fixtures in the parking areas and/or the refurbishing of the existing light fixtures in the parking areas.
- The installation of the additional outdoor plaza area that is more particularly depicted on Sheet 001 of the Rezoning Plan. The additional outdoor plaza area shall have a minimum size of 6,000 square feet of floor area. The existing outdoor plaza area and the additional outdoor plaza area when combined will create an outdoor plaza area with a minimum size of 9,000 square feet of floor area. This combined outdoor plaza area will contain, at a minimum, horizontal hardscape, landscaping, planters, a railing and outdoor seating. Set out on Sheet 005 of the Rezoning Plan for illustrative purposes is an architectural perspective of the combined outdoor plaza area that is intended to depict the scale, quality and character of the combined outdoor plaza area. Changes and alterations which do not materially change the overall scale, quality and character are permitted based upon final design/construction drawings.
- The construction of a concrete waiting pad adjacent to the Site on Brandon Forest Drive in the location of the existing bus stop. The concrete waiting pad shall be constructed to CATS Development Standards 60.01A. The Petitioner's obligation to construct a concrete waiting pad as described above shall be subject to the Petitioner's ability to obtain all approvals and permits required to construct the concrete waiting pad.
- Notwithstanding anything contained herein to the contrary, Building A may be divided into two separate buildings (designated as Building A1 and Building A2 on the Rezoning Plan) to provide a vehicular drive or a vehicular drive and an accessory drive through window for a pharmacy use only located in the adjacent tenant space.

If Building A is divided into two separate buildings as described above, then the pedestrian improvements (including the raised crosswalk) and the drive through window structure (if installed) shall be substantially similar in appearance to the perspective set out on Sheet 005 of the Rezoning Plan. If the exterior portions of Building A have been renovated as provided above under Architectural and Renovation Commitments, then the treatment of the building edges shall be substantially similar in appearance to the perspective set out on Sheet 005 of the Rezoning Plan. As depicted on the perspective, the building edges shall be treated in a similar fashion as the storefront elevations of renovated Building A for a minimum length of 20 feet as measured from the relevant storefront elevation, and the balance of the building edges shall be painted a color or colors that is or are compatible with the exterior building materials for the storefront elevations of renovated Building A.

If the exterior portions of Building A have not been renovated, then the building edges shall be treated in a similar fashion as the storefront elevations of existing Building A and have wood or cedar siding painted to match the color of the storefront elevations of existing Building A for a minimum length of 20 feet as measured from the relevant storefront elevation, and the balance of the building edges shall be painted a color or colors that is or are compatible with the exterior building materials for the storefront elevations of existing Building A. If the exterior portions of Building A are renovated as provided above under Architectural and Renovation Commitments after the installation of the vehicular drive or the vehicular drive and an accessory drive through window, then the building edges shall be renovated such that they are substantially similar in appearance to the perspective set out on Sheet 005 of the Rezoning Plan.

The location of the optional vehicular drive or vehicular drive and accessory drive through window as depicted on the Rezoning Plan is illustrative and the actual location may be relocated to another portion of Building A during the design development and construction phases.

Building Envelope 2

- The existing building located within Building Envelope 2 may remain in its existing condition or it may be renovated or replaced at the option of the Petitioner. If the existing building located within Building Envelope 2 is replaced with a new building or the exterior portions of the building are renovated, than the renovated building or the new building must comply with the architectural standards set out in subparagraphs (b) and (c) below. Parking and circulation may be located within Building Envelope 2.
- The primary exterior building materials for the building shall be a combination of brick, EIFS or stucco and cementitious board. The building shall feature four-sided architecture and windows that face public streets.
- The building shall be compatible to the storefront elevations of renovated existing Building A as depicted on Sheet 004 of the Rezoning Plan in appearance and quality through the use of similar building materials, colors, architectural features and styles.
- A use located in the building within Building Envelope 2 may utilize accessory drive through windows only if such use is a bank or financial institution.

- If the existing building located within Building Envelope 2 is replaced with a new building that does not have accessory drive through windows, the new building may be built up to the Brandon Forest Drive and Sharon Road West setbacks.
- If the existing building located within Building Envelope 2 is replaced with a new building, then the architecture, pedestrian connectivity and parking areas relating to Building Envelope 2 must be reviewed and approved by the Charlotte-Mecklenburg Planning Department prior to the issuance of a building permit for the new building to be constructed within Building Envelope 2 to ensure compliance with the spirit and intent of the architectural and design standards for Building Envelope 2.
- Building Envelope 3
 - Any building constructed within Building Envelope 3 shall be located within such building envelope. Parking and circulation may also be located within Building Envelope 3.
 - In the event that the building to be constructed within Building Envelope 3 contains a bank or financial institution with accessory drive through windows or a restaurant with accessory drive through windows, than the building and the parking and circulation areas will be sited within Building Envelope 3 as generally depicted on Sheet 005 of the Rezoning Plan.
 - In the event that the building to be constructed within Building Envelope 3 has accessory drive through windows, than the drive through windows shall not be located on a side of the building that directly fronts Park Road or Hamlin Park Drive.
 - In the event that the building to be constructed within Building Envelope 3 does not have accessory drive through windows, than the building may be built up to the Park Road and Hamlin Park Drive setbacks.
 - The primary exterior building materials for the building to be constructed within Building Envelope 3 shall be a combination of brick, EIFS or stucco and cementitious board. The building to be constructed within Building Envelope 3 shall feature four-sided architecture and windows that face public streets.
 - The building to be constructed within Building Envelope 3 shall be compatible to the storefront elevations of renovated existing Building A as depicted on Sheet 004 of the Rezoning Plan in appearance and quality through the use of similar building materials, colors, architectural features and styles.
 - Pedestrian connections from Building Envelope 3 to the remainder of the Site as well as to the sidewalks along Park Road and Hamlin Park Drive shall be provided.
 - The architecture, pedestrian connectivity and parking areas relating to Building Envelope 3 must be reviewed and approved by the Charlotte-Mecklenburg Planning Department prior to the issuance of a building permit for the building to be constructed within Building Envelope 3 to ensure compliance with the spirit and intent of the architectural and design standards for Building Envelope 3.
- Building Envelope 4
 - Any building constructed within Building Envelope 4 shall be located within such building envelope. Parking and circulation may also be located within Building Envelope 4.
 - In the event that the building to be constructed within Building Envelope 4 contains a bank or financial institution with accessory drive through windows or a restaurant with accessory drive through windows, than the building and the parking and circulation areas will be sited within Building Envelope 4 as generally depicted on Sheet 005 of the Rezoning Plan.
 - In the event that the building to be constructed within Building Envelope 4 has accessory drive through windows, than the drive through windows shall not be located on the side of the building that directly fronts Park Road.
 - In the event that the building to be constructed within Building Envelope 4 does not have accessory drive through windows, than the building may be built up to the Park Road setback.
 - The primary exterior building materials for the building to be constructed within Building Envelope 4 shall be a combination of brick, EIFS or stucco and cementitious board. The building to be constructed within Building Envelope 4 shall feature four-sided architecture and windows that face public streets.
 - The building to be constructed within Building Envelope 4 shall be compatible to the storefront elevations of renovated existing Building A as depicted on Sheet 004 of the Rezoning Plan in appearance and quality through the use of similar building materials, colors, architectural features and styles.
 - Pedestrian connections from Building Envelope 4 to the remainder of the Site as well as to the sidewalk along Park Road shall be provided.
 - The architecture, pedestrian connectivity and parking areas relating to Building Envelope 4 must be reviewed and approved by the Charlotte-Mecklenburg Planning Department prior to the issuance of a building permit for the building to be constructed within Building Envelope 4 to ensure compliance with the spirit and intent of the architectural and design standards for Building Envelope 4.

Streetscape and Landscaping/Greenway Overland Connector

- The Petitioner shall install a minimum 6 foot sidewalk and a minimum 8 foot planting strip along the Site's frontage on Park Road. These improvements shall be installed and completed by the Petitioner as provided above under Architectural and Renovation Commitments.
- The Petitioner shall install a minimum 8 foot wide asphalt greenway trail along the Site's frontage on Sharon Road West as generally depicted on the Rezoning Plan. This minimum 8 foot wide asphalt greenway trail may be located along and on top of the berm located along the Site's frontage on Sharon Road West, and it may meander to save existing trees and vegetation. The Petitioner shall grant an easement to the City of Charlotte or to Mecklenburg County for the use and maintenance of this minimum 8 foot wide asphalt greenway trail. The minimum 8 foot wide asphalt greenway trail shall be installed and completed by

the Petitioner as provided above under Architectural and Renovation Commitments.

- The existing sidewalk located along the Site's frontage on Sharon Road West shall remain in place as depicted on the Rezoning Plan.
- All landscaping will meet or exceed the requirements of the Ordinance.
- Portions of the existing berm located along the Site's frontage on Park Road may be removed in those areas designated on the Rezoning Plan. Additionally, portions of the existing berm located along the Site's frontage on Sharon Road West may be removed to accommodate the installation of the right-in, right-out driveway from Sharon Road West into the Site. Only those portions of the berm reasonably required to accommodate the installation of this driveway may be removed.
- The existing berms located along the Site's frontages on Hamlin Park Drive and Brandon Forest Drive shall remain in place.
- Trees 8 inches in diameter at breast height or larger located within the setbacks from public streets shall be protected and preserved.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications.

Signage

All new signs installed on the Site will be erected in accordance with the requirements of the Ordinance.

Lighting

- The maximum height of any new freestanding lighting fixture (including its base) installed within the parking areas located on the Site shall be 30 feet. All such free standing lighting fixtures 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. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.
- Any lighting attached to the new buildings to be constructed on the Site and any new lighting fixtures attached to the existing buildings located on the Site shall be decorative, capped and downwardly directed. New "wall-pak" type lighting fixtures may not be installed on the Site.

Setbacks, Side Yards and Rear Yards

- As depicted on the Rezoning Plan, all buildings located on the Site shall satisfy or exceed the setback, side yard and rear yard requirements established under the Ordinance for the CC zoning district.
- The setback established on the Rezoning Plan is 40 feet, and the setback may not be reduced below 40 feet.

Binding Effect of the Rezoning Plan 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 the current 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 the Site from time to time who may be involved in any future development thereof.

FOURTH SUBMITTAL

Quail Corners
Rezone
PETITION 2010-072

charlotte, north carolina

PROJECT | 10croQUAIL
DATE | SUBMITTAL #1 9/28/10
DATE | SUBMITTAL #2 10/15/10

DRAWN | mrb
PATH |

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REVISIONS		
Number	Date	Comment
1	10/15/10	SUBMITTAL 1 COMMENTS
2	11/22/10	SUBMITTAL 2 COMMENTS
3	12/17/10	SUBMITTAL 3 COMMENTS
4	03/24/11	SUBMITTAL 4 COMMENTS

04

003



Aerial Perspective



Harris Teeter Perspective



BeachamBunce+Manley
ARCHITECTURE pllc

grinnell waterworks building
1435 W. morehead st.
[suite 200]
charlotte, north carolina 28208

vc 704|334|1716
fx 704|334|6571

FOURTH SUBMITTAL
Quail Corners
Rezone
PETITION 2010-072

charlotte, north carolina

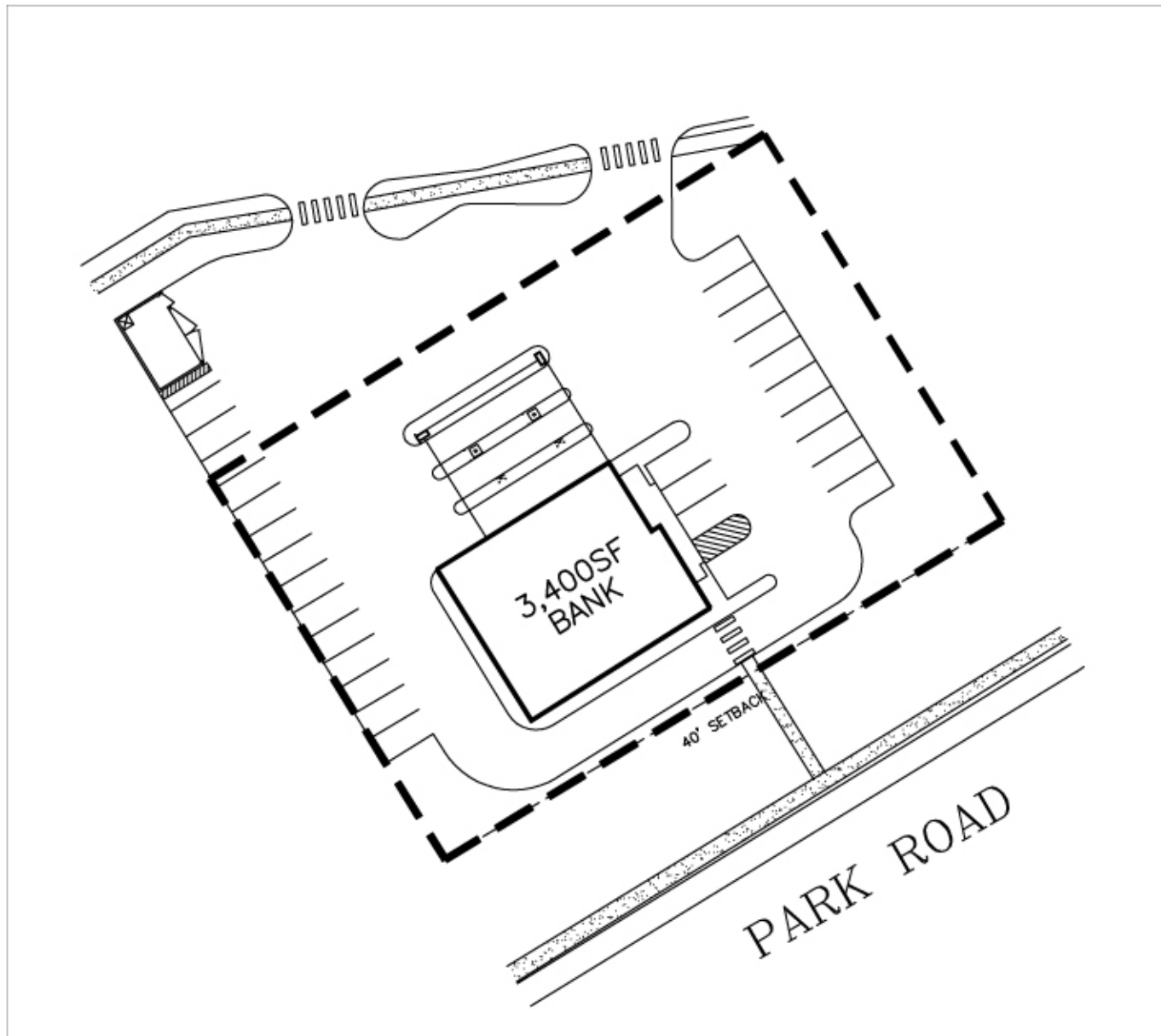
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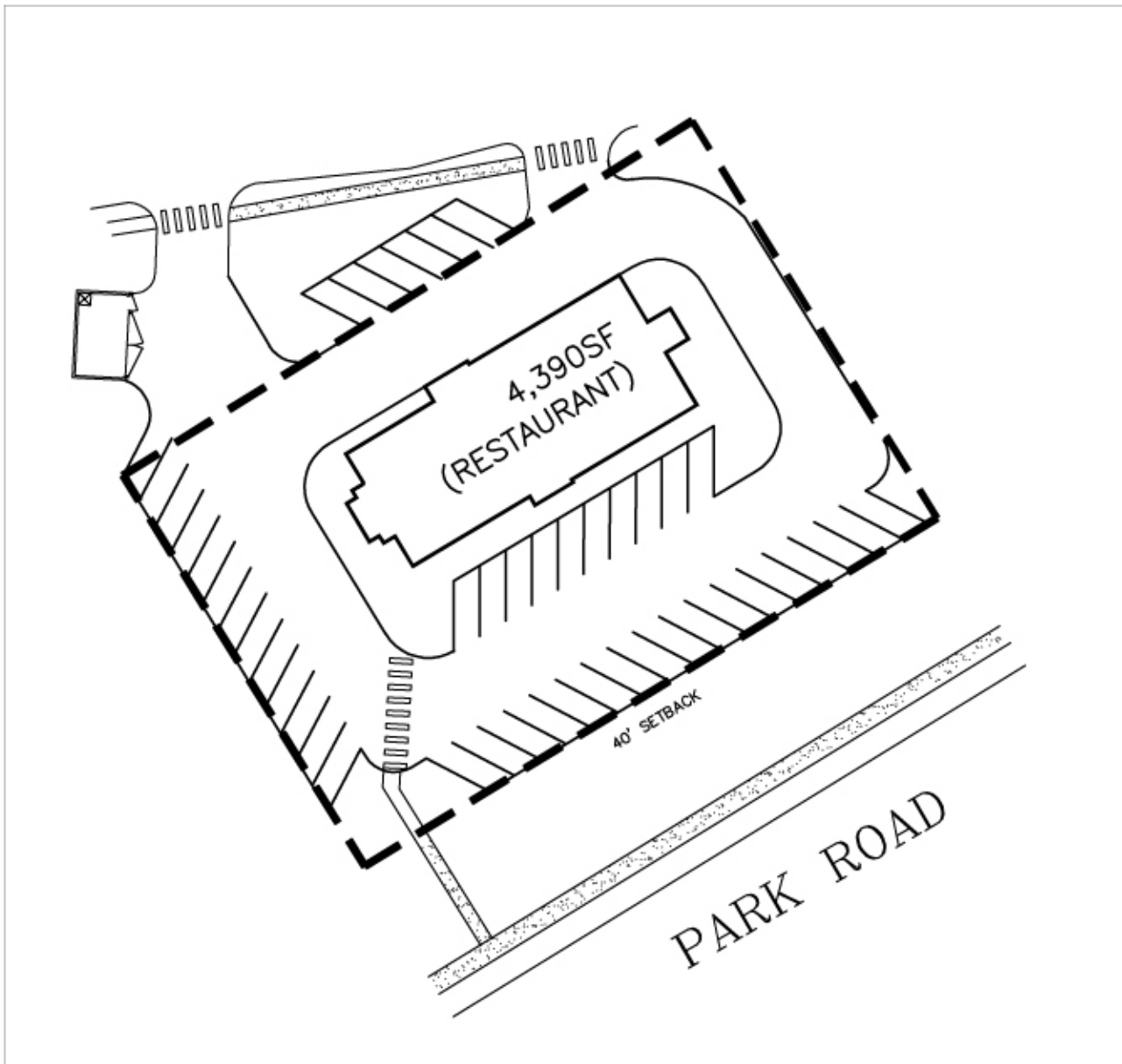
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BUILDING ENVELOPE 3 & 4 USE OPTIONS



BANK USE

SCALE=1"=50'-0"



DRIVE-THRU RESTAURANT USE

SCALE=1"=50'-0"

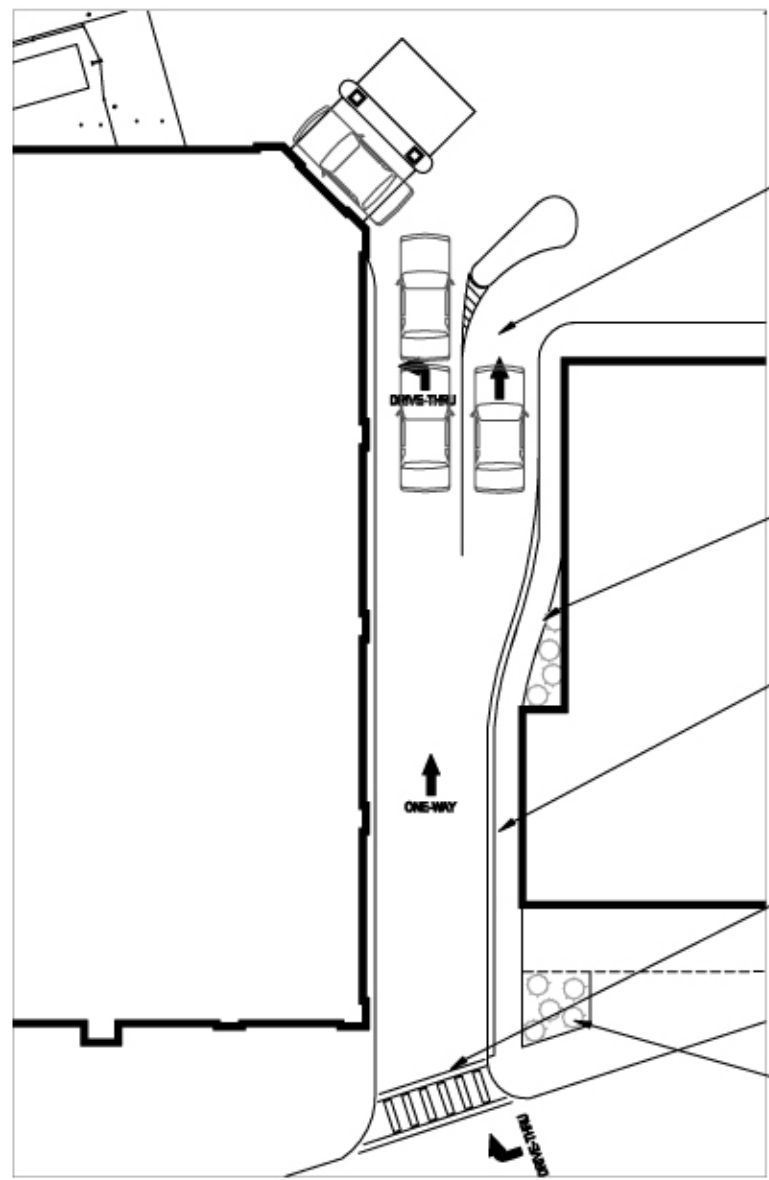


COURTYARD RENDERING OF OUTDOOR PLAZA BASED ON NOTE 2(b)(x) UNDER ARCHITECTURAL RENOVATION COMMITMENTS

BUILDING BIFORCATION



CONCEPTUAL IMAGE
BIFORCATION W/ DRIVE-THRU



BIFORCATION W/ DRIVE-THRU
APPLICABLE TO BLDG A & B
SCALE=1"=30'-0"

FOURTH SUBMITTAL

Quail Corners
Rezone

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