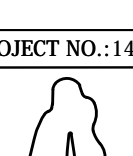




PROJECT NO.: 14-050



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SHEET TITLE:
REZONING PLAN
SHEET NUMBER:
RZ-1.0

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General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by QuikTrip Corporation to accommodate the development of a convenience store with gasoline sales and/or retail and restaurant uses on that approximately 5.08 acre site located on the north side of North Tryon Street between West Pavilion Boulevard and Salome Church Road, which site is more particularly depicted on the Rezoning Plan (the "Site").
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the B-1 zoning district shall govern all development taking place on the Site.
- The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of 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 and buffer requirements set forth on this Rezoning Plan and the development standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- Parking layouts and driveways for surface parking may be modified to accommodate the final building location. Sidewalks generally depicted on the Rezoning Plan may be altered provided that such alterations do not materially change the design intent generally depicted on the Rezoning Plan.
- The parcels of land that comprise the Site may be recombined into one parcel at the option of the Petitioner.
- Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

Permitted Uses

The Site may be devoted to a convenience store with gasoline sales, retail uses and restaurants, and any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-1 zoning district.

Maximum Gross Floor Area

The maximum gross floor area of the building to be constructed on the Site shall be 8,000 square feet. The area under the canopy over the gas pumps associated with a convenience store shall not be included in the calculation of gross floor area.

Transportation

- Vehicular access to the Site shall be 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 site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- The exact alignments of the internal drives to be located on the Site may be altered or modified during the construction permitting process.
- Prior to the issuance of a certificate of occupancy for the building to be constructed on the Site, the Petitioner shall dedicate and convey to the City of Charlotte the right of way for that portion of West Pavilion Boulevard to be extended through the Site by others, which right of way is more particularly depicted on the Rezoning Plan.
- The full access driveway that provides access to and from West Pavilion Boulevard will be converted to a right-in/right-out movement at such time that West Pavilion Boulevard is extended through the Site by others.

Architectural Standards

- Attached to the Rezoning Plan are schematic architectural renderings of the principal building to be constructed on the Site that are intended to depict the general conceptual architectural style, character and quality of this building. Accordingly, the principal building to be constructed on the Site shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural renderings. Notwithstanding the foregoing, changes and alterations to the exterior of the principal building which do not materially change the overall conceptual architectural style, character and quality of the principal building are permitted.
- The exterior building materials for the principal building to be constructed on the Site shall be a combination of the following materials: brick, stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, metal panels and/or wood.
- Attached to the Rezoning Plan are schematic architectural renderings of the canopy to be constructed over the gas pumps that are intended to depict the general conceptual architectural style, character and quality of the canopy. Accordingly, in the event that a convenience store with gasoline sales is developed on the Site, the canopy to be constructed over the gas pumps shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural renderings. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style, character and quality of the canopy are permitted.
- HVAC units shall be screened from view at grade from adjoining parcels and streets.
- The dumpster and recycling area will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of the building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

Streetscape/Landscaping/Buffers/Sidewalks

- Landscaping will meet or exceed the requirements of the Ordinance.
- Class B buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to Section 12.302(8) of the Ordinance, the Petitioner may reduce the required width of any buffer by 25% by installing a wall, fence or berm that meets the standards of Section 12.302(8) of the Ordinance.
- In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
- An 8 foot planting strip and a 6 foot sidewalk shall be installed along the Site's public street frontages as more particularly depicted on the Rezoning Plan.
- Internal sidewalks shall be provided on the Site as depicted on the Rezoning Plan.

Environmental Features

- Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The location, size, and type of storm water management systems are subject to review and approval as part of the full development plan submittal. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.

Signage

All signs installed on the Site shall comply with the requirements of the Ordinance.

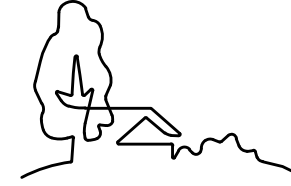
Lighting

- Any freestanding lighting fixtures installed on Site shall have a maximum height of 24 feet, and all such freestanding 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.
- Any attached lighting will be downwardly directed and a full cutoff fixture.

Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and 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 the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" 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.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

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DIVISION: CAROLINAS (81)
VERSION: 001
DESIGNED BY: UDP
DRAWN BY: UDP
REVIEWED BY: TK

REV	DATE	DESCRIPTION	PER CITY COMMENTS
1	06/19/14		

ORIGINAL ISSUE DATE: 07.28.14

SHEET TITLE:
DEVELOPMENT STANDARDS
AND NOTES

SHEET NUMBER:

RZ-2.0



RZ-3.0