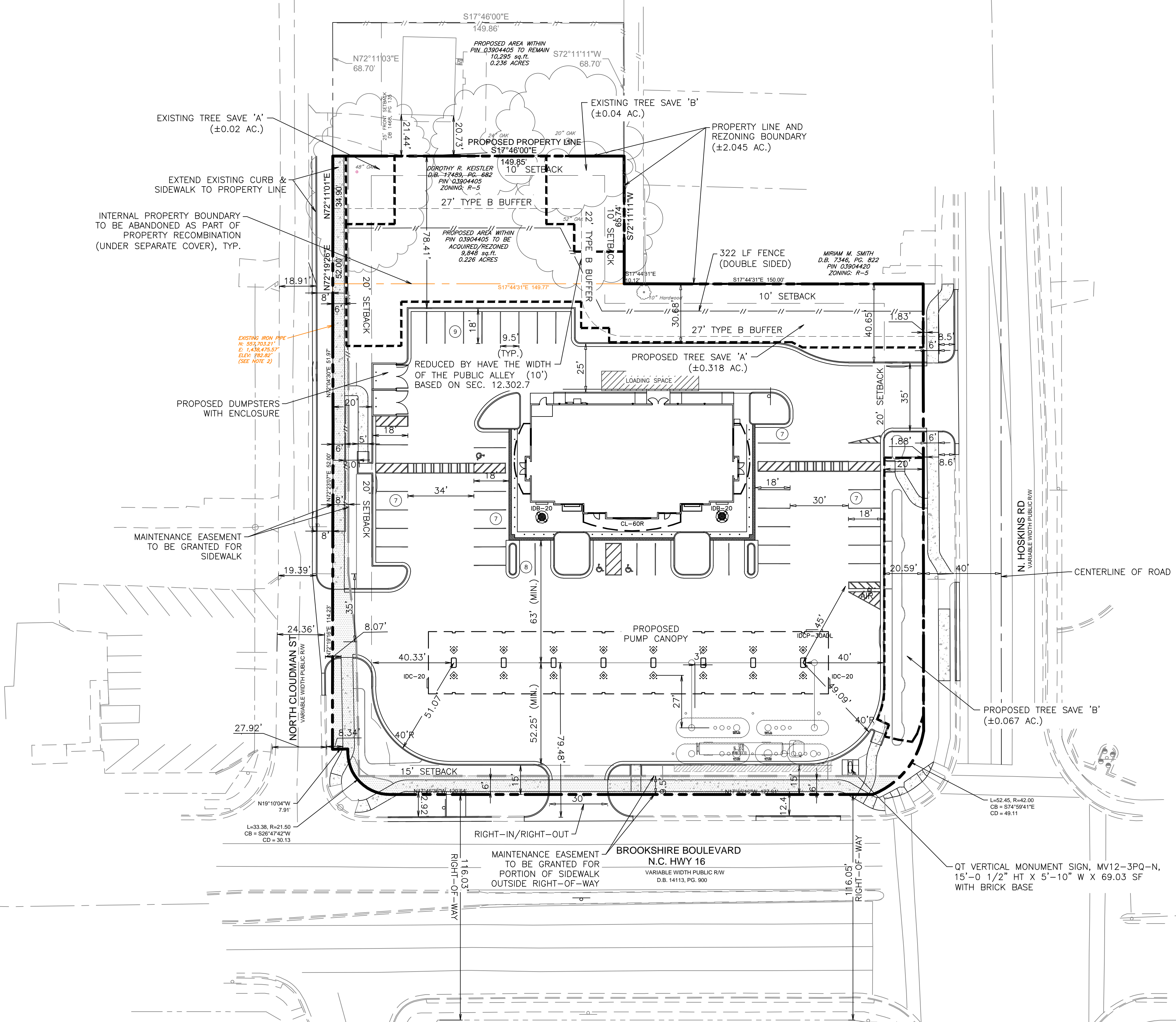


FILE LOCATION: J:\Drawings\Projects\QuikTrip\1024 Charlotte, NC\civil.dwg TAB NAME: Rezoning USER: JEdney SAVED: 9/19/2017 5:19 PM PLOTTED: 9/19/2017 5:21 PM



SITE DATA (QUIKTRIP STORE 1024)	
TAX PARCEL ID #:	A PORTION OF 039-044-05 039-044-07
TOTAL SITE / REZONING AREA:	EXISTING (+/-1.819 AC.) PROPOSED (+/-2.045 AC.)
EXISTING ZONING:	B-1 (CD), R-5
PROPOSED ZONING:	B-1 (CD) S.P.A., B-1 (CD)
PROPOSED USE:	CONVENIENCE STORE WITH FUEL SALES
DEVELOPMENT STANDARDS:	SETBACK (BROOKSHIRE BLVD) 10' (15' PROVIDED) SETBACK (N. HOSKINS RD.) 20' SETBACK (N. CLOUDMAN ST.) 20' REAR 10'
BUILDING AREA	MAXIMUM 6,000 SF
BUILDING HEIGHT	MAXIMUM 25' HEIGHT

NC COA: C-1532  
ISSUE DATE: 09/19/2017

**FREELAND** **GRG KAUFMAN, INC.**  
Engineers & Architects  
205 West Street, Suite 2609  
Greenville, South Carolina 29609  
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Fax: 864-259-3996

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3701 ARCO CORPORATE DRIVE - SUITE 150 - CHARLOTTE, NC 28273

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DIVISION: CAROLINA  
VERSION: 001  
DESIGNED BY: WP/CG/JE  
DRAWN BY: WP/CG/JE  
REVIEWED BY: WP/CG/JE

REV	DATE	DESCRIPTION

SHEET TITLE:  
**REZONING PLAN**  
PETITION #:

SHEET NUMBER:  
**RZ-1**

ORIGINAL ISSUE DATE: 07/20/2016








FILE LOCATION: J:\Drawings\Projects\QuikTrip\1024 (Charlotte, NC)\civil.dwg TAB NAME: Dev Notes USER: JEdiney SAVED: 9/20/2017 2:19 PM PLOTTED: 9/20/2017 2:20 PM

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Q	A. <u>General Provisions</u>														
P	1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by QuikTrip Corporation to accommodate a convenience store with gasoline sales and any incidental or accessory uses relating thereto on that approximately 2.045 acre site located on the northeast corner of the intersection of Brookshire Boulevard and North Hoskins Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 039-044-07 and a portion of Tax Parcel No. 039-044-05.														
N	2. The development and use 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").														
M	3. 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.														
L	4. The parcels of land that comprise the Site may be recombined into one parcel at the option of Petitioner.														
K	5. 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.														
J	B. <u>Permitted Uses/Development Limitations</u>														
H	1. The Site may only be devoted to a convenience store with gasoline sales and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-1 zoning district. Incidental and accessory uses may include, without limitation, an eating, drinking and entertainment use.														
G	2. Accessory drive through service windows shall not be permitted on the Site.														
F	3. A car wash shall not be permitted on the Site.														
E	4. A maximum of one principal building may be located on the Site.														
D	5. As depicted on the Rezoning Plan, the minimum setback from Brookshire Boulevard shall be 15 feet.														
C	C. <u>Maximum Gross Floor Area</u>														
B	1. The maximum gross floor area of any building located on the Site shall be 6,000 square feet. The area under the canopy over the gas pumps associated with the convenience store and outdoor dining areas shall not be included in the calculation of the maximum gross floor area.														
A	D. <u>Transportation</u>														
	1. 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.														
	2. The alignments of the internal drives to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.														
	3. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall construct a new waiting pad for the existing bus stop located on Brookshire Boulevard. The waiting pad shall be located entirely within the right of way, and the precise location of the waiting pad shall be determined during the permitting process. The waiting pad shall be constructed to CATS Development Standard 60.01B. Petitioner's obligation to construct the waiting pad shall be subject to Petitioner's ability to obtain all approvals and permits required to construct it. CATS shall be responsible for the installation and maintenance of any bench or shelter that may be located on the waiting pad.														
	E. <u>Architectural Standards</u>														
	1. The maximum height of the building to be constructed on the Site shall be 25 feet.														
	2. Attached to the Rezoning Plan are schematic architectural renderings of the building to be constructed on the Site that are intended to depict the general conceptual architectural style and character of this building. Accordingly, the 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 with respect to architectural style, character and primary building materials. Notwithstanding the foregoing, changes and alterations to the elevations of the building which do not materially change the overall conceptual architectural style and character shall be permitted.														
	3. The exterior building materials for the building to be constructed on the Site are designated on the attached schematic architectural renderings.														
	F. <u>Streetscape and Landscaping</u>														
	1. A Class B buffer shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to Section 12.302(8) of the Ordinance, the width of the Class B buffer areas may be reduced by 25% by installing a wall, fence or berm that meets the standards of Section 12.302(8) of the Ordinance. Additionally, the width of the Class B buffer areas may be reduced pursuant to Section 12.302(7) of the Ordinance.														
	2. 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, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.														
	3. Internal sidewalks shall be provided on the Site as generally depicted on the Rezoning Plan.														
	4. Petitioner shall install landscaping on the Site, including along the Site's frontages on the adjacent public streets, in accordance with the landscape plan set out on Sheet RZ-2 of the Rezoning Plan.														
	5. Petitioner shall install a 6 foot tall wooden fence along the eastern boundary line of the Site as depicted on Sheet RZ-2 of the Rezoning Plan.														
	6. Petitioner shall install a 6 foot tall wooden fence along a portion of the northern boundary of the Site as depicted on Sheet RZ-2 of the Rezoning Plan.														
	7. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on North Cloudman Street as generally depicted on the Rezoning Plan. The minimum 8 foot wide planting strip and the minimum 6 foot wide sidewalk shall be located within a sidewalk utility easement rather than in public right of way as generally depicted on the Rezoning Plan.														
	8. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on North Hoskins Road as generally depicted on the Rezoning Plan.														
	9. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Brookshire Boulevard as generally depicted on the Rezoning Plan. The minimum 8 foot wide sidewalk, or portions thereof, shall be located within a sidewalk utility easement rather than in public right of way as generally depicted on the Rezoning Plan.														
	G. <u>Environmental Features</u>														
	1. Development of the Site shall comply with the City of Charlotte Tree Ordinance.														
	2. 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.														
	H. <u>Signage</u>														
	1. All signs installed on the Site shall comply with the requirements of the Ordinance.														
	2. Notwithstanding paragraph 1 above, a pole sign shall not be permitted on the Site.														
	3. Any monument sign installed on the Site shall have a minimum 3 foot tall brick base and a total maximum height of 16 feet.														
	I. <u>Lighting</u>														
	1. Any freestanding lighting fixtures installed on Site shall have a maximum height of 21 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.														
	2. Any attached lighting will be downwardly directed and a full cutoff fixture.														
	J. <u>Binding Effect of the Rezoning Documents and Definitions</u>														
	1. 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 Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.														
	2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.														
	3. 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.														




NC COA: C-1532  
ISSUE DATE: 09/19/2017

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tel 864/295-9965

QuikTrip No. 1024

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3701 ARCO CORPORATE DRIVE - SUITE 150 - CHARLOTTE, NC 28273



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DRAWN BY: WP/CG/JE  
REVIEWED BY: WP/CG/JE

REV	DATE	DESCRIPTION

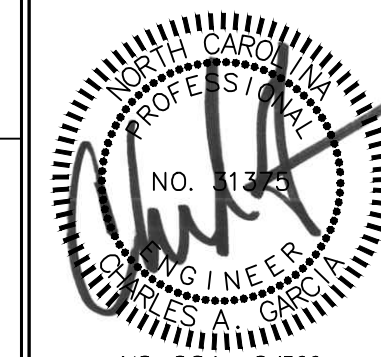
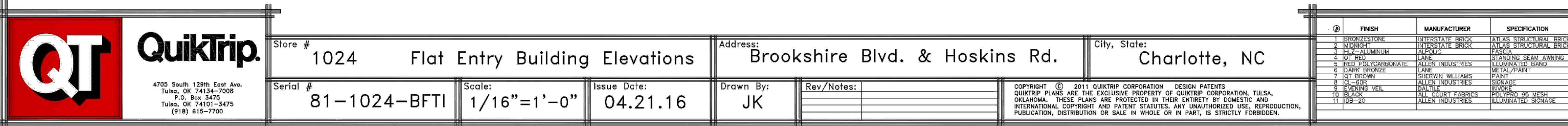
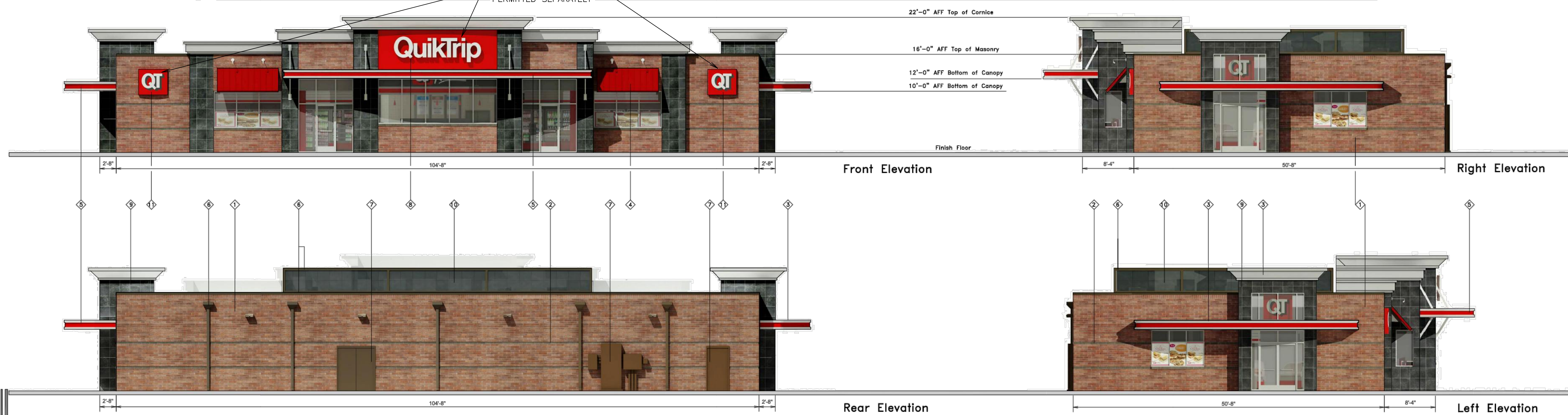
SHEET TITLE:

DEVELOPMENT STANDARDS  
AND NOTES

SHEET NUMBER:

RZ-3





ISSUE DATE: 09/19/2017

**FREELAND and KAUFFMAN, INC.**  
*Engineers • Landscape Architects*  
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864-233-5497  
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**SHEET TITLE:**

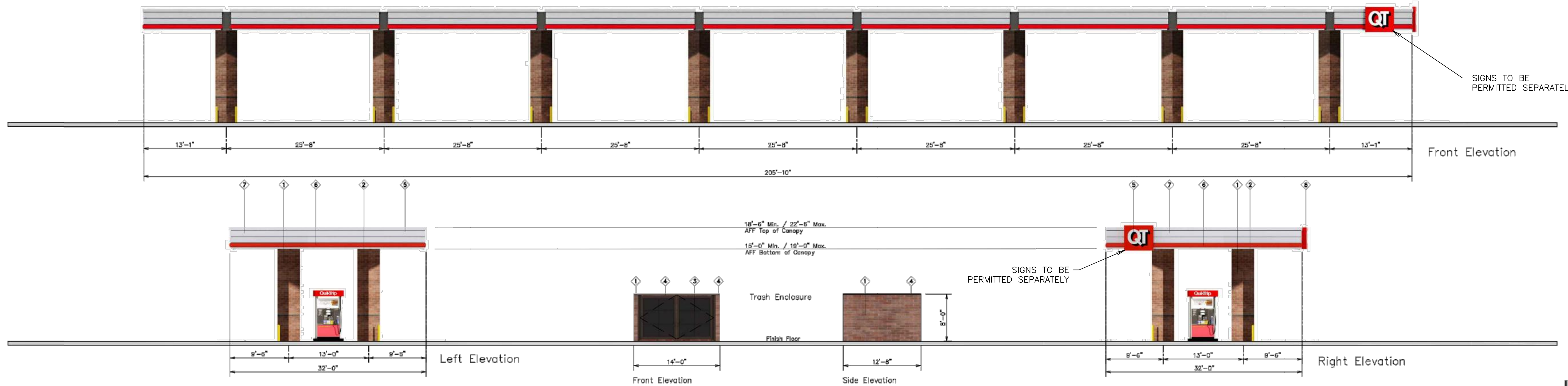
BUILDING ELEVATION

SHEET NUMBER:

RZ-4



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Store #	1024	Vertical 8 Canopy Elevations			Address:	Brookshire Blvd. & Hoskins Rd.	City, State:	Charlotte, NC
Serial #	81-1024-GV08	Scale:	NTS	Issue Date:	04.21.16	Drawn By:	JK	Rev/Notes:
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Q	FINISH	MANUFACTURER	SPECIFICATION
1	Bronzestone	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	Midnight Black	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	Black	ALL-COURT FABRICS	POLYPROPYLENE MESH
4	Dark Bronze	LANE	METAL PAINT
5	Dark Bronze	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
6	Red Polycarbonate	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
7	Red Aluminum	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8	Dark Bronze	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

FREE LANCE CIVIL ENGINEER  
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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 07/20/2016

SHEET TITLE:  
GAS CANOPY ELEVATIONS

SHEET NUMBER:  
RZ-5