

VICINITY MAP

NOT TO SCALE

SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF CHARLOTTE
TAX PARCEL(S)	10917104 & 10917105
SITE ADDRESS:	8429 & 8515 EAST W.T. HARRIS BLVD.
EXISTING ZONING	R-17 (MF)
PROPOSED ZONING	B-2 (CD)
USE CLASSIFICATION	COMMERCIAL
TOTAL SITE AREA	+/- 3.35 AC.
REQUIRED TREE SAVE	+/- 0.50 AC. OR 21,780 SQ. FT.
MINIMUM FRONT SETBACK*	20 FEET
MINIMUM CORNER/SIDE SETBACK*	0 FEET**
MINIMUM REAR SETBACK*	10 FEET
MAXIMUM BUILDING HEIGHT	40 FEET
MAXIMUM BUILDING AREA (CAR WASH)	4,500 SQUARE FEET
MAXIMUM NUMBER OF PRIMARY BUILDINGS***	2
REQUIRED PARKING	1 SPACE / 250 SQ. FT. 4,150 SQ. FT. / 250 SQ. FT. 17 SPACES REQUIRED (CAR WASH)
	1 SPACE / 250 SQ. FT. 10,000 SQ. FT. / 250 SQ. FT. 40 SPACES REQUIRED (RETAIL)
PARKING SHOWN	24 SPACES (CAR WASH) 40 SPACES (RETAIL)

* SETBACKS SHOWN ASSUME A B-2 REZONING

**IN B-1 AND B-2 DISTRICTS, NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, THE FIRST ONE MUST BE A MINIMUM OF 8 FEET AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET. HOWEVER, IN ANY COMBINATION, THERE SHALL BE A MINIMUM OF 8 FEET BUILDING SEPARATION AT THE SIDE YARDS.

***DOES NOT INCLUDE PROPOSED FUEL/VACUUM CANOPIES NOR ACCESSORY BUILDINGS

PROPOSED RIGHT OF WAY
(DEDICATION AND FEE SIMPLE CONVEYANCE
OF ALL PROPOSED RIGHTS OF WAY SHALL BE
COMPLETED PRIOR TO SITE'S FIRST BUILDING
CERTIFICATE OF OCCUPANCY IS ISSUED)

PROPOSED 12' MULTI-USE-PATH (TYP.)
(PATH SHALL HAVE PUBLIC SIDEWALK
EASEMENT FOR ALL AREAS OUTSIDE OF
RIGHT OF WAY)

PROP. 8' PLANTING
STRIP (TYP.)

PROPOSED WAITING PAD WITH
5'X10' CANILEVER SHELTER
CATS BUS STOP DETAIL: 60-10A

PROPOSED PARKING
LOT SCREENING (TYP.)

PROPOSED PARKING
LOT SCREENING (TYP.)

PROPOSED CURB
AND GUTTER
(TYP.)

PROPOSED LOW LANDSCAPE WALLS (TYP.)

PROPOSED TREE SAVE AREA
(7,677 SQ FT)

PROPOSED TREE SAVE AREA
(10,713 SQ FT)

TOTAL TREE SAVE AREA
21,780 SQ FT
(0.5 ACRES)

POTENTIAL FUTURE CROSS-ACCESS
TO CATS PARK AND RIDE LOT
(SUBJECT TO CATS APPROVAL)

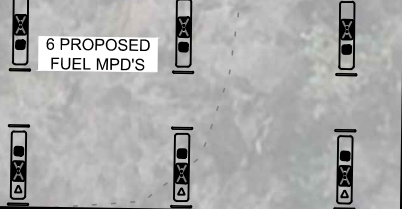
PROPOSED CURB AND
GUTTER (TYP.)

POTENTIAL DRIVE THROUGH FOR USES
SUCH AS FINANCIAL INSTITUTION OR
RETAIL PHARMACY

PROPOSED TREE SAVE AREA
(1,324 SQ FT)

TRANSITION FROM 5'
SIDEWALK TO 12' MULTI-USE-
PATH

DEVELOPMENT AREA "A"

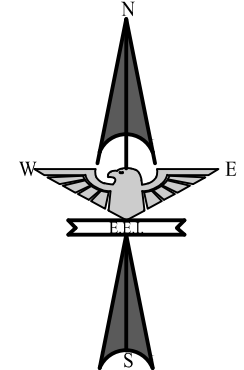


DEVELOPMENT AREA "B"

PROP. RETAIL
10,000 SQ. FT.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



DEVELOPMENT STANDARDS

GENERAL PROVISIONS.

a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS", SHALL WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

d. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL OF THE ZONING ORDINANCE. SUCH ALTERATIONS WOULD BE LESS INTENSE AND THEREFORE SUBJECT TO ADMINISTRATIVE APPROVALS.

e. WHILE REZONING SITE PLAN SHOWS A 10,000 SQUARE FOOT RETAIL BUILDING IN DEVELOPMENT AREA "B" PETITIONER MAY SEEK TO AMEND THE PROPOSED USE TO INCLUDE A BANK, OFFICE, OR PHARMACY USE DEPENDING ON MARKET CONDITIONS.

PERMITTED USES

DEVELOPMENT AREA "A"

CAR WASHES WITH ASSOCIATED ACCESSORY USES & FUEL STATION WITH UP TO 12 FUELING POSITIONS

DEVELOPMENT AREA "B"

FINANCIAL INSTITUTIONS UP TO 300,000 SQUARE FEET

OFFICES UP TO 100,000 SQUARE FEET

RETAIL AND SHOPPING CENTERS, PERSONAL AND RECREATIONAL SERVICES UP TO 10,000 SQUARE FEET

DRIVE IN SERVICES WINDOWS AS AN ACCESSORY TO PRINCIPAL USE

EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS TYPE 2

EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS TYPE 1 WITH DRIVE IN SERVICE AS A PRINCIPAL USE

TRANSPORTATION

a. THE SITE WILL HAVE RIGHT IN/ RIGHT OUT DRIVEWAY ACCESS TO BOTH EAST W.T. HARRIS BLVD. AND LAWYERS ROAD AS GENERALLY DEPICTED ON THE SITE PLAN.

b. PETITIONER PROPOSES A NEW DECELERATION / RIGHT TURN LANE ON EAST W.T. HARRIS BLVD. STREET RIGHT OF WAY WILL BE DEDICATED TO COVER THE PROPOSED TURN LANE.

c. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

ARCHITECTURAL STANDARDS

a. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.

b. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE. ELEVATION TRANSPARENT GLASS BETWEEN TWO AND 10 FEET ON THE FIRST FLOOR, UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS, WHICH MUST MAINTAIN A MINIMUM OF THREE FEET 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 FOUR FEET ABOVE ADJACENT STREET SIDEWALK BUILDING.

c. FACADES OF FIRSTGROUND FLOOR OF THE STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.

d. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO BANDING, MEDALLIONS, OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

e. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES THAT SHALL BE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS, COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.

f. BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 22 FEET. MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

STREETSCAPE AND LANDSCAPING

a. EXISTING PLANTING STRIPS AND SIDEWALKS ALONG EAST W.T. HARRIS AND LAWYERS ROAD SHALL REMAIN WITH THE EXCEPTION OF THE PROPOSED RIGHT TURN LANE. NEW SIDEWALK SHALL BE CONSTRUCTED ALONG THE PROPOSED RIGHT TURN LANE.

b. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ENVIRONMENTAL FEATURES

a. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.

b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. 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.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

a. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

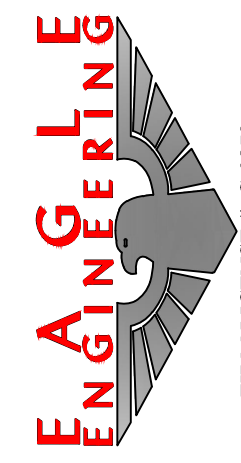
LIGHTING

FREESTANDING LIGHTS WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

PHASING

RESERVED

INITIAL SUBMISSION: 12-18-2017



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PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	BY	ISSUE
1.	06/25/18	JLR	ADDRESS CITY STAFF COMMENTS AND
2.	08/14/18	JLR	ADDRESS CITY STAFF COMMENTS
3.	08/29/18	JLR	ADDRESS NCDOT COMMENTS
4.	09/13/18	JLR	ADDRESS CITY STAFF COMMENTS
5.	10/18/18	JLR	ADDRESS CITY STAFF COMMENTS
6.	11/12/18	JLR	ADDRESS CITY STAFF COMMENTS



EAST W.T. HARRIS BLVD. &
LAWYERS RD
CHARLOTTE, NC
SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

REZONING
CONCEPTUAL
SITE PLAN

DESIGNED BY	JLR	CHECKED BY	JLR
SCALE	AS SHOWN	DATE	12/18/2017
		JOB NUMBER	5808

Sheet

RZ-1.0