

# QUAIL CORNERS REZONING PLAN

## 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 40'-0"  
ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO  
SECTION 6.207 ALTERATIONS TO APPROVAL

**BB+M**  
ARCHITECTURE

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

## SECOND SUBMITTAL

**Quail Corners  
Rezone**  
PETITION 2010-072

charlotte, north carolina

PROJECT | 10croQUAIL  
DATE | SUBMITTAL #1 9/22/10  
DATE | SUBMITTAL #2 10/15/10  
DRAWN | nrb  
PATH |

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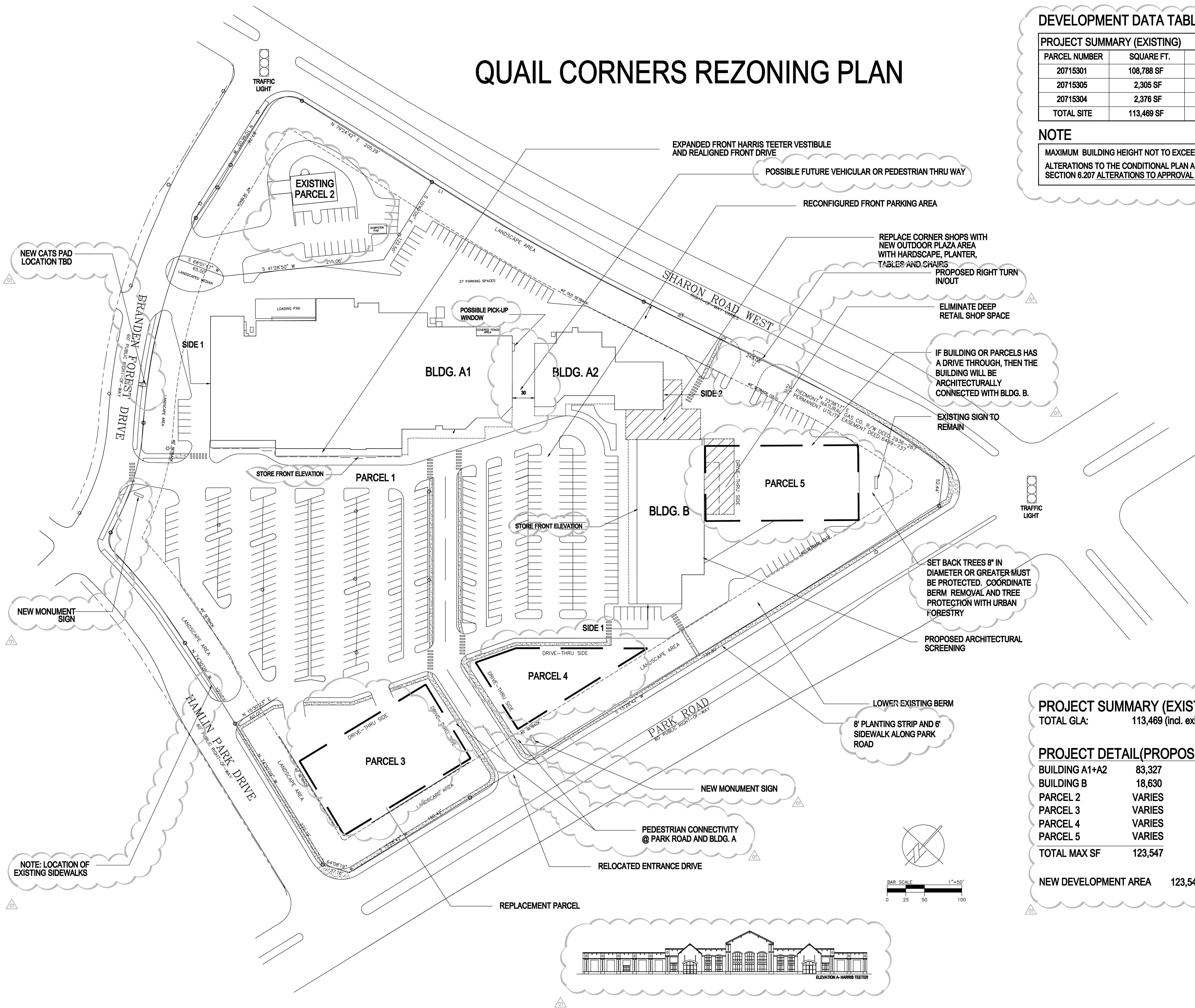
REVISIONS		
Number	Date	Comment
1	10/15/10	SUBMITTAL 1 COMMENTS

## PROJECT SUMMARY (EXISTING)

TOTAL GLA: 113,469 (incl. existing outbuildings)

## PROJECT DETAIL(PROPOSED)

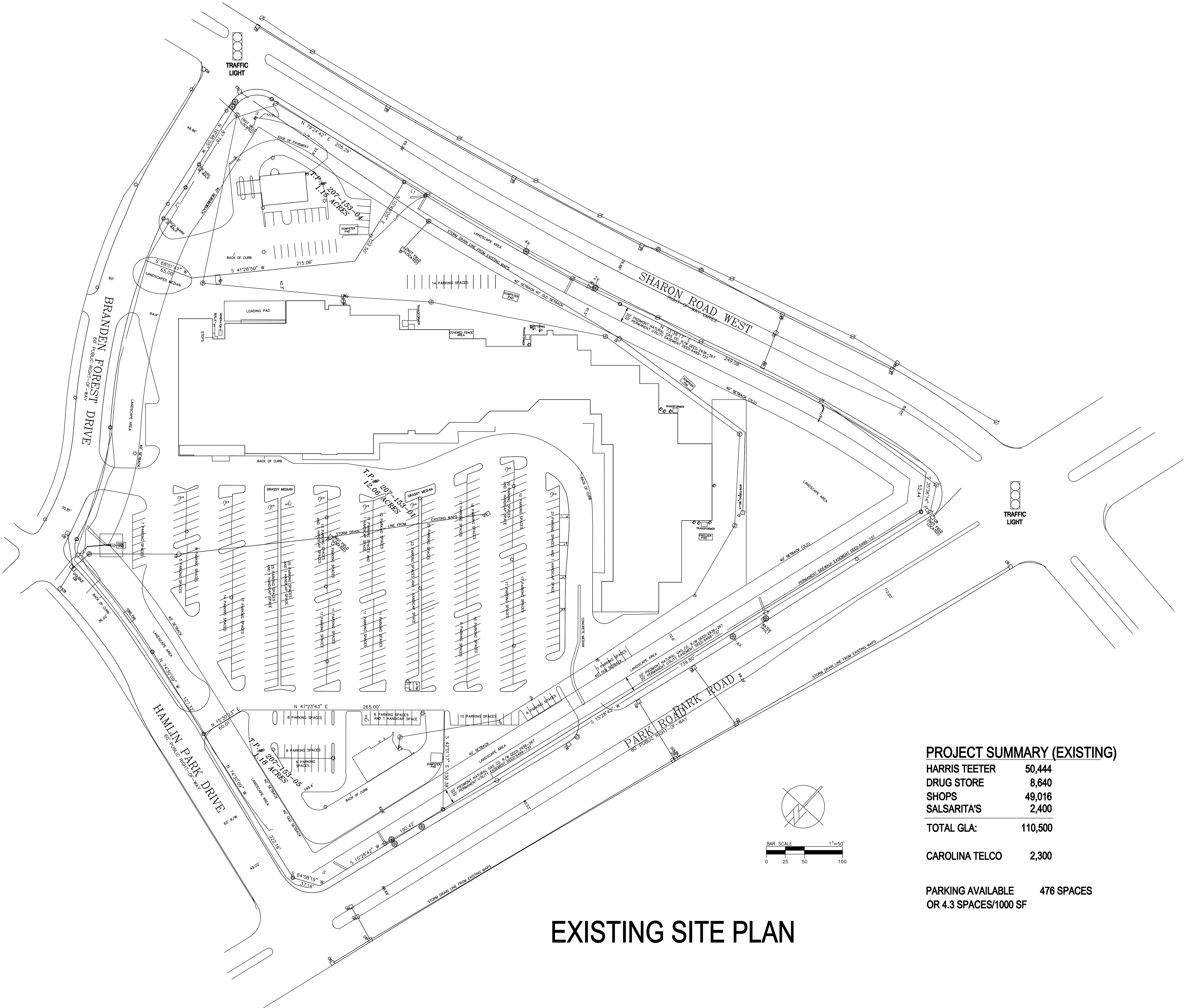
BUILDING A1+A2	83,327	PARKING AVAILABLE 495 SPACES MINIMUM OR 4.00 SPACES/1000 SF
BUILDING B	18,630	
PARCEL 2	VARIES	
PARCEL 3	VARIES	
PARCEL 4	VARIES	
PARCEL 5	VARIES	
TOTAL MAX SF	123,547	
NEW DEVELOPMENT AREA	123,547	



SECOND SUBMITTAL  
Quail Corners  
Rezone  
PETITION 2010-072

charlotte, north carolina  
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REVISIONS		
Number	Date	Comment
1	10/15/10	SUBMITTAL 1 COMMENTS



PROJECT SUMMARY (EXISTING)	
HARRIS TEETER	50,444
DRUG STORE	8,640
SHOPS	49,016
SALSARITA'S	2,400
TOTAL GLA:	110,500
CAROLINA TELCO	2,300
PARKING AVAILABLE	476 SPACES
OR 4.3 SPACES/1000 SF	

EXISTING SITE PLAN





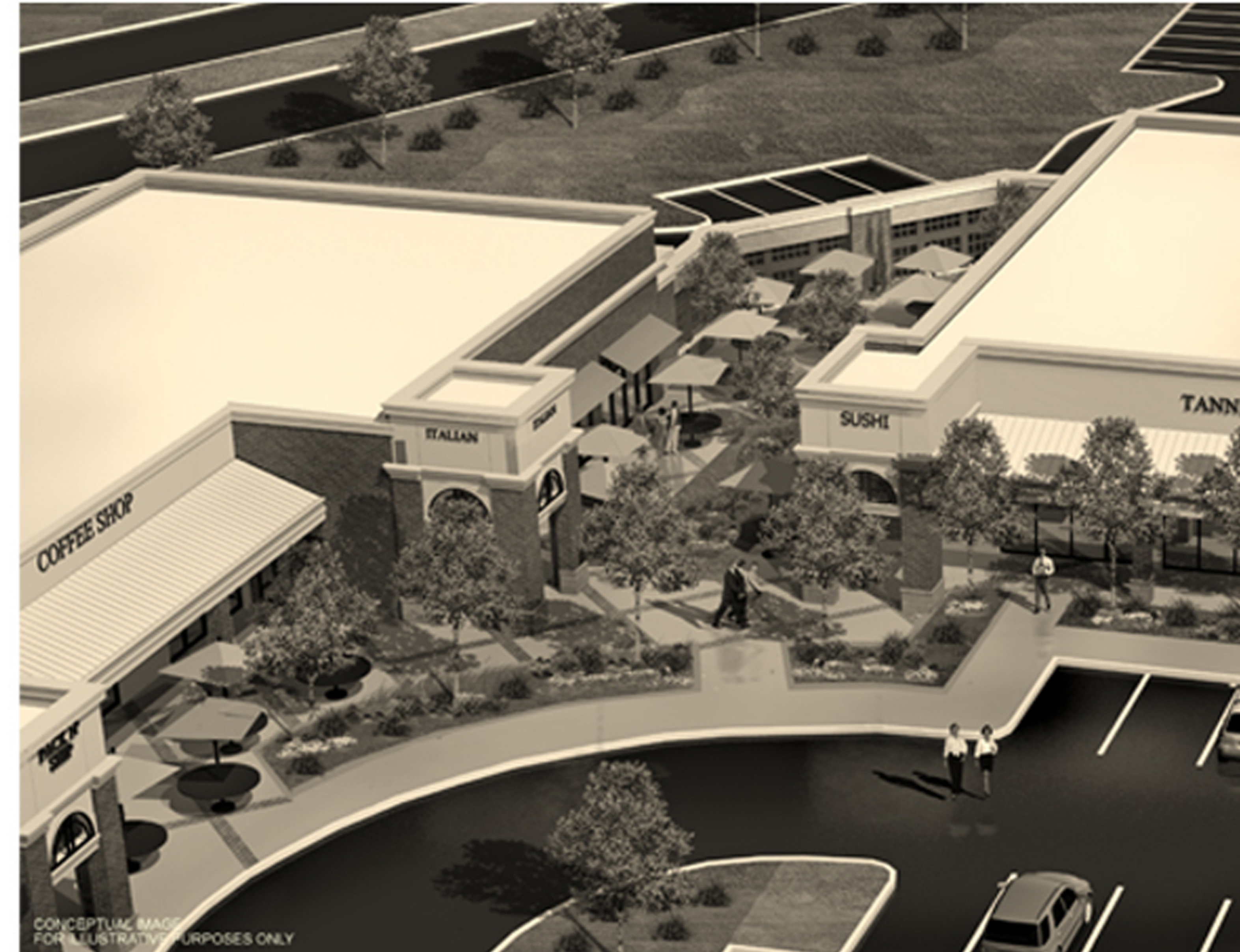
Aerial Perspective



Harris Teeter Perspective



Park and Sharon Rd. West Perspective



Courtyard Perspective



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SECOND SUBMITTAL  
**Quail Corners  
Rezone**  
PETITION 2010-072

Charlotte, North Carolina

PROJECT | 10cruQUAIL  
DATE | SUBMITTAL #1 9/28/10  
DATE | SUBMITTAL #2 10/15/10  
DRAWN | rlb  
PATH |

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REVISIONS		
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1	10/15/10	SUBMITTAL 1 COMMENTS



DEVELOPMENT STANDARDS

October 15, 2010

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, exterior portions of existing Building A and existing Building B will be renovated through the introduction of new building materials as more particularly described below, and a new building may be constructed on each of Parcel 3, Parcel 4 and Parcel 5. The existing building located on Parcel 2 may remain in its existing condition or it may be renovated or replaced at the option of the Petitioner.
- Additionally, up to three buildings may be located on Parcel 1 by dividing Building A into two separate buildings (designated as Building A1 and Building A2 on the Rezoning Plan) at the option of the Petitioner to provide a vehicular drive between these buildings or to provide 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.
- In lieu of dividing Building A into two separate buildings, the Petitioner may divide Building B into two separate buildings to provide a vehicular drive between these buildings. Building A may remain as a single building and Building B may remain as a single building at the option of the Petitioner.
3.

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.
4.

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.

Permitted Uses

5.

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 and 7 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.
6.

No portion of the Site may be devoted to any of the following uses:

a.

Automotive service stations, including minor adjustments, repairs and lubrication

b.

Civic, social service or fraternal facilities

c.

Dwellings: mixed use, detached, duplex, triplex, quadraplex, multifamily or attached

d.

Funeral homes, embalming and crematories

e.

Hotels and motels

f.

Gunsmiths

g.

Outdoor recreation

h.

Theatres, motion pictures

i.

Adult care centers

j.

Nightclubs, bars, and lounges

k.

On-site demolition landfills

l.

Petroleum Storage as a principal use

m.

Coin operated laundries (as a principle or accessory use)

n.

Boarding houses

o.

Bus and train terminals

p.

Group homes

q.

Car washes as a principal use

r.

Wireless communication, transmission or receiving towers

s.

Tire store
7.

A maximum of 1 restaurant with accessory drive through windows may be located on the Site, however, such use must be located on either Parcel 3 or on Parcel 4.
8.

A maximum of 1 convenience store with accessory gasoline service may be located on the Site, however, such use must be located on either Parcel 3 or on Parcel 4.
9.

No building materials sales business or fence materials sales business established on any portion of the Site may have any outside storage.
10.

As noted in Paragraph 3 above, a maximum of 1 restaurant with accessory drive through windows may be located on the Site. However, drive through window services will be permitted as an accessory use to any other permitted use on the Site, such as a bank or financial institution and a pharmacy. If drive through windows are utilized as a permitted accessory use, than outside speakers for music or voice communication shall not be permitted if the sound produced by such outside speakers can be detected off Site.
11.

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.

Transportation

12.

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.
13.

Off street parking will meet the minimum standards established under the Ordinance
14.

Standard stop signs will be maintained by the Petitioner at the Hamlin Park Drive and Brandon Forest driveways.
15.

Adequate site distance triangles will be maintained at all driveways.
16.

Internal sidewalks and pedestrian connections shall be provided on the Site as more particularly depicted on the Rezoning Plan.

Bus Stop Waiting Pad

Prior to the issuance of a certificate of occupancy for a building located on Parcel 3, Parcel 4 or Parcel 5, the Petitioner shall construct a concrete waiting pad adjacent to the Site on Branden 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.

Architectural Standards

1.

The maximum height of any building located on the Site shall be 40 feet and 1 story.
2.

The neighborhood atmosphere of the shopping center will be preserved in this amended plan and in future remodels by retaining in the design an articulated facade with courtyards, which are presently incorporated into the design of the shopping center. The courtyards may be adjusted and altered as necessary to maintain the business distribution within the shopping center.
3.

Existing Building A and Existing Building B

(a)

Attached hereto are schematic architectural perspectives of the front elevations of renovated existing Building A and existing Building B that are intended to depict the general architectural style, character and elements of the these buildings after their renovation. Accordingly, the front elevations of existing Building A and existing Building B after their renovation shall be substantially similar in appearance to the relevant schematic architectural perspectives attached hereto 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.

(b)

Notwithstanding the foregoing, as noted above, Building A may be divided into two separate buildings (designated as Building A1 and Building A2 on the Rezoning Plan) at the option of the Petitioner to provide a vehicular drive between these buildings or to provide a vehicular drive and an accessory drive through window for a pharmacy use located in the adjacent tenant space. Additionally, in lieu of dividing Building A into two separate buildings, the Petitioner may divide Building B into two separate buildings to provide a vehicular drive between these buildings.

(c)

Exterior building materials for renovated existing Building A and existing Building B shall be as follows:

( i )

At least 60% of the storefront building elevations below the roofline as identified on the Rezoning Plan shall be composed of masonry materials, and the remainder of the storefront building elevations below the roofline shall be comprised of EIFS. "The storefront building elevations below the roofline" is defined as the entire exterior surface areas below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of materials required. The parapet shall be composed of EIFS.

( ii )

All other building elevations shall be painted to match the color of the new brick installed on the storefront elevations of existing Building A and existing Building B.

(d)

Architectural screening of the rear facade of existing Building B shall be provided through the installation of a masonry wall, a decorative fence or a combination thereof having a minimum height of 6 feet.

4.

Building on Parcel 3

(a)

Any building constructed on Parcel 3 shall be located within the building envelope depicted on the Rezoning Plan. Parking and circulation may also be located within the building envelope.

(b)

In the event that the building constructed on Parcel 3 has drive through window services, the drive through windows shall not be located on a side of the building that directly fronts Park Road or Hamlin Park Drive.

(c)

In the event that the building constructed on Parcel 3 is a convenience store with accessory gasoline service, the gasoline pumps may not be located between the convenience store building and Hamlin Park Drive or between the convenience store building and Park Road. The gasoline pumps must be located within the building envelope.

(d)

At least 60% of each building elevation below the roofline shall be composed of masonry materials, and the remainder of each building elevation below the roofline shall be comprised of EIFS. "Each building elevation below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of materials required. Any parapet on these buildings will be composed of EIFS.

5.

Building on Parcel 4

(a)

Any building constructed on Parcel 4 shall be located within the building envelope depicted on the Rezoning Plan. Parking and circulation may also be located within the building envelope.

(b)

In the event that the building constructed on Parcel 4 has drive through window services, the drive through windows shall not be located on the side of the building that directly fronts Park Road.

(c)

In the event that the building constructed on Parcel 4 is a convenience store with accessory gasoline service, the gasoline pumps may not be located between the convenience store building and Park Road. The gasoline pumps must be located within the building envelope.

(d)

At least 60% of each building elevation below the roofline shall be composed of masonry materials, and the remainder of each building elevation below the roofline shall be comprised of EIFS. "Each building elevation below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of materials required. Any parapet on these buildings will be composed of EIFS.

6.

Building on Parcel 5

(a)

Any building constructed on Parcel 5 shall be located within the building envelope depicted on the Rezoning Plan. Parking and circulation may also be located within the building envelope.

(b)

In the event that the building constructed on Parcel 5 has drive through window services, the drive through windows shall be located at the rear of the building between the building and existing Building B, and the building constructed on Parcel 5 shall be connected to existing Building B by way of a roof system. The drive through windows shall be located under the roof system connecting the building constructed on Parcel 5 to existing Building B. In this circumstance, parking areas will be located to the side and the front of the building constructed on Parcel 5.
- (c)

In the event that the building constructed on Parcel 5 does not have drive through windows, the building may be located closer to the adjoining streets and parking areas may be located to the sides and rear of the building.

(d)

At least 60% of each building elevation below the roofline shall be composed of masonry materials, and the remainder of each building elevation below the roofline shall be comprised of EIFS. "Each building elevation below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of materials required. Any parapet on these buildings will be composed of EIFS.

(e)

Any building located on Parcel 5 shall be compatible to renovated existing Building A and existing Building B in appearance and quality through the use of similar building materials, colors, architectural features and styles.

7.

All of the exterior renovations to existing Building A and existing Building B as described above in Paragraph 3 shall be completed prior to the issuance of the first certificate of occupancy for a building located on Parcel 3, Parcel 4 or Parcel 5.

8.

Any dumpster visible from a public street or from an adjoining parcel of land will be screened from view by a solid enclosure with gates. If one or more sides of a dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the masonry wall along each such side.
- Streetscape and Landscaping
1.

The Petitioner shall install a minimum 6 foot sidewalk and a minimum 8 foot planting strip along the Site's frontage on Park Road.

2.

All landscaping will meet or exceed the requirements of the Ordinance.

3.

Portions of the existing berm located along the Site's frontage on Sharon Road West and Park Road will be removed as depicted on the Rezoning Plan.

4.

Trees 8 inches in diameter at breast height or larger located within the setbacks from public streets shall be protected and preserved.
- Outdoor Plaza
- The outdoor plaza located between existing Building A and existing Building B shall contain hardscape, landscaping, planters and outdoor seating.
- Fire Protection
- Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications.
- Signage
1.

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

2.

Existing signs located within the setback areas may be replaced.
- Lighting
1.

The maximum height of any new freestanding lighting fixtures (including ils 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.

2.

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. Standard "wall-pak" type lighting will not be permitted.
- 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.
- Notice of Any Application for an Administrative Site Plan Amendment
- The Petitioner will give written notice to each of the individuals who are registered with the Charlotte-Mecklenburg Planning Commission's office as being representatives of the Hamlin Park, Creswick Condominiums and Quail Hollow Homeowners Associations at the respective addresses so registered of any administrative site plan amendment the Petitioner might elect to seek. Each such notice will be given at least 7 days in advance of the filing of any request for an administrative site plan amendment and will contain a complete description of the modifications or amendments sought. Certification of such written notice will accompany the application for any such administrative change by the Petitioner with a copy to staff.
- 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 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.
- 
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| Number    | Date     | Comment              |
| 1         | 10/15/10 | SUBMITTAL 1 COMMENTS |
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