

SITE DATA
TAX PARCEL ID NO: 16912112
SITE AREA: PARCEL 4A ± 1.27 AC
PARCEL 4B ± 0.52 AC (SUBDIVISION OF PARCEL)
TOTAL PARCEL ± 1.79 AC

EXISTING ZONING: CC
PROPOSED ZONING: CC SPA

PROPOSED BUILDING SF: PARCEL 4A: ± 3,010 SF
PARCEL 4B: ± 2,500 SF

BUILDING HEIGHT: PARCEL 4A: 19' (NOT INCLUDING ARCH. ROOF FEATURE)
PARCEL 4B: TBD (BUILDINGS MAY NOT EXCEED 2 STORIES)

PROPOSED FLOOR AREA RATIO: PARCEL 4A: 0.07
PARCEL 4B: 0.15

PARKING: PARCEL 4A: 15 SPACES PROVIDED.
PARCEL 4B: 10 SPACES PROVIDED. (PARKING WILL BE PROVIDED PER ORDINANCE CODE FOR BUILDING SF.)

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC SITE PLAN. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THIS SITE. HOWEVER THE CONFIGURATIONS, PLACEMENTS, SIZE OF BUILDING FOOTPRINT AND LOTS INCLUDING LOCATION OF STREETS AND PARKING AREAS SHOWN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, WITHIN THE LIMITS SET FORTH BY THE ORDINANCE UNDER THE PROVISIONS DETAILED IN SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

PETITIONER WILL BE REQUIRED TO FILE AN ADMINISTRATIVE AMENDMENT TO ORIGINAL PETITION 1997-015 BY AMENDMENT OF THE MOST RECENTLY APPROVED SITE PLAN AMENDMENT DOCUMENT PRIOR TO ISSUANCE OF FIRST BUILDING PERMIT.

A. PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE A DEVELOPMENT TRACT OF LAND AT THE INTERSECTION OF NATIONS FORD ROAD AND TYVOLA ROAD. THIS DEVELOPMENT WILL PROVIDE THE LOCATION OF AN AUTOMOBILE SERVICE STATION, ASSOCIATED CONVENIENCE STORE AND ANOTHER PROPOSED COMMERCIAL USE ON THE ADJACENT EASTERN PARCEL THAT IS CURRENTLY PART OF A PROPOSED SUBDIVISION. THIS REZONING WILL REVISE THE SPECIAL CONDITIONS ATTACHED TO THE ORIGINAL REZONING PETITION IN ORDER TO ALLOW FOR AUTOMOBILE SERVICE STATION USE ON THE SUBJECT PARCEL, AS WELL AS ALLOW FOR A CHANGE IN ACCESS ALONG NATIONS FORD ROAD AS SEEN ON THE SITE PLAN. A SUBDIVISION OF SAID PARCEL IS PROPOSED AND WAS PRELIMINARILY APPROVED BY PLANNING STAFF.

B. PERMITTED USES

PARCEL 4A - ALL USES IN THE CC ZONING DISTRICT EXCEPT BUILDING MATERIAL SALES, DWELLINGS, AND EATING/DRINKING/ENTERTAINMENT ESTABLISHMENTS WITH DRIVE-IN SERVICE WINDOWS.

PARCEL 4B - ALL USES IN THE CC ZONING DISTRICT EXCEPT AUTOMOBILE SERVICE STATIONS, BUILDING MATERIAL SALES, DWELLINGS, AND EATING/DRINKING/ENTERTAINMENT ESTABLISHMENTS WITH DRIVE-IN SERVICE WINDOWS. THE BUILDING LAYOUT IS CONCEPTUAL IN NATURE; THE PETITIONER RESERVES THE RIGHT TO NOT DEVELOP THIS PARCEL OR TO MAKE MINOR SITE PLAN ADJUSTMENTS THAT MATCH THE GENERAL INTENT OF THE PLAN AS SHOWN ON THIS SITE PLAN AND IN ACCORDANCE WITH SECTION 6.207.

PETITIONER AGREES THAT IN THE EVENT THE PROPOSED C-STORE IS VACATED, THE MOTOR FUEL FACILITY WILL BE REMOVED AND SITE WILL BE RESTORED TO A COMMERCIAL STANDARD.

PARCEL 4B WILL BE RESTRICTED FROM BEING A 24 HOUR DINER.

C. MAXIMUM DEVELOPMENT STANDARDS AND DEVELOPMENT LIMITATIONS

PARCEL 4A MAY BE DEVELOPED WITH A MAXIMUM OF 3,010 SF BUILDING EXCLUDING PERMITTED ACCESSORY STRUCTURES. PARCEL 4B MAY BE DEVELOPED WITH A MAXIMUM OF 2,500 SF BUILDING EXCLUDING PERMITTED ACCESSORY STRUCTURES.

D. TRANSPORTATION

THE PROPOSED SITE PLAN SHOWS 2 ACCESS DRIVEWAYS OFF OF TYVOLA GLEN CIRCLE WHICH CONNECTS THE OVERALL DEVELOPMENT TO NATIONS FORD ROAD TO THE WEST. THE CURRENT MOVEMENT AT THE NATIONS FORD ENTRANCE IS A RIGHT-IN, RIGHT-OUT MOVEMENT. A SEPARATE DRIVE IS PROPOSED OFF THE RIGHT-IN ACCESS OFF OF TYVOLA ROAD TO THE SOUTH. THE EXACT LOCATION AND DESIGN DETAIL OF THESE DRIVEWAYS WILL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS AND WILL BE SUBJECT TO MODIFICATIONS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN OF THIS SITE.

A FULL MOVEMENT DRIVEWAY HAS BEEN PROPOSED TO MODIFY THE CURRENT MOVEMENT AT THE NATIONS FORD ENTRANCE AND FURTHER COORDINATION AND APPROVALS WILL BE NEEDED.

PETITIONER WILL IMPROVE PEDESTRIAN REFUGE ISLAND AT THE INTERSECTION OF NATIONS FORD ROAD AND TYVOLA ROAD PER CDOT COMMENTS.

ADDITIONAL ADA ACCESSIBLE RAMPS WILL BE PROVIDED AT THE EXISTING RIGHT IN ACCESS OFF TYVOLA ROAD.

LEFT TURN LANE TO BE PROVIDED ALONG PRIVATE ACCESS NORTH OF PROJECT TO CONNECT TO NATIONS FORD ROAD. 150 FEET OF STORAGE WILL BE PROVIDED AND TURN LANE WILL BE BUILT PER NCDOT STANDARDS.

E. SCREENING AND LANDSCAPED AREAS

AT A MINIMUM, SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS SPECIFIED IN SECTION 12.302-12.303 OF THE ORDINANCE.

LANDSCAPE STRIPS AND ISLANDS SHALL BE CREATED TO BREAK THE VISUAL IMPACT OF THE PARKING AREAS.

CONTINUOUS LANDSCAPING STRIPS AND ISLANDS SHALL BE CREATED ALONG NATIONS FORD ROAD TO BREAK UP THE VISUAL IMPACT OF THE PARKING AREAS AS SHOWN ON THE SITE PLAN.

TREE SAVE AREA REQUIRED PER TREE ORDINANCE. PROPOSED TREE SAVE AREA SHOWN; HOWEVER FURTHER COORDINATION WITH THE CITY OF CHARLOTTE URBAN FORESTRY DEPARTMENT NEEDED TO DETERMINE FINAL TREE SAVE AREA.

PETITIONER WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

F. ARCHITECTURAL STANDARDS

THE SUBJECT PARCELS SHALL BE DESIGNED WITH MATERIALS COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOOD. ADJACENT RESIDENTIAL NEIGHBORHOOD IS CONSTRUCTED WITH PLANK SIDING AND NON-ARCHITECTURAL ROOFING. PURSUANT TO RESTRICTION ON OUR PROPERTY AND PREVIOUS STAFF COMMENTS, OUR MATERIALS ARE HIGH QUALITY ARCHITECTURAL PRECAST STONE AND FIBER CEMENT BOARD. BUILDING MATERIALS USED WILL BE HIGH QUALITY ARCHITECTURAL PRECAST STONE, FIBER CEMENT BOARD + SLOPED STANDING SEAM METAL ROOF.

THE BUILDINGS MUST BE DESIGNED TO ENCOURAGE AND COMPLEMENT THE PEDESTRIAN SCALE INTEREST AND ACTIVITY BY THE USE OF TRANSPARENT WINDOWS AND DOORS ARRANGED SO THAT THE USES ARE VISIBLE FROM AND/OR ACCESSIBLE TO THE STREET AND RIGHT-IN ACCESS DRIVEWAY OFF TYVOLA AND NATIONS FORD ROAD ON AT LEAST 50% OF THE LENGTH OF THE FIRST FLOOR FRONTAGE FACING THE STREET AND RIGHT-IN ACCESS DRIVEWAY. WINDOWS MUST NOT BE BLOCKED BY EQUIPMENT, WINDOW ADHESIVES, OR OTHER MEANS.

ROOFS SHOULD BE PITCHED AND SHOULD BE BETWEEN 5:12 AND 12:12. PROJECTED DORMERS MAY BE IMPLEMENTED. FUEL CANOPY ISLAND WILL ALSO BE DESIGNED TO HAVE A PITCHED ROOF.

BUILDING WILL PROVIDE PUBLIC SIDEWALK WITH HARDSCAPE WALKWAY TO PRIMARY STREET,

BLANK WALLS SHALL NOT EXCEED 20 FEET AND SHALL BE MITIGATED BY PROVIDING ARCHITECTURAL DETAIL SUCH AS: A SUBSTANTIAL CHANGE IN MATERIAL AND/OR ARTICULATION GREATER THAN 12 INCHES IN DEPTH.

G. LIGHTING

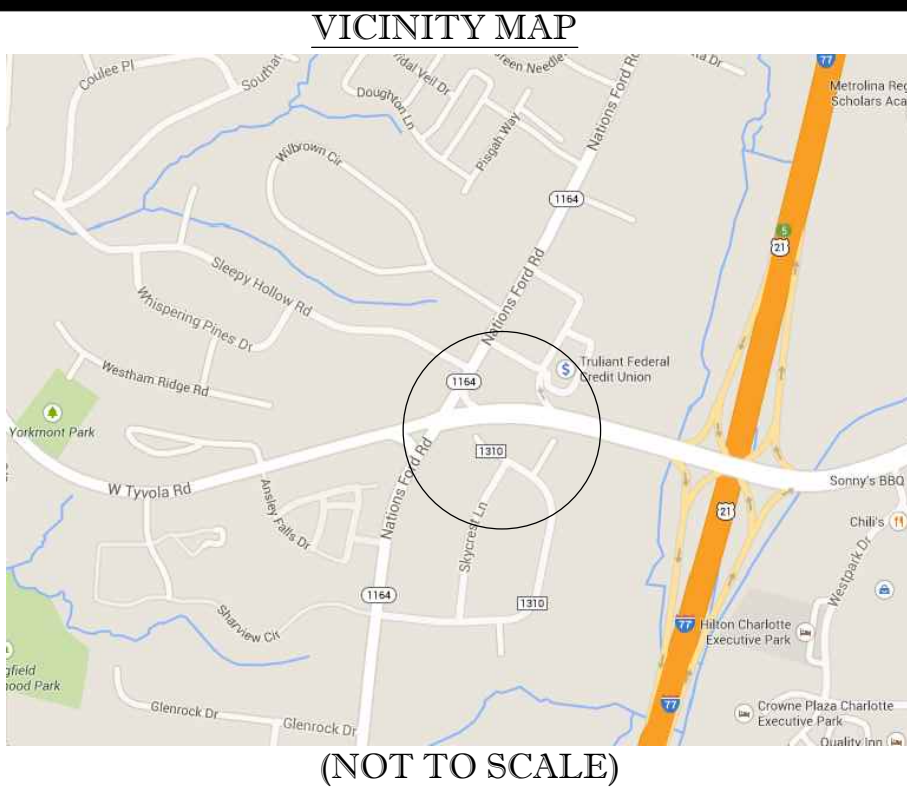
ALL SITE LIGHTING SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT OR BEAM TOWARD ADJACENT PROPERTIES OR STREETS. LIMIT HEIGHT OF FREE STANDING LIGHTING TO 25 FEET.

H. SIGNAGE

GROUND MOUNTED SIGNAGE FOR INDIVIDUAL PARCELS SHALL BE A MAXIMUM OF FOUR FEET HIGH AND 50 SQUARE FEET. ONE SIGN SHALL BE PERMITTED AT TYVOLA ROAD ENTRANCE, MAXIMUM 100 SQUARE FEET. ONE SIGN SHALL BE PERMITTED ALONG NATIONS FORD ROAD FRONTAGE, MAXIMUM 25 SQUARE FEET.

I. STORMWATER MANAGEMENT

THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS 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. SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN.



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REVISIONS		
REV	DATE	COMMENTS
1	9/19/14	REZONING REVISION #1
2	12/18/14	REZONING REVISION #2
3	1/9/15	REZONING REVISION #3
4	9/18/15	REZONING REVISION #4
5	12/23/15	REZONING REVISION #5

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF NORTH CAROLINA, THE DISTRICT OF COLUMBIA, VIRGINIA, MARYLAND, AND DELAWARE CALL: 811 (WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-952-7071) (MD 1-800-251-7777) (DE 1-800-293-8555)

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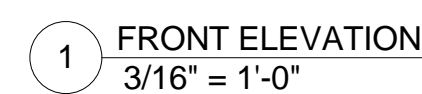
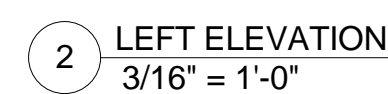
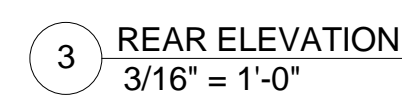
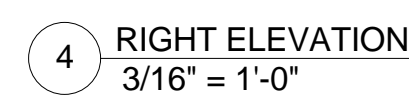
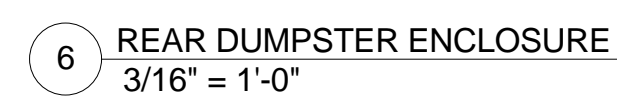
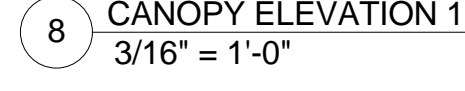
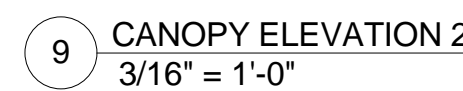
PROJECT No.: NCC142015
DRAWN BY: BM
CHECKED BY: CRC
DATE: 12/23/15
SCALE: 1"=40'
CAD ID:

PROJECT: 7-ELEVEN
NEW STORE
DEVELOPMENT
(NATIONS FORD/TYVOLA)
FOR
7-ELEVEN
INTERSECTION OF TYVOLA ROAD AND NATIONS FORD ROAD

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Pavilion

SHEET TITLE:
REZONING SITE PLAN
PETITION #: 2015-118
SHEET NUMBER:
RZ-1



PROTO 1ST QTR 02-1-14

7-ELEVEN, INC

ONE ARTS PLAZA, 1722 ROUTH STREET, DALLAS, TEXAS, 75221

STORE NO. XXXXX

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COLOR ELEVATIONS



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