

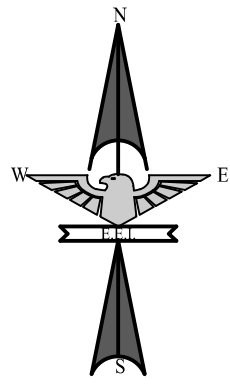
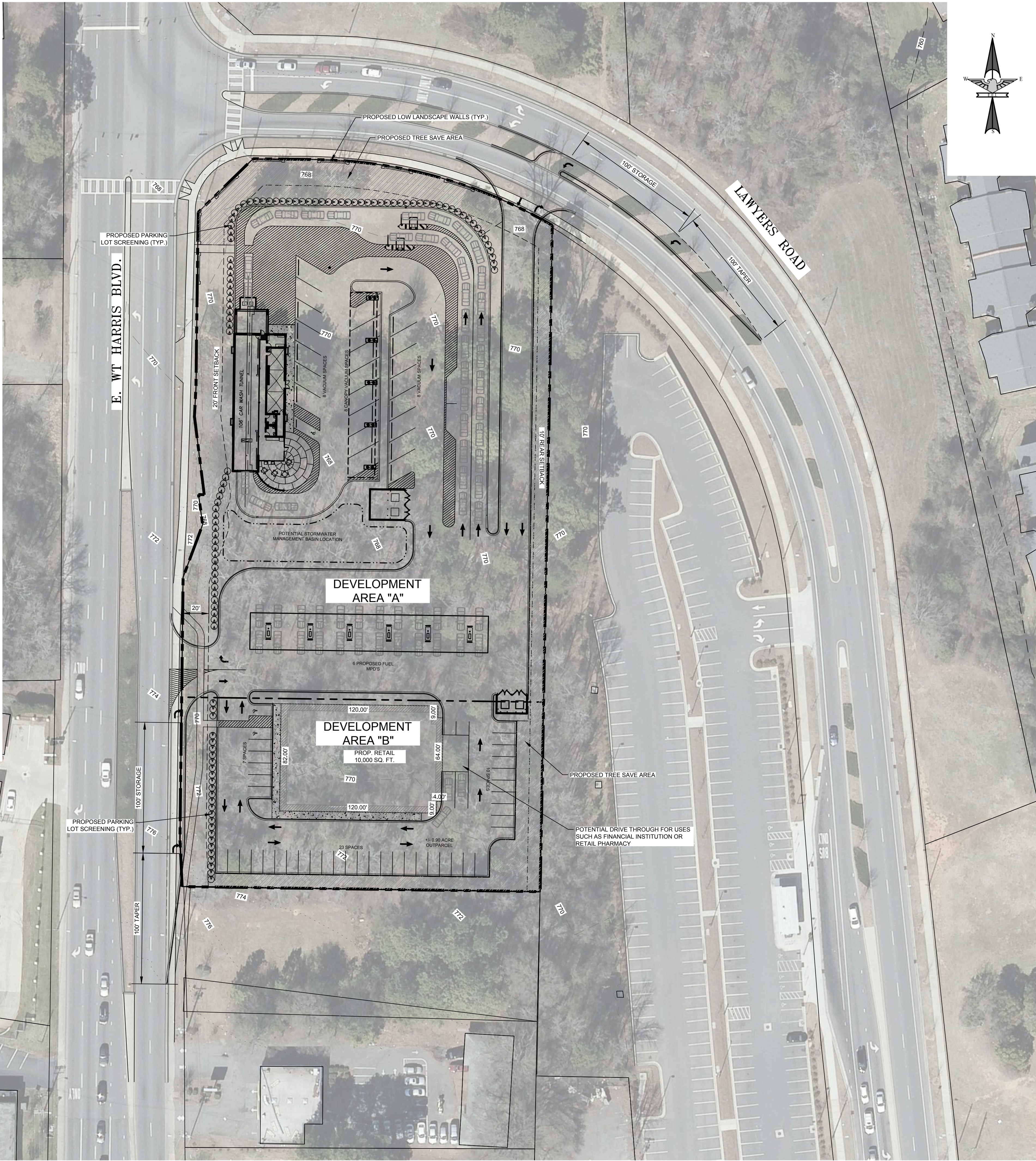
VICINITY MAP  
NOT TO SCALE

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
USE CLASSIFICATION	COMMERCIAL
TOTAL SITE AREA	+/- 3.35 AC.
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



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 8.2 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 8.207 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 WASH 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

PETROLEUM STORAGE ACCESSORY TO A PERMITTED USE OR STRUCTURE

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.

ARCHITECTURAL STANDARDS

RESERVED

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. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE POST CONSTRUCTION STORMWATER ORDINANCE (PSCO) SHALL BE MET WITH THIS DEVELOPMENT.

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 LIGHT 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

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.



FIRM LICENSE # C-0673  
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PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO. DATE BY ISSUE ADDRESS CITY STAFF COMMENTS AND TRA RECOMMENDATIONS

1. 06/25/18 JLR



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  
SCALE AS SHOWN  
DRAWN BY JAR  
DATE 06/25/18  
CHECKED BY JLR  
JOB NUMBER 5808

Sheet

RZ-1.0