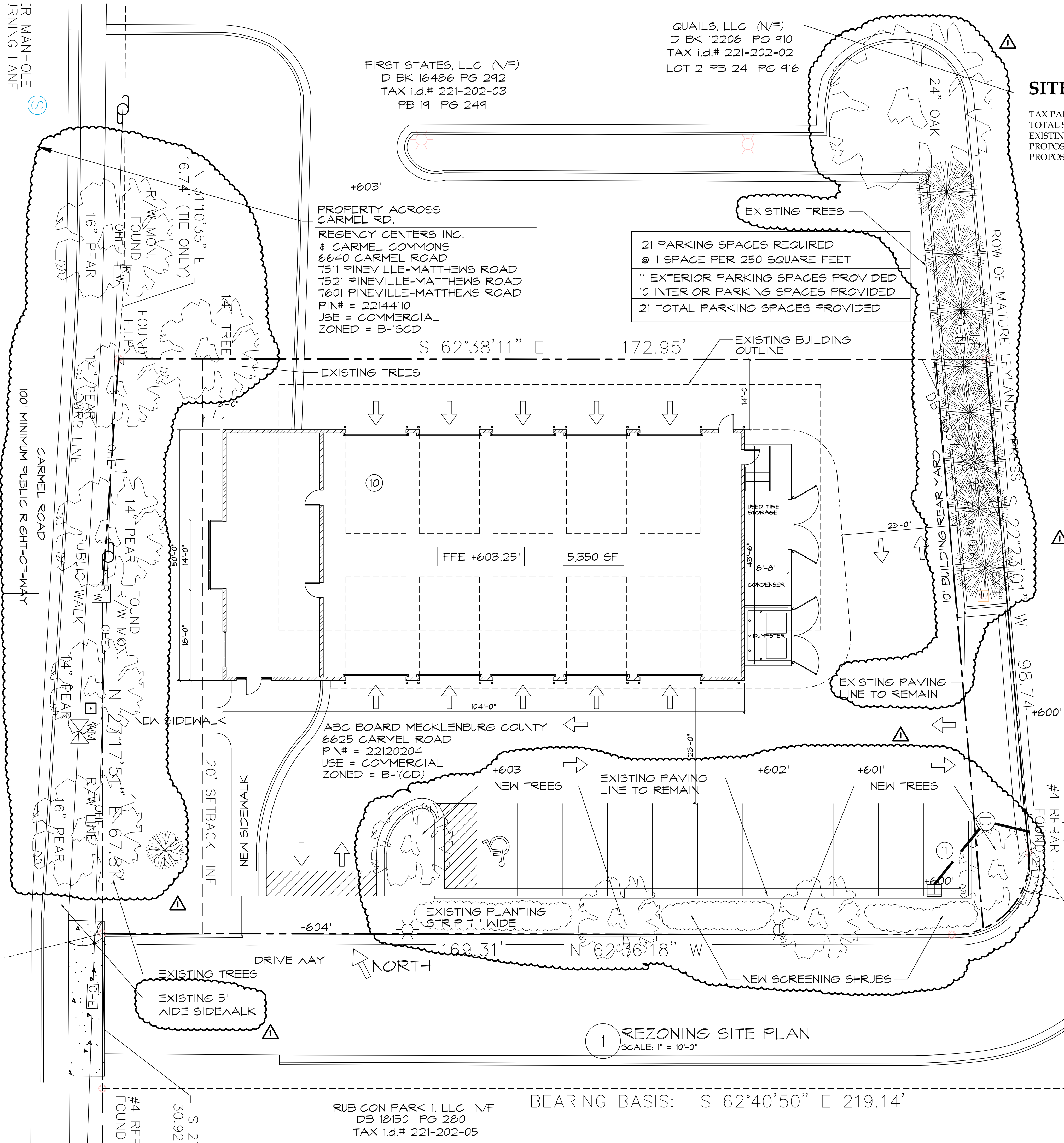


P:\2010\10-164-000 Woodies Auto Repair\Site for Rezoning Version2.dwg, Plotted By: jpollnow, Plotted: Nov 19, 2010 - 8:27am



SITE DATA

TAX PARCEL NO.:
TOTAL SITE AREA:
EXISTING ZONING:
PROPOSED ZONING:
PROPOSED USES:

221-202-04
20,647 square feet
B-1 (CD) and O-1
B-1 (CD) S.P.A. and B-1 (CD)
Automotive service station
without gasoline sales, office
uses and an ABC Store

VICINITY MAP

VICINITY MAP

November 19, 2010

DEVELOPMENT STANDARDS

- I. GENERAL COMMITMENT:**
These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Woodie Enterprises, Inc. for an approximately 20,647 square foot site located on Carmel Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- The use and re-development of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 zoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan.
- The existing building and other improvements located on the Site may remain and be utilized for an ABC Store or office uses as permitted below under "Permitted Uses" until such time as the Site is re-developed in accordance with this Rezoning Plan.
- II. PERMITTED USES:**
The Site may be devoted only to an automotive service station without gasoline sales, including minor adjustments, repairs and lubrication, office uses and an ABC Store and to any incidental or accessory uses associated therewith which are permitted under the Ordinance in the B-1 zoning district. In the event that the Site is devoted to office uses as a principal use, the maximum gross building area of the building containing such uses shall be 3,300 square feet.
- III. MAXIMUM GROSS BUILDING AREA:**
A. The maximum gross building area of any building located on the Site devoted to an automotive service station without gasoline sales shall be 5,350 square feet.
B. The maximum gross building area of any building located on the Site devoted to office uses as a principal use shall be 3,300 square feet.
- IV. SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS:**
As more particularly depicted on the Rezoning Plan, the new building to be developed on the Site and the parking area shall satisfy or exceed the setback, side yard and rear yard requirements of the B-1 zoning district.
- V. SCREENING AND LANDSCAPE AREAS:**
A. Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance.
B. Any dumpster and storage areas located on the Site shall be screened from view at grade from adjoining driveways and parking areas by solid enclosures with gates. The gates shall be opaque and shall be painted steel.
- VI. OFF-STREET PARKING:**
A. Off street vehicular parking shall be provided in accordance with the requirements of the Ordinance.
B. In the event that the Site is re-developed with the building depicted on the Rezoning Plan and devoted to an automotive service station without gasoline sales, parking spaces located inside of the building shall be considered and applied towards the minimum off-street parking requirement.
C. Bicycle parking shall be provided in accordance with the requirements of the Ordinance.
- VII. ARCHITECTURAL CONTROLS**
A. The front facade of the new building to be developed on the Site shall be composed of a mixture of split and ground face concrete masonry units and aluminum storefront windows and doors.
B. In the event that a new building developed on the Site is devoted to an automotive service station without gasoline sales as depicted on the Rezoning Plan, the garage doors shall be located on the sides of the building as depicted on the Rezoning Plan and they shall be glass roll-up doors.
C. The maximum height of the new building to be developed on the Site shall be 40 feet.
- VIII. SIGNS:**
Any new signs installed on the Site shall comply with the applicable requirements of the Ordinance.
- IX. VEHICULAR ACCESS/RIGHT OF WAY DEDICATION:**
A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan.
B. Prior to the issuance of a building permit for any new building to be constructed on the Site, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Carmel Road as required to provide right of way measuring 50 feet from the existing centerline of Carmel Road if such right of way does not currently exist.
- X. AMENDMENTS TO THE REZONING PLAN:**
Future amendments to the Rezoning Plan 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.
- XI. BINDING EFFECT OF THE REZONING PETITION:**
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this 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. 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 Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

WOODIE ENTERPRISES INC.
REZONING PLAN
CARMEL RD.
CHARLOTTE, NC

ISSUE DATE: 9/27/10
REVISION 1: 11/19/10
REVISION 2: _____
REVISION 3: _____
REVISION 4: _____
PROJECT #: 10-164-000
CONTENT: _____
PROJECT ARCHITECT: --
DRAWN BY: _____
CADD FILE NAME: _____

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RZ-1.0

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