B-1 (CD) S.P.A. and B-1 (CD) Automotive service station, office uses

# **VICINITY MAP**

# DANIEL CORPORATION 11525 CARMEL COMMONS PIN# = 22120202

# **DEVELOPMENT STANDARDS**

VICINITY MAP

**September 23, 2010** 

#### **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 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.

#### **PERMITTED USES:**

The Site may be devoted only to an automotive service station, 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.

#### **MAXIMUM GROSS BUILDING AREA:**

The maximum gross building area of any building located or to be developed on the Site shall be 5,350 square feet.

#### 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.

#### **SCREENING AND LANDSCAPE AREAS:**

Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance. 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.

#### **OFF-STREET PARKING:**

Off street vehicular parking shall be provided in accordance with the requirements of the Ordinance.

In the event that the Site is re-developed with the building depicted on the Rezoning Plan and devoted to an automotive service station, parking spaces located inside of the building shall be considered and applied towards the minimum off-street parking requirement.

Bicycle parking shall be provided in accordance with the requirements of the Ordinance.

## ARCHITECTURAL CONTROLS

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 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 not exceed 40 feet.

## VIII.

Any new signs installed on the Site shall comply with the applicable requirements of the Ordinance.

#### **VEHICULAR ACCESS:**

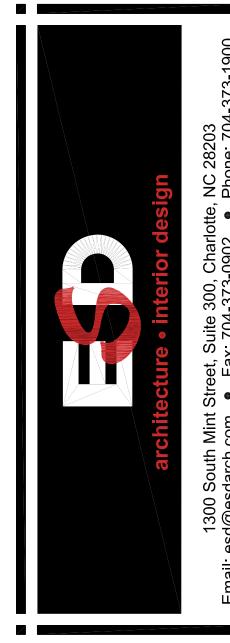
Vehicular access to the Site shall be as generally depicted on the Rezoning Plan.

#### **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.

#### **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.



NC

ERPRISE 

ISSUE DATE: 9/27/10 **REVISION 2: REVISION 3:** 

REVISION 4: \_ PROJECT #: 10-164-000

CONTENT:

PROJECT ARCHITECT: \_\_\_\_

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PIN# = 22120205USE = OFFICE ZONED = O-1

REZONING SITE PLAN