

DEVELOPMENT STANDARDS

1. **General Provisions:**
- a. These Development Standards form a part of the rezoning plan associated with this B-2(CD) petition to accommodate redevelopment on approximately 1.82 acres located at southwest corner of the intersection of Park Road and Tyvola Road as more particularly shown on the rezoning plan (the R&Lg-0 Development of the Site will be governed by the attached plans and these Development Standards (together with the plans referred to as the "DTg uppi R&Lg-0" as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "QRTlpcpegr04) Unless the Rezoning Plan (including these Development Standards) establish more stringent standards, the regulations established under the Ordinance for the General Business District (B-2) Zoning Classification shall govern development on the Site.
- b. The layout of the development; the exact alignments of points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of such other site elements on the Rezoning Plan are graphic representations of the proposed development. Consequently, except as otherwise expressly specified on the Rezoning Plan they may, therefore, be subject to alterations or modifications, during the design/development/construction phases, as long as the building and parking improvements are located within the Building/Parking Envelope set forth on the Rezoning Plan and subject to compliance with the accompanying Development Standards and Section 6.207 of the Ordinance. For the purposes of Section 6.207 of the Ordinance, accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site; and it is understood that two (2) primary buildings may be located on the Site in connection with permitted uses other than the car wash use. Parking layouts for surface parking may be modified to accommodate changes during the design/development/construction phases to the extent permitted by the Ordinance and subject to the requirements and conditions of the Development Standards.
2. **Permitted Uses & Development Limitations:**
- a. The Site may be developed with the following uses: car wash facility use and office and institutional uses permitted within the B-1 zoning district.
- b. Any car wash facility developed on the Site will be limited to the following hours of operation: 7:00 am to 8:00 pm and the primary vacuuming and cleaning operations will be located within the building. Some minor touch up vacuuming will be allowed outside behind the proposed building.
3. **Transportation:**
- a. Subject to approval of the City Department of Transportation and the availability of existing right-of-way, the Petitioner will construct a south bound left turn lane on Park Road into Closeburn Road as generally depicted on the Rezoning Plan.
- b. Subject to the above-referenced approval and right-of-way availability, the proposed left turn lane will be installed prior to the issuance of a final certificate of occupancy for the proposed building.
4. **Architectural Standards:**
- a. The attached elevation associated with the building to be located on the Site as part of a car wash facility use on the Site is included to reflect the architectural style and quality of the building that will be constructed in connection with such (the actual building so constructed in connection with such use may vary slightly from this illustration as long the general architectural concept and intent shown is maintained).
- b. The proposed building constructed on the Site in connection with a car wash facility use will be designed and constructed with a 0l tggp Tqqt00 The proposed 0l tggp Tqqt00 will be designed so that plants installed on the 0l tggp Tqqt00 form a pattern/design that enhances the appearance of the building's roof. This will be accomplished by the use of plants of different colors, textures and heights. The proposed 0l tggp Tqqt00 k0t0p0gr w0ent 0q p0p0y g T g 0p0l R0p0l
- c. All sides of the building(s) to be constructed on the Site will be built using four-sided architecture.
- d. Meter banks will be hidden from public view at grade.
- e. Roof top HVAC and related mechanical equipment will not be allowed in connection with a car wash facility use on the Site.
5. **Setbacks, Side Yards, and Rear Yards:**
- a. The Petitioner will establish a 30 foot landscape setback along Park Road and a 20 foot landscape setback along Tyvola Road. These landscaped setbacks will be measured from the existing right-of-way lines and accordingly may be reduced to the extent the right-of-way lines are expanded. No buildings, parking or maneuvering or storm water detention/water quality structures may be located within these landscape setbacks. Driveways will be allowed to cross the landscape setbacks as nearly perpendicular to the street right-of-way as reasonably possible.
- b. No Parking, driveways or maneuvering for parking or driveways will be allowed between the proposed building and the right-of-way for Park Road and Tyvola Road in connection with a car wash facility use on the Site, provided that such parking and maneuvering may be allowed to the side and rear of the building.
- c. The proposed building will be located at the corner of Park Road and Tyvola Road as generally depicted on the Rezoning Plan in connection with a car wash facility use on the Site.
- d. Side and rear yards will be provided as required by the Zoning regulations.
6. **Streetscape and Landscaping:**
- a. The Petitioner will improve the 30 foot landscape setback along Park Road and the 20 setback along Tyvola Road with a series of layers of evergreen and deciduous trees and shrubs as generally depicted on

the Rezoning Plan. These proposed trees and shrubs will be arranged in such a way as to screen as much as practicable outdoor activity associated with a car wash facility on the Site.

- b. The Petitioner will also install along Park Road at the 30 foot setback line a six (6) foot solid masonry wall in connection with a car wash facility use on the Site, as generally depicted on the Rezoning Plan.
- c. The Petitioner will provide an eight (8) foot planting strip and a new six (6) foot sidewalk along Park Road. Due to the existing topography, the existing sidewalk will remain along Tyvola Road.
7. **Tree Save Area:**
- a. The Petitioner will establish a tree save area along the western property boundary adjacent to the existing electrical sub-station and sewer treatment plant as generally depicted on the Rezoning Plan. This tree save area will be a minimum of 25 feet wide. Trees in this area may be pruned. Dead limbs and debris may be removed.
- b. The tree save area will not include the area along the western property boundary used to provide required storm water detention and water quality structures as generally depicted on the Rezoning Plan.
- c. No grading, buildings, parking or maneuvering for parking will be allowed within the tree save area. Utility lines may cross the tree save area but will do so at not less than a 75 degree angle.
- d. In the portions of the tree save area where material gaps in the existing trees exist, additional trees will be planted so the tree save area will meet the requirements of a Class B Buffer (six trees per 100 linear feet), as generally depicted on the Rezoning Plan.
8. **Building Heights:**
- a. The proposed building to be developed on the Site in connection with a car wash use will not exceed 40 feet in height as defined by the Zoning regulations.
9. **Parking:**
- a. Parking spaces will be provided per the standards of the Zoning regulations.
10. **Access Points:**
- a. Access to the Site will be from two right-in right-out driveways, one each along Tyvola Road and Park Road as generally depicted on the Rezoning Plan
- b. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation.
11. **Internal Sidewalks:**
- a. Sidewalks connections to Park Road and Tyvola Road will be provided as required by the Zoning regulations. The exact location of these connections will be determined during the building permit process.
12. **Stormwater:**
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance in effect at the time of approval of this Petition
- b. Storm water detention/water quality structures will not be located in the landscape setbacks provided along Tyvola Road and Park Road. These structures will be located as generally depicted on the Rezoning Plan. The Petitioner reserves the right to locate a portion or all required storm water/water quality structures underground.
13. **Lighting:**
- a. All new lighting shall be full cut-off type lighting fixtures including lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 20 feet in height.
- c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
14. **Signage:**
- a. A ground mounted detached sign, as specified below, will be allowed along Park Road and Tyvola Road (for a total of two signs). Each of these ground mounted detached signs may be located within the landscape setbacks provided along Park and Tyvola Road as generally depicted on the Rezoning Plan. The location of the proposed signs may be adjusted to accommodate the final; building design and location, driveway location and configuration or adjustment to other site elements as needed.
- b. The proposed ground mounted detached signs will not exceed six (6) feet in height or contain more than 48 square feet of sign face area.
- c. Signs may be internally illuminated.
15. **Screening and Street Trees:**
- a. The Site will comply with Charlotte Tree Ordinance.

- b. Street Trees will be provided in the eight (8) foot planting strip provided along Park Road.
- c. Screening requirements of the Ordinance will be met.
- d. All mechanical equipment for the building on the Site will be screened from view from adjoining public streets and abutting properties as viewed from grade.
- e. Dumpster areas and recycling areas on the Site will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the building on the Site. If one or more sides of a dumpster area adjoin a side or rear wall of a building then the side or rear wall may be substituted for a side.
- f. Above ground backflow preventers on the Site will be screened from public view at grade and will be located outside of the required setbacks.
16. **Amendments to the Rezoning Plan:**
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
17. **Binding Effect of the Rezoning Application:**
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

REZONING SUMMARY

REZONING SITE AREA: 182 ACRES
TAX PARCEL #: 171-243-01
EXISTING ZONING: R-22MF
PROPOSED ZONING: B-2 (CD)
EXISTING USES: VACANT BUILDING
PROPOSED USES: CAR WASH FACILITY, INSTITUTIONAL USES OR OFFICES USES (AS SET FORTH IN MORE DETAIL IN DEVELOPMENT STANDARDS).

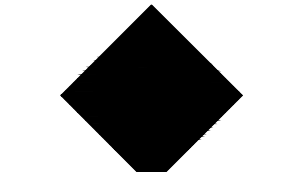
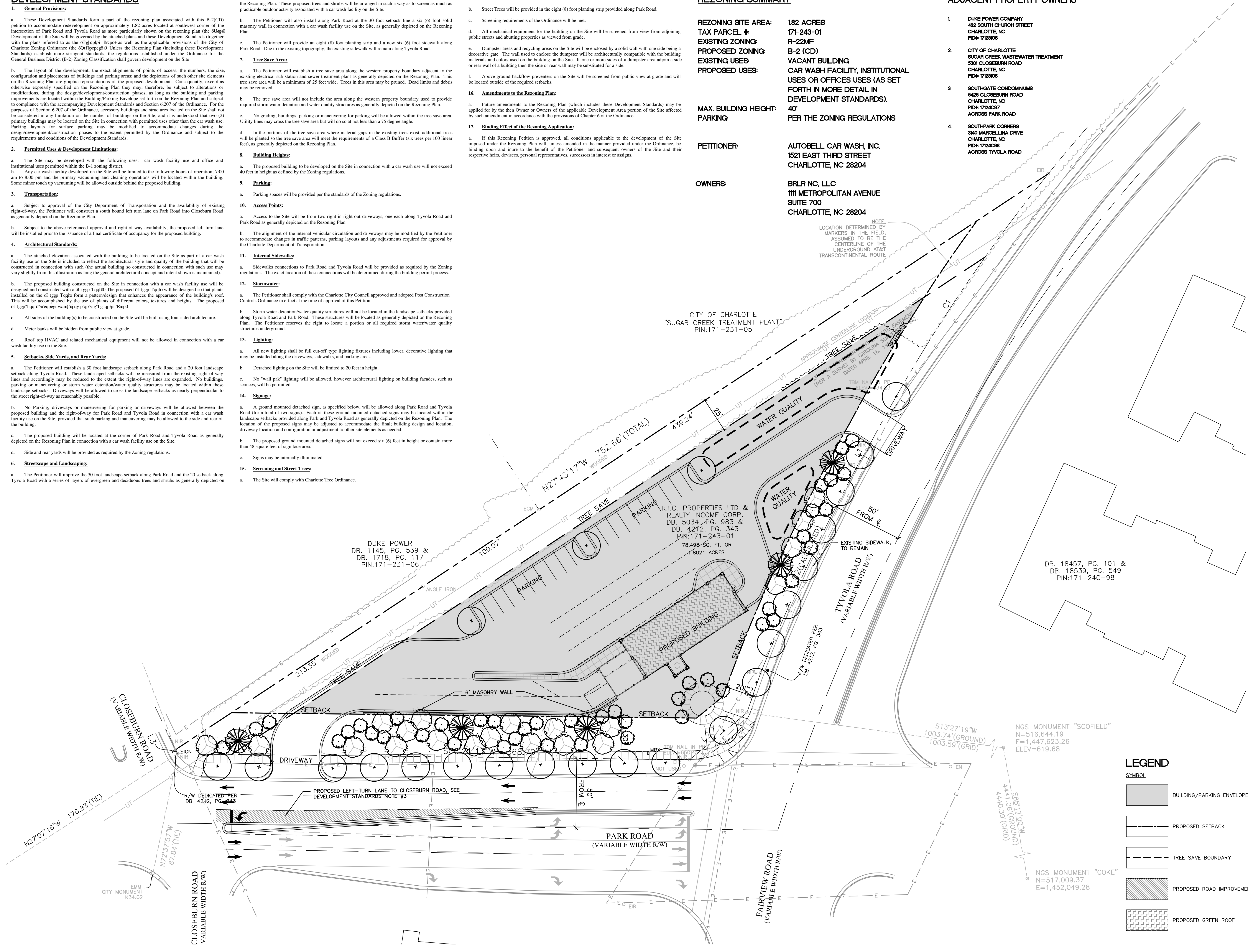
MAX. BUILDING HEIGHT: 40'
PARKING: PER THE ZONING REGULATIONS

PETITIONER: AUTOBELL CAR WASH, INC.
1521 EAST THIRD STREET
CHARLOTTE, NC 28204

OWNERS: BRLR NC, LLC
1111 METROPOLITAN AVENUE
SUITE 700
CHARLOTTE, NC 28204

ADJACENT PROPERTY OWNERS

1. DUKE POWER COMPANY
422 SOUTH CHURCH STREET
CHARLOTTE, NC
PIN#: 1723008
2. CITY OF CHARLOTTE
SUGAR CREEK WASTEWATER TREATMENT
5301 CLOSEBURN ROAD
CHARLOTTE, NC
PIN#: 1723005
3. SOUTHGATE CONDOMINIUMS
5425 CLOSEBURN ROAD
CHARLOTTE, NC
PIN#: 1724C97
ACROSS PARK ROAD
4. SOUTH PARK CORNERS
3940 MARCELLINA DRIVE
CHARLOTTE, NC
PIN#: 1724C98
ACROSS TYVOLA ROAD



ColeJenest & Stone

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Realizing the Possibilities

Land Planning
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AUTOBELL
CAR WASH, INC.

Charlotte
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AUTOBELL
PARK ROAD
REZONING

Charlotte
North Carolina 28284

PETITION # 2011 - XXX

TECHNICAL
DATA SHEET

Project No.
4062

Issued
03/28/11

Revised

LEGEND

- SYMBOL
- BUILDING/PARKING ENVELOPE
 - PROPOSED SETBACK
 - TREE SAVE BOUNDARY
 - PROPOSED ROAD IMPROVEMENTS
 - PROPOSED GREEN ROOF

SCALE: 1"= 30'

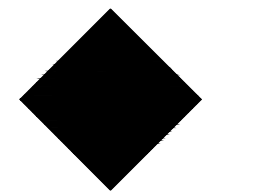
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RZ1.0

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AUTOBELL PARK ROAD REZONING

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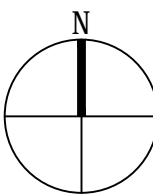
PETITION # 2011 - XXX

CROSS SECTIONS

Project No.
4062

Issued
03/28/11

Revised

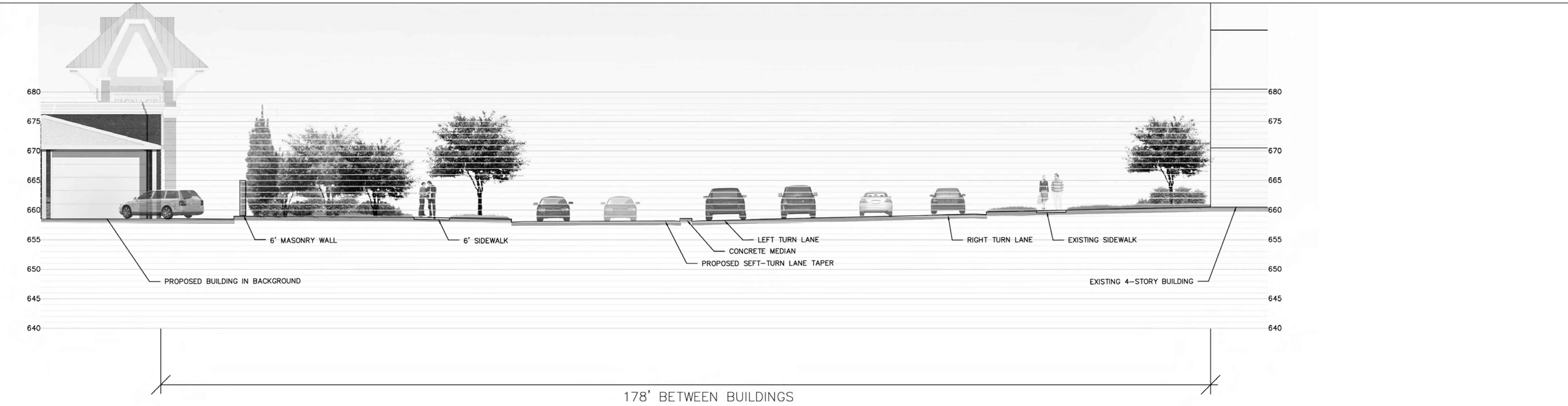


RZ2.0

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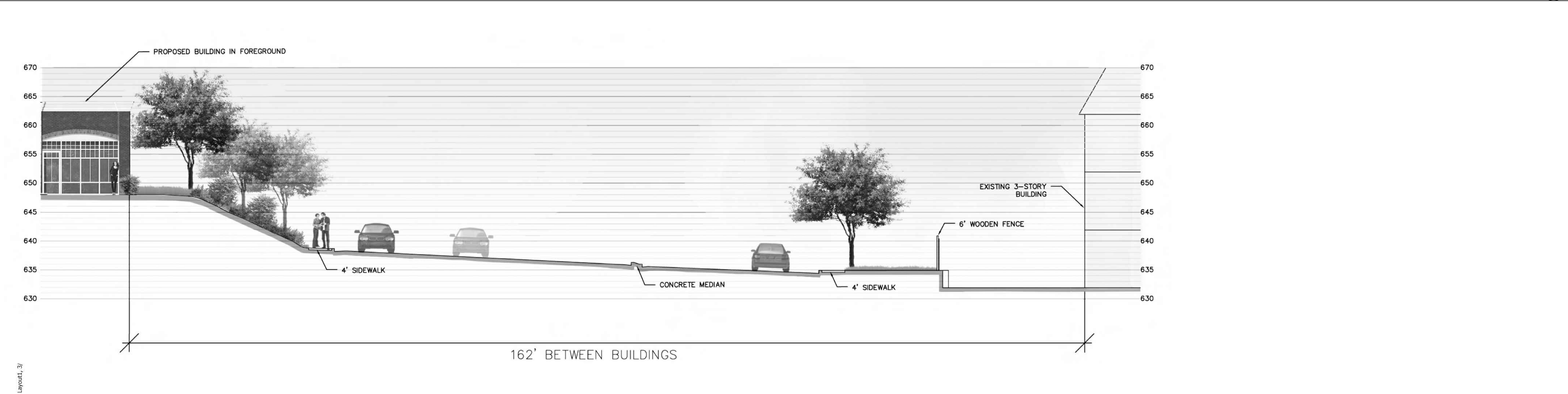
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PETITION # 2011 - XXX



PARK ROAD CROSS SECTION

SCALE: 1"=10' 1



TYVOLA ROAD CROSS SECTION

SCALE: 1"=10' 2



RZ3.0

NOTE: These elevations are provided to reflect the architectural style and quality of the buildings that may be constructed on the site (the actual buildings constructed on the site may vary from these illustrations as long as the general architectural concepts and intent illustrated are maintained). Project street trees have been removed from these illustrations to enable viewing of the building elevations.

EAST ELEVATION
3/28/11



BHM ARCHITECTS PA
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RZ4.0

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EAST ELEVATION
3/28/11



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RZ5.0

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ELEVATIONS
3/28/11



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