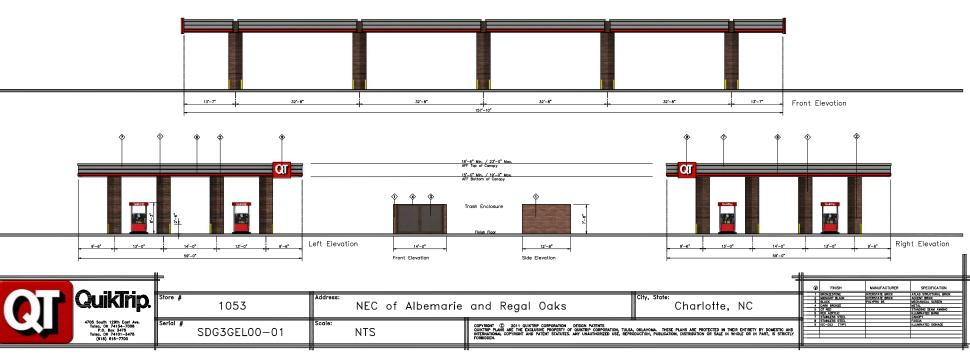


	<u>DEVELOPMENT STANDARDS</u>	6 ENVIDONMENTAL FEATURES.	
	September 21, 2011	6. <u>ENVIRONMENTAL FEATURES:</u> The Petitioner shall provide tree save areas on Parcel A as generally depicted on the Technical Data Sheet. No	
	BACKGROUND	trees save areas are shown on Parcel B on the Technical Data Sheet. However, development on Parcel B shall comply with the requirements of the Tree Ordinance. Tree save areas on Parcel B may be provided within the	
	This Rezoning Petition seeking B—1(CD) zoning for Parcel A and Parcel B involves the western portion of the 12.335 acre tract of land located at the northeast quadrant of the intersection of Albemarle Road and Regal	Development Area or within the setbacks as permitted by the Tree Ordinance.	
	Oaks Drive (hereinafter referred to as the "Tract"). Parcel A and Parcel B are currently subject to development standards imposed upon the Tract by the conditional rezoning site plan associated with Rezoning Petition 94—40, which was approved by the Charlotte City Council on July 18, 1994.	A 7. SIGNAGE:	PROJECT NO.: 3321
	GENERAL PROVISIONS:	All ground—mounted detached signage shall be monument style and shall not exceed 25 feet in height.	SITE 2 W. I
<u> </u>	These Development Standards form a part of the Technical Data Sheet associated with the Rezoning filed by QuikTrip Corporation to accommodate the development of Parcel A and Parcel B (hereinafter sometimes		Chan Land
	collectively referred to as the "Site").	8. <u>LIGHTING:</u> All lighting provided on the Site shall be shielded with full cut—off. No "wall pak" type lighting shall be	SOLUTIONS Telep
	The development of the Site will be governed by the Technical Data Sheet, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B—1 zoning district.	allowed. Wall mounted decorative lighting fixtures such as sconces are permitted. Detached lighting shall not A exceed 25 feet in height including the base.	
	The development depicted on the Technical Data Sheet is intended to reflect the general locations and	2 AMENIDAENTS TO THE RETONING BLANK	REZONING F
	maximum number of buildings proposed on the Site. The Petitioner has also provided Building Elevations for Parcel A, which accompany the Technical Data Sheet. Inasmuch as planning for the proposed development of the Site has not yet advanced to the engineering stage, the exact placement and sizes of the buildings,	9. <u>AMENDMENTS TO THE REZONING PLAN:</u> Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the	NUM - 20
	parking areas and open space areas depicted on the Technical Data Sheet are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum building	then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.	
	envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development	10. BINDING EFFECT OF THE REZONING PETITION:	
	Standards, under the Ordinance for the B—1 Zoning District, and under Section 6.207 of the Zoning Ordinance. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development shall not be deemed to be minor and may only be made in accordance with the	If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon	
	provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.	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	53
2.	PERMITTED USES:	"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.	
	Parcel A may be devoted to convenience store uses including the sale of gasoline and other petroleum products and to any incidental or accessory uses associated therewith that are permitted under the Ordinance	^	—
	in the B-1 zoning district. Drive—through windows shall not be permitted on Parcel A.		9
	Parcel B may be devoted to those uses permitted in the B—1 Zoning District, except that the following uses are specifically prohibited:		Z
	• convenience stores		Ti Q
	• gasoline retailers • drive—through windows		
3.	TRANSPORTATION:		□ 0
	A. Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet.		
	B. The Petitioner shall provide cross access easements benefiting the owners of Mecklenburg County Tax Parcel 103-261-03 in the areas generally depicted on the Technical Data Sheet. The easement locations shown on the Technical Data Sheet are intended to illustrate general locations and ingress/egress patterns. Actual easement locations shall be specified in the easement documents and may be modified or relocated to accommodate future development on the Site.		
	C. Prior to the issuance of a building permit for development on Parcel B the Petitioner shall construct a private street with two 10-foot travel lanes, two 2.5 foot curb/gutter sections, two eight-foot planting strips and two six-foot sidewalks in order to provide a street connection from Regal Oaks Drive to the adjoining property to the east of the Site. Such private street shall extend in an easterly direction from the intersection of Executive Circle and Regal Oaks Drive to the eastern boundary of the Site. The location of the future private street has not been determined and portions of said private street may be located within Parcel A or Parcel B. However, notwithstanding the provisions of this paragraph, the proposed private street shall not be required if CDOT and the Planning Director determine that such private street is not necessary and in the public interest.		© COPYRIGHT, 2009 QUINTELP CORPORA QUINTELP PLANS ARE THE EXCLUSIVE PRO CORPORATION, HUSB, OKANOWH HIS ENTIRETY BY DOMESTIC AND INTERNAL STATUTES ANY IMAUTHORIZED USE, RE DISTRIBUTION OR SALE IN WHOLE OR IN F
	D. Prior to the issuance of a building permit for development on Parcel B the Petitioner shall provide a private drive/access easement and a 5 foot internal sidewalk connection extending from Albemarle Road across Parcel A to the private street associated with Parcel B.		PROTOTYPE: P-66 DIVISION: CHARLO VERSION: 001
	ARCHITECTURAL CONTROLS		DESIGNED BY: JCF DRAWN BY: BL
	A. The building elevations provided as a part of this Site Plan Amendment are intended to portray the general		REVIEWED BY: WS
<u>^2</u>	conceptual architectural style, character and elements of the elevations of the buildings to be constructed on Parcel A. Accordingly, the elevations of any buildings that may be constructed on Parcel A shall be substantially similar in appearance to these building elevations and shall be constructed predominately of brick or decorative masonry materials. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.		/2011
	B. Buildings located on Parcel B shall front Regal Oaks Drive and/or the private street identified in paragraph 3.C above. No rear elevations shall be oriented along these two street fronts. All elevations along these streets shall be constructed predominately of brick or decorative masonry materials and be designed with architectural elements to prevent blank walls in excess of 20 feet in length.		E DESCRIPTION 8/11 Rev City of Charlotte Comments 2/11 Per City Comments dated 8/26//
	C. The maximum height of buildings on the Site shall be 30 feet.		of Charlot Comment:
5.	STREETSCAPE AND LANDSCAPING:		Sev City C
	A. Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance.		RE C 8/11 R 2/11 P
	B. 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 opaque gates.		V DA 08/1 09/2
	C. The Petitioner shall install 8 foot wide planting strips and 6 foot wide sidewalks along the Parcel A's frontages on Albemarle Road and Regal Oaks Drive, all as generally depicted on the Technical Data Sheet. The sidewalk may meander to preserve existing trees.		SHEET T
2	D. Prior to the development of Parcel B, the 30 foot setback along Regal Oaks Drive on Parcel B shall remain undisturbed. Prior to the issuance of a building permit for development on Parcel B the Petitioner shall provide an 8 foot planting strip and 6 foot sidewalk along Regal Oaks Drive to connect the sidewalk on Parcel A to the existing sidewalk on the adjoining property to the north of the Site. The sidewalk may meander to preserve existing trees. Areas of the setback beyond the sidewalk and planting strip shall		TECHNICAL DAT
	remain undisturbed.		דח
			RZ-







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