

1. General Provisions		TILL POPE
1.1 This Site Plan Amendment relates to 2.60 acres of land to be subdivided from the total 12.246 acres associated with the City Crossing rezoning plan at the	6. <u>Streetscape and Landscaping</u>	NO.
corner of South Tryon Street and West Tyvola Road in Charlotte, NC. This amendment is filed by QuikTrip Corporation to accommodate the development of a convenience store with gasoline sales and any incidental or accessory uses relating thereto on that approximately 2.60 acre site, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel No. 167—042—46.	6.1 The 10% tree save area as set forth in section 6.5 of Rezoning Petition 2007—52, for the 2.60 acre parcel of this amendment will be planted/replanted along the rear property lines in the tree save area as depicted in the Rezoning Petition 2007—52 Tree Save Plan.	he OF OA
1.2 Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").	6.2 An 8'-0" wide planting strip and 6'-0" sidewalk planted with large maturing trees will be provided along South Tryon Street and West Tyvola Road. The large maturing trees shall be planted in the first 8'-0" of buffer area located on the "site" side of the sidewalk or as close as possible to the road as applicable if existing overhead utilities or underground utilities prohibit.	ISSUE DATE: 10
1.3 Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the CC zoning district shall govern all development taking place on the Site.	6.3 The minimum 6 foot wide sidewalk, or portions thereof, shall be located within a sidewalk utility easement rather than in public right of way where necessary as generally depicted on the Rezoning Plan.	AND and KAUFFMAN,
1.4 Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.	6.4 Internal sidewalks shall be provided on the Site as generally depicted on the Rezoning Plan.	and k
2. <u>Permitted Uses/Development Limitations</u>	7. <u>Environmental Features</u>	EL AND
2.1 The Site may only be devoted to a convenience store with gasoline sales and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the CC zoning district. Incidental and accessory uses may include, without limitation, an eating, drinking and entertainment use.	7.1The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge	
2.2 Accessory drive through service windows shall not be permitted on the Site.	points.	
2.3 A car wash shall not be permitted on the Site.	8. <u>Signage</u>	
2.4 One single tenant building may be located on the Site.	8.1 One detached outparcel sign shall be permitted on the Site. The sign permitted shall be limited to 32 square feet.	\sim
2.5 The proposed convenience store with gasoline sales is located as indicated on the rezoning plan.	9. <u>Lighting</u>	10
2.6 As depicted on the Rezoning Plan, the minimum setbacks along South Tryon Street and West Tyvola Raod shall be 35 feet for development with vehicular circulation and/or parking located in front of the building.	9.1 Any freestanding lighting fixtures installed on Site shall have a maximum height of 30 feet including base, and all such freestanding lighting fixtures shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.	9
2.7 As depicted on the Rezoning Plan, the minimum setbacks along the interior property lines shall be 5 feet including the portion of the property extending into the B—D (CD) zoned portion.	9.2 Lighting on the site to be 24—foot candle at the ground and fixtures to be mounted flush with canopy overhead. 10. <u>Binding Effect of the Rezoning Documents and Definitions</u>	rip
2.8 Dedications of right—of—way for South Tryon Street and West Tyvola Road have already been granted and no further dedications are required.	10.1 If this Rezoning Petition amendment is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the 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	
3. <u>Maximum Gross Floor Area</u>	and subsequent owners of the Site and their respective successors in interest and assigns.	
3.1 The maximum gross floor area of any building located on the Site shall be 6,000 square feet. The area under the canopy over the gas pumps associated with the convenience store and outdoor dining areas shall not be included in the calculation of the maximum gross floor area.	10.2 Throughout these Development Standards, the term "Petitioner" 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.	
4. <u>Transportation</u>		
4.1 Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. These access points include the two full access driveways off of the internal development private driveway with an additional right—in off of West Tyvola Road. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.		
4.2 The alignments of the internal drives to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.		© COPYRIGHT QUIK ANY UNAUTHORIZED PUBLICATION, DISTR
4.3 As depicted on the Rezoning Plan, Pedestrian access is provided from the site to South Tryon Street, West Tyvola Road, and the internal private drive.		WHOLE OR IN PART,
4.4 As depicted on the Rezoning Plan, bicycle facilities will be provided which are safe and secure in accordance with the guidelines provided in the Charlotte—Mecklenburg Bicycle Transportation Plan.		PROTOTYPE: F DIVISION: CAR VERSION: 001 DESIGNED BY:
4.5 A transit waiting pad will be constructed at the connection point of the internal sidewalk with South Tryon Street. CATS shall be responsible for the installation and maintenance of any bench or shelter that may be located on the waiting pad.		DRAWN BY: W REVIEWED BY:
5. <u>Architectural Standards</u>		
5.1 The maximum height of the building to be constructed on the Site shall be 25 feet.		
5.2 Attached to the Rezoning Plan are schematic architectural renderings of the building to be constructed on the Site that are intended to depict the general conceptual architectural style and character of this building. Accordingly, the building to be constructed on the Site shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural renderings with respect to architectural style, character and primary building materials. Notwithstanding the foregoing, changes and alterations to the elevations of the building which do not materially change the overall conceptual architectural style and character shall be permitted.		NO
5.3 The exterior building materials for the building to be constructed on the Site are designated on the attached schematic architectural renderings.		SCRIPTI
5.4 Pedestrian pathways will be clearly differentiated from vehicular traffic as depicted on the Rezoning Plan.		
5.5 All utility meters to be located as depicted on the Rezoning Plan facing South Tryon Street and West Tyvola Road.		/ DATE
		REI REI
		DEVELOPME AND PETITION
		SHEET
		R







