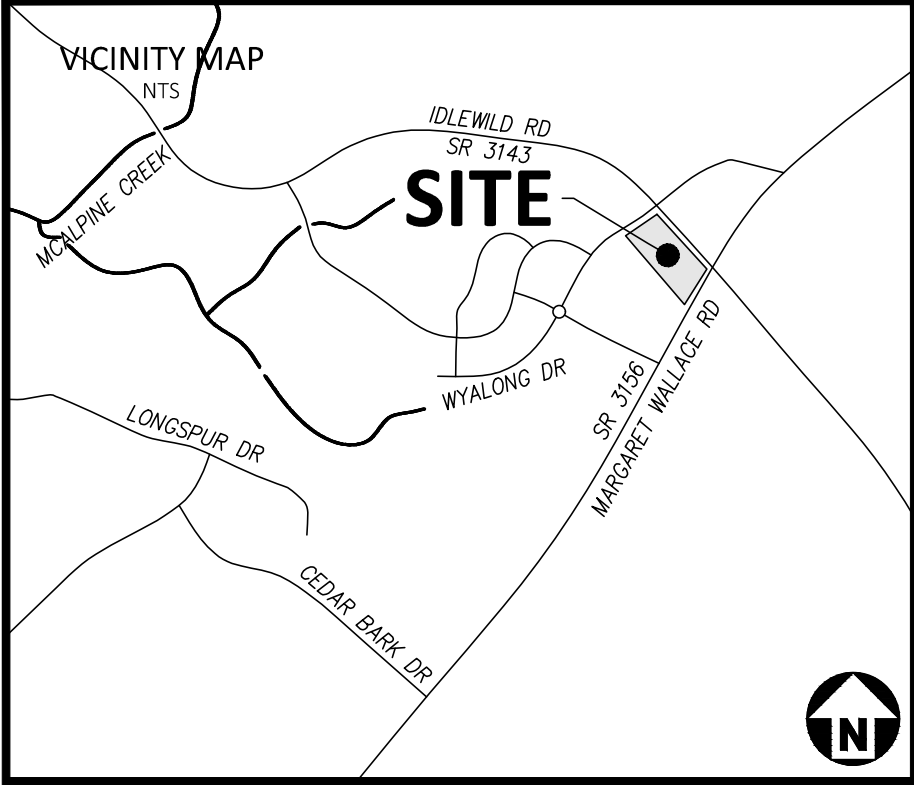




| SITE DATA                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| DEVELOPER: HUTTON<br>736 CHERRY STREET<br>CHATTANOOGA, TN 37402<br>423.551.4208                                                                                                                                                                                                                                                                                                                                                                        | PREPARED BY: MCADAMS COMPANY<br>3430 TORINGDON WAY, SUITE 110<br>CHARLOTTE, NC 28277<br>704.527.0800 |
| PID: PORTION OF 19304368                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                      |
| TOTAL SITE ACREAGE:                                                                                                                                                                                                                                                                                                                                                                                                                                    | ± 1.66 AC (PROPOSED AREA BASED ON FUTURE SUBDIVISION)                                                |
| EXISTING ZONING:                                                                                                                                                                                                                                                                                                                                                                                                                                       | NS                                                                                                   |
| PROPOSED ZONING:                                                                                                                                                                                                                                                                                                                                                                                                                                       | B-2 (CD)                                                                                             |
| EXISTING USE:                                                                                                                                                                                                                                                                                                                                                                                                                                          | VACANT OUTPARCEL - MINTWORTH VILLAGE                                                                 |
| PROPOSED USE:                                                                                                                                                                                                                                                                                                                                                                                                                                          | COMMERCIAL - AUTOMATIC CAR WASH                                                                      |
| BUILDING SQUARE FOOTAGE:                                                                                                                                                                                                                                                                                                                                                                                                                               | 4,604 SF (1)                                                                                         |
| FLOOR AREA RATIO:                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.062                                                                                                |
| MAXIMUM BUILDING HEIGHT:                                                                                                                                                                                                                                                                                                                                                                                                                               | 25 FT                                                                                                |
| FRONT YARD SETBACK (WYALONG DRIVE):                                                                                                                                                                                                                                                                                                                                                                                                                    | 20 FT                                                                                                |
| SIDE YARD SETBACK:                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10 FT ALONG IDLEWILD ROAD; 4 FT ALONG HARRIS TEETER PARKING                                          |
| REAR YARD SETBACK:                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10 FT ALONG SOUTHERN PARKING LOT                                                                     |
| NOTES: <ul style="list-style-type: none"><li>FIRE HYDRANT SHALL BE LOCATED WITHIN 400 FEET TO THE MOST REMOTE POINT OF BUILDING AS VEHICLE TRAVEL</li><li>ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.</li></ul> |                                                                                                      |

| SITE LEGEND |                   |
|-------------|-------------------|
| ---         | PROPERTY LINE     |
| ---         | RIGHT-OF-WAY LINE |
| ---         | LOT LINE          |
| ---         | CENTERLINE        |
| ---         | PERIMETER BUFFER  |
| ---         | BUILDING SETBACK  |

#### Development Data Table:

|                          |                                                     |
|--------------------------|-----------------------------------------------------|
| Site Area:               | +/- 1.66 acres                                      |
| Tax Parcels:             | Portion of 19304368                                 |
| Existing Zoning:         | NS                                                  |
| Proposed Zoning:         | B-2(CD)                                             |
| Existing Use:            | Vacant outparcel - Mintworth Village                |
| Proposed Uses:           | Automated car wash with accessory cleaning stations |
| Maximum Building Height: | 25 feet                                             |
| Parking:                 | Will meet or exceed Ordinance standards             |

#### I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hutton (the "Petitioner") to accommodate the development of an automated car wash development on that approximately 1.66-acre site located on the west side of Idlewild Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel Number 19304368.
- 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").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, or as otherwise requested in the optional provisions below, the regulations established under the Ordinance for the B-2 zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

#### II. Permitted Uses

The Site may be devoted only to an automated car wash and any incidental and accessory uses relating thereto that are allowed in the B-2 zoning district.

#### III. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. 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 by CDOT for approval.
- Existing 6' sidewalk along Wyalong Drive will remain.

- Bike facilities shall be installed along Idlewild Road as generally depicted on the Rezoning Site Plan. The configuration of the bike facilities are subject to modifications and to any adjustments required by CDOT or applicable government agency, department or government body.
- Vehicular cross access easement for Site recorded in Book 16654, Page 91.
- Dedication and fee simple conveyance of all rights of way and sidewalk utility easement to the City before the site's first building certificate of occupancy is issued.
- All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

#### IV. Architectural Standards

- The principal building(s) on the Site may use a variety of building materials. The building materials will be a combination of the following: brick, glass, natural stone (or its synthetic equivalent), stucco, EIFS, cementitious siding, fiber cement ("HardiPlank"), scored and painted CMU block, and/or other materials approved by the Planning Director.
- Architectural elevations shall be designed to create visual interest as follows:
  - Building elevations facing network required streets shall not have expanses of blank walls greater than twenty (20) feet in all directions and architectural features such as but not limited to banding, medallions and design features such as transparent windows, display windows, or spandrel glass windows and materials will be provided to avoid a sterile, articulated blank treatment of such walls.
- Roof form and articulation - Roof form lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
  - Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers, or parapets.
  - Roof top HVAC and related mechanical equipment will be screened from public view at grade from network required streets.
- The building and drive aisles along Idlewild Road and Wyalong Drive will be screened with a landscape screen along the entire length.

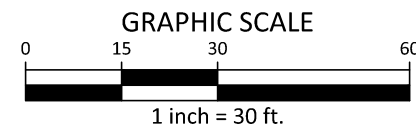
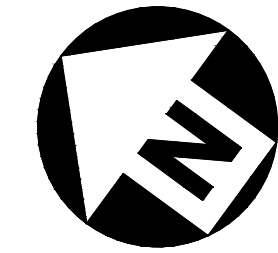
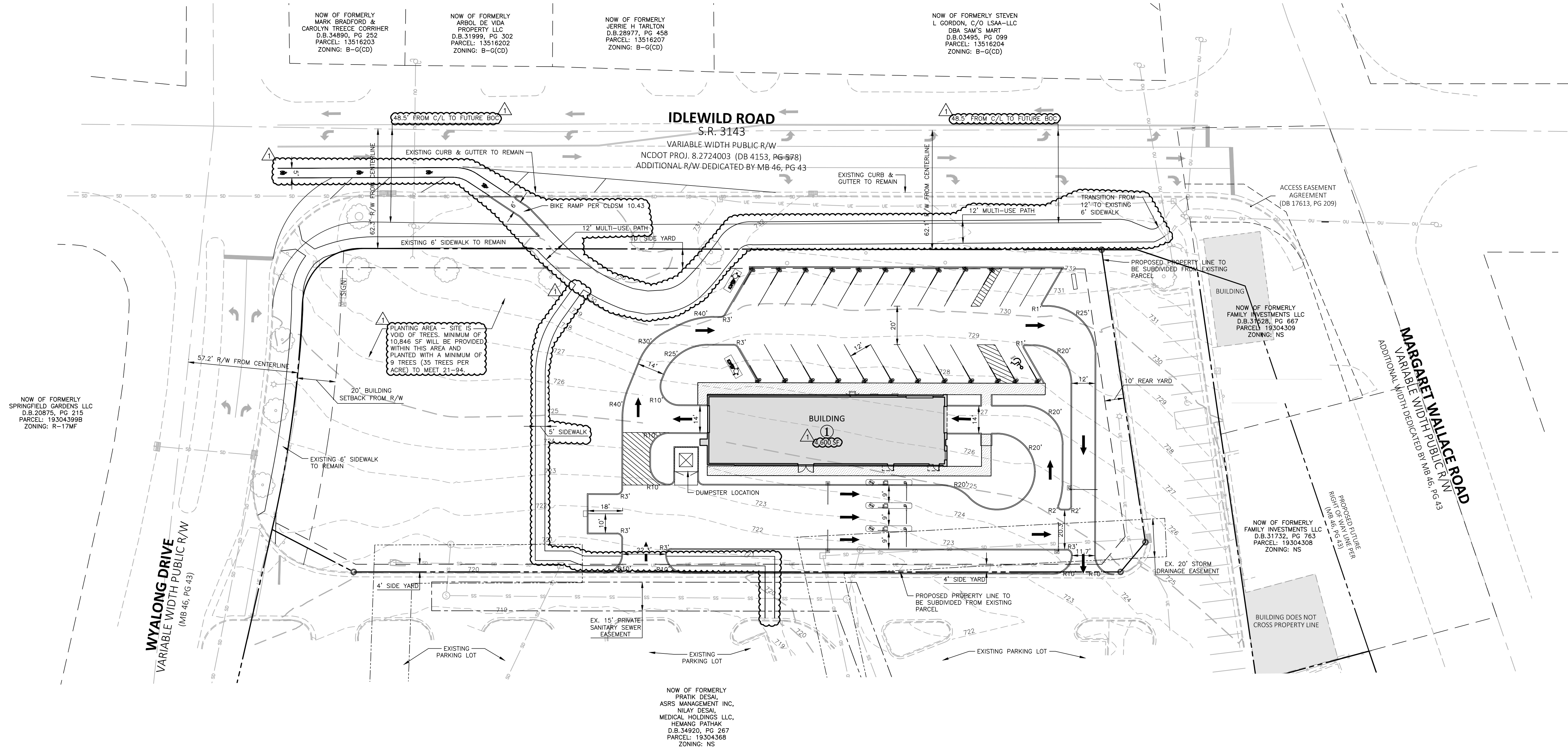
#### V. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- The site shall comply with the City of Charlotte Tree Ordinance.

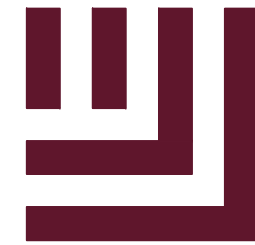
#### VI. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 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 the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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#### CLIENT

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CHATTANOOGA, TN 37402  
PHONE: 423. 643. 9218



WYALONG MOD WASH  
REZONING PETITION # 2021-273  
5706 WYALONG DRIVE  
CHARLOTTE, NORTH CAROLINA 28227

#### REVISIONS

| NO. | DATE       | PER CITY COMMENTS |
|-----|------------|-------------------|
| 1   | 06.13.2022 | PER CITY COMMENTS |
| 2   | 07.21.2022 | PER CITY COMMENTS |

#### PLAN INFORMATION

|             |              |
|-------------|--------------|
| PROJECT NO. | HUT21003     |
| FILENAME    | HUT21003-RZ1 |
| CHECKED BY  | EM           |
| DRAWN BY    | JDS          |
| SCALE       | 1"=30'       |
| DATE        | 12.08.2021   |

#### SHEET

REZONING PLAN

RZ.01