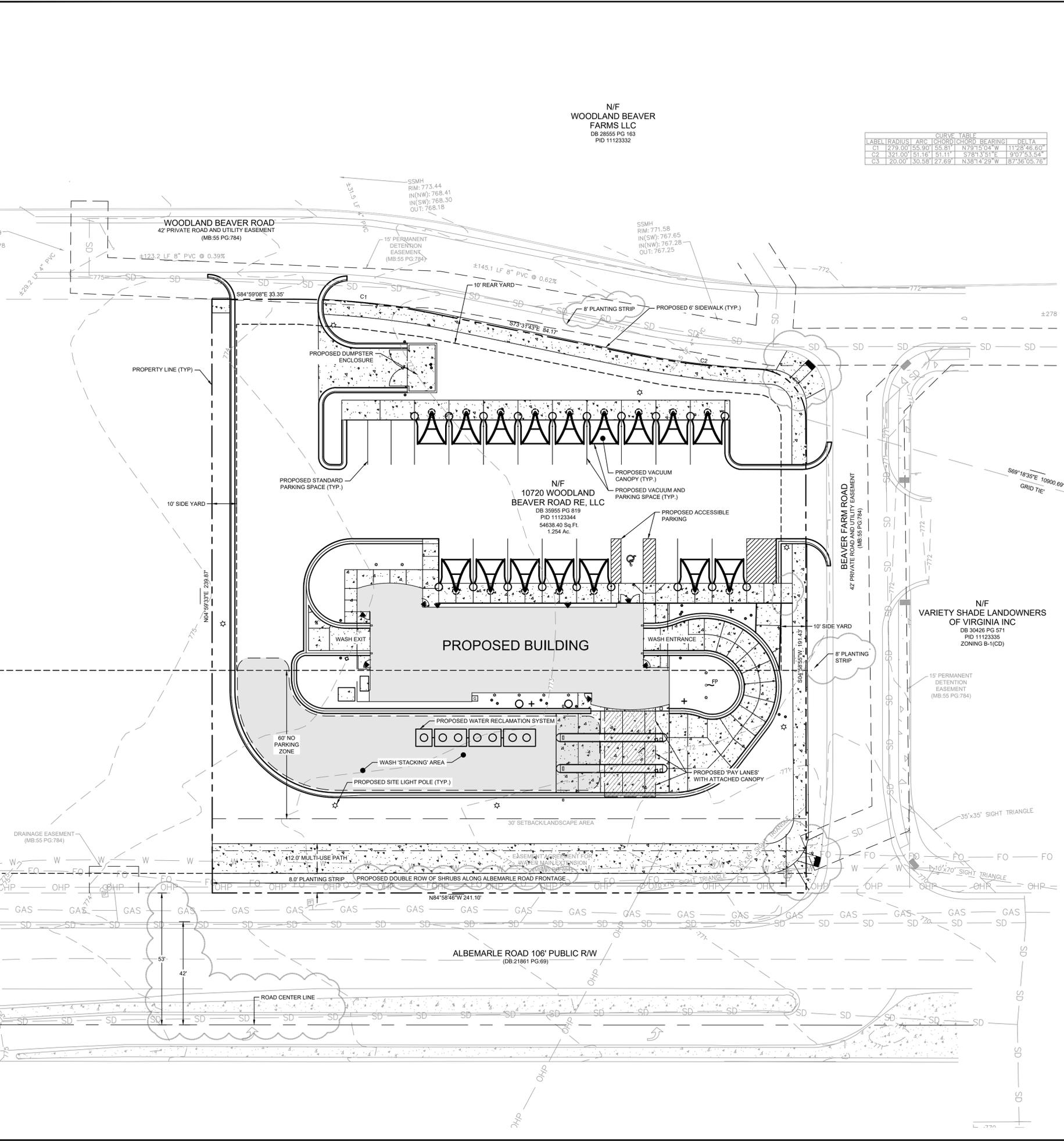


Plotted By: Arnold, Chiles - Sheet Set: Tommys Woodland Beaver Road - Layout: RZ-100 - CONDITIONAL REZONING SITE PLAN - September 02, 2021 01:48:31pm - K:\JOUR\LD\LA\013726 Tommys Express Car Wash.dwg - Charlotte, NC\CAD\PlanSheets\RZ-100 - CONDITIONAL REZONING SITE PLAN.dwg  
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**CURVE TABLE**

LABEL	RADIUS	ARC	CHORD	BEARING	DELTA
C1	279.00'	55.90'	55.81'	N79°15'04" W	11°28'46.60"
C2	321.00'	51.16'	51.11'	S78°13'51" E	9°07'53.54"
C3	20.00'	130.58'	127.69'	N36°14'29" W	18°36'05.76"

**REZONING PETITION NO. 2021-049**

**GENERAL PROVISIONS**

1. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY T. WASH HOLDINGS, LLC (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF NON-RESIDENTIAL USES ALLOWED IN THE B-2 ZONING DISTRICT ON APPROXIMATELY 1.25 ACRE SITE LOCATED AT 10720 WOODLAND BEAVER ROAD (THE "SITE").

2. **ZONING DISTRICT/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS FORTHUNDER UNDER THE ORDINANCE FOR THE B-2 ZONING CLASSIFICATION SHALL GOVERN.

3. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE "DEVELOPMENT SITE ELEMENTS" SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

4. **CONSTRUCTION AND ALTERATIONS:** THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FLEXIBILITY BY ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN SUCH INSTANCES, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

5. **MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN SUCH INSTANCES, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.**

6. **PERMITTED USES DEVELOPMENT AREA LIMITATION:**

a. THE SITE MAY BE DEVELOPED WITH ACCESSORY USES AS ALLOWED IN THE B-2 ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE B-2 ZONING DISTRICT. THE SITE MAY ALSO BE DEVELOPED WITH RETAIL, PERSONAL SERVICE USES, GENERAL AND MEDICAL OFFICE USES (INCLUDING MEDICAL AND DENTAL OFFICES), FINANCIAL INSTITUTIONS, ETC. (TYPE 1 & TYPE 2) TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE B-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).

b. THE SITE MAY BE DEVELOPED WITH UP TO 6000 SQUARE FEET OF GROSS FLOOR AREA OF ALLOWED USES.

c. IF AN IDEE WITH AN ACCESSORY DRIVE-THROUGH WINDOW IS PROPOSED FOR THE SITE, IT WILL BE THE 2<sup>ND</sup> EDE WITH AN ACCESSORY DRIVE-THROUGH WINDOW LOCATED WITHIN THE BOUNDARIES OF REZONING PETITION NO. 2020-07 (THE PRIOR REZONING PETITION FOR THE SITE) THEN PETITIONER WILL SUBMIT A TIS TO GOOT FOR REVIEW AS PART OF THE LAND AND UTILITY EASEMENT PROCESS FOR THE DRIVE-THROUGH WINDOW. IF THE DRIVE-THROUGH WINDOW HAS ALREADY BEEN APPROVED WITHIN THE BOUNDARIES OF REZONING PETITION 2020-07, AND PROVIDED A TIS, THEN DEVELOPER WILL AMEND THAT COMPLETED TIS TO REFLECT THE PROPOSED ADDITIONAL EDE WITH AN ACCESSORY DRIVE-THROUGH WINDOW.

7. **ACCESS AND TRANSPORTATION:**

a. ACCESS TO THE SITE WILL BE FROM WOODLAND BEAVER ROAD AND BEAVER FARM ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. ALL PORTIONS OF THE EXISTING PAVED STREETS THAT ABUT THE SITE WILL BE IMPROVED WITH SIX (6) FOOT SIDEWALKS AND A MINIMUM OF EIGHT (8) FOOT PLANTING STRIPS. TWO (2) ACCESSIBLE RAMPS WILL BE PROVIDED AT THE INTERSECTION OF WOODLAND BEAVER ROAD AND BEAVER FARM ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. ACCESSIBLE RAMPS WILL BE PROVIDED AT THE INTERSECTION OF WOODLAND BEAVER ROAD AND BEAVER FARM ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. ACCESSIBLE RAMPS WILL BE PROVIDED AT THE INTERSECTION OF WOODLAND BEAVER ROAD AND BEAVER FARM ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. ACCESSIBLE RAMPS WILL BE PROVIDED AT THE INTERSECTION OF WOODLAND BEAVER ROAD AND BEAVER FARM ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

8. **ARCHITECTURAL STANDARDS FOR CAR WASH USES:**

a. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC NETWORK REQUIRED STREETS THROUGH THE FOLLOWING:

b. BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR SIDE FACADE TO ALL PUBLIC STREETS.

c. FACADES FRONTING PUBLIC STREETS SHALL INCLUDE WINDOWS FOR A MINIMUM OF 40% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 4" CLEAR HEIGHT BETWEEN WINDOW AND REAR WALL. WINDOWS WITH THIS ZONE SHALL NOT BE SCREENED BY FILM, BECALS, AND OTHER OPACUE MATERIALS OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4" ABOVE ADJACENT STREET SIDEWALK.

d. THE FACADES OF THE FIRST FLOOR OF THE BUILDINGS ALONG PUBLIC STREETS SHALL INCORPORATE MASONRY MATERIALS SUCH AS BRICK, STONE, OR SET/FACE CMU.

e. BUILDING ELEVATIONS FACING THE PUBLIC STREETS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

f. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES OR OTHER ARCHITECTURAL ELEMENTS.

g. SOME PORTIONS OF THE PROPOSED BUILDINGS SHALL HAVE A MINIMUM HEIGHT OF 22 FEET.

h. MULTI-STORY BUILDINGS SHALL HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

i. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, USES WITH ACCESSORY DRIVE-IN AND/OR DRIVE-THROUGH SERVICE LANE WINDOWS MAY HAVE A VEHICULAR CIRCULATION DRIVE OR DRIVE AISLE LOCATED BETWEEN THE BUILDING AND AN ADJACENT PUBLIC STREET (PUBLIC OR PRIVATE). HOWEVER, PICK-UP WINDOWS MAY NOT BE LOCATED ON THE FACADE OF A BUILDING THAT FACES AN ADJACENT PUBLIC STREET.

9. **ARCHITECTURAL STANDARDS FOR OTHER ALLOWED USES:**

a. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC NETWORK REQUIRED STREETS THROUGH THE FOLLOWING:

b. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL PUBLIC STREETS.

c. FACADES FRONTING PUBLIC STREETS SHALL INCLUDE WINDOWS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 2" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITH THIS ZONE SHALL NOT BE SCREENED BY FILM, BECALS, AND OTHER OPACUE MATERIALS OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4" ABOVE ADJACENT STREET SIDEWALK.

d. THE FACADES OF THE FIRST FLOOR OF THE BUILDINGS ALONG PUBLIC STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.

e. DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS AND CORNER ENTRANCE FEATURES TO SIDEWALKS AS ADJACENT STREETS.

f. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

g. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNING, ARCADES OR OTHER ARCHITECTURAL ELEMENTS.

h. BUILDINGS SHALL HAVE A MINIMUM HEIGHT OF 22 FEET.

i. MULTI-STORY BUILDINGS SHALL HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

j. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, USES WITH ACCESSORY DRIVE-IN AND/OR DRIVE-THROUGH SERVICE LANE WINDOWS MAY HAVE A VEHICULAR CIRCULATION DRIVE OR DRIVE AISLE LOCATED BETWEEN THE BUILDING AND AN ADJACENT PUBLIC STREET (PUBLIC OR PRIVATE). HOWEVER, PICK-UP WINDOWS MAY NOT BE LOCATED ON THE FACADE OF A BUILDING THAT FACES AN ADJACENT PUBLIC STREET.

10. **STREETSCAPE FEATURES AND LANDSCAPING:**

a. A 30-FOOT LANDSCAPE SETBACK SHALL BE PROVIDED ALONG ALBEMARLE ROAD. SIDE AND REAR YARDS AS INDICATED ON THE REZONING PLAN WILL ALSO BE PROVIDED.

b. PARKING AREAS MAY NOT BE LOCATED WITHIN THAT PORTION OF THE SITE DESIGNATED ON THE REZONING PLAN AS A 60-FOOT NO PARKING ZONE. THE 60-FOOT NO PARKING ZONE WILL START AT THE MARKET LANDSCAPE SETBACK AND ALBEMARLE ROAD AND BEAVER FARM ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. BUILDINGS, ACCESSORY STRUCTURES AND VEHICULAR CIRCULATION DRIVES/AREAS OR DRIVE AISLES ASSOCIATED WITH DRIVE-IN AND DRIVE-THROUGH SERVICE LANE WINDOWS MAY BE LOCATED WITHIN THE 60-FOOT NO PARKING ZONE AS LONG AS THEY ARE LOCATED WITHIN THE 60-FOOT NO PARKING ZONE AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. ALONG ALBEMARLE ROAD AN EIGHT (8) FOOT PLANTING STRIP AND A 12-FOOT MULTI-USE PATH WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. ALONG THE SITE'S FRONTAGE ON WOODLAND BEAVER ROAD AND BEAVER FARM ROAD THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.

e. THE PETITIONER WILL PROVIDE A DOUBLE ROW OF EVERGREEN SHRUBS ALONG THE SITE'S FRONTAGE ON ALBEMARLE ROAD TO HELP SCREEN THE PROPOSED CIRCULATION DRIVE.

f. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE ELEMENTS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PERIPHERAL BUILDING.

11. **ENVIRONMENTAL FEATURES:**

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

b. 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 PLAN. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

12. **LIGHTING:**

a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 30 FEET IN HEIGHT.

13. **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 PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

14. **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.

**TREE SAVE CALCULATIONS**

SITE AREA	1.254 ACRES
EXISTING TREES TO BE REMOVED	0.08 ACRES
REQUIRED TREE SAVE AREA	$[(\text{SITE AREA} - \text{TREES TO BE REMOVED}) * 0.15] + [(\text{AREA OF TREES TO BE REMOVED} * 1.5) * 0.15]$ = 0.194 ACRES

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PER CORRESPONDENCE WITH CITY STAFF, THE REQUIRED TREE SAVE AREA FOR THE DEVELOPMENT IS ACCOUNTED FOR BY LDC-2013-00037. THE DEVELOPER WILL COORDINATE WITH CITY STAFF AT THE TIME OF SITE PLAN REVIEW TO MEMORIALIZE TREE SAVE AREA REQUIREMENTS FOR THE DEVELOPMENT.

Know what's below.  
Call before you dig.

GRAPHIC SCALE IN FEET  
0 10 20 40

SURVEY INFORMATION:  
TOPOGRAPHIC AND SURVEY INFORMATION FOR TOMMY'S WOODLAND BEAVER IS BASED ON THE EXISTING CONDITIONS SURVEY PREPARED FOR ROC WASH HOLDINGS, LLC BY ATLAS SURVEYING, INC. UPDATED 12/30/2020.

REZONING PETITION: 2021-049

**TOMMY'S WOODLAND BEAVER**

PREPARED FOR  
**ROC WASH HOLDINGS, LLC**

CHARLOTTE, NC

SHEET NUMBER  
**RZ-100**

**Kimley-Horn**

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300 MORRIS STREET SUITE 200, DURHAM, NC 27701  
PHONE: 919-682-3583  
WWW.KIMLEY-HORN.COM  
NC FIRM # 0102

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

**CONDITIONAL REZONING SITE PLAN**

**NOT FOR CONSTRUCTION**

KHA PROJECT: 013726002  
DATE: 09/02/2021  
SCALE: AS SHOWN  
DESIGNED BY: KWH  
DRAWN BY: CHF  
CHECKED BY: KWH