DEVELOPMENT CRITERIA

DEVELOPMENT STANDARDS

General Provisions

1. Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-2 zoning district classification shall be followed in connection with development taking place on the Site. For the purposes of this petition, the "Site" shall mean and refer solely to the 0.932 Acre portion to be rezoned of the overall parcel, as shown on this Technical Data Sheet.

2. The development depicted on the Rezoning Schematic Site Plan attached hereto is merely schematic in nature and intended only to illustrate the possible arrangement of uses and development on the Site. The exact details of configuration, placement and size of the individual site elements shall be established during the design, development and construction phases and shall be governed by the requirements of the Ordinance and the Technical Data Sheet (including these Development Standards). Accordingly, the configuration, placement and size of the building depicted on the Rezoning Schematic Site Plan is schematic in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Furthermore, should more than one building be developed on the Site, all such buildings on the Site will be located within the maximum building envelope lines shown on the Technical Data Sheet. The parking layout may also be modified to accommodate the final building location and other site design features. All changes are subject to approval per 6.206(2) of the Zoning Regulations.

Permitted Uses

1. The Site may be devoted to (a) any use (including any accessory use) which is permitted by right or under prescribed conditions in an O-1 or B-1 zoning district (except for fast food drive through restaurants) and (b) a full service car wash.

Building Limitations and Materials

1. Any building(s) to be constructed on this Site may not exceed 40 feet in height.

2. Buildings to be located on the Site will contain construction materials that are architecturally compatible in all material respects with other developments located within Parcel 31. In this regard, specific reference is made to the Schematic Building Elevations attached hereto.

3. No loud speakers shall be allowed on the site.

4. The buildings located on the Site shall contain maximum allowable square footage, in the aggregate, of 4,000 square feet.

Buffers

1. The 100 foot buffer area established along Interstate-485 shall conform to the standards of Section 12.302 of the Ordinance. The buffer area will be left in its undisturbed, natural condition, except that (i) utility and stormwater collection lines may be installed within the buffer area provided that any such installation may only cross the buffer area at interior angles measured at the property line which are not less than 75 degrees and (ii) minor disturbance of the buffer area shall be permitted in connection with construction activity on the Site provided that any such disturbance shall not encroach more than twenty (20) feet into the buffer area. Should any disturbance of the buffer be warranted in connection with construction on the site, the portion of the buffer area disturbed shall be replanted to meet or exceed the buffer requirements for a "Class C Buffer" set forth in the Ordinance.

Setbacks, Side Yards and Rear Yards

1. All buildings constructed within the Site will satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-2 Zoning District.

2. No parking areas will located within the 20 foot front yard setback depicted on this Technical Data Sheet.

Screening and Landscaping Areas

1. Any landscaped areas will meet or exceed the requirements of the Ordinance.

2. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

3. All roof mounted equipment will be screened from view.

4. Landscaping shall be provided in the five (5) foot side yard area in a manner generally consistent with landscaping currently contained in the same side yard areas of surrounding sites.

5. Petitioner will install certain plantings and vegetation on the existing or heightened berm within and for the entire length of the twenty five (25) foot buffer (up to but not beyond the the common boundary of the 2.369 acre parcel as shown on the Technical Data Sheet with Lot 5 Piper Glen-Parcel 31 as shown on the Technical Data Sheet) located between the 34 foot easement for ingress and egress and the existing multi-family property located to the south of the Site. The plantings and vegetation shall include a variety of types of plantings and vegetation described in the Supplemental Planting Grid set forth on this Technical Data Sheet. The planting of Leyland Cypress trees will be in sufficient number for the entire length of the twenty five (25) foot buffer (up to but not beyond the common boundary of the 2.369 acre parcel as shown on the Technical Data Sheet with Lot 5 Piper Glen-Parcel 31 as shown on the Technical Data Sheet) and will be planted in double rows of Leyland Cypress trees 8 to 10 feet in height (at the time of planting) planted on a staggered basis with 10 foot centers. The Petitioner shall maintain the plantings and vegetation which shall include appropriate irrigation and replacement of dead vegetation with vegetation of the same size as when originally planted on an as-needed basis so as to preserve the screening provided by the plantings and vegetation. The plantings and vegetation shall otherwise be substantially as shown on the attached Schematic Site Plan.

Parking

1. Off street parking will meet the minimum standards established under the Ordinance.

2. Landscaping of the parking areas shall conform with the minimum standards of the Ordinance.

Lighting

1. The maximum height of any free-standing light fixture, including its base, shall not exceed twenty (20) feet in height; not withstanding the foregoing, the maximum height of each free standing light fixture, including its base, located within the 34' easement for ingress and egress shall not exceed 15 feet.

2. All direct lighting within the Site shall be designed such that the direct illumination does not extend past any exterior property line and particular consideration will be given to redirection of illumination away from the buildings located on the existing multi-family property located to the south of the Site. Consideration will be given to the impact of lighting, both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare in the direction of Piper Station Drive, the 34 foot private drive easement depicted on the Technical Data Sheet and adjacent properties, including without limitation the multi-family property located to the south of the Site.

3. No wall pack light fixtures will be allowed on any structures placed on the Site.

Signs

1. Signage on the Site shall be limited to ground mounted signs, seven (7) feet in height and fifty (50) square feet in area. No sign may be mounted on the roof of any structure and no sign will be permitted in the one hundred (100) foot buffer area along Interstate 485. Building signs may be permitted in accordance with the requirements of the applicable Ordinance.

2. Upon approval of this Zoning Petition, the building elevations shall meet all Zoning Ordinance standards regarding signage etc.

Access Points (Driveways)

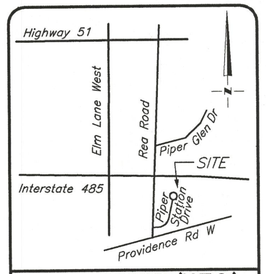
1. The number of vehicular access points into the Site will be limited to those shown on the Technical Data Sheet.

2. The placement and configuration of the vehicular access points into the Site are subject to any such modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the Charlotte Department of Transportation. Stormwater Management 1. Stormwater runoff from the Site will be managed as required by the City of Charlotte stormwater regulations.

3. Notwithstanding the foregoing, the proposed driveway connecting to Piper Station Drive shall be a two-way driveway per CDOT and City of Charlotte Engineering Department standards. The location of the driveway may be modified in the final design of the Site, including relocation to the south in an effort to be compatible with the existing landscape island in the Piper Station Drive cul-de-sac. If reasonably required by CDOT and subject to any other governmental restrictions, the Petitioner shall cause the landscape island in the Piper Station Drive cul-de-sac to be removed and replaced with asphalt pavement per applicable City of Charlotte Engineering standards.

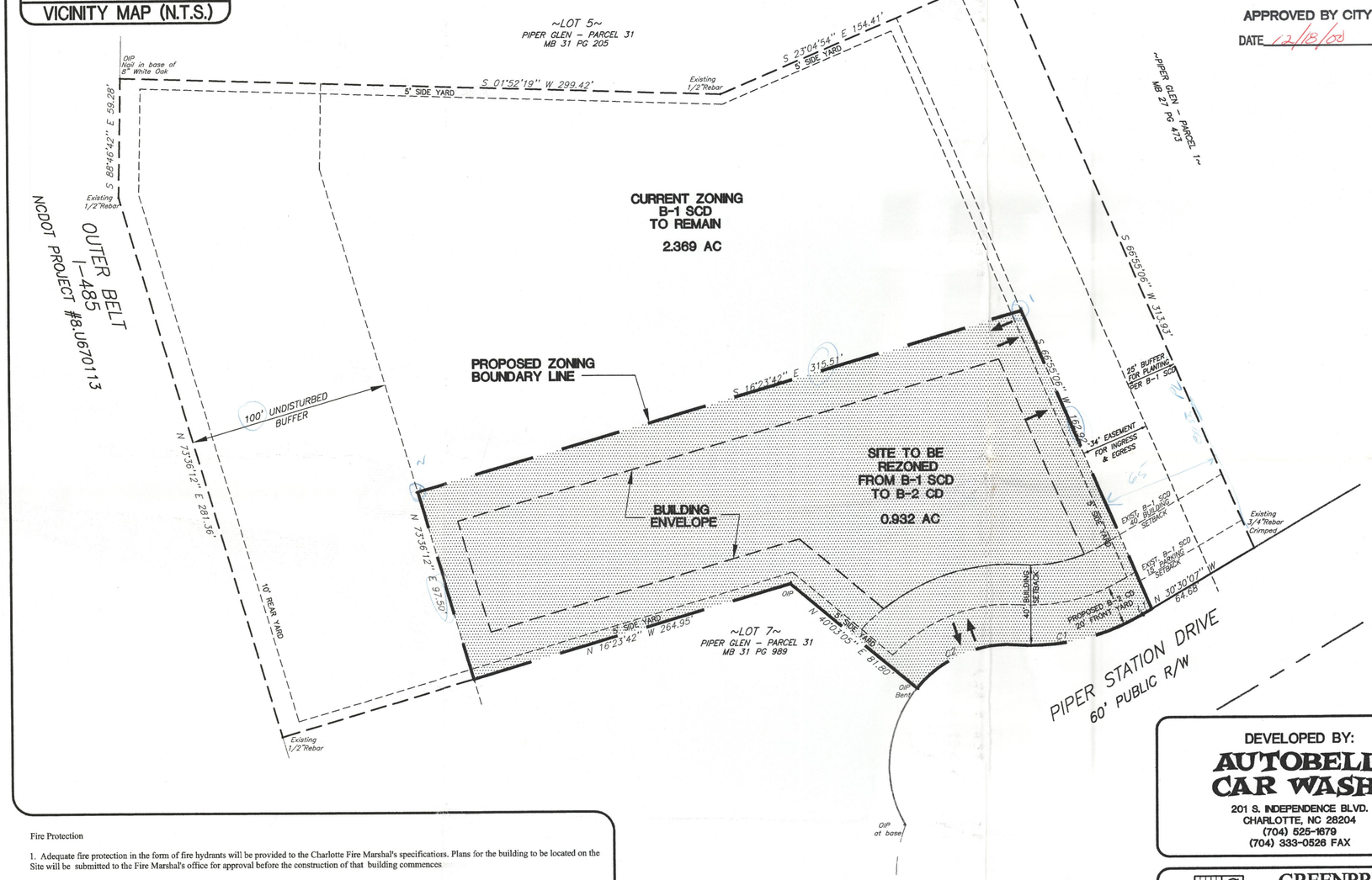
Sidewalk

1. Petitioner shall construct a sidewalk to connect Piper Station Drive with Lot 5 of Piper Glen-Parcel 31 recorded in Map Book 31 at Page 205. The sidewalk may be located within the existing 34 foot easement for ingress or egress or along the southerly boundary of the Site.



VICINITY MAP (N.T.S.)

	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
		SUPPLEMENTAL PLANTING IN BUFFER ADJACENT TO MULTI-FAMILY			
		TREES			
QV	QV	QUERCUS VIRGINIANA	LIVE OAK	8-10'	AS SHOWN ON SCHEMATIC SITE PLAN
LC	LC	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8-10'	AS SHOWN ON SCHEMATIC SITE PLAN
PY	PY	PRUNUS YEDOENSIS	YOSHINO CHERRY	8-10'	AS SHOWN ON SCHEMATIC SITE PLAN
		SHRUBS			
	BT	BERBERIS THUNBERGII	JAPANESE BARBERRY	3 GAL	AS SHOWN ON SCHEMATIC SITE PLAN



Fire Protection

1. Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for the building to be located on the Site will be submitted to the Fire Marshal's office for approval before the construction of that building commences

Amendment to Rezoning Plan

1. Future amendments to the Rezoning Petition may be applied for the then owner or owners of the partner or parcels involved in accordance with Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Application

1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and any other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest and assigns.

2. Throughout this Rezoning Petition, the terms, "Petitioner" and "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 the Site from time to time who may be involved in any future development thereof.

Car Wash Hours of Operation

1. Hours of car wash operation on the Site shall be no longer than from 7:00 a.m. to 8:00 p.m. EDT or 7:00 a.m. to 7:00 p.m. EST.

LINES			
NUMBER	DIRECTION	LENGTH	
L1	N 30°30'07" W	5.18	
CURVES			
NUMBER	DIRECTION	RADIUS	LENGTH	CHORD
C1	N 13°13'18" W	110.00	66.35	65.35
C2	N 22°56'48" W	60.00	56.56	54.49

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FOR PUBLIC HEARING
PETITION NO. 00-135

CURRENT ZONING = B-1 SCD
SITE TO BE REZONED TO B-2 CD = 0.932 AC
ACREAGE TO REMAIN B-1 SCD = 2.369 AC
TOTAL ACREAGE = 3.301 AC

DEVELOPMENT DATA

APPROVED BY CITY COUNCIL
DATE 12/18/00

DEVELOPED BY:
AUTOBELL CAR WASH
201 S. INDEPENDENCE BLVD.
CHARLOTTE, NC 28204
(704) 525-1679
(704) 333-0526 FAX

GREENBRIER DESIGN GROUP, P.C.
2108 South Blvd., Suite 114
Charlotte, North Carolina 28203
(704) 347-4972 Telephone
(704) 347-4973 Fax

REZONING TECHNICAL DATA SHEET

SHEET 1 OF 4
MAY 18, 2000
REVISED JUNE 28, 2000
REVISED OCTOBER 20, 2000
REVISED OCTOBER 27, 2000
REVISED NOVEMBER 15, 2000
REVISED NOVEMBER 27, 2000

2000-135

FOR PUBLIC HEARING
PETITION NO. 00-135

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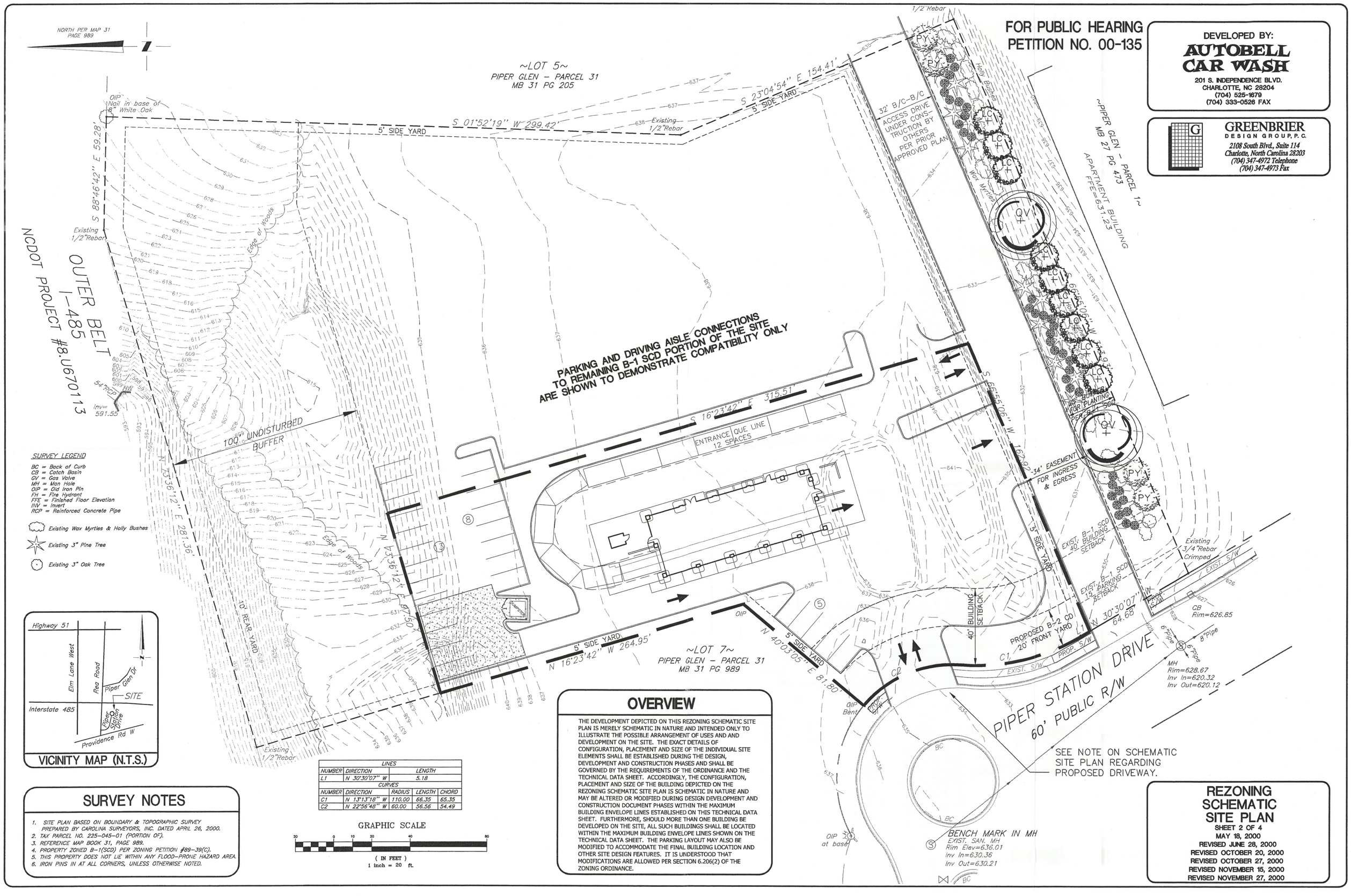

LINES		
NUMBER	DIRECTION	LENGTH
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CURVES				
NUMBER	DIRECTION	RADIUS	LENGTH	CHORD
C1	N 13°13'18" W	110.00	66.35	65.35
C2	N 22°56'48" W	60.00	56.56	54.49

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SURVEY NOTES

1. SITE PLAN BASED ON BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CAROLINA SURVEYORS, INC. DATED APRIL 26, 2000.
2. TAX PARCEL NO. 225-045-01 (PORTION OF).
3. REFERENCE MAP BOOK 31, PAGE 989.
4. PROPERTY ZONED B-1(SCD) PER ZONING PETITION #89-39(C).
5. THIS PROPERTY DOES NOT LIE WITHIN ANY FLOOD-PRONE HAZARD AREA.
6. IRON PINS IN AT ALL CORNERS, UNLESS OTHERWISE NOTED.

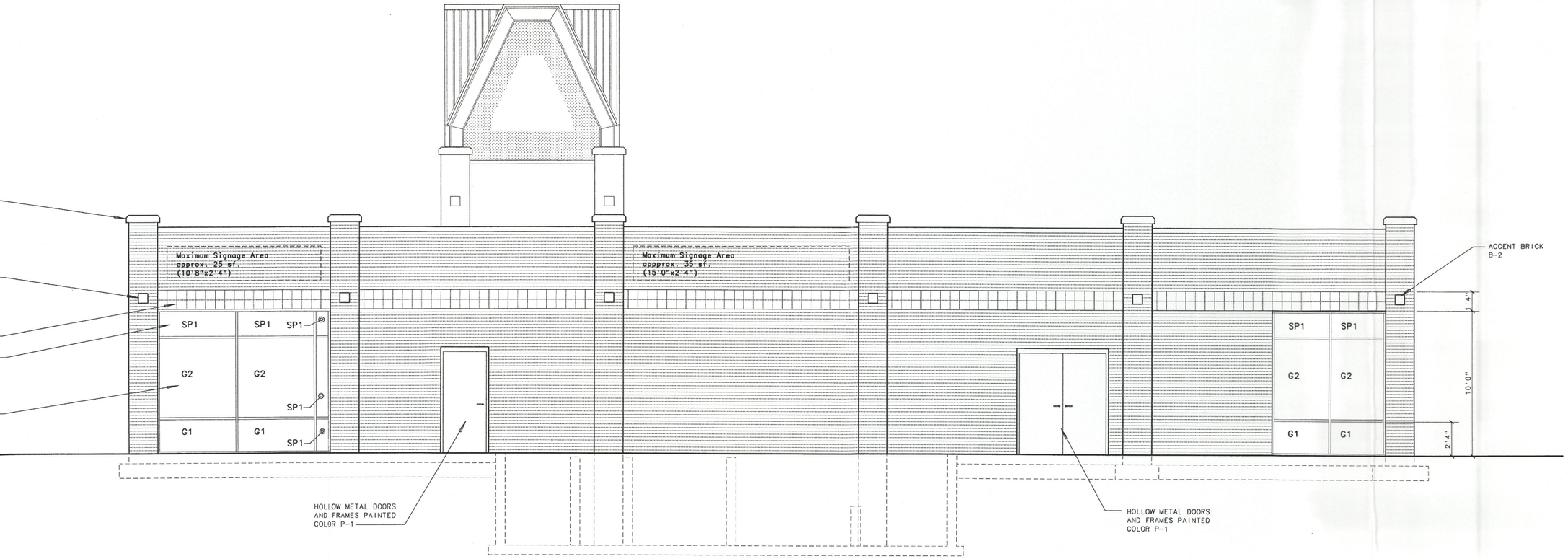
OVERVIEW

THE DEVELOPMENT DEPICTED ON THIS REZONING SCHEMATIC SITE PLAN IS MERELY SCHEMATIC IN NATURE AND INTENDED ONLY TO ILLUSTRATE THE POSSIBLE ARRANGEMENT OF USES AND AND DEVELOPMENT ON THE SITE. THE EXACT DETAILS OF CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL SITE ELEMENTS SHALL BE ESTABLISHED DURING THE DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES AND SHALL BE GOVERNED BY THE REQUIREMENTS OF THE ORDINANCE AND THE TECHNICAL DATA SHEET. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING DEPICTED ON THE REZONING SCHEMATIC SITE PLAN IS SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THIS TECHNICAL DATA SHEET. FURTHERMORE, SHOULD MORE THAN ONE BUILDING BE DEVELOPED ON THE SITE, ALL SUCH BUILDINGS SHALL BE LOCATED WITHIN THE MAXIMUM BUILDING ENVELOPE LINES SHOWN ON THE TECHNICAL DATA SHEET. THE PARKING LAYOUT MAY ALSO BE MODIFIED TO ACCOMMODATE THE FINAL BUILDING LOCATION AND OTHER SITE DESIGN FEATURES. IT IS UNDERSTOOD THAT MODIFICATIONS ARE ALLOWED PER SECTION 6.206(2) OF THE ZONING ORDINANCE.

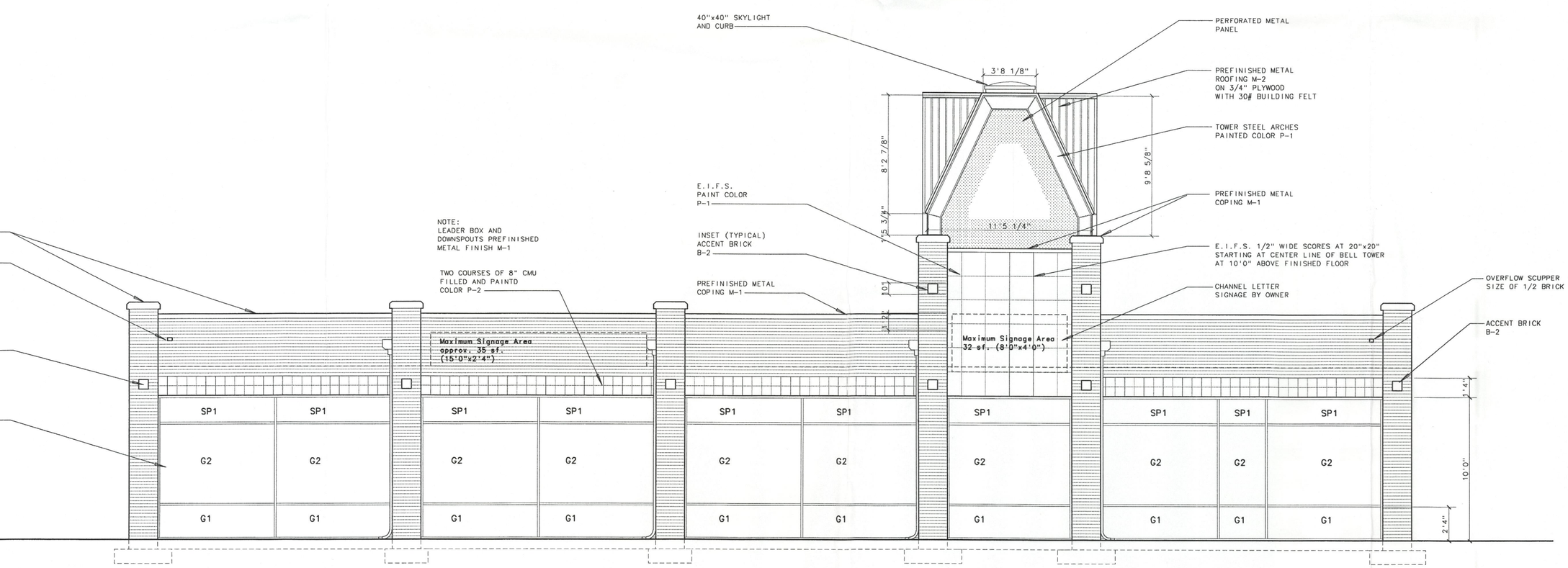
REZONING SCHEMATIC SITE PLAN

SHEET 2 OF 4
MAY 18, 2000
REVISED JUNE 28, 2000
REVISED OCTOBER 20, 2000
REVISED OCTOBER 27, 2000
REVISED NOVEMBER 15, 2000
REVISED NOVEMBER 27, 2000

ADAMS HENNON
Architecture
A Professional Association
126 North Main Street, Suite 200
Mooresville, North Carolina 28115
ph(704)664-1311 fax(704)664-5604



EAST ELEVATION 1/4"=1'0" 03



WEST ELEVATION 1/4"=1'0" 01

AUTOBELL CAR WASH

CHARLOTTE
North Carolina
AT
PIPER STATION
DRIVE

Project No. 2287.000
Drawn By: N. PARKER
Date: 18 OCTOBER 2000
[ZONING REVIEW]

SCHEMATIC
BUILDING
ELEVATIONS
FOR PUBLIC
HEARING
PETITION #00135

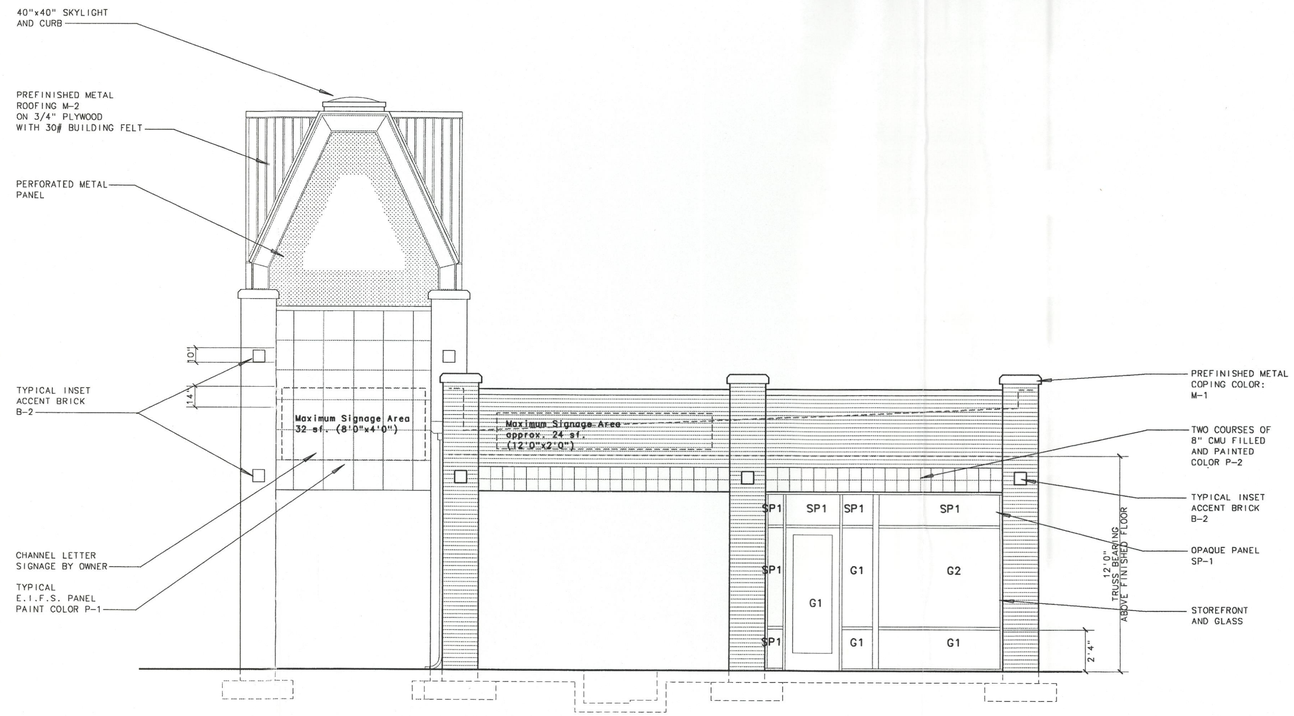
REVISION DATE:
07 NOVEMBER 2000

SHEET 3 of 4

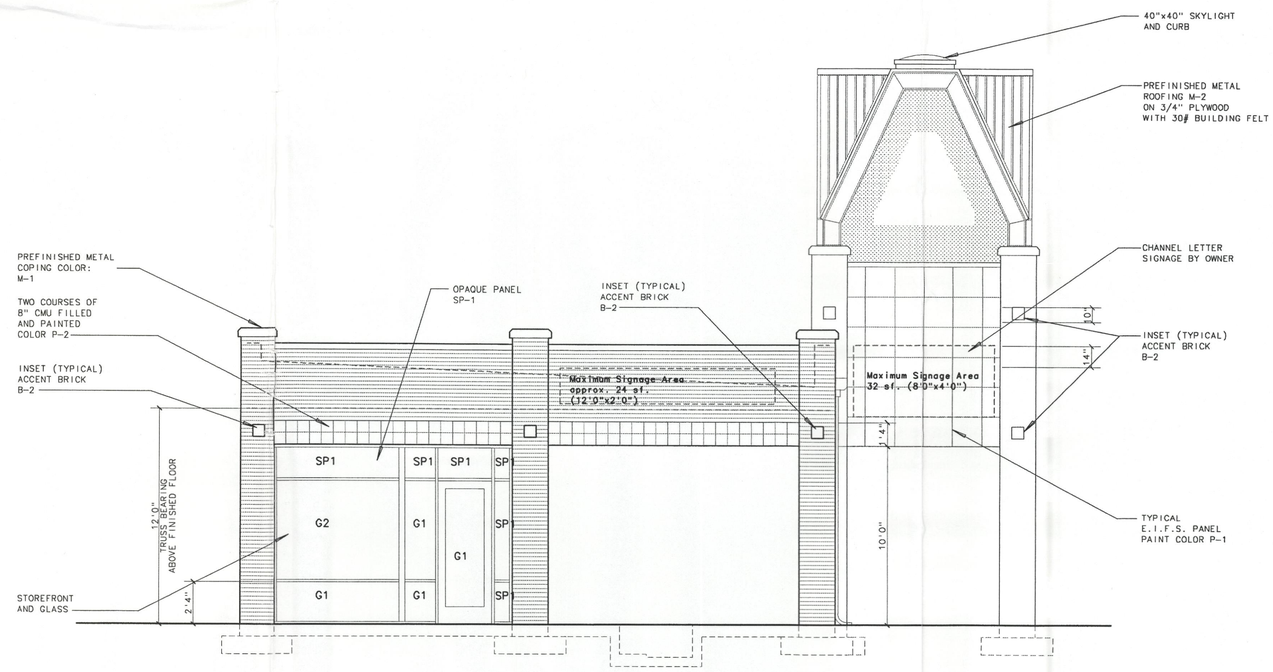
Material Schedule

MARK	MATERIAL	COLOR	MANUFACTURER	PRODUCT No.	REMARKS	MARK
P-1	PAINT	SHARKSKIN	DEVOE	2H3P	—	P-1
P-2	PAINT	BOHEMIAN BLUE	DEVOE	1BL10A	EXTERIOR EPOXY	P-2
M-1	METAL COPINGS	SANDSTONE	DURACLAD	KYNAR 500 24 ga.		M-1
M-2	METAL ROOFING	MATCH DEVOE BOHEMIAN BLUE 1BL10A	G.C. TO PROVIDE SAMPLE	OWNER TO APPROVE	FINISH SPEC. FULL STRENGTH KYNAR 500	M-2
B-1	BRICK	BEIGE (MODULAR)	CHEROKEE SANFORD		—	B-1
B-2	BRICK	WHITE ROCKFACE	KINGS MOUNTAIN BIRCK	REP. BY CHEROKEE SANFORD	—	B-2
SP-1	SPANDREL PANEL	RED	ACRYLITE	278-0GP		SP-1
G-1	TEMPERED	———	N/A	———		G-1
G-2	STANDARD GLASS	———	N/A	———		G-2

EXTERIOR MATERIALS NONE (15)



SOUTH ELEVATION 1/4"=1'0" (03)



NORTH ELEVATION 1/4"=1'0" (01)

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AUTOBELL CAR WASH

CHARLOTTE
North Carolina
AT
PIPER STATION DRIVE

Project No. 2287.000
Drawn By: N. PARKER
Date: 18 OCTOBER 2000 [ZONING REVIEW]

SCHEMATIC BUILDING ELEVATIONS FOR PUBLIC HEARING PETITION #00135

REVISION DATE: 07 NOVEMBER 2000

SHEET 4 of 4