

**DEVELOPMENT STANDARDS:**  
**GENERAL PROVISIONS**  
 Unless more stringent standards are established by this 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.

Detailed site planning has not been finalized. The development depicted on the Schematic Site Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended only to describe the possible arrangements of uses and building elements on the Site and the schematic depiction of the uses, structures and building elements set forth on the Schematic Site Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed, the exact alignments of streets, points of access, the numbers, configuration and placements of buildings, the configuration and placements of parking areas, and the heights and masses of buildings have not been finally determined, and depiction of such elements on the Schematic Site Plan are not intended to be specific site development plans but rather preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum building envelope lines established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters of the accompanying Development Standards, the general depiction set forth on the Schematic Site Plan and Section 6.206 (2) of the Ordinance.

Parking layouts may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.

**PERMITTED USES/MAXIMUM FLOOR AREA**  
 The Site may be devoted to a AAA AutoMark Car Care Center along with accessory uses incidental to the Center. In the event the AAA Car Care Center is not developed on the Site for any reason, the Site may be developed only in accordance with the provisions and requirements of the O-1 zoning classification. In the event the Site is developed with a AAA AutoMark Car Care Center, the maximum gross floor area of all buildings constructed on the Site may not exceed, in the aggregate, 7,000 square feet. In the event the site is not developed with a AAA AutoMark Car Care Center, the maximum gross floor area shall be the maximum amount of floor area that could be placed on the site under the O-1 district regulations.

**SETBACKS, SIDE YARDS AND REAR YARDS**  
 All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-2 zoning district. No parking or vehicular maneuvering will be permitted between building and street.

**STREETSCAPE TREATMENT**  
 The streetscape treatment along Albemarle Road shall include landscaping in conformance with the provisions of the Tree Ordinance. In addition, the Petitioner shall install an outdoor seating area in front of the building in a manner and located to be determined by the Petitioner.

**SCREENING AND LANDSCAPED AREAS**  
 1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.  
 2. Any dumpsters located within the Site that are visible from a public street or from an external adjoining property will be screened from view by a solid enclosure with gates.  
 3. The Site shall comply with the City of Charlotte Tree Ordinance.  
 4. Roof-top mechanical equipment shall be screened from public view.

**PARKING**  
 Off street parking spaces will satisfy the minimum standards established under the Ordinance. Two (2) Long-Term bicycle parking spaces will be provided; Short-Term bicycle parking spaces will be provided equal to 5% of the required vehicular parking spaces.

**RIGHT-OF-WAY DEDICATION**  
 The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) that portion of the Site that may be required to provide right of way measuring 50 feet from the centerline of Albemarle Road if such right-of-way does not exist already prior to the issuance of any building permit for the Site.

**LIGHTING**  
 1. All freestanding lighting fixtures will be uniform in design.  
 2. Wall pack lighting will not be allowed.

**SIGNS**  
 Detached signage shall not exceed 7 feet in height and 50 square feet in size. Project identification sign shall be a monument type sign. All other signage shall be in accordance with the sign regulations of the City of Charlotte Zoning Ordinance.

**ACCESS POINTS (DRIVEWAYS)**  
 1. The number of vehicular access points to the Site shall be limited to the number depicted on the development option.  
 2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.  
 3. The vehicular access to the Site may be reconfigured from that generally depicted on the Technical Data Sheet subject to the review and approval of CDOT and/or NCDOT. A potential reconfigured vehicular access from the Site to Albemarle Road may be provided via the abutting driveway easement that extends from Albemarle Road to Central Avenue. This potential access through the driveway easement may be in addition to, or in lieu of, one or both of the Site's access points to Albemarle Road as depicted on the Technical Data Sheet, all of which is subject to the review and approval of CDOT and/or NCDOT.

**DEVELOPMENT**  
 Developer shall have the right to develop the site in accordance with the Site Plan and Development Standards depicted on Technical Data Sheet.

**DESIGN STANDARDS**  
 Architectural commitment: If a AAA AutoMark Car Care Center is developed on the site, the basic character of the Albemarle Road elevation for this building will be as depicted on the elevation which accompanies the rezoning petition (Exhibit 'A').

**FIRE PROTECTION**  
 Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

**STORM WATER MANAGEMENT**  
 1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if required to be provided, may be located in common areas but shall not be located in the required setback.  
 2. The detention shall tie-in to the existing abutting storm water system(s). During the permitting stage of the development, the Petitioner shall have the receiving drainage system, located directly downstream from the Site at the next receiving channel and pipe abutting the Site, analyzed to insure that it will not be taken out of standard due to the development contemplated by this rezoning petition. If it is found that the development contemplated by this rezoning petition will cause such receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention on Site or otherwise take such reasonable steps as may be needed to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to the development of this Site, then the Petitioner agrees to provide adequate detention to insure that such drainage system will not be additionally over burdened. In no event, however, shall the Petitioner be required to correct any current problems with the existing receiving drainage system.

**AMENDMENTS TO REZONING PLAN**  
 Future amendments to this Technical Data Sheet and 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.

**BINDING EFFECT OF THE REZONING APPLICATION**  
 If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns. Throughout these Development Standards, the terms Petitioner and Owner(s) 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.

**DEVELOPMENT DATA:**  
 TAX PARCEL#: 103-021-11  
 TOTAL ACRES: ±1.19 ACRES  
 EXISTING ZONING: O-1  
 PROPOSED ZONING: B-2 (CD)  
 PROPOSED USE: AAA CAR CARE CENTER/OFFICE

**GNA DESIGN ASSOCIATES, Inc.**  
 428 East Fourth Street  
 Charlotte, NC 28202  
 (704) 375-1907  
 Surveying • Landscape Architecture • Civil Engineering

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

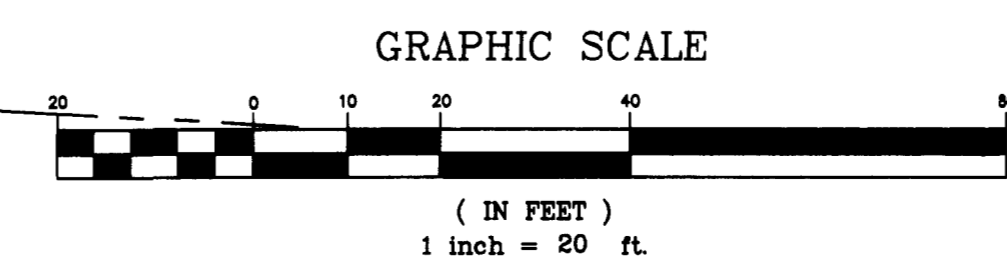
© Copyright  
 The use of these drawings  
 without written permission  
 from the architect/engineer  
 is prohibited. Violators  
 will be subject to legal  
 action.

CONDITIONAL REZONING REQUEST  
 AAA OF THE CAROLINAS  
 TECHNICAL DATA SHEET  
 PETITIONERS: HARRIS, MUIR & VERMILION, LLC & AAA

APPROVED BY CITY COUNCIL  
 DATE 2/21/05

Project No.	57206
Checked by	TLH
Drawn by	JMD
Date Drawn	10.26.04
Revisions	
1	12/17/04 REVISED
2	PER PUBLIC HEARING
3	12/30/04 REVISED
4	PER COMMUNITY MEETING
5	01/26/05 REVISED
6	PER CDOT MEETING
Sheet	
1	

REVISED FOR PUBLIC HEARING: PETITION #2005-016



APPROVED BY CITY COUNCIL

DATE 2/21/05



## FRONT ELEVATION

SCALE: 1/8" = 1'-0"

