

**APPROVED BY
CITY COUNCIL**

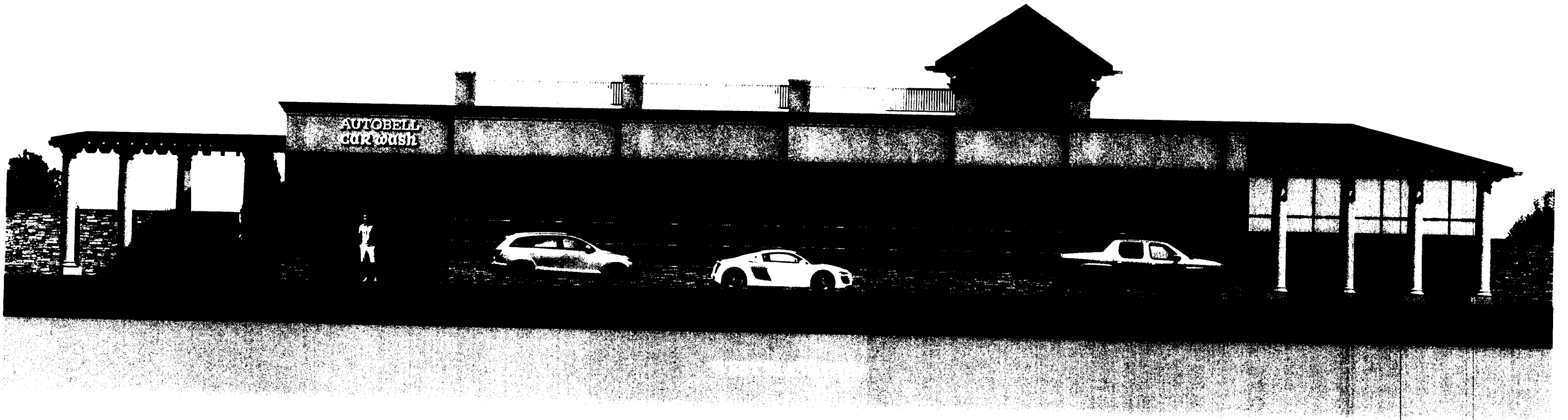
SEP 19 2011



NOTE: These elevations are provided to reflect the architectural style and quality of the buildings that may be constructed on the site (the actual buildings constructed on the site may vary from these illustrations as long as the general architectural concepts and intent illustrated are maintained). Project street trees have been removed from these illustrations to enable viewing of the building elevations.

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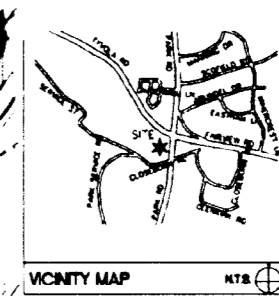


WEST ELEVATION



EAST ELEVATION

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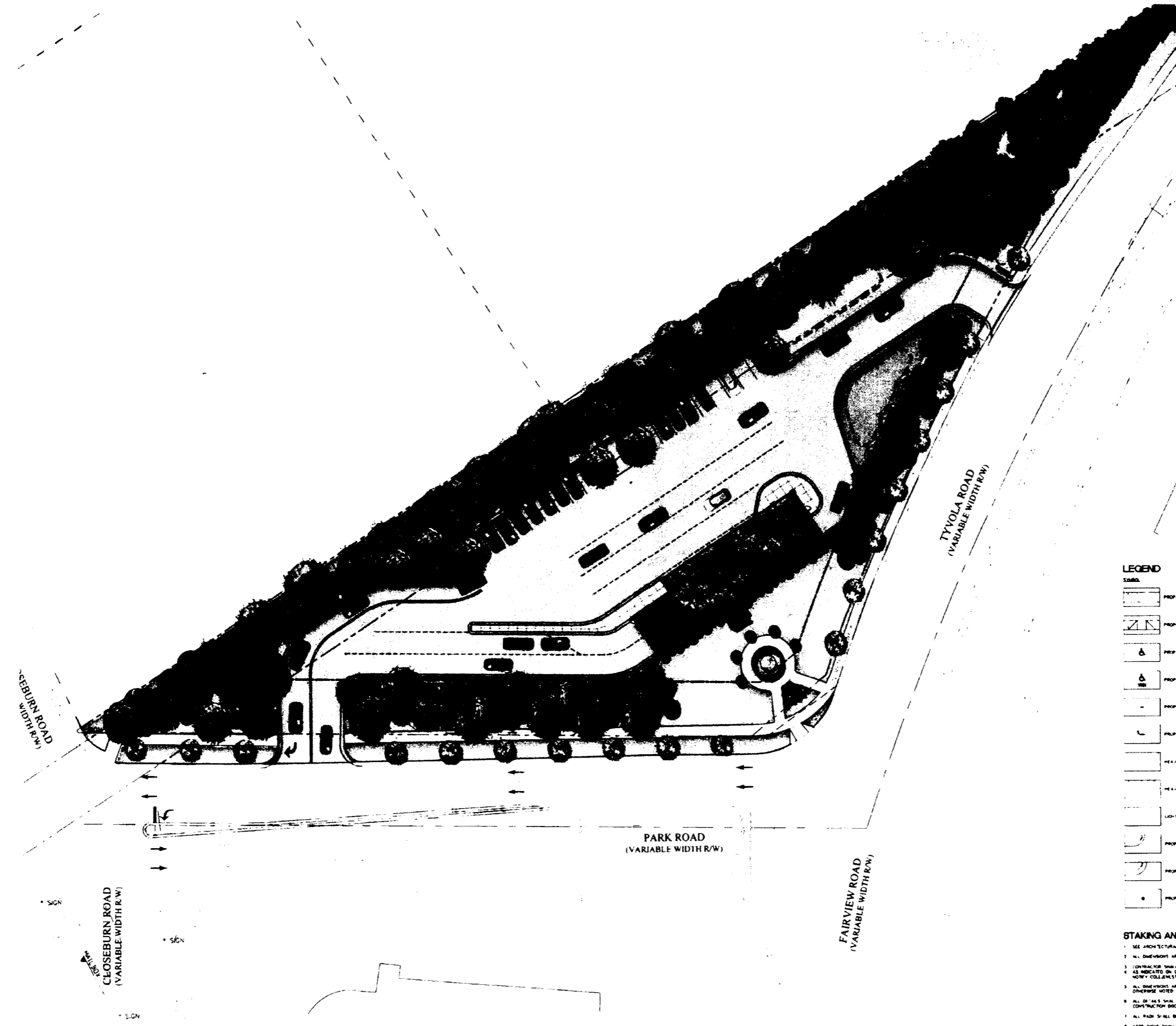


VICINITY MAP N.T.S.
SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY FOR PLANS & DESIGN ISSUED
 MARCH 18, 2010. PROVIDED BY R. B. PHIBBS & ASSOCIATES
 P.A. SURVEYING & MAPPING, 120 HARRISBURG LANE
 CHARLOTTE, NC 28215-2188. JOB # 7848

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SEP 19 2011

DB 18457, PG. 101 &
 DB 18539, PG. 549
 PIN: 71-24C-98



LEGEND

SYMBOL	DETAIL
[Symbol: Dashed line]	PROPOSED SIDEWALK CDS #102
[Symbol: Zigzag line]	PROPOSED ACCESSIBLE RAMP CDS #102A
[Symbol: Triangle]	PROPOSED ACCESSIBLE SPACE ---
[Symbol: Square]	PROPOSED ACCESSIBLE WAY SPACE ---
[Symbol: Circle]	PROPOSED ACCESSIBLE SIGN CDS #101A, B, C
[Symbol: Square]	PROPOSED STOP SIGN ---
[Symbol: Square]	HEAVY DUTY CONCRETE ---
[Symbol: Square]	HEAVY DUTY BURNBOUS CONCRETE ---
[Symbol: Square]	LIGHT DUTY BURNBOUS CONCRETE ---
[Symbol: Circle]	PROPOSED 1'-6" CURB & GUTTER CDS #107A
[Symbol: Circle]	PROPOSED 2'-6" CURB & GUTTER CDS #107A
[Symbol: Circle]	PROPOSED LIGHTING ---

- STAKING AND MATERIALS PLAN NOTES**
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS
 - ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED
 - CONTRACTOR SHALL ESTABLISH AND MAINTAIN POINT OF BEGINNING (P.O.B.) AND STAKE SET AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY COLLECTOR & STORM P.A. IMMEDIATELY OF ANY DISCREPANCIES
 - ALL DIMENSIONS ARE TO BACK OF CURB FACE OF BUILDING OR CENTERLINE UNLESS OTHERWISE NOTED
 - ALL OF THIS WORK BE CONTROLLED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS
 - ALL PAVS SHALL BE 4'-6" (B.O.C.) UNLESS OTHERWISE NOTED
 - STOP SIGNS SHALL BE 11'-11" (O.A.D.)
 - SIGN TRIANGLES INDICATED ARE THE MINIMUM REQUIRED

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SEP 19 2011



COLE JENEST & STONE

ELEVATION @
PARK & TYVOLA

AUTOBELL
CAR WASH

6 JUNE 2011

RZ6.1

BHM ARCHITECTS PA

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SEP 19 2011



COLE JENEST & STONE

**TYVOLA RD
ELEVATION**

**AUTOBELL
car wash**

6 JUNE 2011

RZ6.2

BHM ARCHITECTS PA

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SEP 19 2011



COLE JENEST & STONE

**VIEW FROM
SOUTHGATE**

**AUTOBELL
car wash**

6 JUNE 2011

RZ6.3

BHM ARCHITECTS PA

**APPROVED BY
CITY COUNCIL**

SEP 19 2011



COLE JENEST & STONE

**VIEW FROM
PARK & TYVOLA**

**AUTOBELL
car wash**

6 JUNE 2011

BHM ARCHITECTS PA

RZ6.4

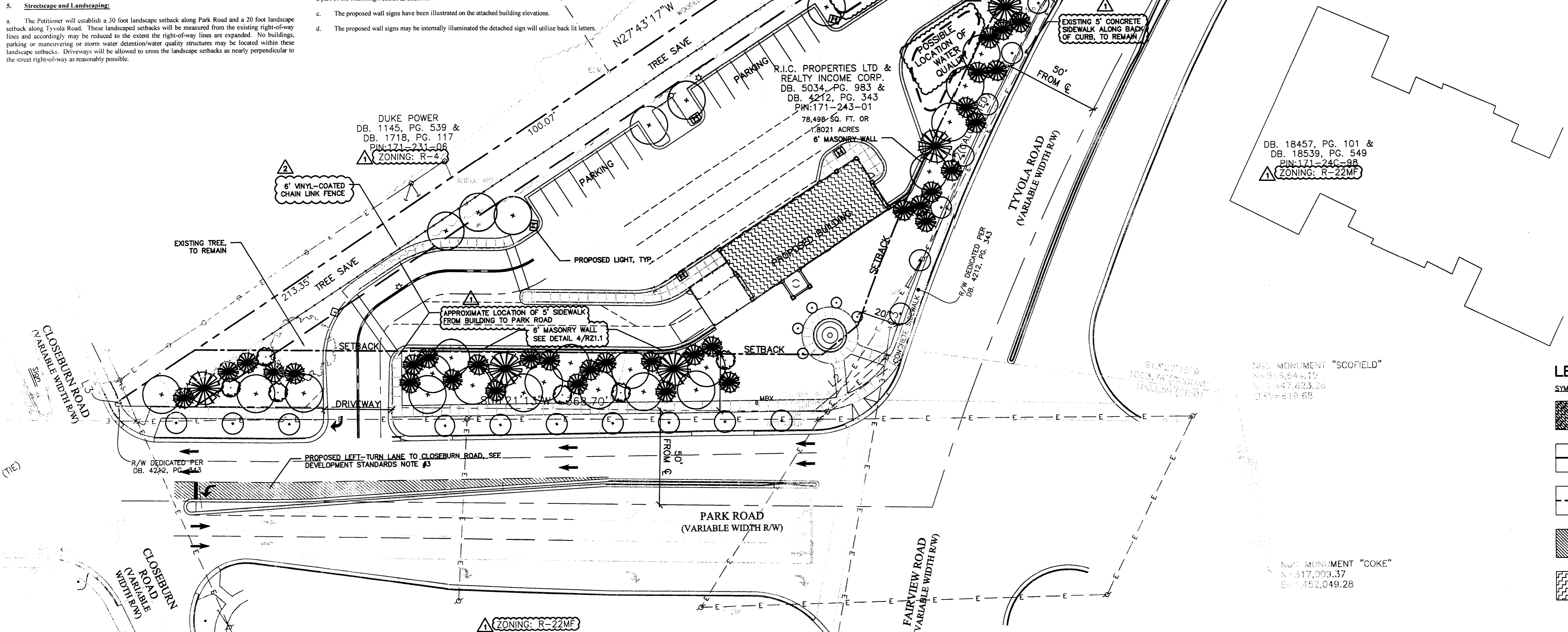
APPROVED BY
CITY COUNCIL

SEP 19 2011



DEVELOPMENT STANDARDS

1. **General Provisions:**
 - a. These Development Standards form part of the rezoning plan associated with this B-2(CD) petition to accommodate redevelopment on approximately 1.82 acres located at southwest corner of the intersection of Park Road and Tyvola Road as more particularly shown on the rezoning plan (the "Site"). Development of the Site will be governed by the attached plans and these Development Standards (together with the plans referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan (including these Development Standards) establish more stringent standards, the regulations established under the Ordinance for the General Business District (B-2) Zoning Classification shall govern development on the Site.
 - b. The layout of the development, the exact locations of points of access, the configuration and placements of parking areas, and the depictions of such other site elements on the Rezoning Plan are graphic representations of the proposed development. Consequently, except as otherwise expressly specified on the Rezoning Plan they may, therefore, be subject to alterations or modifications, during the design/development/construction phases, as long as the building and parking improvements are located within the Building/Parking Envelope set forth on the Rezoning Plan and subject to compliance with the accompanying Development Standards and Section 6.207 of the Ordinance. For the purposes of Section 6.207 of the Ordinance, accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site; and it is understood that one (1) primary building may be located on the Site in connection with the proposed car wash use. Parking layouts for surface parking may be modified to accommodate changes during the design/development/construction phases to the extent permitted by the Ordinance and subject to the requirements and conditions of the Development Standards.
2. **Permitted Uses & Development Limitations:**
 - a. The Site may be developed with the following use: car wash facility.
 - b. Any car wash facility developed on the Site will be limited to the following hours of operation: 7:00 am to 8:00 pm and the primary vacuuming and cleaning equipment will be located within the building. In addition, the proposed vacuuming equipment will be equipped with a noise-dampening device at the discharge point to lessen the noise. The vacuuming equipment used must meet the following specification: the vacuum equipment utilized may not generate more than 71 decibels at ten (10) feet. Some minor touch up vacuuming will be allowed outside behind the proposed building.
3. **Transportation:**
 - a. Subject to approval of the City Department of Transportation the Petitioner will construct a south bound left turn lane on Park Road into Closeburn Road as generally depicted on the Rezoning Plan. The Petitioner shall install a concrete curb and a concrete curb and a concrete curb to delineate the left turn from the outside through lane on Park Road.
 - b. Subject to approval of the City Department of Transportation the Petitioner will construct an east bound directional cross-over in the median of Tyvola Road to the existing driveway for the SouthPark Concessions condominiums as generally depicted on Sheet RZ1.1.
 - c. Subject to the above-referenced approval, the proposed left turn lane in Park Road and directional cross-over in Tyvola Road will be installed prior to the issuance of a final certificate of occupancy for the proposed building.
 - d. Subject to the approval of the City Department of Transportation, the Petitioner will install a no-uturn sign on Park Road at its intersection with Tyvola Road.
 - e. Access to the Site will be from two right-in right-out driveways, one along Tyvola Road and one Park Road as generally depicted on the Rezoning Plan.
 - f. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation.
4. **Architectural Standards:**
 - a. The attached elevations (Sheets RZ1.0 thru RZ1.4 and RZ1.5 thru RZ1.6) associated with the building to be located on the Site as part of a car wash facility use on the Site is included to reflect the architectural style and quality of the building that will be constructed in connection with such (the actual building so constructed in connection with such use may vary slightly from this illustration as long as the general architectural concept and intent shown is maintained). The proposed building materials will be a combination of brick, stone, simulated stone, pre-cast stone, stucco, synthetic stucco and glass.
 - b. The proposed building constructed on the Site will be designed and constructed with a "Green Roof". The proposed "Green Roof" will be designed so that plants installed on the "Green Roof" form a pattern/design that enhances the appearance of the building's roof. This will be accomplished by the use of plants of different colors, textures and heights. Such "Green Roof" will be a modular green roof system that will utilize a mix of sedum plants. The proposed "Green Roof" is conceptually shown on the Rezoning Plan (certain portions of the building will have pitched roofs that will not be constructed as a "Green Roof"). The "Green Roof" will be maintained by the building operator and must be installed prior to the issuance of a final certificate of occupancy for the building.
 - c. All sides of the building(s) to be constructed on the Site will be built using four-sided architecture.
 - d. Meter banks will be located behind the building and will be screened.
 - e. Roof top HVAC and related mechanical equipment will not be allowed. HVAC and related equipment will be located behind the building and will be screened.
5. **Streetscape and Landscaping:**
 - a. The Petitioner will establish a 30 foot landscape setback along Park Road and a 20 foot landscape setback along Tyvola Road. These landscaped setbacks will be measured from the existing right-of-way lines and accordingly may be reduced to the extent the right-of-way lines are expanded. No buildings, parking or maneuvering or storm water detention/water quality structures may be located within these landscape setbacks. Driveways will be allowed to cross the landscape setbacks as nearly perpendicular to the street right-of-way as reasonably possible.



REZONING SUMMARY

REZONING SITE AREA: 1.82 ACRES
TAX PARCEL #: 171-243-01
EXISTING ZONING: R-22MF
PROPOSED ZONING: B-2 (CD)
EXISTING USES: VACANT BUILDING (formerly Child Care Center)
PROPOSED USES: CAR WASH FACILITY
MAX. BUILDING HEIGHT: 28' AS DEFINED BY THE ORDINANCE
PARKING: PER THE ZONING REGULATIONS

PETITIONER: AUTOBELL CAR WASH, INC.
 1521 EAST THIRD STREET
 CHARLOTTE, NC 28204

OWNERS: BRLLR NC, LLC
 1111 METROPOLITAN AVENUE
 SUITE 700
 CHARLOTTE, NC 28204

ADJACENT PROPERTY OWNERS

1. DUKE POWER COMPANY
422 SOUTH CHURCH STREET
CHARLOTTE, NC
PIN: 1722008
2. CITY OF CHARLOTTE
SUGAR CREEK WASTEWATER TREATMENT
3501 CLOSEBURN ROAD
CHARLOTTE, NC
PIN: 1722005
3. SOUTHGATE CONDOMINIUMS
5425 CLOSEBURN ROAD
CHARLOTTE, NC
PIN: 1724037
ACROSS PARK ROAD
4. SOUTH-PARK CORNERS
3440 MARCELLINA DRIVE
CHARLOTTE, NC
PIN: 1724038
ACROSS TYVOLA ROAD



ColeJenest & Stone
 Shaping the Environment
 Realizing the Possibilities

Land Planning
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 Civil Engineering
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AUTOBELL CAR WASH, INC.

Charlotte
 North Carolina 28204

AUTOBELL PARK ROAD REZONING

Charlotte
 North Carolina 28204

PETITION # 2011 - 035

TECHNICAL DATA SHEET

Project No.
4062

Issued
03/28/11

Revised

06/02/11	SITE PLAN REVISION--CDDT COMMENTS
06/06/11	SITE PLAN REVISIONS
06/14/11	SITE PLAN REVISIONS/LIGHTS ADDED
06/20/11	PLAN RESUBMITTAL
07/22/11	STAFF COMMENTS, PLAN RESUBMITTAL
09/09/11	PLAN RESUBMITTAL/FENCE ADDED
09/16/11	PLAN RESUBMITTAL/REVISED NOTES

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SEP 16 2011

LEGEND

- SYMBOL**
- [Hatched Box] BUILDING/PARKING ENVELOPE
 - [Dashed Line] PROPOSED SETBACK
 - [Dotted Line] TREE SAVE BOUNDARY
 - [Hatched Box] PROPOSED ROAD IMPROVEMENTS
 - [Hatched Box] PROPOSED GREEN ROOF

SCALE: 1"= 30'

0 15 30 60

RZ1.0

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PETITION # 2011 -035



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CROSS SECTIONS ENLARGEMENTS DETAILS

Project No.
4062

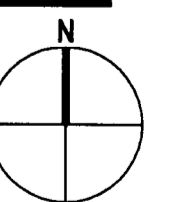
Issued
03/28/11

Revised

06/06/11	SITE PLAN REVISIONS
06/20/11	PLAN RESUBMITTAL
07/22/11	STAFF COMMENTS, PLAN RESUBMITTAL
09/09/11	PLAN RESUBMITTAL
09/16/11	PLAN RESUBMITTAL/REVISED NOTES

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SEP 1 9

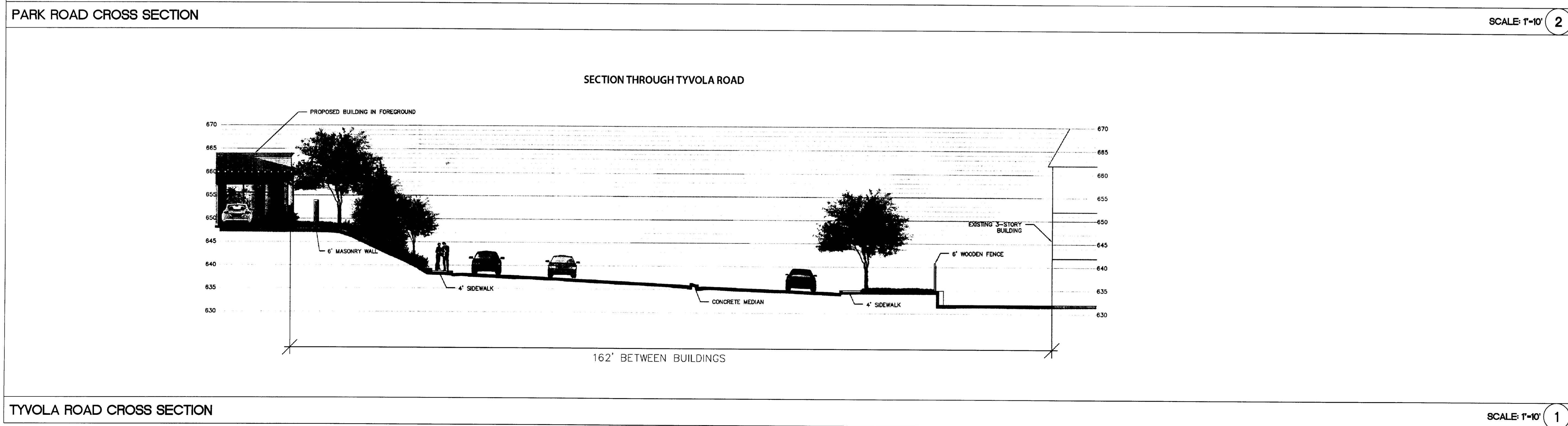
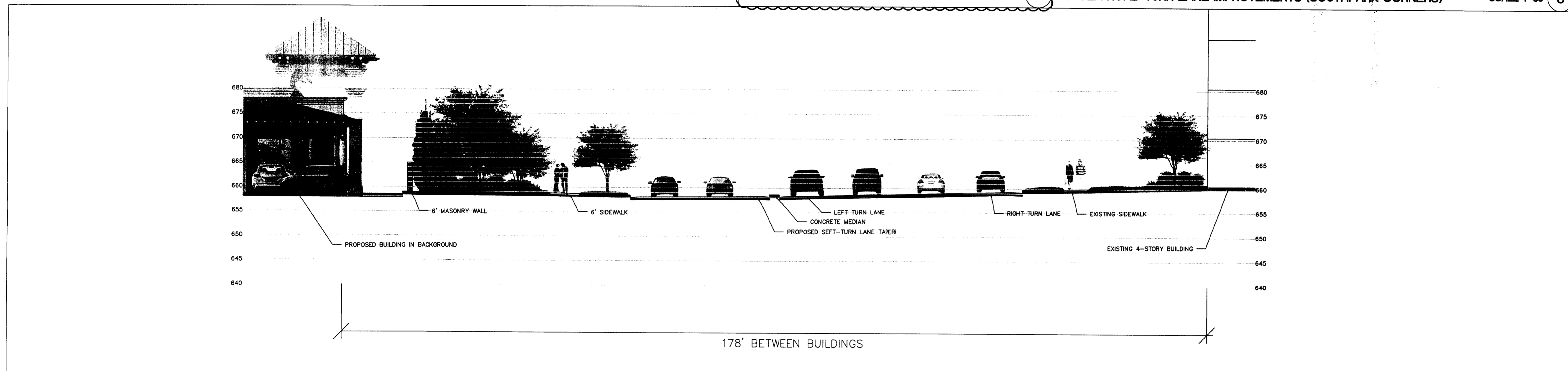
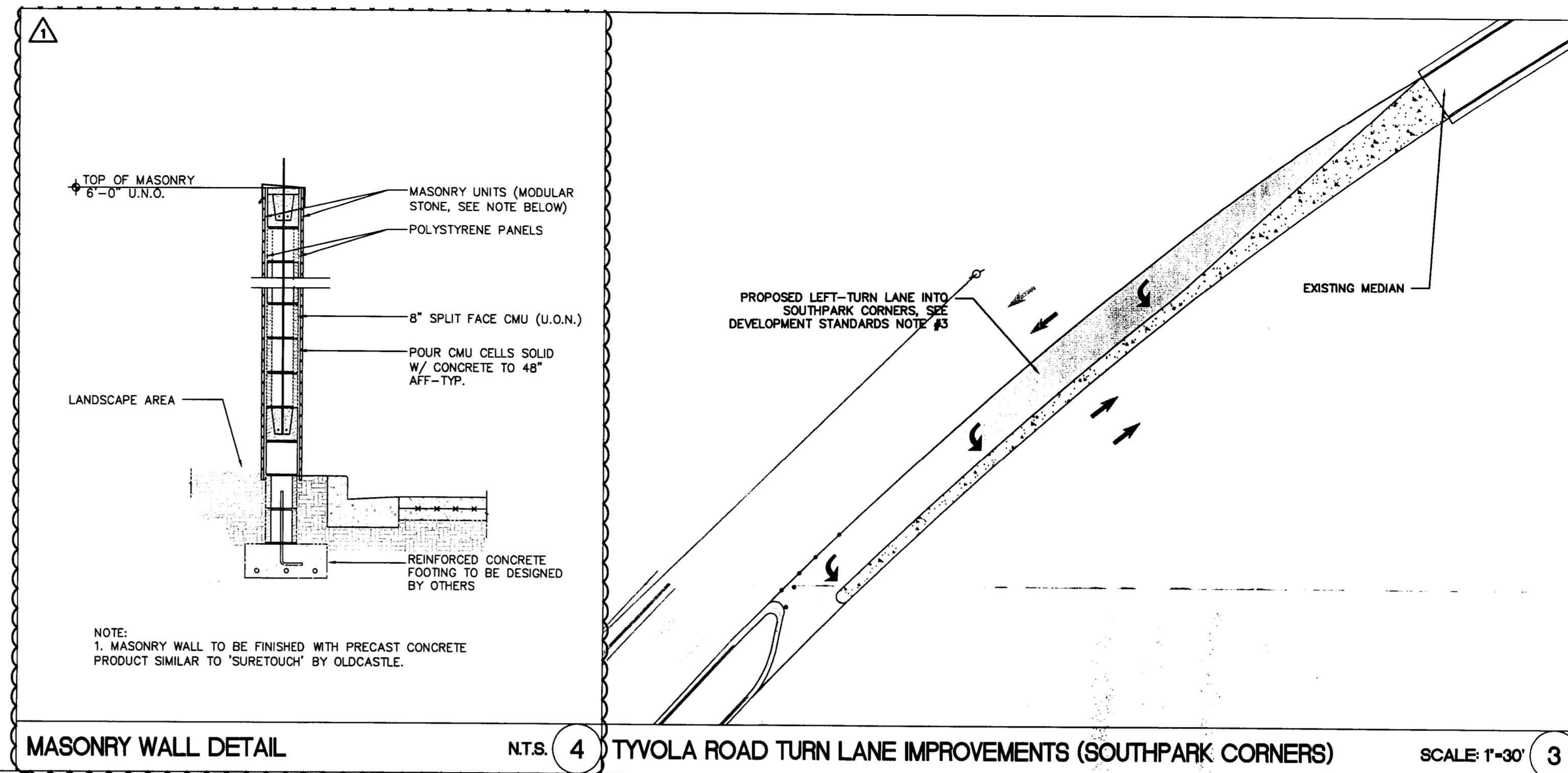


RZ1.1

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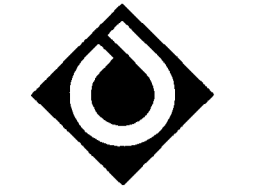
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PETITION # 2011 - 035



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NOTES:
 1. PLANT SPECIES MAY BE ADMINISTRATIVELY MODIFIED, SUCH MODIFICATIONS WILL BE IN CONJUNCTION WITH URBAN FORESTER.



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PRELIMINARY PLANTING PLAN

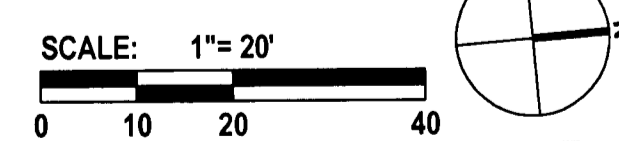
Project No.
4062

Issued
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Revised

06/20/11	PLAN RESUBMITTAL
07/22/11	STAFF COMMENTS, PLAN RESUBMITTAL
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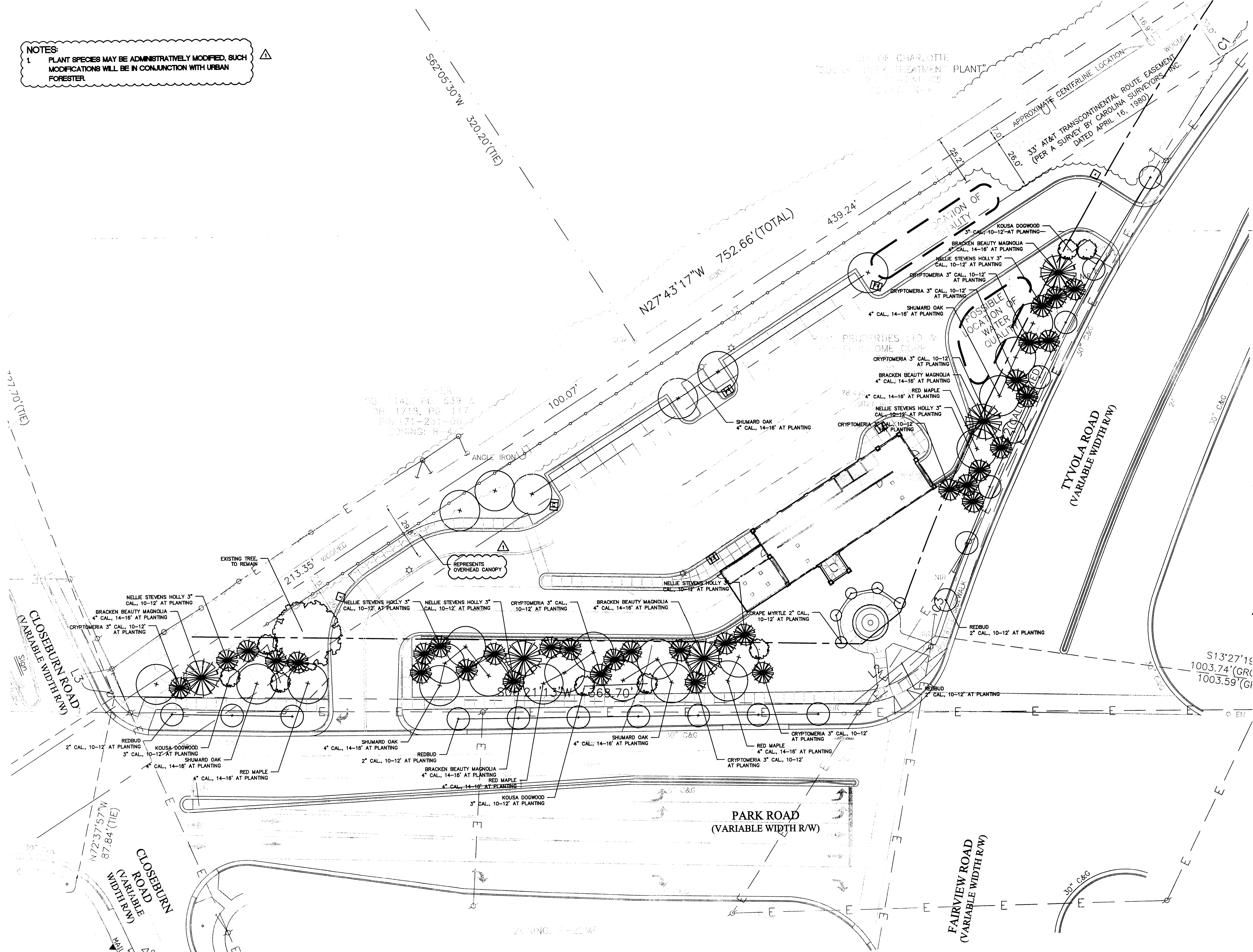


RZ2.0

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PETITION # 2011-035



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