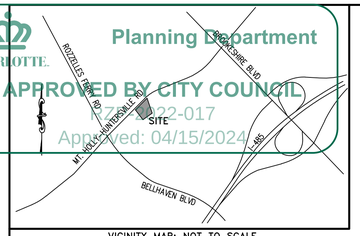
CHARLOTTE.
Planning Department
APPROVED BY CITY COUNCIL
RZ 2022-017
Approved: 04/15/2024



VICINITY MAP: NOT TO SCALE

NOTE:

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY INFORMATION PROVIDED BY ECLS GLOBAL, INC. THE PHYSICAL AND TOPOGRAPHIC DATA PROVIDED IN THESE DRAWINGS HAS BEEN COMPILED BY THE ISAACS GROUP AND THE ENGINEER OF RECORD (ENGINEER) IN SUPPORT OF THIS PROJECT AND CANNOT BE RELIED UPON BY OTHERS. "THE ISAACS GROUP" AND "THE ENGINEER OF RECORD" SHALL DEFINE THE TERM OF "ENGINEER" USED IN THE SUBSEQUENT NOTES.

SITE DEVELOPMENT DATA:

--ACREAGE: ± 1.66 ACRES
--TAX PARCEL #: 033-01-203
--EXISTING ZONING: R-3
--PROPOSED ZONING: B-2 (CD)
--EXISTING USES: SINGLE FAMILY RESIDENTIAL
--PROPOSED USES: CARWASH, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 4,500 SQUARE FEET OF GROSS FLOOR AREA.
--MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
--PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

A. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY ALTON SELF ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF NON-RESIDENTIAL USES ALLOWED IN THE B-2 ZONING DISTRICT ON APPROXIMATELY 1.66 ACRE SITE LOCATED AT 3222 MOUNT HOLLY HUNTERSVILLE ROAD (THE "SITE").

B. ZONING DISTRICTS/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 ESTABLISHED UNDER THE ORDINANCE FOR THE B-2 ZONING CLASSIFICATION SHALL GOVERN.

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, VACUUM LOCATIONS, 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.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN 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. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

I. MINOR AND DON'T 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 EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

A. THE SITE MAY BE DEVELOPED WITH A CARWASH USE AS ALLOWED IN THE B-2 ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE B-2 ZONING DISTRICT.

B. THE SITE MAY BE DEVELOPED WITH UP TO 4,500 SQUARE FEET OF GROSS FLOOR AREA OF ALLOWED USES.

3. ACCESS AND TRANSPORTATION:

A. ACCESS TO THE SITE WILL BE FROM A MODIFIED DRIVEWAY FROM MT. HOLLY HUNTERSVILLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. PER COORDINATION WITH NCDOT, A DRIVEWAY STEM WILL BE INSTALLED WITH A MINIMUM OF 100-FEET MEASURED FROM THE PROPOSED RIGHT-OF-WAY. NO PARKING SHALL BE LOCATED WITHIN THE PROTECTED DRIVEWAY STEM.

B. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. 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 CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

D. THE PETITIONER WILL CONSTRUCT REQUIRED ROADWAY IMPROVEMENTS AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

E. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE THE FIFTY (50) FOOT RIGHT-OF-WAY MEASURED FROM THE CENTERLINE OF MT. HOLLY-HUNTERSVILLE ROAD AS INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

F. 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 NORTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

4. ARCHITECTURAL STANDARDS:

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

B. FACADES FRONTING MT. HOLLY-HUNTERSVILLE ROAD 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 3-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL. GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.

C. THE FACADES OF THE FIRST/GROUND FLOOR OF THE BUILDING ALONG MT. HOLLY-HUNTERSVILLE ROAD SHALL INCORPORATE MASONRY MATERIALS SUCH AS BRICK, STONE, OR SPLIT FACE CMU.

D. BUILDING ELEVATIONS FACING MT. HOLLY-HUNTERSVILLE ROAD SHALL NOT HAVE EXPANSES 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.

E. 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.

5. STREETSCAPE, SETBACKS, BUFFERS, AND SCREENING:

A. A TWENTY (20) FOOT LANDSCAPE SETBACK SHALL BE PROVIDED ALONG MT. HOLLY-HUNTERSVILLE ROAD. A REAR YARD OF TEN (10) FEET AS INDICATED ON THE REZONING PLAN WILL ALSO BE PROVIDED.

B. A CURB AND GUTTER WILL BE INSTALLED ALONG THE PROPERTY FRONTAGE PER CHAPTER 19. THE BACK OF CURB SHALL BE LOCATED 30-FEET FROM THE CENTERLINE OF THE ROADWAY.

C. A 12-FOOT MULTI-USE PATH WILL BE CONSTRUCTED FOR BICYCLE FACILITIES TO MEET THE CITY OF CHARLOTTE BIKE POLICY. THE MULTI-USE PATH SHALL BE LOCATED BEHIND AN 8-FOOT PLANTING STRIP.

D. 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 DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

E. A TWENTY-TWO AND A HALF (22.5) FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG A PORTION OF THE WESTERN BOUNDARY LINE AND SOUTHERN BOUNDARY LINE OF THE SITE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THIS BUFFER SHALL REMAIN UNDISTURBED EXCEPT THAT THE PLANTING OF SUPPLEMENTAL TREES, SHRUBS, AND FENCE SHALL BE PERMITTED WITHIN THIS BUFFER.

F. A THIRTY (30) FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG A PORTION OF THE EASTERN BOUNDARY LINE OF THE SITE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THIS BUFFER SHALL REMAIN UNDISTURBED EXCEPT THAT THE PLANTING OF SUPPLEMENTAL TREES, SHRUBS, AND FENCE SHALL BE PERMITTED WITHIN THIS BUFFER.

6. 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. 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.

7. LIGHTING:

A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND IN THE LANDSCAPED AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

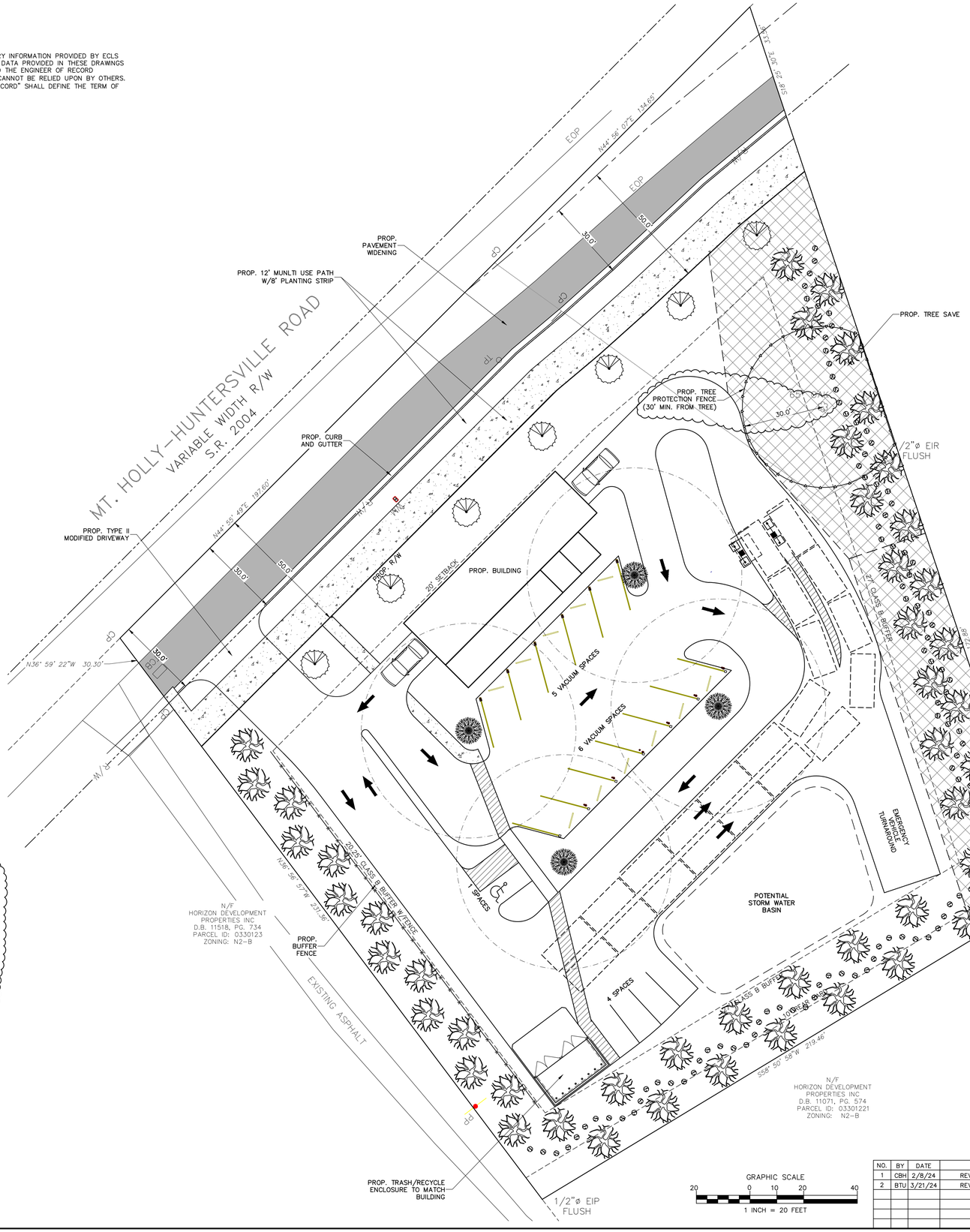
B. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO [THIRTY (30)] FEET IN HEIGHT.

8. 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.

9. 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.



PRELIMINARY
FOR REVIEW PURPOSES ONLY

PETITION #2022-017

NO.	BY	DATE	REVISION
1	CBH	2/8/24	REVISED PER COMMENTS
2	BTU	3/21/24	REVISED PER COMMENTS

Project: WHAT-A-WASH
3222 MT. HOLLY-HUNTERSVILLE RD., CHARLOTTE, NC
Title: REZONING PLAN

File #: 21352-SK.DWG | Date: 01/27/22 | Project Egr: BTU | Design By: T.I.G. | Drawn By: CBH | Scale: 1"=20'

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