

SITE DATA (QUIKTRIP STORE 1051)		
TAX PARCEL ID #:	PORTION OF	097-031-52
	PORTION OF	097-031-04
		097-031-05
		097-031-06
		097-031-07
TOTAL SITE/REZONING AREA:		±5.11 AC
EXISTING ZONING:		R-4 AND B-1(CD)
PROPOSED ZONING:		B-1(CD) AND B-1 (CD) S.P.A.
PROPOSED USE:		SEE NOTES
DEVELOPMENT STANDARDS:		
SETBACK (ALONG THE PLAZA):		20' FROM ROW
SETBACK (ALONG E. WT HARRIS BLVD):		20' FROM ROW
SIDE:		0'
REAR:		10'
BUILDING AREA:		8,000 SF MAXIMUM
BUILDING HEIGHT:		25' MAXIMUM

NOTE: TOTAL BUFFER WIDTH IS 48' WHICH IS THE FULL 48' WIDTH PLUS 15' TO ACCOUNT FOR THE EXISTING SEWER EASEMENT RUNNING LONGITUDINALLY ALONG A PORTION OF THE BUFFER, THEN REDUCED 25% WITH A FENCE.

RECEIVED
DEC 2 2015

PROJECT NO.: 15-017

URBAN DESIGN PARTNERS
1318-46 Central Ave. • 704.334.3303
Charlotte, NC 28202 • 704.334.3305
info@urbanpartners.com
Issued: 05-18-15

QuikTrip No. 1051
WT HARRIS & THE PLAZA
CHARLOTTE, NC

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PROTOTYPE:	P-82 (02/01/15)
DIVISION:	CAROLINAS
VERSION:	001
DESIGNED BY:	UDP
DRAWN BY:	UDP
REVIEWED BY:	TK

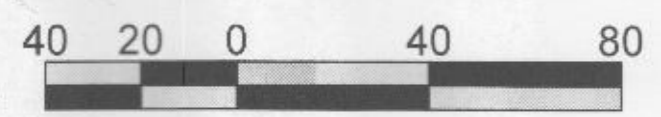
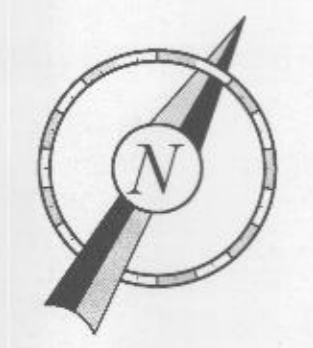
REV	DATE	DESCRIPTION
1	08.21.15	PER STAFF COMMENTS
2	11.09.15	PER STAFF COMMENTS
3	12.23.15	PER STAFF COMMENTS

ORIGINAL ISSUE DATE: 04.27.15

SHEET TITLE:
REZONING SITE PLAN

SHEET NUMBER:
RZ-1

APPROVED BY
CITY COUNCIL
JAN 19 2016



REZONING PETITION # 2015-92

FILE LOCATION: \\QuikTrip\15-017 - 1051\Draw\81-1051_Civil.dwg TAB NAME: Rezoning USER: chippocannon SWED: 12/22/2015 1:07 PM PLOTTED: 12/23/2015 9:48 AM

DEVELOPMENT STANDARDS

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by QuikTrip Corporation to accommodate the development of a convenience store with gasoline sales and any incidental or accessory uses relating thereto on that approximately 5.11 acre site located on the northwest corner of the intersection of East W.T. Harris Boulevard and The Plaza, south of St. Johns Church Road, which site is more particularly depicted on the Rezoning Plan (the "Site").
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the B-1 zoning district shall govern all development taking place on the Site.
- The parcels of land that comprise the Site may be recombined into one parcel at the option of Petitioner.
- Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

- The Site may only be devoted to a convenience store with gasoline sales and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-1 zoning district. Incidental and accessory uses may include, without limitation, an eating, drinking and entertainment use.
- Accessory drive through service windows shall not be permitted on the Site.
- A car wash shall not be permitted on the Site.
- A maximum of one principal building may be located on the Site.

C. Maximum Gross Floor Area

- The maximum gross floor area of any building located on the Site shall be 8,000 square feet. The area under the canopy over the gas pumps associated with the convenience store and outdoor dining areas shall not be included in the calculation of the maximum gross floor area.
- The term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of the principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers, the area under the canopy over the gas pumps and outdoor dining areas. Parking for outdoor dining areas will be provided as required by the Ordinance.

D. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. Subject to Chapter 6 of the Ordinance, the placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- The alignments of the internal drives to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.
- Prior to the issuance of a certificate of occupancy for the building to be constructed on the Site, Petitioner shall construct a shelter pad for a relocated bus stop on The Plaza between the two proposed driveways into the Site. The shelter pad shall be located entirely within the right of way, and the precise location of the shelter pad shall be determined during the permitting process. The shelter pad shall be constructed to CATS Development Standard 60.09A. Petitioner's obligation to construct the shelter pad shall be subject to Petitioner's ability to obtain all approvals and permits required to construct it. CATS shall be responsible for the installation and maintenance of a bench or shelter.

- Prior to the issuance of a certificate of occupancy for the building to be constructed on the Site, Petitioner shall, at its sole cost and expense, install the transportation improvements on The Plaza that are more particularly depicted on Sheet RZ-4 of the Rezoning Plan and generally described below:
 - Extend the existing inner eastbound left turn lane storage on The Plaza at East W.T. Harris Boulevard from 365 feet to 650 feet with a 50 foot bay taper.
 - Modify the existing outer eastbound left turn lane storage on The Plaza at East W.T. Harris Boulevard from 535 feet to now terminate as a left turn lane at the intersection of The Plaza and East W.T. Harris Boulevard.
 - Perform approximately 300 feet of widening on the south side of The Plaza from the existing eastbound right turn lane on The Plaza at East W.T. Harris Boulevard to a section of existing shoulder pavement opposite Hunters Crossing Lane for the shift in the eastbound through lane. The existing shoulder pavement shall also be marked with a 300 foot transition taper for the shift in the through lane.

E. Architectural Standards

- The maximum height of the building to be constructed on the Site shall be 25 feet.
- Attached to the Rezoning Plan are schematic architectural renderings of the building to be constructed on the Site that are intended to depict the general conceptual architectural style and character of this building. Accordingly, the building to be constructed on the Site shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural renderings with respect to architectural style, character and primary building materials. Notwithstanding the foregoing, changes and alterations to the elevations of the building which do not materially change the overall conceptual architectural style and character shall be permitted.
- The exterior building materials for the building to be constructed on the Site are designated on the attached schematic architectural renderings.

F. Streetscape and Landscaping

- A Class B buffer shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan. The various widths of the Class B buffer are more particularly depicted on the Rezoning Plan.
- Pursuant to Section 12.302(8) of the Ordinance, Petitioner may reduce the required width of those portions of the Class B buffer that are more particularly depicted on the Rezoning Plan by up to 25% by installing a wall, fence or berm that meets the standards of Section 12.302(8) of the Ordinance.
- In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
- Internal sidewalks shall be provided on the Site as generally depicted on the Rezoning Plan.
- Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along the Site's frontages on The Plaza and East W.T. Harris Boulevard.

G. Environmental Features

- Development of the Site shall comply with the City of Charlotte Tree Ordinance.

H. Lighting

- Any freestanding lighting fixtures installed on Site shall have a maximum height of 24 feet, and all such freestanding lighting fixtures 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.
- Any attached lighting will be downwardly directed and a full cutoff fixture.

I. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

PROJECT NO.: 15-017



**URBAN
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QuikTrip No. 1051

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PROTOTYPE: P-82 (02/01/15)
DIVISION: CAROLINAS
VERSION: 001
DESIGNED BY: UDP
DRAWN BY: UDP
REVIEWED BY: TK

REV	DATE	DESCRIPTION
1	08-21-15	PER STAFF COMMENTS
2	11-09-15	PER STAFF COMMENTS
3	12-23-15	PER STAFF COMMENTS

ORIGINAL ISSUE DATE: 04.27.15

APPROVED BY
CITY COUNCIL
JAN 19 2016

SHEET TITLE:
DEVELOPMENT STANDARDS
AND NOTES

SHEET NUMBER:

RZ-2

REZONING PETITION # 2015-92



QT QuikTrip	Project # 1051 Angled Entry Building Elevations	Address WT Harris and The Plaza	City, State Charlotte, NC
Scale 81-1051-BST1	1/16"=1'-0"	Date 04.16.15	Drawn By JK



QT QuikTrip	Project # 1051 Double Stack 8 Canopy Elevations	Address WT HARRIS & THE PLAZA	City, State CHARLOTTE, NC
Scale 81-1051-GD08	1/16"=1'-0"	Date 11.09.15	Drawn By JK

APPROVED BY
CITY COUNCIL
JAN 19 2016

PROJECT NO.: 15-017



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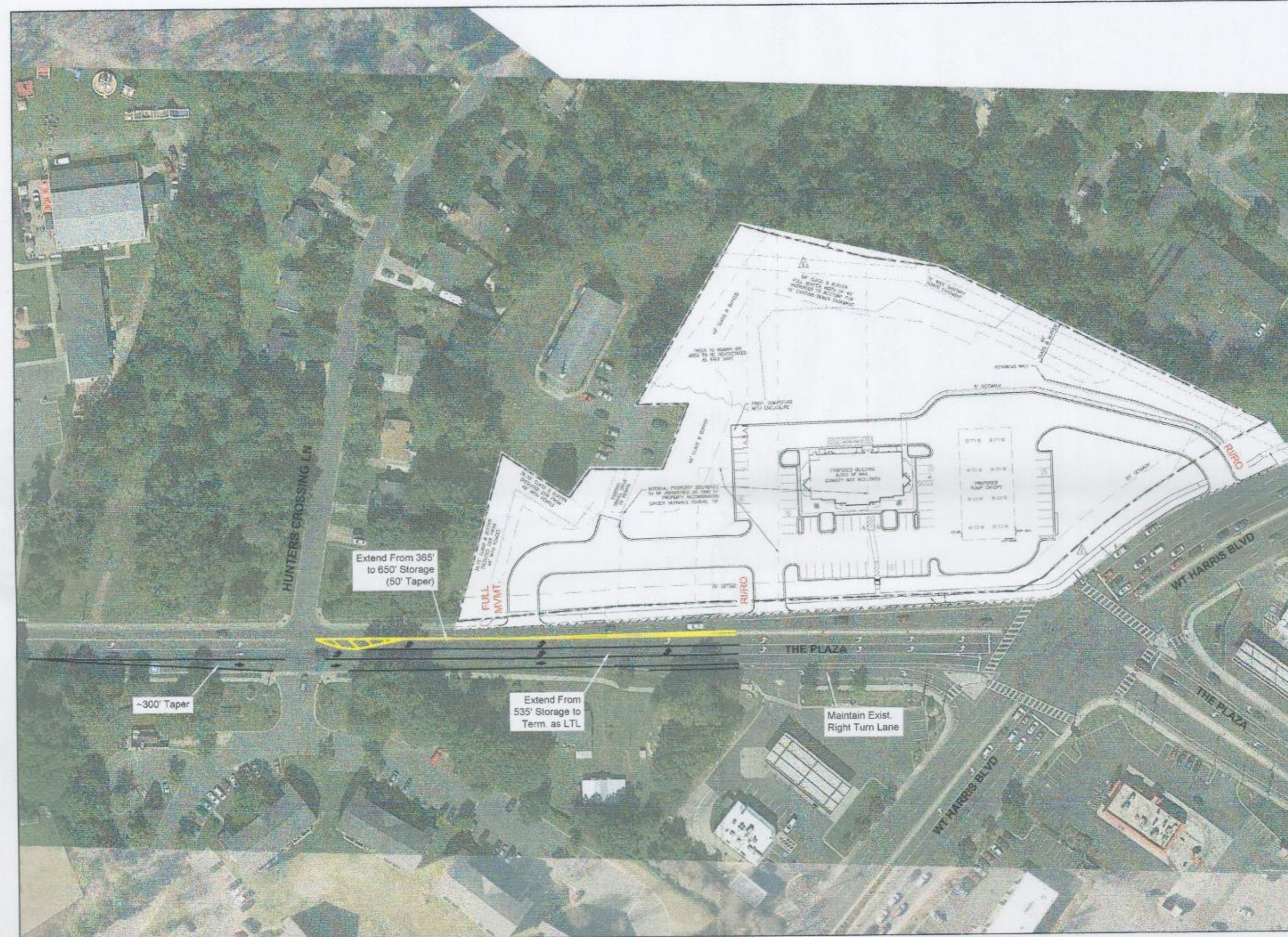
SHEET TITLE:
BUILDING ELEVATIONS AND
ILLUSTRATIVES

SHEET NUMBER:

RZ-3

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Q
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**QUIKTRIP WT HARRIS &
THE PLAZA**
CHARLOTTE, NC

0 100
SCALE: 1"=100'

PROJECT #: 306-023
DRAWN BY: JCC
CHECKED BY: HES

SITE PLAN on
AERIAL
w/CONCEPTUAL
IMPROVEMENTS

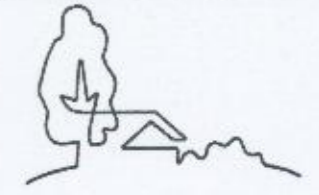
OCTOBER 2015

REVISIONS
1. 12/15/15 Rev. per city stipulation

Figure 1

APPROVED BY
CITY COUNCIL
JAN 19 2016

PROJECT NO.: 15-017



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SHEET TITLE:
CONCEPTUAL ROAD
IMPROVEMENTS
PLAN

SHEET NUMBER:
RZ-4

REZONING PETITION # 2015-92

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15