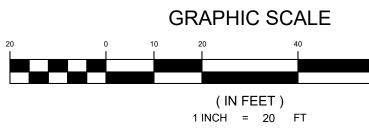


g Name: Vi/180021 - TA S Enterprises of NC Inc/180021-01-001 (ENG) - CK Store W Arrowood Rd 177 Chartotte NC/Engineering/Engineering Plans/Sheet Set/C3.0 SIE PLANdwg Last Modified: Aug 12, 2024 - 7.58am Plotted on: Aug 12, 2024 - 7.58am Plotted on: Aug 12, 2024 - 7.58am Plotted on: Aug 12, 2024 - 7.57am by grace.

SITE NOTES:

SITE NAME: CIRCLE K ADDRESS: 7901 FOREST POINT BLVD CHARLOTTE, NC OWNER: FAISON-ARROWOOD PROPERTIES LTD JURISDICTION: CITY OF CHARLOTTE



VICINITY MAP



Development Data Table

Site Area: Tax Parcel: Existing Zoning: Proposed Zoning: Proposed Uses: Maximum Building Height: Parking:

See the Development Standards As per the ML-1 Building Height Standards As required by the Ordinance

+/- 1.6 acres

203-03-134

B-D (CD)

CG (CD)

1. GENERAL PROVISIONS

A. Site. These Development Standards, the Existing Conditions Plan, the Technical Data Sheet and the Rezoning Site Plan and other graphics set forth on Sheet RZ-1 from the rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Saleh Moflehi Investments LLC (the "Petitioner") for an approximately 1.6-acre site located on the corner of Forest Point Blvd and Arrowood Road (hereinafter referred to as the "Site"). The Site is more particularly depicted on the Rezoning Plan and is comprised of Tax Parcel No. 203-03-134.

B. Zoning District/Ordinance. The development and use 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 CG (CD) zoning district shall govern the development and use of the Site.

C. Graphics and Alterations. The schematic depictions of the uses, sidewalks, driveways, streets, development area boundaries 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 Article 37.3 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 process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they:

(1) Do not materially change the overall design intent depicted on the Rezoning Plan. The Planning Director will determine if such modifications are allowed pursuant to this amendment process, and if it is determined that the alteration does not meet the criteria described above, Petitioner shall then follow the administrative amendment process pursuant to Article 37.3 of the Ordinance in each instance, however, subject to Petitioner's appeal rights set forth in the Ordinance.

D. Development Area. For entitlement purposes, the Site is shown as one development area with the designated uses shown on Sheet RZ-1 of the Rezoning Plan.

E. Unified Development. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site. Furthermore, Petitioner reserves the right to subdivide portions or all of the Site and to create lots within the interior of the Site without regard to any such internal separation standards and public/private street frontage requirements, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard and rear yard and landscape area requirements with respect to the exterior boundaries of the Site.

2. PERMITTED USES

A. Development Area

1. The Site may be developed with a 5,200-square-foot gas station as depicted on the Site Plan in accordance with Article 15 of the Ordinance.

3. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the placement and configuration of the vehicular access points may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns, changes in building and parking layouts and site constraints and to accommodate any modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").

- B. Sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- C. Parking areas are generally depicted on the Site Plan.
- 4. ARCHITECTURAL STANDARDS
- A. The maximum height of any building located on the Site shall be 50 feet as measured under the Ordinance.

B. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, precast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding (such as Hardie Plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, doors, garage doors, railings, soffits and trim features.

C. Pitched roofs on buildings less than five stories in height, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

D. Streetscape treatment will be a unifying element throughout the Site through the use of consistent paving, lighting, landscaping, and, when provided, site furnishings.E. Electrical and natural gas meter banks as well as electrical transformers shall be located outside of any required setbacks.

5. STREETSCAPE/LANDSCAPING

A. Petitioner shall employ a 36-foot setback along the Site's frontage along Forest Point Blvd and W Arrowood Road.

6. ENVIRONMENTAL FEATURES

found in Article 25 of the Ordinance.

A. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance

B. Development of the Site shall comply with the applicable requirements of the City of Charlotte Tree Ordinance in

- 7. OPEN SPACE/AMENITIES
- A. Petitioner shall comply with the Open Space requirements of the City of Charlotte.
- 8. AMENDMENTS

Article 20.

A. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Area, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Bowman North Carolina Ltd. Bowman North Carolina Ltd. 10130 PERIMETER PARKWAY SUITE 100 CHARLOTTE, NC 28216 (704)412-7424 BOWMAN.COM @Bowman North Carolina Ltd.

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XX/XX/XX DESCRIPTION

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

PROJECT MANAGEI

QUALITY CONTROL

DRAWN BY

DW, GS

PROJECT NAME PROPOSED CIRCLE K STORE - ARROWOOD RD & FOREST POINT BVL

CHARLOTTE, NC

7901 FOREST POINT BLVD CHARLOTTE, NC 28273



TA&S Enterprises of NC, Inc.

BCG PROJECT NUMBER 180021-01-001

SHEET TITLE

CONDITIONAL ZONING SITE PLAN

SHEET NUMBER

ZSP 2.0