

VICINITY MAP

LEGEND

	ADJACENT PROPERTY OWNER
	ZONING DISTRICT

SITE SUMMARY

SITE ACREAGE:	3.20 +/- ACRES
TAX PARCEL NUMBERS:	129-01-101 129-01-105 129-01-102
EXISTING ZONING:	B-2
PROPOSED ZONING:	B-2 PED-O
BUILDING SQUARE FOOTAGE:	50,000 SF MAX
BUILDING HEIGHT:	60' HT. MAX.

KEY TO ADJACENT PROPERTY OWNERS

A. 095-07-803 JOHN COLE HATCHER	7525 VALLEYBROOK RD., CHARLOTTE NC 28270-6550
B. 095-07-803 BOARD OF EDUCATION	701 E 2ND ST., CHARLOTTE NC 28202
C. 129-01-701 JOHNNY & MAXINE ROLLINS	6740 PLEASANT OAKS CR., CHARLOTTE, NC 28216
D. 129-01-702 CARL FLOYD & LILLIAN PETTY	1320 NANDINA ST., CHARLOTTE, NC 28205
E. 129-01-703 GARAGE DOOR DOCTOR, LLC	1316 NANDINA ST., CHARLOTTE NC 28205
F. 129-01-704 SILVER MIDWOOD, LLC	4425 RANDOLPH ROAD #21, CHARLOTTE, NC 21211-2348
G. 129-01-705 CURRY FAMILY PARTNERSHIP, LLC	1001 BERKLEY AV, CHARLOTTE, NC 28203
H. 129-01-215 HAK JAE LEE & IN SOON LEE	944 EVIAN LN, MATTHEWS, NC 28105
I. 129-01-219 EDIE LYNN LYEALL	2116 MCCLINTOCK RD UNIT #11, CHARLOTTE, NC 28205
129-01-220 LEROY L FOSTER	2116 MCCLINTOCK RD UNIT #112, CHARLOTTE, NC 28205
129-01-221 KAREN L. COX	2116 MCCLINTOCK RD UNIT #113, CHARLOTTE, NC 28205
129-01-222 THERESA M MADONIA	2116 MCCLINTOCK RD UNIT #114, CHARLOTTE, NC 28205
129-01-223 ALEJANDRO DEDEL & ANNA C DODEL	2116 MCCLINTOCK RD UNIT #121, CHARLOTTE, NC 28205
129-01-224 JODI C GRANGER	2116 MCCLINTOCK RD UNIT #122, CHARLOTTE, NC 28205
129-01-225 TDC-MORNINGSIDE, LLC	1914 BRUNSWICK AV. UNIT #2A, CHARLOTTE, NC 28207
129-01-226 WENDI L. CARABALLO	2116 MCCLINTOCK RD UNIT #124, CHARLOTTE, NC 28205
129-01-227 DAVID T. THREADGILL	2116 MCCLINTOCK RD UNIT #131, CHARLOTTE, NC 28205
129-01-228 TYLER J. GANT	2116 MCCLINTOCK RD UNIT #132, CHARLOTTE, NC 28205
129-01-229 ZACHARY P. PITTMAN	2116 MCCLINTOCK RD UNIT #133, CHARLOTTE, NC 28205
129-01-230 TDC-MORNINGSIDE, LLC	1914 BRUNSWICK AV. UNIT #2A, CHARLOTTE, NC 28207
129-01-231 SARAH FONTAINE WEYMAN	2116 MCCLINTOCK RD UNIT #211, CHARLOTTE, NC 28205
129-01-232 JULIANNE J DREYER	2116 MCCLINTOCK RD UNIT #212, CHARLOTTE, NC 28205
129-01-233 JEFFRY S ADEN	2116 MCCLINTOCK RD UNIT #213, CHARLOTTE, NC 28205
129-01-234 TRACY L BISHA	2116 MCCLINTOCK RD UNIT #214, CHARLOTTE, NC 28205
129-01-235 JACOB AGAJANIAN	215 OVERHILL DR. #100, MOORESVILLE, NC 28117
129-01-236 R. BRENT CLEVELANDER III	2116 MCCLINTOCK RD UNIT #222, CHARLOTTE, NC 28205
129-01-237 TDC-MORNINGSIDE, LLC	1914 BRUNSWICK AV. UNIT #2A, CHARLOTTE, NC 28207
129-01-238 PAUL B. JOHNSON	2116 MCCLINTOCK RD UNIT #224, CHARLOTTE, NC 28205
129-01-239 COLIN G. CLARK	2116 MCCLINTOCK RD UNIT #231, CHARLOTTE, NC 28205
129-01-240 MATTHEW & LYNN CORBIN	2116 MCCLINTOCK RD UNIT #232, CHARLOTTE, NC 28205
129-01-241 JASON MCRAE STRESING	2116 MCCLINTOCK RD UNIT #233, CHARLOTTE, NC 28205
129-01-242 PEGGY B ROBARCHEK	2116 MCCLINTOCK RD UNIT #234, CHARLOTTE, NC 28205
J. 129-01-201 JOEL OSTROW	454 S ANDERSON RD., ROCK HILL, SC 29730
K. 081-17-629 BARWICK & ASSOCIATES, LLC	704 EAST BLVD. UNIT #100, CHARLOTTE, NC 28203
L. 081-17-630 PERRY BROTHERS INVESTMENTS, LLC	6121 DEVRON DRIVE, CHARLOTTE, NC 28211
M. 081-17-631 PERRY BROTHERS INVESTMENTS, LLC	6121 DEVRON DRIVE, CHARLOTTE, NC 28211
N. 081-17-632 WACHOVIA BANK	PO BOX 36246, CHARLOTTE, NC 28232
O. 081-17-633 CORP RE CONS-1 #25	PO BOX 36246, CHARLOTTE, NC 28232



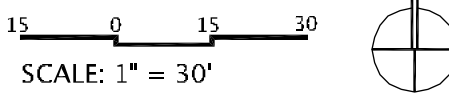
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MATTHEWS, NORTH CAROLINA 28105

REZONING PETITION
FOR PUBLIC HEARING
2011-XXX



PROJECT #: 219-004
DRAWN BY: BS
CHECKED BY: DM

TECHNICAL
DATA SHEET

APRIL 25, 2011

REVISIONS:

RZ - 1.0

Site Data:

- Acreage: +/- 3.20
- Tax Parcel #: 129-011-01, 02 and 05
- Existing Zoning: B-2 PED
- Proposed Zoning: B-2 PED-O
- Existing Use: Grocery Store (retail sales).
- Proposed Uses: Uses allowed by right and under prescribed conditions in the B-2 PED zoning district.
- Proposed Maximum Square Footage: 50,000 square feet of gross floor as defined below in the Development Standards.
- Maximum Building Height: 60 feet as described below in the Development Standards.
- Parking: per the Zoning Ordinance.

1. General Provisions :

a. These Development Standards form a part of the rezoning plan associated with this B-2 PED-O petition to accommodate redevelopment on approximately 3.20 acres located on the southeast corner of the intersection of Central Avenue and The Plaza 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 with Pedestrian Overlay District (B-2 PED) Zoning Classification shall govern development on the Site

b. The layout of the development; the exact alignments of points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of such other site elements on the Rezoning Plan are graphic representations of the proposed development which may be subject to change during the design/development/construction phases. Consequently, except as otherwise expressly specified on the Rezoning Plan, these elements may 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/Service 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 two (2) principal buildings may be located on the Site in connection with permitted uses. 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.

c. To the extent of any conflict between the matters contained in other areas of the Rezoning Plan and the matters set forth in the Development Standards, the Development Standards shall govern.

2. Optional Provisions:

- a. The Petitioner seeks the optional provision to allow surface parking and vehicular maneuvering between Nandina Street and the proposed building(s).
- b. The Petitioner seeks the optional provision to allow surface parking located to the side of the building(s) along McClintock Road and Central Avenue to exceed 35% of the lot width along these streets.
- c. The Petitioner seeks the optional provision to use a "green screen" to meet the screening requirements of the Ordinance for surface parking areas. The "green screen" will be used along Central Avenue, Nandina Street and McClintock Road.
- d. The Petitioner seeks the optional provision to the use of eight (8) foot planting strips, instead of curb planters, along Nandina Street and McClintock Road.
- e. The Petitioner seeks the optional provision to allow certain architectural features to project up to five (5) feet into the required setbacks for The Plaza and Central Avenue and to allow the marquee proposed along the Central Avenue to project up to 13 feet from the building face as generally depicted on the Rezoning Plan.
- f. The Petitioner seeks the optional provision to allow wall signs along Central Avenue to have a maximum sign face area equal to 10% of the building wall up to a maximum of 220 square feet.

3. Permitted Uses & Development Limitations :

- a. The Site may be developed with uses (including, without limitation, accessory uses) allowed by right and under prescribed conditions in the B-2 PED zoning district.
- b. The Site will be limited to a maximum of 50,000 square feet of gross floor area as defined below.

For purposes of the development limitations set forth in these Development Standards, the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory buildings or structures 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 or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level.

4. Transportation :

- a. Subject to approval of the City Department of Transportation ("CDOT") and to the availability of existing right-of-way, the Petitioner will construct a west bound left turn lane on Central Avenue into the Site's driveway on Central Avenue in the location and as generally depicted on the Rezoning Plan. Subject to the above-referenced approval and right-of-way availability, the proposed left turn lane will be installed prior to the issuance of a final certificate of occupancy for the proposed building.
- b. Subject to approval of CDOT, the Petitioner will construct recessed parallel parking spaces along Central Avenue and The Plaza in the location and manner generally depicted on the Rezoning Plan.
- c. Access to the Site will be via driveways from Central Avenue, Nandina Street and McClintock Road as generally depicted on the Rezoning Plan.
- d. 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 reasonably required for approval by CDOT.

5. Architectural Standards:

- a. The attached elevations associated with the building(s) to be located on the Site in connection with one of the permitted uses of the Site (in this instance as a grocery store) are included to reflect the architectural style and quality of the building that will be constructed in connection with such proposed use, it being understood that the actual building so constructed in connection with such proposed use may vary from this illustration as long the general architectural concept and intent shown is maintained.

b. The proposed building(s) constructed on the Site will be designed and constructed so that a portion of the roof as generally depicted on the Rezoning Plan will contain certain so-called "Green Roof" features as described herein. Such "Green Roof" will be a modular green roof system with certain plant material that enhances the appearance of the building's roof. The proposed "Green Roof" is conceptually shown on the Rezoning Plan and may vary in final location provided that at least 10,000 square feet of the roof will include such "Green Roof" feature(s).

c. In addition to entrances interior to the Site, the proposed building(s) will have a pedestrian entrance into the building at the corner of Central Avenue and The Plaza. This entrance must be an operable entrance and must remain open during normal business hours, with the exception that the entrance may be closed for security purposes after 10:00 pm. Additional pedestrian entrances along Central Avenue and The Plaza may be provided but are not required. Pedestrian entrances located on the interior of the Site will be connected via internal sidewalks to the adjoining public streets as generally depicted on the Rezoning Plan. The exact location of these connections will be determined during the building permit process.

d. All sides of the building(s) to be constructed on the Site will be built using four-sided architecture.

e. Meter banks will be hidden from public view at grade.

f. Roof top HVAC and related mechanical equipment will be screened from public view at grade.

g. Dumpster areas, recycling areas and loading docks on the Site will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose these areas will be architecturally compatible with the building materials and colors used on the building on the Site. If one or more sides of these areas adjoin a side or rear wall of a building then the side or rear wall may be substituted for a side

h. Above ground backflow preventers on the Site will be screened from public view at grade and will be located outside of the required setbacks.

6. Streetscape and Landscaping:

a. Except as otherwise described herein, the Petitioner will implement the "Streetscape Recommendations" of the Plaza-Central Pedscape Plan, provided that: (i) the proposed street trees along Nandina Road and McClintock Road will be planted in eight (8) foot planting strips instead of curbed planters (as specified in Optional Provisions above), and (ii) an eight (8) foot sidewalk will be provided along Nandina Street and McClintock Road.

b. Along Central Avenue, the Petitioner will provide a 16 foot sidewalk constructed of concrete pavers as specified by the City consistent with existing treatment along Central Avenue. Street trees will provided as required by the Tree Ordinance. The street trees will be planted in curbed planters and in planting areas between the proposed parallel parking spaces. Outdoor dining and merchandizing may be permitted along Central Avenue

c. Along The Plaza, the Petitioner will provide a 10 foot sidewalk and a 10 foot area that may be used for landscaping, outdoor dining, extended sidewalk and or merchandising purposes at the Petitioner's discretion. Street trees will be planted to meet Tree Ordinance requirements.

7. Environmental Features:

- a. The Petitioner will use its good faith efforts to save the existing trees located along Nandina Street and McClintock Road as generally depicted on the Rezoning Plan. If the existing trees cannot be saved new street trees will be planted.
- b. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance in effect at the time of approval of this Petition.

c. The Petitioner will provide the so-called "Green Roof" features on a portion of the proposed roof as described above.

8. Parking:

- a. Parking spaces will be provided per the standards of the Ordinance.

9. Signage:

a. Wall and detached signs will meet the requirements of the Ordinance, as modified by the Optional Provisions above.

10. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures including lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 20 feet in height.
- c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

12. Building Heights :

- a. The proposed building(s) to be developed on the Site will not exceed 60 feet height as defined by the Ordinance.
- b. The proposed building at the corner of The Plaza and Central Avenue will contain a partial second story element in such location as generally depicted on the Rezoning Plan.

13. 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 applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

14. 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.



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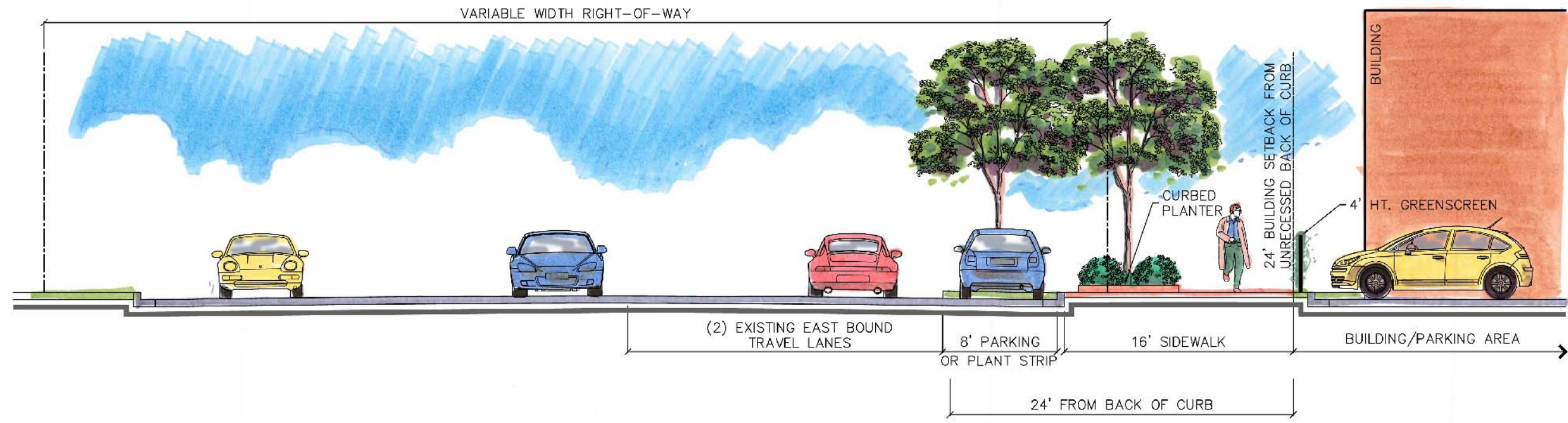
REZONING PETITION
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PROJECT #: 219-004
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CHECKED BY: DM

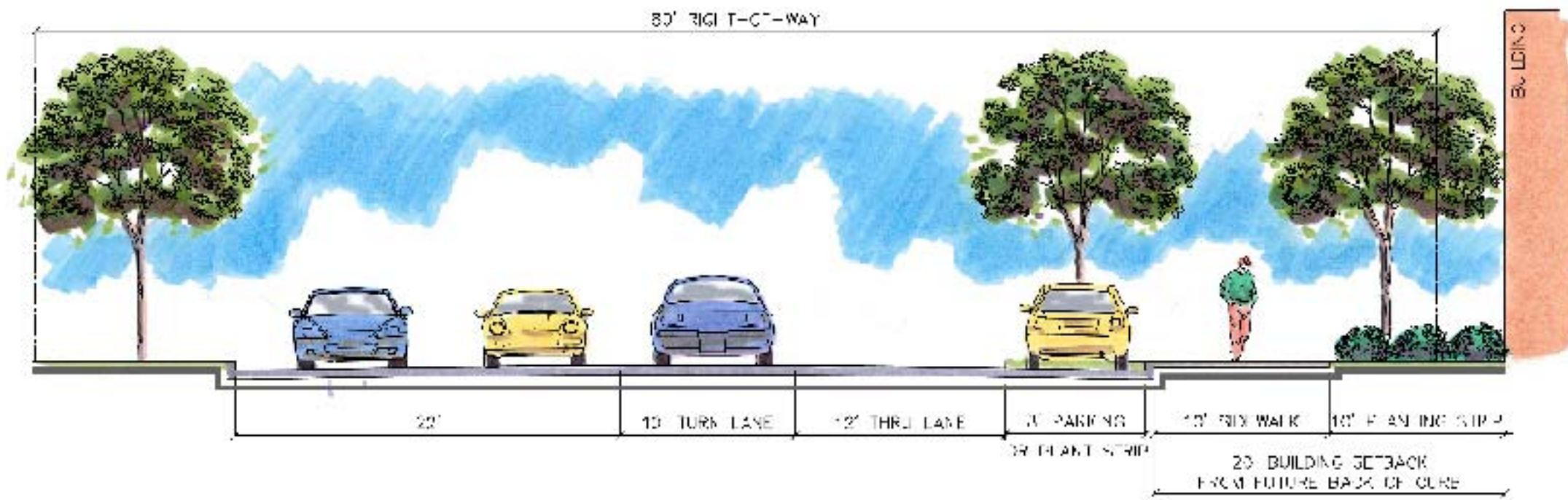
SITE
DEVELOPMENT
STANDARDS

APRIL 25, 2011

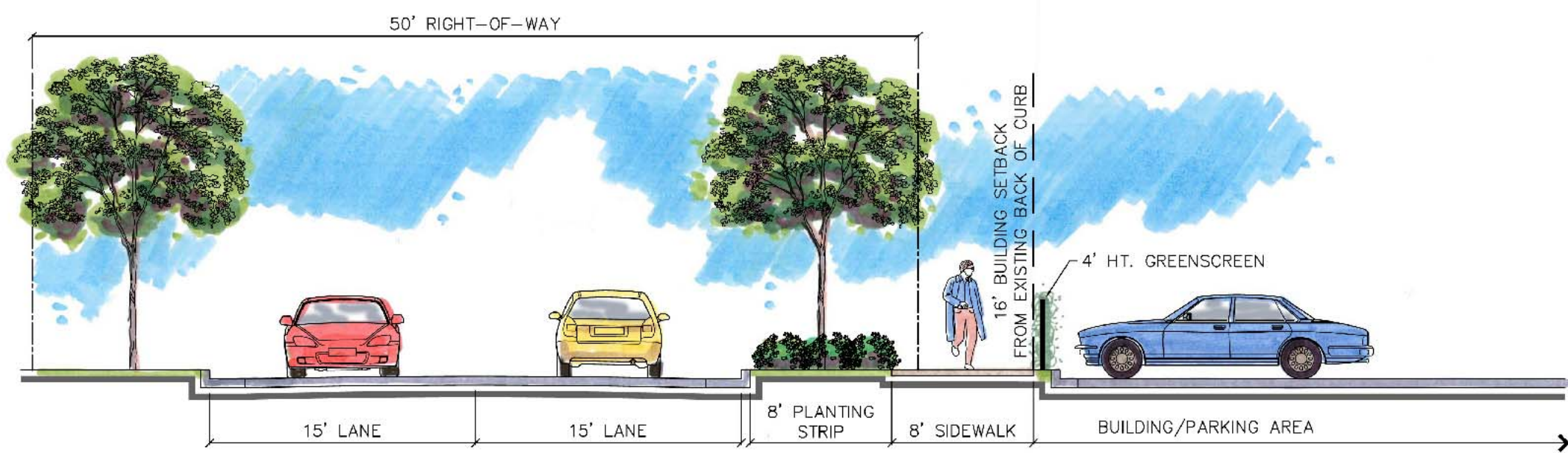
REVISIONS:



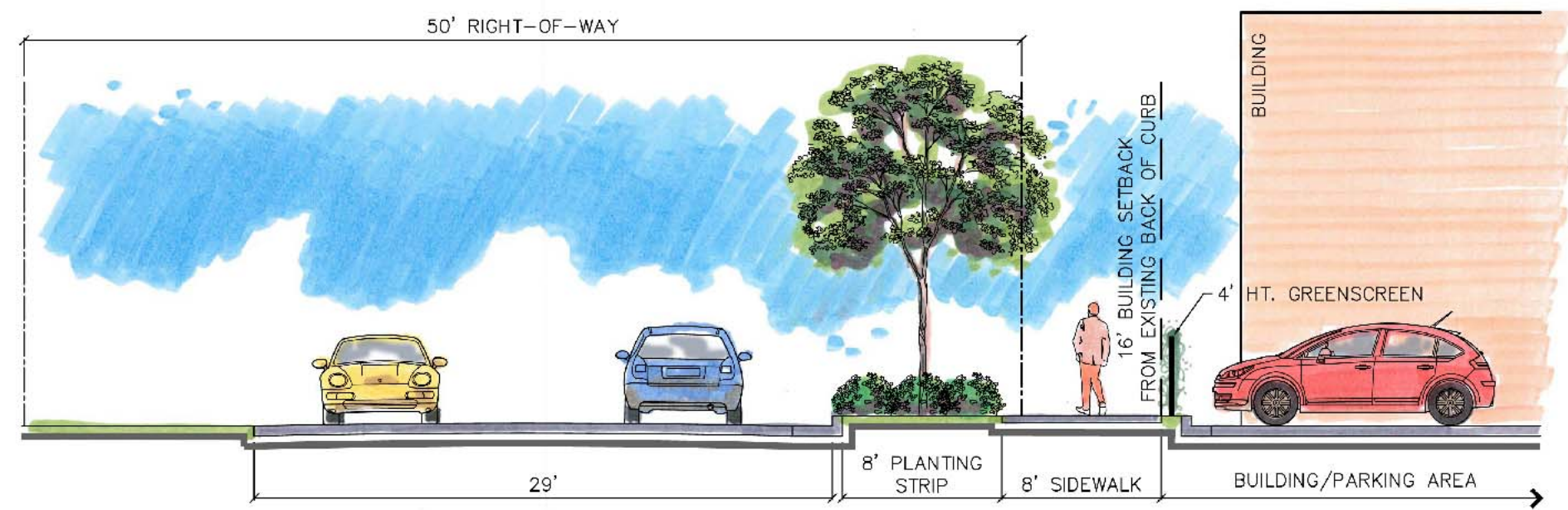
CENTRAL AVENUE CROSS-SECTION
SCALE: 1/8" = 1'-0"



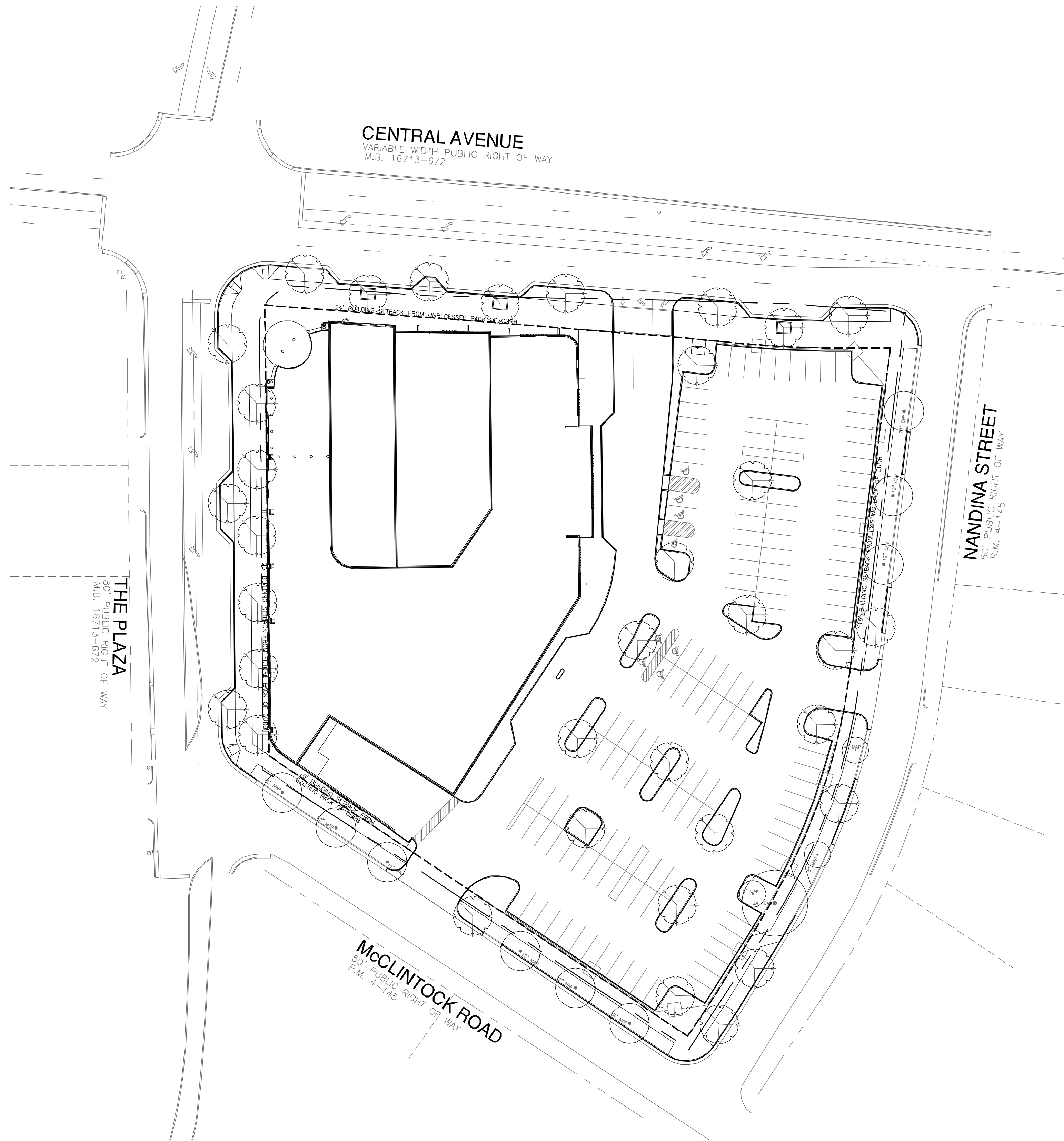
PLAZA ROAD CROSS-SECTION
SCALE: 1/8" = 1'-0"



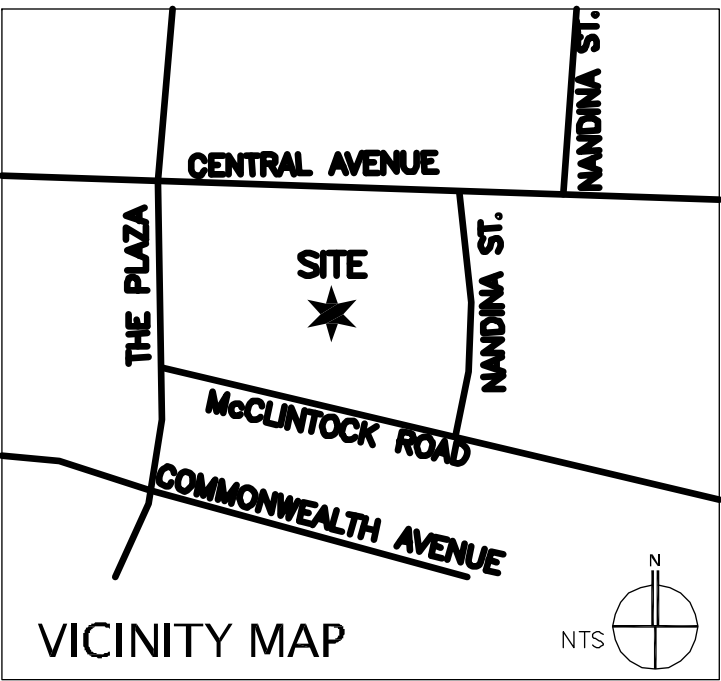
NANDINA STREET CROSS-SECTION
SCALE: 1/8" = 1'-0"



McCLINTOCK ROAD CROSS-SECTION
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1" = 40'



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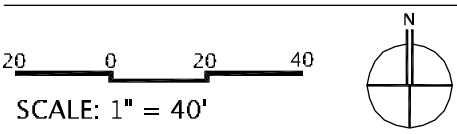
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REZONING PETITION
FOR PUBLIC HEARING
2011-XXX



PROJECT #: 219-004
DRAWN BY: DBS
CHECKED BY: DBM

STREET IMPROVEMENTS

APRIL 25, 2011

REVISIONS:



NORTH ELEVATION FACING CENTRAL AVENUE



EAST ELEVATION FACING ENTRANCE PARKING FIELD



SOUTH ELEVATION FACING MCCLINTOCK RD



WEST ELEVATION FACING THE PLAZA



NORTH ELEVATION FACING CENTRAL AVE



RENDERING FACING THE PLAZA & CENTRAL AVE CORNER

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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BUILDING ELEVATIONS

PROJECT #: 219-004

FOR PUBLIC HEARING
2011-XXX

DATE: APRIL 25, 2011

REVISIONS:

SHEET RZ- 4