

VICINITY MAP
NOT TO SCALE

| LEGEND | |
|--------|-----------------------------|
| --- | REZONING BOUNDARY |
| XXXXXX | DEVELOPMENT AREA |
| ↔ | FULL MOVEMENT ACCESS POINTS |

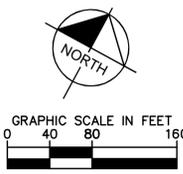
| ZONING CODE SUMMARY | |
|---------------------------|--|
| PROJECT NAME: | STORE # 258 UNIVERSITY |
| PROJECT OWNER: | HARRIS TEETER |
| CLIENT NAME: | HARRIS TEETER, LLC. |
| PLANS PREPARED BY: | KIMLEY-HORN, CHARLOTTE, NC PHONE 704-333-5131 |
| JURISDICTION: | CITY OF CHARLOTTE |
| TAX PARCEL ID: | A PORTION OF 049-282-01 |
| STREET ADDRESS: | 8600 UNIVERSITY CITY BLVD CHARLOTTE, MECKLENBURG COUNTY, NC 28213 |
| TAX PARCEL SIZE: | 17.5591 ACRES |
| REZONING SITE SIZE: | ±0.5268 ACRES |
| EXISTING ZONING: | B-1 SCD |
| PROPOSED ZONING: | B-2 (CD) |
| PROPOSED USE: | FUEL CENTER |
| PROPOSED BUILDING HEIGHT: | LESS THAN 40' |
| YARD REQUIREMENTS: | |
| SETBACK (FRONT): | 0' |
| SIDE YARD: | 0' |
| SIDE YARD: | 0' |
| REAR YARD: | 0' |
| PARKING SUMMARY | |
| FUEL: | |
| PARKING REQUIREMENT: | 1 SPACE PER 300 SF + 1 SPACE PER 2 EMPLOYEES |
| REQUIRED PARKING: | 2 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE |
| PROVIDED PARKING: | 2 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE |
| SHOPPING CENTER: | |
| PARKING REQUIREMENT: | 1 SPACE PER 200 SF |
| REQUIRED PARKING: | 686 SPACES |
| EXISTING PARKING: | 761 SPACES |
| LOST PARKING: | 72 SPACES |
| REMAINING PARKING: | 689 SPACES |

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| NO. | DATE | REVISIONS |
|-----|---------|-------------------------|
| 1 | 9/11/17 | SITE AND NOTE REVISIONS |



PROJECT: HARRIS TEETER FUEL CENTER
STORE #258 UNIVERSITY
8600 UNIVERSITY CITY BLVD
CHARLOTTE, NC 28213
MECKLENBURG COUNTY
REZONING PETITION #2017-



TITLE: OVERALL SITE PLAN

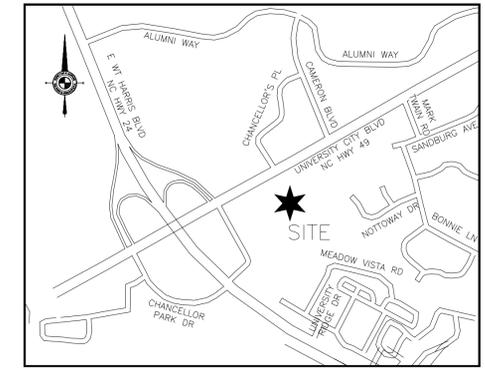
DESIGNED BY: MJ
DRAWN BY: PF
CHECKED BY: ME
DATE: 09/11/2017
PROJECT#: 015640050

RZ-1

UNIVERSITY CITY BOULEVARD

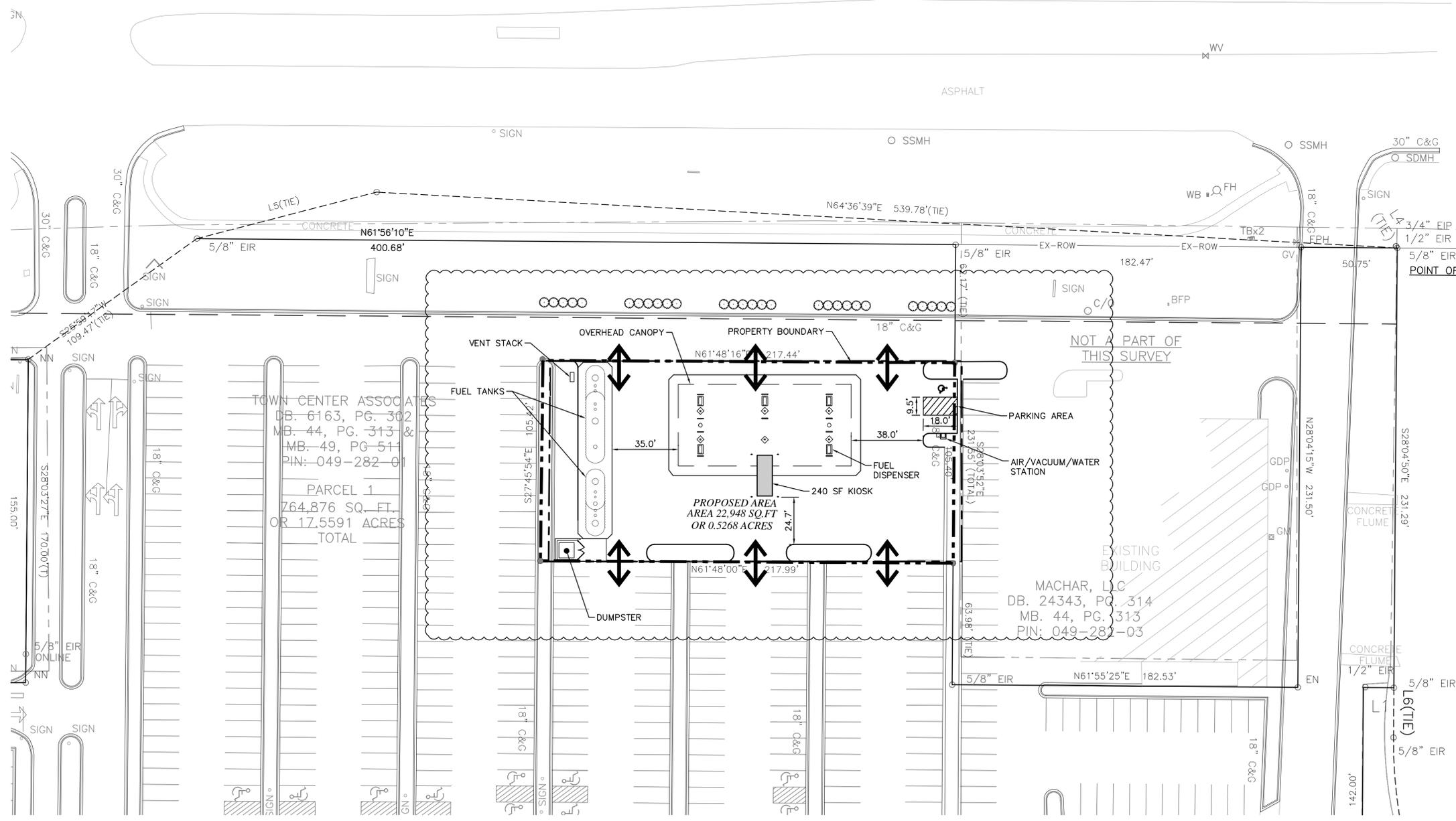
NC HWY 49

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE

| LEGEND | |
|--------|--|
| | REZONING BOUNDARY |
| | BUILDING ENVELOPE FOR FUEL CENTER ACCESSORY BUILDING |
| | FULL MOVEMENT ACCESS POINTS |
| | SHRUB |



DEVELOPMENT STANDARDS

SEPTEMBER 11, 2017

1. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HARRIS TEETER, LLC (HEREINAFTER REFERRED TO AS THE "PETITIONER") FOR AN APPROXIMATELY .5268 ACRE SITE LOCATED AT 8514 UNIVERSITY CITY BOULEVARD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS A PORTION OF TAX PARCEL NO. 049-282-01, AND THE SITE IS A PORTION OF TOWN CENTER PLAZA SHOPPING CENTER.
- 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-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- THE SITE IS CURRENTLY IMPROVED WITH A SURFACE PARKING LOT THAT SERVES TOWN CENTER PLAZA SHOPPING CENTER.
- AS NOTED ABOVE, THE SITE IS A PORTION OF TOWN CENTER PLAZA SHOPPING CENTER. THE SITE AND THE OTHER PORTIONS OF TOWN CENTER PLAZA SHOPPING CENTER ARE AND SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, 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 AND THE OTHER PORTIONS OF TOWN CENTER PLAZA SHOPPING CENTER.
- 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW.
 - A FUEL/GASOLINE CENTER WITH A MAXIMUM OF 7 FUEL PUMPS AND 14 FUELING STATIONS, AND ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE B-2 ZONING DISTRICT. A CANOPY MAY BE LOCATED OVER THE FUEL/GASOLINE CENTER.
 - PERMITTED ACCESSORY USES TO THE FUEL/GASOLINE CENTER INCLUDE, WITHOUT LIMITATION, RETAIL SALES OUT OF THE MAXIMUM 250 SQUARE FOOT BUILDING DESCRIBED BELOW IN PARAGRAPH 2.B, OUTDOOR MERCHANDISING, VENDING MACHINES AND ELECTRIC CHARGING STATIONS FOR VEHICLES.
- A MAXIMUM OF ONE BUILDING ASSOCIATED WITH THE FUEL/GASOLINE CENTER MAY BE LOCATED ON THE SITE, AND THE MAXIMUM GROSS FLOOR AREA OF THE BUILDING SHALL BE 250 SQUARE FEET. THE BUILDING MAY CONTAIN, AMONG OTHER THINGS, A RETAIL SALES AREA, RESTROOM FACILITIES AND AN OFFICE FOR THE FUEL/GASOLINE CENTER ATTENDANT(S).
- NOTWITHSTANDING THE TERMS OF PARAGRAPHS 2.A AND 2.B ABOVE, IN THE EVENT THAT THE FUEL/GASOLINE CENTER IS NOT DEVELOPED ON THE SITE OR IT IS DISCONTINUED, THE SITE MAY BE DEVOTED TO THE USES SET OUT BELOW.
 - A SURFACE PARKING LOT TO SERVE THE ADJACENT TOWN CENTER PLAZA SHOPPING CENTER.
 - AN EXPRESS LANE FOR CUSTOMER GROCERY PICKUP FOR A GROCERY STORE LOCATED IN THE ADJACENT TOWN CENTER PLAZA SHOPPING CENTER. AN EXPRESS LANE FOR CUSTOMER GROCERY PICKUP MAY HAVE A MAXIMUM 2,000 SQUARE FOOT ACCESSORY BUILDING, AND THE BUILDING

MUST BE LOCATED ON THE SITE IN THE GENERAL AREA OF THE CANOPY DEPICTED ON SHEET RZ-2 OF THE REZONING PLAN.

3. TRANSPORTATION

- THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- PETITIONER SHALL INSTALL A MINIMUM 5 FOOT WIDE SIDEWALK NEAR THE WESTERMOST VEHICULAR ACCESS POINT INTO TAX PARCEL NO. 049-282-01 FROM UNIVERSITY CITY BOULEVARD THAT WILL PROVIDE A PEDESTRIAN CONNECTION FROM THE EXISTING SIDEWALK LOCATED ALONG THE FRONTAGE OF TAX PARCEL NO. 049-282-01 ON UNIVERSITY CITY BOULEVARD INTO TAX PARCEL NO. 049-282-01 AS GENERALLY DEPICTED ON SHEET RZ-1 OF THE REZONING PLAN.

4. ARCHITECTURAL STANDARDS

- ATTACHED TO THE REZONING PLAN ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE BUILDING ASSOCIATED WITH THE FUEL/GASOLINE CENTER 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 ASSOCIATED WITH THE FUEL/GASOLINE CENTER 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 THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.

- ATTACHED TO THE REZONING PLAN ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE CANOPY TO BE CONSTRUCTED OVER THE FUEL PUMPS TO BE INSTALLED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE CANOPY. ACCORDINGLY, THE CANOPY 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 CANOPY THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDING ASSOCIATED WITH THE FUEL/GASOLINE CENTER AND THE CANOPY OVER THE FUEL PUMPS ARE DESIGNATED ON THE ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS.

5. STREETScape AND LANDSCAPING

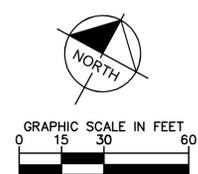
- AS GENERALLY DEPICTED ON SHEET RZ-2 OF THE REZONING PLAN, PETITIONER SHALL INSTALL SHRUBS ALONG THE NORTHERN EDGE OF TAX PARCEL NO. 049-282-01 BETWEEN THE SITE AND UNIVERSITY CITY BOULEVARD.

6. 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.



September 11, 2017 - 3:27pm By: coraborough

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| 1 | 9/11/17 | SITE AND NOTE REVISIONS |

CLIENT: HARRIS TEETER

PROJECT: HARRIS TEETER FUEL CENTER
STORE #258 UNIVERSITY
8600 UNIVERSITY CITY BLVD
CHARLOTTE, NC 28213
MECKLENBURG COUNTY

REZONING PETITION #2017-

TITLE: FUEL CENTER SITE
PLAN AND
REZONING NOTES

| |
|---------------------|
| DESIGNED BY: MJ |
| DRAWN BY: PF |
| CHECKED BY: ME |
| DATE: 09/11/2017 |
| PROJECT#: 015640050 |

RZ-2

