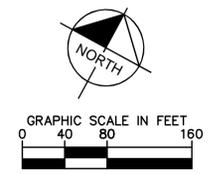


VICINITY MAP  
NOT TO SCALE

**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 049-202-01
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'
REAR YARD:	0'
PARKING SUMMARY	
FUEL:	
PARKING REQUIREMENT:	1 SPACE PER 250 SF
REQUIRED PARKING:	1 SPACE INCLUDING 1 VAN ACCESSIBLE SPACE
PROVIDED PARKING:	2 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE
SHOPPING CENTER:	
PARKING REQUIREMENT:	1 SPACE PER 250 SF
REQUIRED PARKING:	549 SPACES
EXISTING PARKING:	761 SPACES
LOST PARKING:	72 SPACES
REMAINING PARKING:	689 SPACES



**Kimley-Horn**  
 NC License #F-0102  
 200 SOUTH TRYON ST.  
 SUITE 200  
 CHARLOTTE, NC 28202  
 PHONE: (704) 333-5131  
 © 2017

NO.	DATE	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: OVERALL SITE PLAN

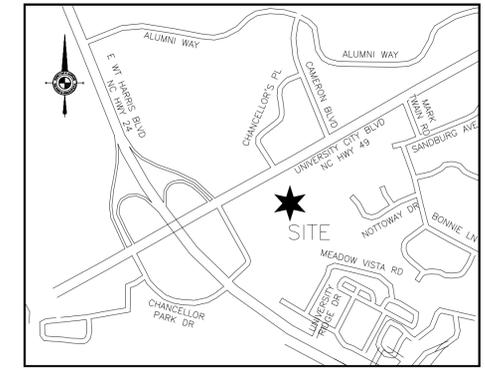
DESIGNED BY: MJ  
 DRAWN BY: PF  
 CHECKED BY: ME  
 DATE: 07/14/2017  
 PROJECT#: 015640050

RZ-1

# UNIVERSITY CITY BOULEVARD

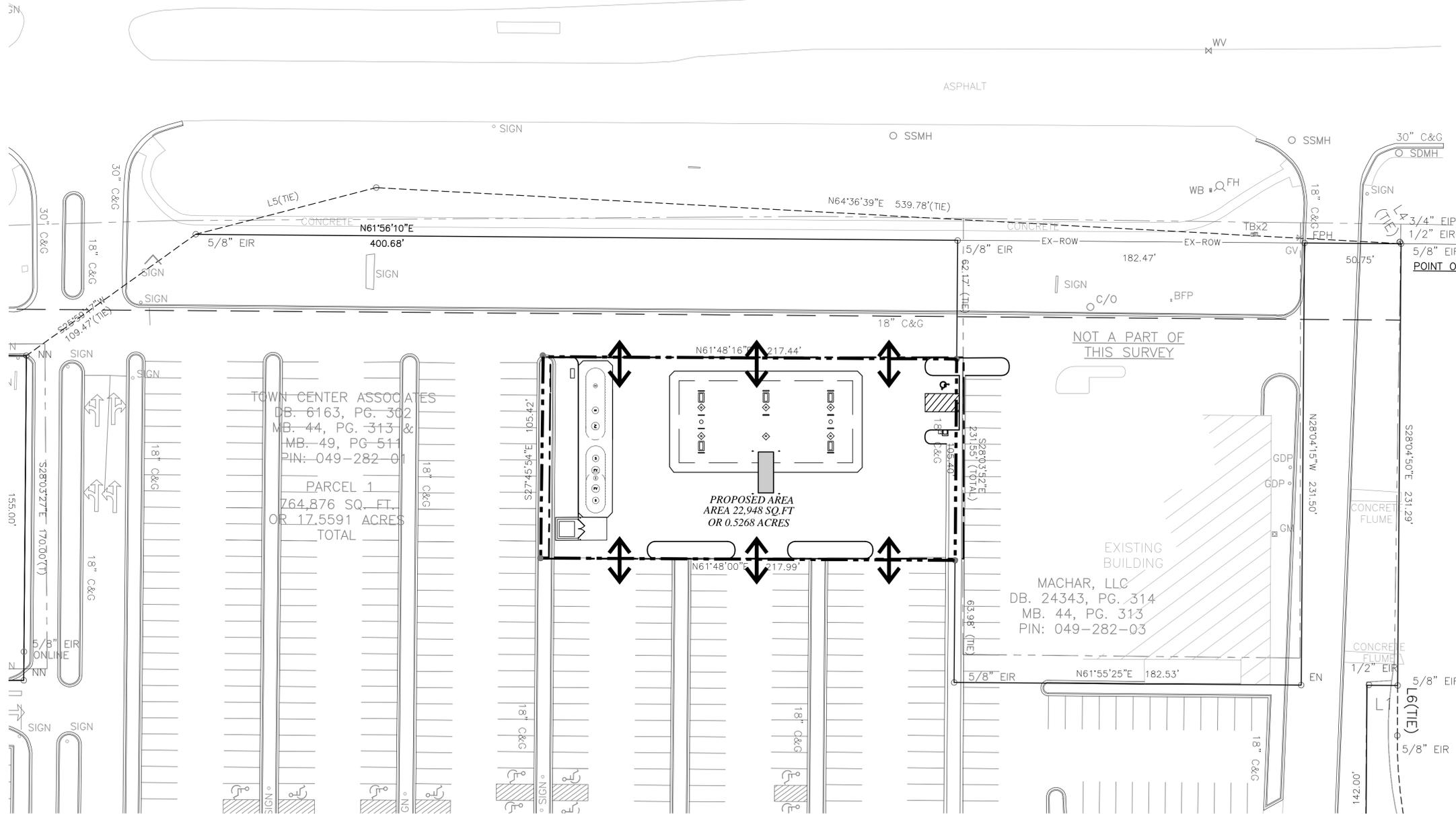
NC HWY 49

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



### DEVELOPMENT STANDARDS

JULY 24, 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 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 FOLLOWING USES:
  - 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.
  - RETAIL SALES OUT OF THE MAXIMUM 250 SQUARE FOOT ACCESSORY BUILDING DESCRIBED BELOW.
    - A MAXIMUM OF ONE ACCESSORY BUILDING FOR THE FUEL/GASOLINE CENTER MAY BE LOCATED ON THE SITE, AND THE MAXIMUM GROSS FLOOR AREA OF THE ACCESSORY BUILDING SHALL BE 250 SQUARE FEET. THE ACCESSORY BUILDING MAY CONTAIN, AMONG OTHER THINGS, A RETAIL SALES AREA, RESTROOM FACILITIES AND AN OFFICE.
    - OUTDOOR MERCHANDISING AND VENDING MACHINES.
    - A CANOPY MAY BE LOCATED OVER THE FUEL/GASOLINE CENTER.
  - AN EXPRESS LANE FOR CUSTOMER GROCERY PICKUP FOR A GROCERY STORE LOCATED IN TOWN CENTER PLAZA SHOPPING CENTER.
  - AN EXPRESS LANE FOR CUSTOMER GROCERY PICKUP MAY HAVE A MAXIMUM 2,000 SQUARE FOOT ACCESSORY BUILDING.
  - ELECTRIC CAR CHARGING STATIONS.

(4) A SURFACE PARKING LOT.

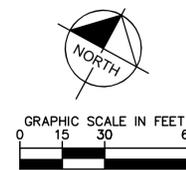
- A CAR WASH SHALL NOT BE PERMITTED ON THE SITE.

#### 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.

#### 4. 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.

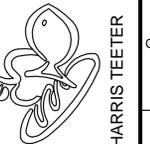


Kimley-Horn

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CHARLOTTE, NC 28202  
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NO.	DATE	REVISIONS



CLIENT: HARRIS TEETER

PROJECT: HARRIS TEETER FUEL CENTER  
STORE #258 UNIVERSITY  
8600 UNIVERSITY CITY BLVD  
UNIVERSITY CITY, NC 28213  
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: 07/14/2017  
PROJECT#: 015640050

RZ-2



