

Adopted Policy: University City Area Plan (2015)
Recommended for office, civic/institutional, retail, and hotel uses.

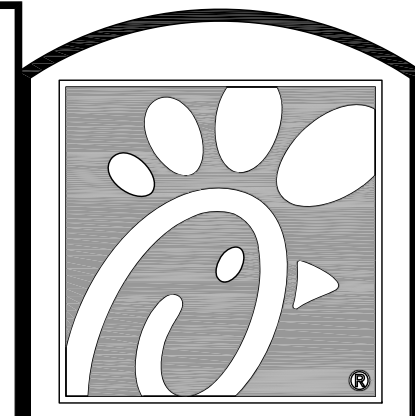
- As redevelopment occurs along University Executive Park Dr., locate buildings at or near the back of the sidewalk. Provide clear glass windows and/or operable doors on the street facing side of buildings, where feasible. All surface parking lots should be located to the side or rear of buildings.
- Design drive through facilities with clearly marked pedestrian crossings and pathways so that pedestrians can easily walk from the sidewalk and parking lot to the building with minimal conflict with the drive through lanes.
- Provide a separate and clearly designated pedestrian path from the street/sidewalk to the front door of primary structures to minimize potential conflict between pedestrians and automobiles.
- As redevelopment occurs, break up large surface parking lots into smaller, interconnected lots utilizing landscape islands and pedestrian paths.
- Continue to provide a 100' landscaped buffer along WR Harris Blvd. Supplement the landscaping as needed to provide a cohesive visual barrier.
- Extend University Center Boulevard to parcels fronting on N. Tryon Street, parallel to WT Harris Blvd. The extension should be designed as a local street as redevelopment occurs.
- Incorporate open space such as plazas, courtyards, and green space into new development.

Adopted cross sections

- University Executive Blvd: 6' sidewalk, 8' planting strip, option to widen for recessed on street parking, 6' bike lane and two 11' travel lanes. 16' setback for non-residential uses from back of curb.
- WT Harris Blvd: 12' multi-use path, 30' planting strip, three 12' travel lanes, median, 55' setback from back of curb.



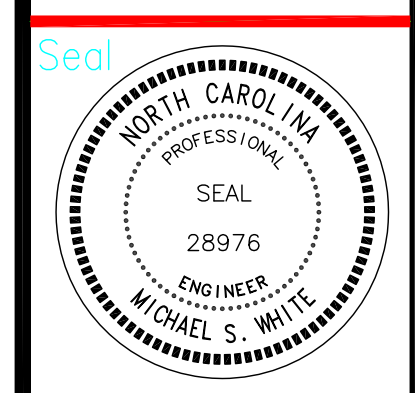
- Development Data Table
 - a. Site Acreage: 2.033 ACRES
 - b. Tax Parcels included in Rezoning: 04721124
 - c. Existing Zoning: 0-15 (CD) by Rezoning Petition 1988-18C
 - d. Proposed Zoning: B-2
 - e. Number of Residential Units: N/A
 - f. Residential Density: N/A
 - g. Non-Residential Building Square Footage (ESTIMATED): 5500 sqft. (Commercial)
 - h. Floor Area Ratio: 1.0 - as allowed by the Ordinance for B2 Zoning
 - i. Maximum Building Height: 40 ft - As allowed by the Ordinance for B2 Zoning
 - j. Maximum Number of Buildings: ONE Proposed - As allowed by the Ordinance for B2 Zoning
 - k. Amount of open space: (Landscape Buffers along each street)
- General Provisions
 - a. Development of the Site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this site plan is intended to show the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Zoning Ordinance during the design development and construction phases as allowed under the provisions of the Zoning Ordinance.
 - b. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those related to streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
 - c. Throughout this rezoning petition, the terms "owner" or "petitioner", shall with respect to the site, be deemed to include the heirs and assigns of the owner of the site who may be involved in its development from time to time.
 - d. Alterations to the conditional plan are subject to Section 6.207 Alterations to Approval.
- PURPOSE - The purpose of this rezoning application is to change the current zoning to allow the construction of a restaurant with drive-thru. To achieve this purpose the petitioner submits this application to change to current 0-15 zoning to B-2 zoning.
- Permitted uses: Eating, Drinking and Entertainment Establishments
 - a. The site may be used for any use that is allowed in the B-2 district.
 - b. Other Use Restrictions - None
- Transportation
 - a. Dedication and reservation of street right-of-way to City/ NCDOT: No additional R/W will be granted.
 - b. Transportation Improvements constructed in conjunction with development: Sidewalk improvements along University Executive Park Drive.
- Architectural Standards (Also see Architectural Notes)
 - a. Building Materials - Min. of 20% masonry materials (brick, stone, etc.)
 - b. Treatment of urban design and architectural elements: Not Applicable
 - c. Fence/Wall standards: None Proposed
- Streetscape and Landscaping
 - a. Streetscape (sidewalk and planting strip): See Site Plan
 - b. Special landscape, buffer and screening treatment: Reduce setback along University Executive Park Drive to 22 ft.
- Environmental Features
 - a. Tree save areas: None, other than tree preservation within buffer areas.
 - b. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
 - c. Environmental provisions per Environmental General Development Policies
- Parks, Greenways, and Open Space
 - a. Reservation/Dedication of park and/or greenway
 - b. Park and/or greenway improvements
 - c. Connections to park and/or greenway
 - d. Privately constructed open space
- Fire Protection
 - a. Fire line treatment: Access for fire fighting vehicles will be provided per the ordinance and Site Plan review process.
- Lighting - Per Zoning Ordinance Requirements.
- Other - None



5200 Buffington Rd.
Atlanta Georgia,
30349-2998
PH 404-765-8000
FAX 404-684-8550

Revisions:
Mark Date By

Mark Date By



NC LICENSE #C-0555

G. ROBERT GEORGE AND ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS
AND LAND SURVEYORS
P.O. BOX 32158 (843) 566-4261
CHARLESTON, SOUTH CAROLINA 29417-2168
email: grgassoc@comcast.net

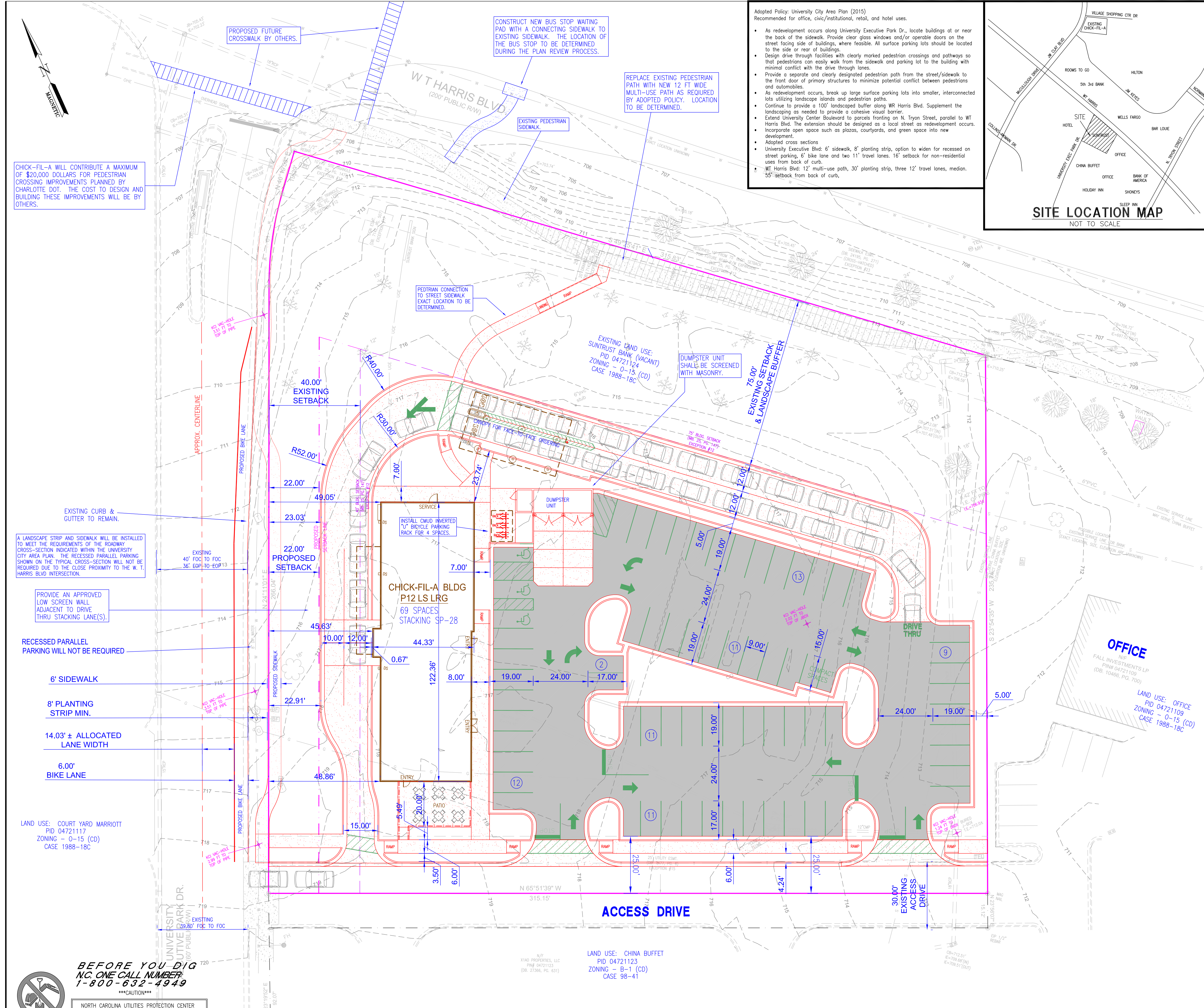
STORE
SERIES P12 LS LRG
FSU 04278

8700 UNIVERSITY EXEC. PARK DR.
CHARLOTTE, NC

SHEET TITLE
SITE
LAYOUT
PLAN
DWG EDITION 03.1

Job No. : 2039
Store : 04278
Date : 8-13-2018
Drawn By : MSW
Checked By : MSW
Sheet

RZ-1



CHICK-FIL-A WILL CONTRIBUTE A MAXIMUM OF \$20,000 DOLLARS FOR PEDESTRIAN CROSSING IMPROVEMENTS PLANNED BY CHARLOTTE DOT. THE COST TO DESIGN AND BUILDING THESE IMPROVEMENTS WILL BE BY OTHERS.

A LANDSCAPE STRIP AND SIDEWALK WILL BE INSTALLED TO MEET THE REQUIREMENTS OF THE ROADWAY CROSS-SECTION INDICATED WITHIN THE UNIVERSITY CITY AREA PLAN. THE RECESSED PARALLEL PARKING SHOWN ON THE TYPICAL CROSS-SECTION WILL NOT BE REQUIRED DUE TO THE CLOSE PROXIMITY TO THE W. HARRIS BLVD INTERSECTION.

PROVIDE AN APPROVED LOW SCREEN WALL ADJACENT TO DRIVE THRU STACKING LANE(S).

RECESSED PARALLEL PARKING WILL NOT BE REQUIRED

6' SIDEWALK

8' PLANTING STRIP MIN.

14.03' ± ALLOCATED LANE WIDTH

6.00' BIKE LANE

LAND USE: COURT YARD MARRIOTT
PID 04721117
ZONING - 0-15 (CD)
CASE 1988-18C

BEFORE YOU DIG
N.C. ONE CALL NUMBER:
1-800-632-4949

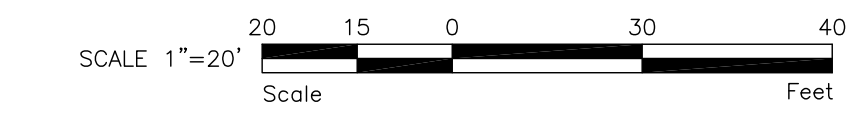
CAUTION

NORTH CAROLINA UTILITIES PROTECTION CENTER

3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-632-4949

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

REZONING SITE PLAN



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