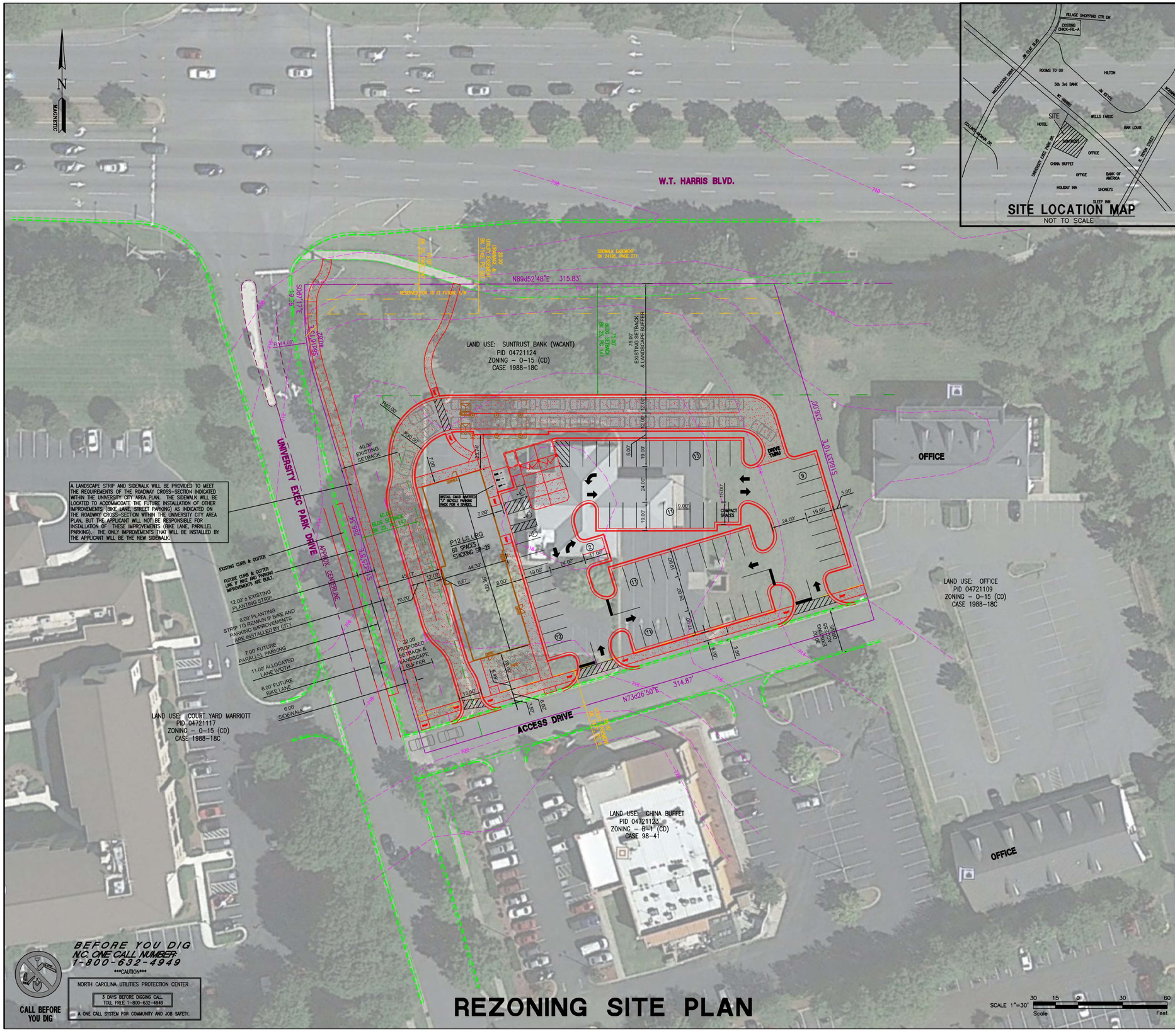


# REZONING SITE PLAN




## SITE LOCATION MAP

NOT TO SCALE

1. Development Data Table

a. Site Acreage: 2.033 ACRES
b. Tax Parcels included in Rezoning: 04721124
c. Existing Zoning: O-15 (CD) by Rezoning Petition 1988-18C
d. Proposed Zoning: B-2 with 5 year vested rights
e. Number of Residential Units: N/A
f. Residential Density: N/A
g. Non-Residential Building Square footage (ESTIMATED): 6500 sqft. (Commercial)
h. Floor Area Ratio: 1.0 –As allowed by the Ordinacne 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. Number Parking Spaces: 65–70 spaces proposed – However, number of spaces shall be as allowed by the Ordinance for B-2 Zoning.
l. Amount of open space: (Buffers along each street)

2. 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 specificially 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.

3. Optional Provisions – Not Applicable

4. PURPOSE – The purpose of this rezoning application is to change the current zoning to allow the construction of a restuarant with drive-thru. To acheive this purpose the petitioner submits this application to change to current O-15 zoning to B-2 zoning.

5. Permitted uses
a. The site may be used for any use that is allowed in the B-2 district.
b. Other Use Restrictions – None

6. 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.

7. Architectural Standards
a. Building Materials – Shall be as required by the Ordinance.
b. Building Scale – Shall be as required by the Ordinance.
c. Treatment of urban design and architectural elements: Not Applicable
d. Fence/Wall standards: None Proposed

8. Streetscape and Landscaping
a. Streetscape (sidewalk and planting strip) standards
b. Special landscape, buffer, screening treatment: Reduce buffer along University Executive Park drive to 22 ft which will include any sidewalk required by the City within the buffer to meet the requirement of the University City Area Plan Street Concept Plan.

9. Environmental Features
a. Tree save areas: None, other than tree preservation within buffer areas.
b. PCCO treatment – As required by ordinance. Note: site is currently developed with impervious area and a comparison of existing impervious area and proposed imprevious area will be done. c. Environmental provisions per Environmental General Development Policies

10. 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

11. Fire Protection
a. Fire lane treatment: Access for fire fighting vehicles will be provided per the ordinance and Site Plan review process.

12. Signage – Per Zoning Ordinance Requirements.

13. Lighting – Per Zoning Ordinance Requirements.

14. Phasing – Not Applicable

15. Other – None

## DEVELOPMENT INFORMATION:

NAME OF DEVELOPMENT: CHICK-FIL-A RESTAURANT

OWNER/APPLICANT: CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
PHONE No. (404) 765-8000
P.O.C. – MR. JOHN MARK WOOD, NATE THOMPSON
e-mail – johnmark.wood@chick-fil-a.com
e-mail – nate.thompson@chick-fil-a.com

ENGINEER: G. ROBERT GEORGE AND ASSOCIATES, INC.
P.O. BOX 32158
CHARLESTON, SC 29417
PHONE No. 556-4261
P.O.C. – MICHAEL S. WHITE, P.E.
e-mail – grgassoc@comcast.net

PROPERTY ADDRESS: 8700 UNIVERSITY EXECUTIVE PARK DRIVE
(EXISTING SUNTRUST BANK – VACANT)
CHARLOTTE, NC

TAX MAP #: PID# 04721124

TOTAL PARCEL SIZE: 2.033 ACRES
(MAP BOOK 25, PAGES 147)

ZONING INFORMATION:

| | |
|---|---|
| EXISTING ZONING: | O-15 (CD) |
| EXISTING LAND USE: | SUNTRUST BANK (VACANT) |
| PROPOSED LAND USE: | FASTFOOD RESTAURANT |
| HEIGHT DISTRICT: | 40 FT |
| PREVIOUS REZONING PETITION: | 1988-18C |

ADJACENT ZONING & LAND USE:

| | ZONING | LAND USE |
|---|---|---|
| FRONT –(N) | N/A | W.T. HARRIS |
| LEFTSIDE –(E) | O-15 (CD) | OFFICE |
| RIGHTSIDE –(W) | O-15 (CD) | UNIVERSITY EXEC PARK DR. |
| REAR –(S) | B-2 | CHINA BUFFET |

WATERSHED: MALLARD

REQUIRED MINIMUM SETBACKS:

| | BLDG |
|---|---|
| FRONT (WT HARRIS) | 20 FT FOR B-2 – EXISTING 75 FT SETBACK (PLAT BK 25, PG 147) |
| LEFT SIDE (OFFICE) | ZERO |
| RIGHT SIDE (UNIVERSITY EXEC PARK) | 20 FT FOR B-2 – EXISTING 40 FT SETBACK (PLAT BK 25, PG 147) |
| REAR (ACCESS DRIVE) | 10 FT |

PARKING SUMMARY:

REQUIREMENT: 1 SPACES PER 75 SF OF FLOOR AREA

PARKING SPACES PROVIDED:

| | |
|---|---|
| REGULAR SPACE | 64 |
| COMPACT SPACE | 2 |
| HC SPACES | 3 |
| TOTAL | 69 |

BICYCLE PARKING:

SHORT TERM SPACE REQUIREMENT: 5% x 65 PARKING SPACES = 3.25
LONG TERM SPACE REQUIREMENT: 2 SPACES (UNDER 10,000 SF BLDG AREA)

REZONING SITE PLAN – NOT FOR CONSTRUCTION


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


Revisions:

| Mark | Date | By |
|---|---|---|
| △ | | |

| Mark | Date | By |
|---|---|---|
| △ | | |

Seal

NORTH CAROLINA PROFESSIONAL SEAL 28976 ENGINEER MICHAEL S. WHITE

NC LICENSE #C-0555


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AND LAND SURVEYORS
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CHARLESTON, SOUTH CAROLINA 29417-2158
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

☐Preliminary
☐80% Submittal
☐For Construction

| | |
|---|---|
| Job No. | : 2039 |
| Store | : 04278 |
| Date | : 4-20-2018 |
| Drawn By | : MSW |
| Checked By: | MSW |

Sheet
RZ-1

GRG# 2039-SITE3-REZONING-PLAN.DWG