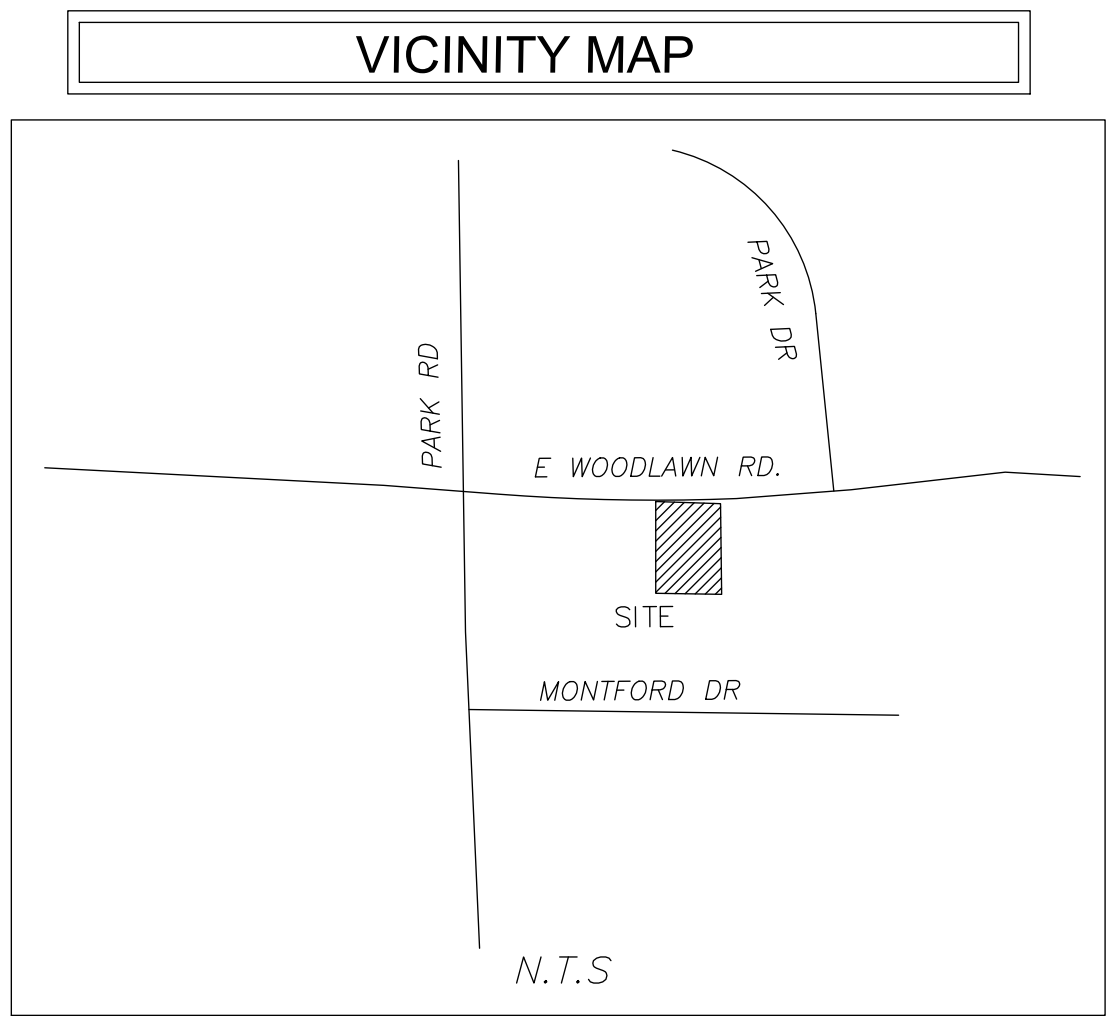






H:\Civil\_Civil\_18-40018-410\_CFA\_09592\_East\_Woodlawn\_Rd\_-\_Charlotte\_NC\10 Drawings\12 preliminary\18-410\_woodlawn\_q9 rezoning.dwg, 11/13/2018 11:53:07 AM, c:\users\...



## DEVELOPMENT DATA TABLE

SITE AREA = 0.877 ACRES  
TAX PARCEL PIN# 17514115  
EXISTING ZONING - B-1  
PROPOSED ZONING B-2 (CD).  
EXISTING USE RESTAURANT  
PROPOSED USE - SEE DEVELOPMENT STANDARDS  
PROPOSED MAX. FLOOR AREA - 2,400 SF  
PARKING  
1 SP/250 SF BUILDING AREA (2400 SF) - NO INDOOR SEATING  
1 SP/75 SF PATIO AREA (1100 SF) - OUTDOORS  
PARKING REQUIRED = 26 SPACES  
2400 SF/250 = 10 SPACES  
1100 SF/75 = 15 SPACES  
PARKING PROVIDED = 32 SPACES

## FLOODPLAIN NOTE

THIS PROPERTY IS IN ZONE X BASED ON FLOOD INSURANCE RATE MAP 3710454200K DATED 2/19/2014. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF SAID SITE ON SAID FIRM MAP. THE PROVIDED INFORMATION FROM SURVEY PROVIDED BY MSP ON 3-25-2018. NO KNOWN WETLANDS EXIST WITHIN THE SUBJECT PARCEL.

## SETBACK/YARD TABLE (B-2 ZONING)

FRONT SETBACK 20 FEET  
SIDE YARD NONE  
REAR YARD 10 FEET  
FRONT LANDSCAPE SCREENING 8 FEET  
SIDE LANDSCAPE SCREENING 5 FEET  
REAR LANDSCAPE SCREENING 5 FEET

## SURVEY STATEMENT

INFORMATION SHOWN HAS BEEN BASED ON A SURVEY BY MSP DATED 3-25-2018.

## DEVELOPMENT STANDARDS

NOVEMBER 14, 2018

- I. GENERAL PROVISIONS
- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CHICK-FIL-A TO REQUEST THE REZONING OF AN APPROXIMATELY 88 ACRE SITE LOCATED ON THE SOUTH SIDE OF EAST WOODLAWN ROAD, EAST OF THE INTERSECTION OF EAST WOODLAWN ROAD AND PARK ROAD (THE "SITE"), FROM THE B-1 ZONING DISTRICT TO THE B-2 (CD) ZONING DISTRICT. THE SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND THE SITE IS COMPRISED OF TAX PARCEL NO. 175-141-15.
- B. THE DEVELOPMENT AND USE 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").
- C. 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 THE DEVELOPMENT AND USE OF THE SITE.
- D. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINT AS WELL AS THE INTERNAL DRIVES AND PARKING AND CIRCULATION AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- E. THE PURPOSE OF THIS REZONING REQUEST IS TO DEMOLISH THE EXISTING BUILDING ON THE SITE THAT IS UTILIZED FOR AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT TYPE 1 WITH ACCESSORY DRIVE-IN WINDOWS, AND TO CONSTRUCT A NEW BUILDING ON THE SITE THAT WOULD BE DEVOTED TO AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT TYPE 1 OR TYPE 2 WITH DRIVE-IN WINDOWS, OUTDOOR DINING, CARRY-OUT PICK-UP WINDOWS AND NO INDOOR SEATING FOR PATRONS.
- F. 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.

## II. PERMITTED USE/DEVELOPMENT LIMITATIONS

- A. THE SITE MAY ONLY BE DEVOTED TO AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (TYPE 1 OR TYPE 2) WITH DRIVE-IN WINDOWS, OUTDOOR DINING AND CARRY-OUT PICK-UP WINDOWS AND NO INDOOR SEATING FOR PATRONS, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE B-2 ZONING DISTRICT.
- B. AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT TYPE 2 SHALL BE SUBJECT TO THE APPLICABLE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE.
- C. THE MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 2,400 SQUARE FEET.
- D. THE MAXIMUM SIZE OF THE OUTDOOR DINING PATIO SHALL BE 1,100 SQUARE FEET.

## III. TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- B. THE VEHICULAR ACCESS POINT FROM EAST WOODLAWN ROAD IS LIMITED TO A RIGHT-IN, RIGHT-OUT MOVEMENT.
- C. THE ALIGNMENTS OF THE PRIVATE DRIVES AND THE PARKING AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY 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.
- D. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO EAST WOODLAWN ROAD THAT ARE NECESSARY TO EXTEND THE EXISTING RIGHT OF WAY FOR EAST WOODLAWN ROAD TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE SIDEWALK TO BE CONSTRUCTED ALONG THE SITE'S FRONTAGE ON EAST WOODLAWN ROAD WHERE FEASIBLE AND TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST. IF IT IS NOT FEASIBLE TO EXTEND THE RIGHT OF WAY TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE SIDEWALK TO BE CONSTRUCTED ALONG THE SITE'S FRONTAGE ON EAST WOODLAWN ROAD, THEN THE SIDEWALK (OR PORTIONS THEREOF) MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
- E. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.
- F. OFF-STREET VEHICULAR PARKING SHALL BE PROVIDED AT THE RATE OF 1 PARKING SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA FOR THE NEW BUILDING TO BE CONSTRUCTED ON THE SITE, AND 1 PARKING SPACE PER 75 SQUARE FEET OF FLOOR AREA FOR THE OUTDOOR DINING PATIO.

## IV. ARCHITECTURAL STANDARDS

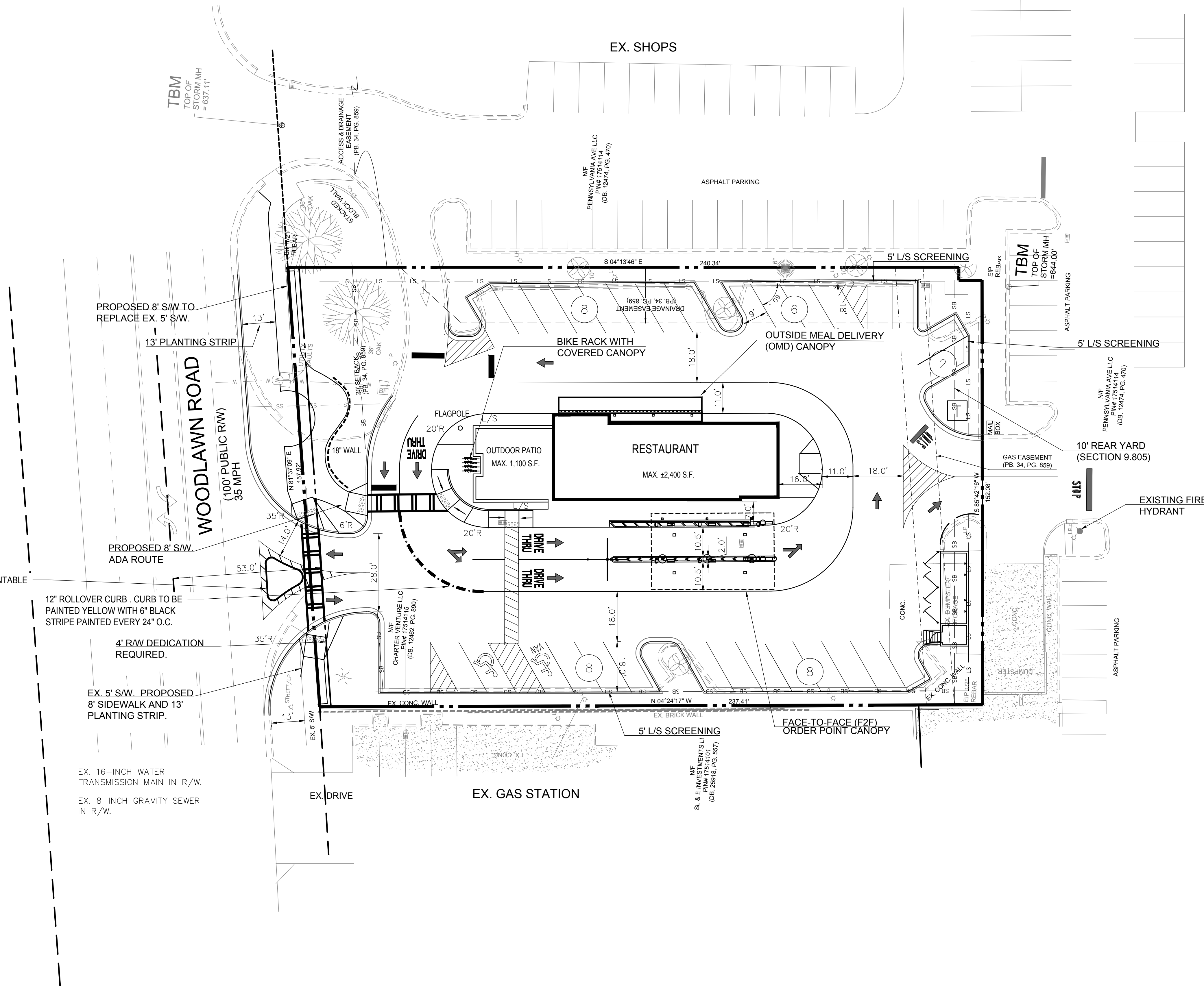
- A. SET OUT ON SHEET RZ-3 OF THE REZONING PLAN IS AN ARCHITECTURAL PERSPECTIVE OF THE OUTDOOR DINING PATIO TO BE CONSTRUCTED ON THE SITE THAT IS INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE OUTDOOR DINING PATIO ONLY (AND NOT THE BUILDING). ACCORDINGLY, THE OUTDOOR DINING PATIO SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED ARCHITECTURAL PERSPECTIVE WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE OUTDOOR DINING PATIO THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.

## V. STREETScape AND LANDSCAPING

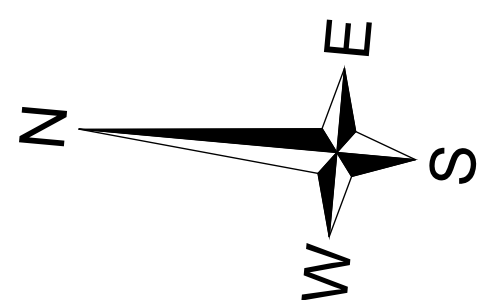
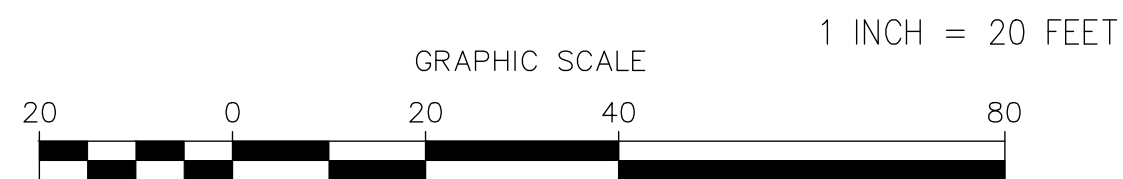
- A. PETITIONER SHALL INSTALL A MINIMUM 13 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON EAST WOODLAWN ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PLANTING STRIP MAY TAPER AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. SET OUT ON SHEET RZ-2 OF THE REZONING PLAN IS A CONCEPT HARDSCAPE PLAN. HARDSCAPE AND LANDSCAPING SHALL BE INSTALLED ON THE SITE BETWEEN EAST WOODLAWN ROAD AND THE PARKING LOT AND DRIVE AISLES AS GENERALLY DEPICTED ON THE CONCEPT HARDSCAPE PLAN. THE HARDSCAPE SHALL INCLUDE A MINIMUM 18 INCH TALL BRICK SEAT WALL PAINTED TO MATCH THE WALL SURROUNDING THE OUTDOOR DINING PATIO AND TWO 5 FOOT BENCHES IN THE GENERAL LOCATIONS DEPICTED ON THE CONCEPT HARDSCAPE PLAN. THE ACTUAL DESIGN OF THESE HARDSCAPE AND LANDSCAPE AREAS MAY VARY FROM WHAT IS DEPICTED ON THE CONCEPT HARDSCAPE PLAN PROVIDED THAT THE ACTUAL DESIGN MEETS THE SIZE, DESIGN INTENT AND QUALITY DEPICTED THEREON.

## VI. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. 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.
- B. 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.
- C. 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.



## REZONING SITE PLAN



PETITION# 2018-083

**SAR E. WOODLAWN RD FSR**  
1540 EAST WOODLAWN ROAD  
CHARLOTTE, NC 28209

**FSR# 592**

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

Project Status - REVIEW

CURRENT DESIGN NOTE APPLIED	2017-03
ARCHITECT'S PROJECT #	18.410.00.CIV
PRINTED FOR	REVIEW
DATE	11/13/2018
DRAWN BY	CD
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SHEET REZONING SITE PLAN	
SHEET NUMBER	

**RZ-1**



12/5/2017 5:20:00 PM

E

D

C

B

A

PROPOSED 8' WIDE  
SIDEWALK

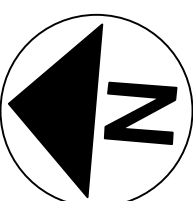
SHRUBS AND GROUNDCOVER  
18" HIGH SEAT WALL.  
PAINTED BRICK TO MATCH  
DINING PATIO

PEDESTRIAN PLAZA WITH  
SCORED CONCRETE

PROPOSED 8' SW ADA ROUTE

2 - 5' BENCHES IN SMALL PAVED AREA

PROPOSED 8' WIDE  
SIDEWALK



1"=10'-0"



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HILLFOLEYROSSI AND ASSOCIATES, PLLC  
REG. NO. P-4227, EXP. 6/30/2019

PETITION# 2018-083

**SAR E. WOODLAWN RD FSR**  
1540 EAST WOODLAWN ROAD  
CHARLOTTE, NC 28209

**FSR# 592**

REVISION SCHEDULE  
NO. DATE DESCRIPTION

CURRENT DESIGN 2017-03  
NOTE APPLIED  
ARCHITECT'S PROJECT # 18.410.00.CIV  
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DATE 11/13/2018  
DRAWN BY SLM

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SHEET

RZ-2

SHEET NUMBER





PATIO PERSPECTIVE  
N.T.S.

RZ-3

PERSPECTIVE