

**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 - 3,100 SF

**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.

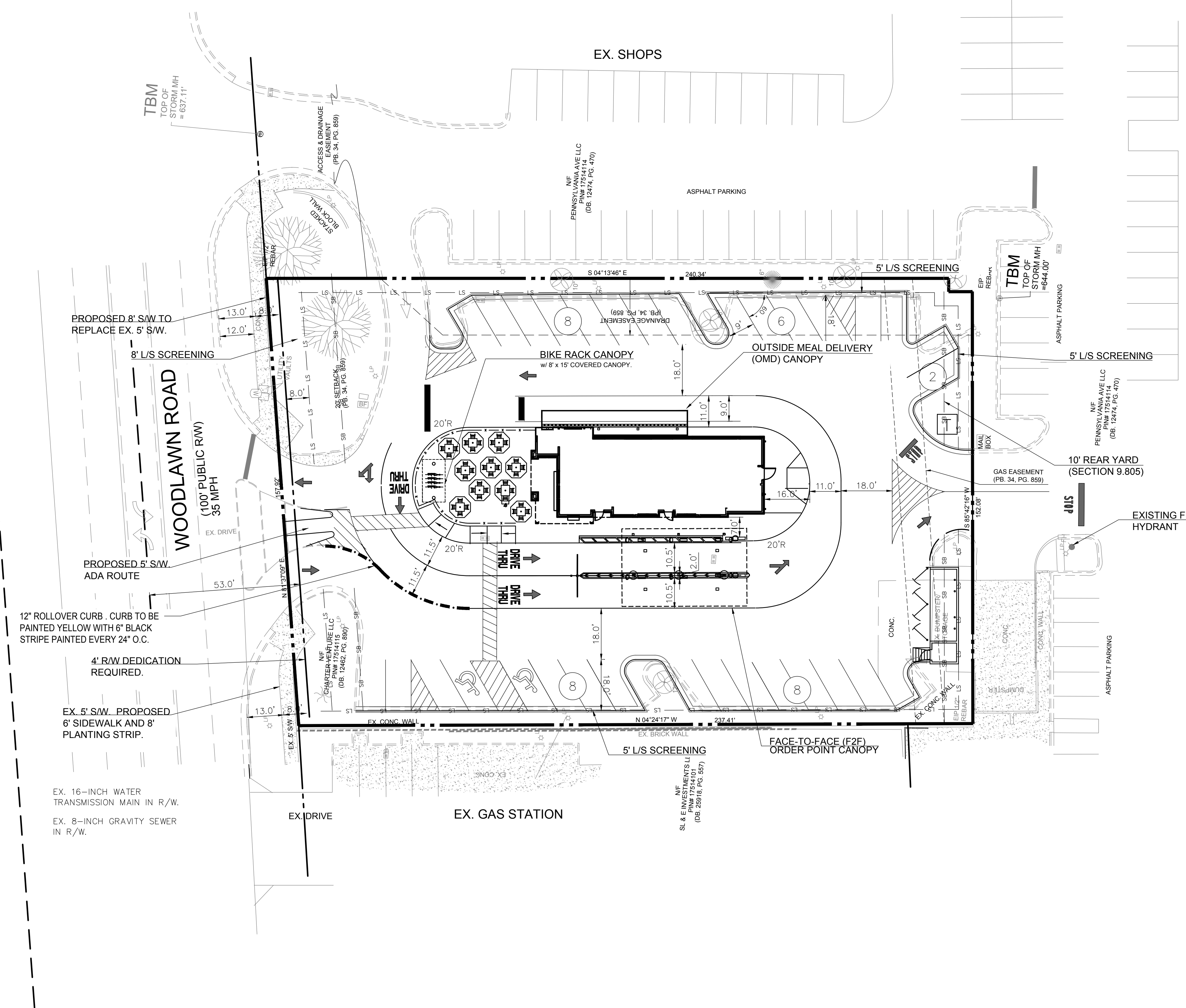
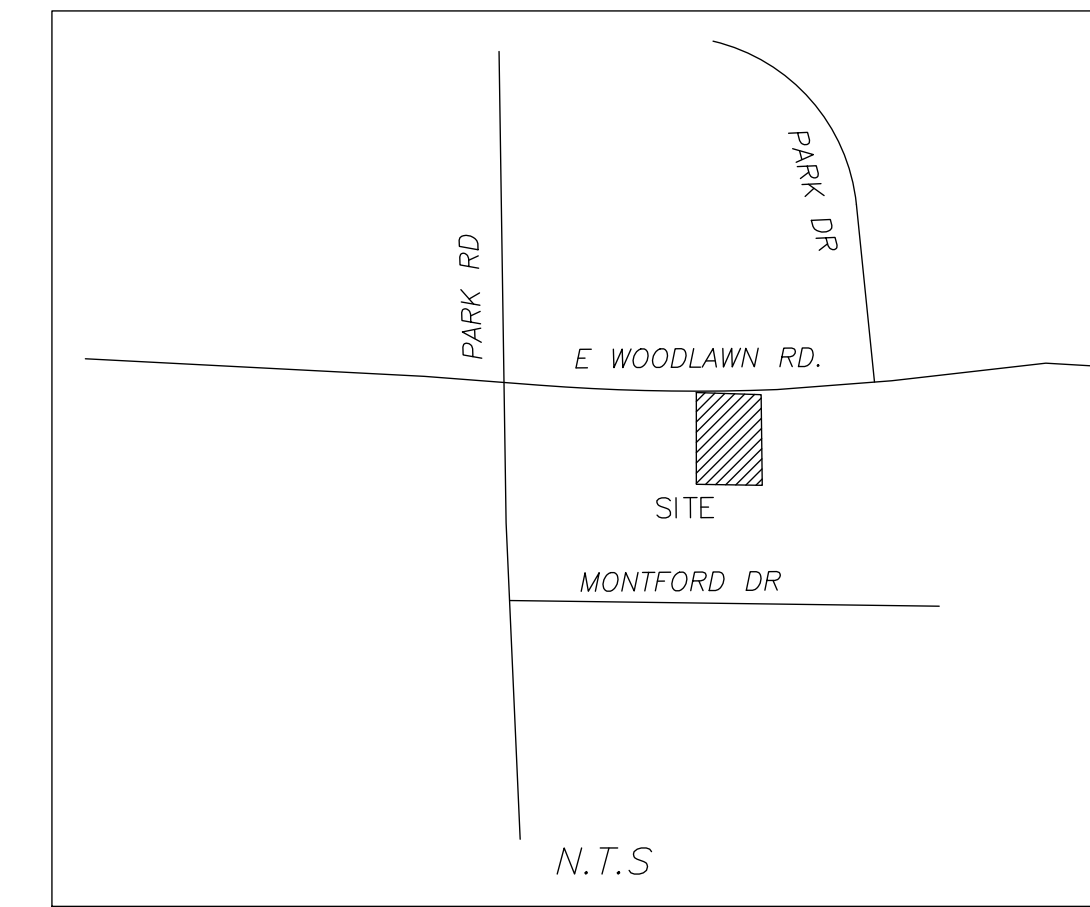
**SETBACK/YARD TABLE (B-2 ZONING)**

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

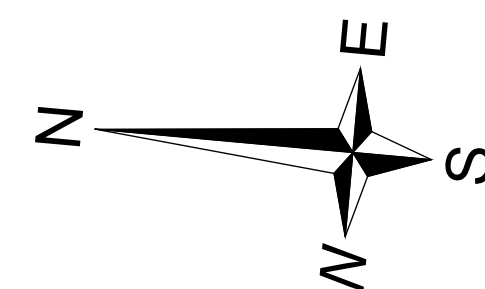
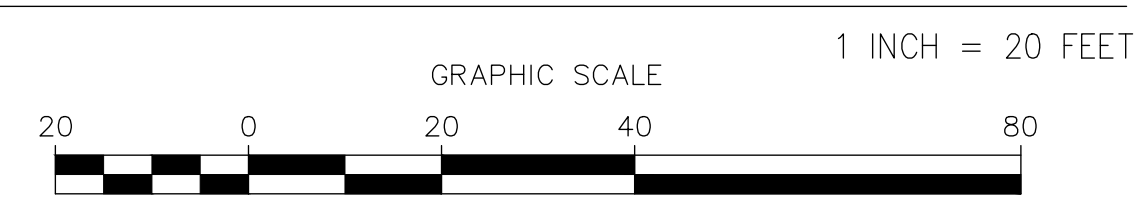
**SURVEY STATEMENT**

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

**VICINITY MAP**



**REZONING SITE PLAN**



**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. A 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 COULD BE DEVOTED TO AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT TYPE 1 WITH DRIVE-IN WINDOWS, OUTDOOR DINING, CARRY-OUT PICK-UP WINDOWS AND LESS THAN 50 INDOOR SEATS.
- 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 USES/DEVELOPMENT LIMITATIONS**

- A. SUBJECT TO THE LIMITATIONS SET OUT BELOW IN PARAGRAPH B, THE SITE MAY BE DEVOTED ONLY TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE B-2 ZONING DISTRICT.
  - (1) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2) SUBJECT TO THE APPLICABLE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE.
  - (2) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) WITH DRIVE-IN WINDOWS, OUTDOOR DINING, CARRY-OUT PICK-UP WINDOWS AND LESS THAN 50 INDOOR SEATS.
  - (3) PROFESSIONAL BUSINESS AND GENERAL OFFICES SUCH AS, BUT NOT LIMITED TO, BANKS, CLINICS, MEDICAL, DENTAL AND DOCTOR'S OFFICES, VETERINARY CLINICS, GOVERNMENT OFFICES, POST OFFICES, OPTICIAN'S OFFICES AND SIMILAR USES.
  - (4) RETAIL SALES AND PERSONAL SERVICES.
- B. THE MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDING LOCATED ON THE SITE SHALL BE 3,100 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. ANY TRANSPORTATION IMPROVEMENTS SET OUT IN THIS SECTION III OF THE DEVELOPMENT STANDARDS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

**IV. STREETScape AND LANDSCAPING**

- A. PETITIONER SHALL INSTALL A MINIMUM 13 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 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.

**V. 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.



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PETITION# 2018-083

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

**FSR# 592**

REVISION SCHEDULE		DESCRIPTION
NO.	DATE	

**Project Status - REVIEW**

CURRENT DESIGN NOTE APPLIED	2017-03
ARCHITECT'S PROJECT #	18.410.00.CIV
PRINTED FOR	REVIEW
DATE	09/10/2018
DRAWN BY	CD

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 SHEET  
**REZONING SITE PLAN**  
 SHEET NUMBER

**CP.6**

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