



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998



HILL FOLEY ROSSI & ASSOCIATES
 ARCHITECTURE
 ENGINEERING
 3680 Pleasant Hill Road
 Suite 218
 Duluth, Georgia 30096
 p 770.622.9858
 f 770.622.9535
 www.hillfoleyrossi.com

HILL FOLEY ROSSI AND ASSOCIATES, PLLC
 REG. NO. P4327, EXP. 6/30/2018

CHICK-FIL-A
SAR E. WOODLAWN RD FSR
 1540 EAST WOODLAWN ROAD
 CHARLOTTE, NC 28209

FSR# 592

REVISION SCHEDULE	
NO.	DESCRIPTION

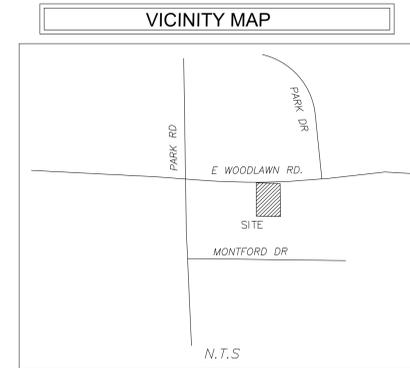
Project Status - REVIEW

CURRENT DESIGN NOTE APPLIED	2017-03
ARCHITECT'S PROJECT #	18.410.00.CIV
PRINTED FOR	REVIEW
DATE	06/18/2018
DRAWN BY	CP

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
REZONING SITE PLAN
 SHEET NUMBER

CP.4



DEVELOPMENT DATA TABLE

SITE AREA = 0.877 ACRES
 TAX PARCEL PIN# 17514115
 EXISTING ZONING - B-1
 RE-ZONING TO B-2 REQUIRED IF 50 OR MORE INDOOR SEATS ARE NOT PROVIDED.
 EXISTING 3,167 SF RESTAURANT
 PROPOSED 2,167 SF RESTAURANT - DRIVE THRU ONLY
 PROPOSED BUILDING HEIGHT=25'
 PARKING REQUIRED (TABLE 12.202)
 SHOPPING CENTER
 1 SP/250 SF (GROSS) 9 SPACES REQUIRED
 38 SPACES EXISTING
 32 SPACES PROPOSED

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 TABLE (B-2 ZONING)

FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	5 FEET
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.

GENERAL PROVISIONS

A. THE 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 PLAN IS INTENDED TO REFLECT 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 ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE REVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
 B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THE 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 PLAN AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 C. THROUGHOUT THE REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER", "PETITIONERS", SHALL WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THE REZONING APPLICATION IS TO PROVIDE FOR THE CONTINUED USE OF A RESTAURANT TRACT OF LAND FRONTING ON EAST WOODLAWN IN THE B-1 DISTRICT TO HAVE NO INDOOR SEATING (DRIVE-THRU ONLY). TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEK THE REZONING OF THE SITE TO THE B-2 DISTRICT WITH CONDITIONS.

PERMITTED USES

THE SITE MAY BE USED FOR A RESTAURANT WITHOUT INDOOR SEATING. THE FOLLOWING USES WILL NOT BE ALLOWED ON THE SITE: AUTOMOTIVE, ADULT ESTABLISHMENTS, ANY BUSINESS THAT SERVES, SELLS, DISTRIBUTES, OR GIVES AWAY ANY ALCOHOLIC BEVERAGES.

TRANSPORTATION

THE SITE CURRENTLY HAS FULL ACCESS CONNECTION TO EAST WOODLAWN ROAD. THIS CONNECTION IS GENERALLY DEPICTED ON THE SITE PLAN. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL

RESERVED

STREETScape AND LANDSCAPING

THE PETITIONER WILL INSTALL LANDSCAPE SCREENING THAT WILL COMPLY WITH THE ORDINANCE FOR OUTDOOR STORAGE ALONG THE PERIMETER AND REAR OF THE SITE. THIS LANDSCAPED AREA MAY INCLUDE EXISTING TREES AND VEGETATION AS WELL AS NEW TREES AND EVERGREEN SHRUBBERY.

ENVIRONMENTAL FEATURES

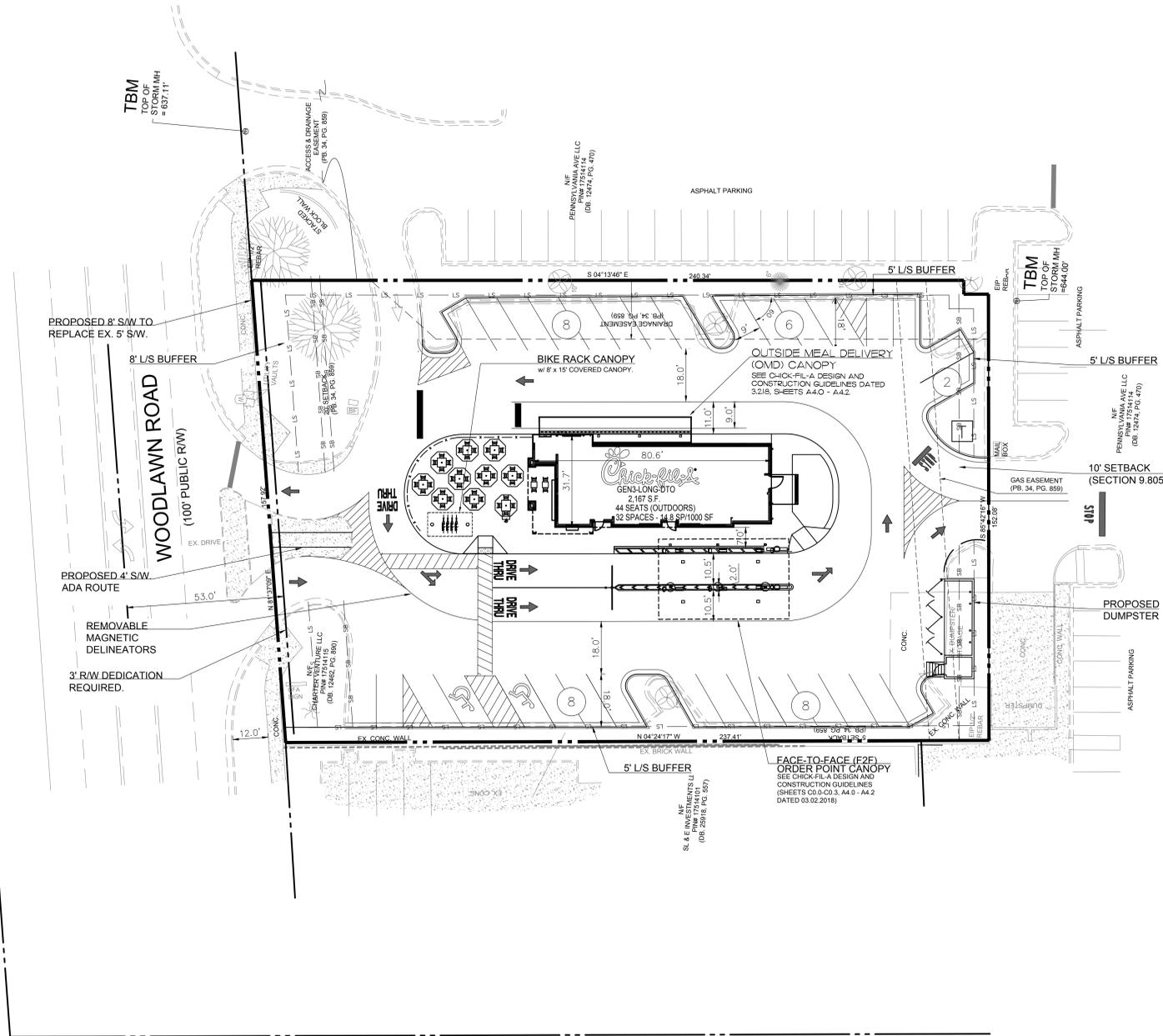
RESERVED

PARKS, GREENWAYS, AND OPEN SPACES

RESERVED

FIRE PROTECTION

RESERVED



REZONING SITE PLAN

