

VICINITY MAP
NOT TO SCALE

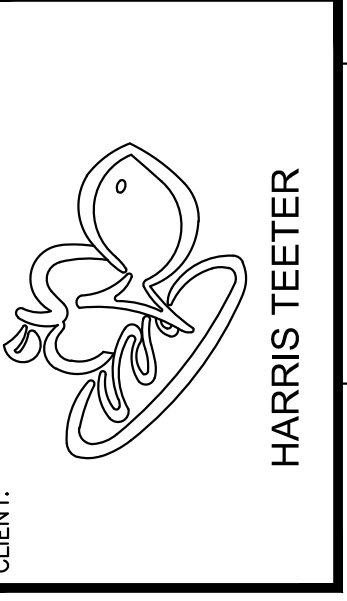
LEGEND	
	REZONING BOUNDARY
	DEVELOPMENT AREA
	FULL MOVEMENT ACCESS POINTS

ZONING CODE SUMMARY	
PROJECT NAME:	STORE # 258 UNIVERSITY
PROJECT OWNER:	HARRIS TEETER
CLIENT NAME:	HARRIS TEETER, LLC.
PLANS PREPARED BY:	KIMLEY-HORN, CHARLOTTE, NC PHONE 704-333-5131
JURISDICTION:	CITY OF CHARLOTTE
TAX PARCEL ID:	A PORTION OF 049-282-01
STREET ADDRESS:	8600 UNIVERSITY CITY BLVD CHARLOTTE, MECKLENBURG COUNTY, NC 28213
TAX PARCEL SIZE:	17.5591 ACRES
REZONING SITE SIZE:	±0.5268 ACRES
EXISTING ZONING:	B-1 SCD
PROPOSED ZONING:	B-2 (CD)
PROPOSED USE:	FUEL CENTER
PROPOSED BUILDING HEIGHT:	LESS THAN 40'
YARD REQUIREMENTS:	
SETBACK (FRONT):	0'
SIDE YARD:	0'
SIDE YARD:	0'
REAR YARD:	0'
PARKING SUMMARY	
FUEL:	
PARKING REQUIREMENT:	1 SPACE PER 250 SF
REQUIRED PARKING:	1 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE
PROVIDED PARKING:	2 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE
SHOPPING CENTER:	
PARKING REQUIREMENT:	1 SPACE PER 250 SF (REZONING PETITION #90-36)
REQUIRED PARKING:	549 SPACES
EXISTING PARKING:	761 SPACES
LOST PARKING:	72 SPACES
REMAINING PARKING:	689 SPACES

Kimley»Horn
 NC License #F-0102
 200 SOUTH TRYON ST.
 SUITE 200
 CHARLOTTE, NC 28202
 PHONE: (704) 333-5131

NO.	DATE	REVISIONS
3	11/13/17	NOTE REVISIONS
2	10/24/17	NOTE REVISIONS
1	09/11/17	SITE AND NOTE REVISIONS

NO.	DATE	REVISIONS

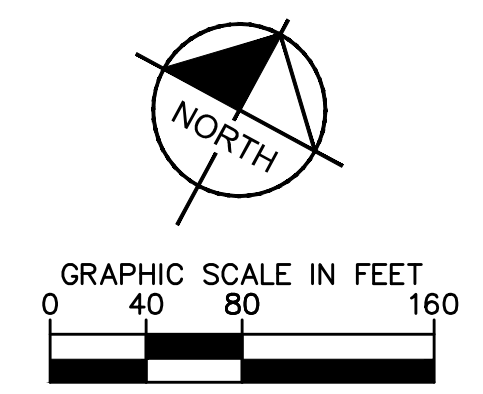


PROJECT: HARRIS TEETER FUEL CENTER
 STORE #258 UNIVERSITY
 8600 UNIVERSITY CITY BLVD
 CHARLOTTE, NC 28213
 MECKLENBURG COUNTY
 REZONING PETITION #2017-

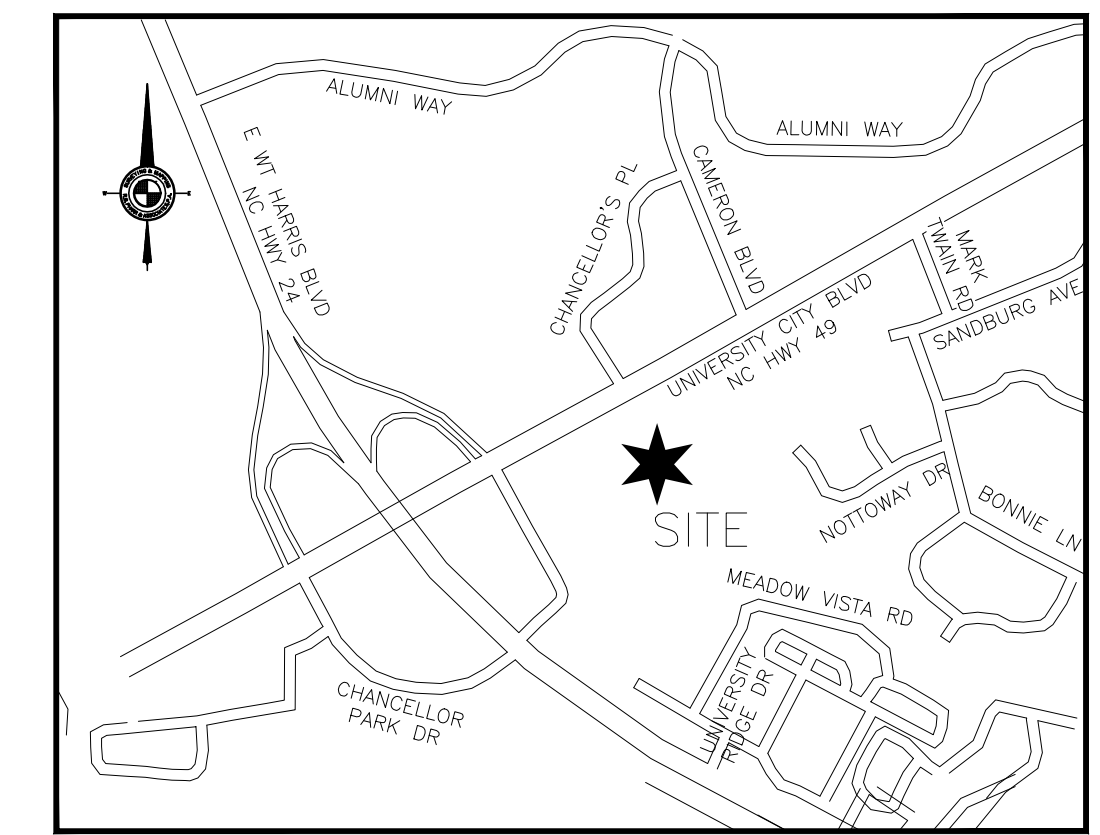
TITLE: OVERALL SITE PLAN

DESIGNED BY: MJ
 DRAWN BY: PF
 CHECKED BY: ME
 DATE: 11/13/2017
 PROJECT#: 015640050

RZ-1

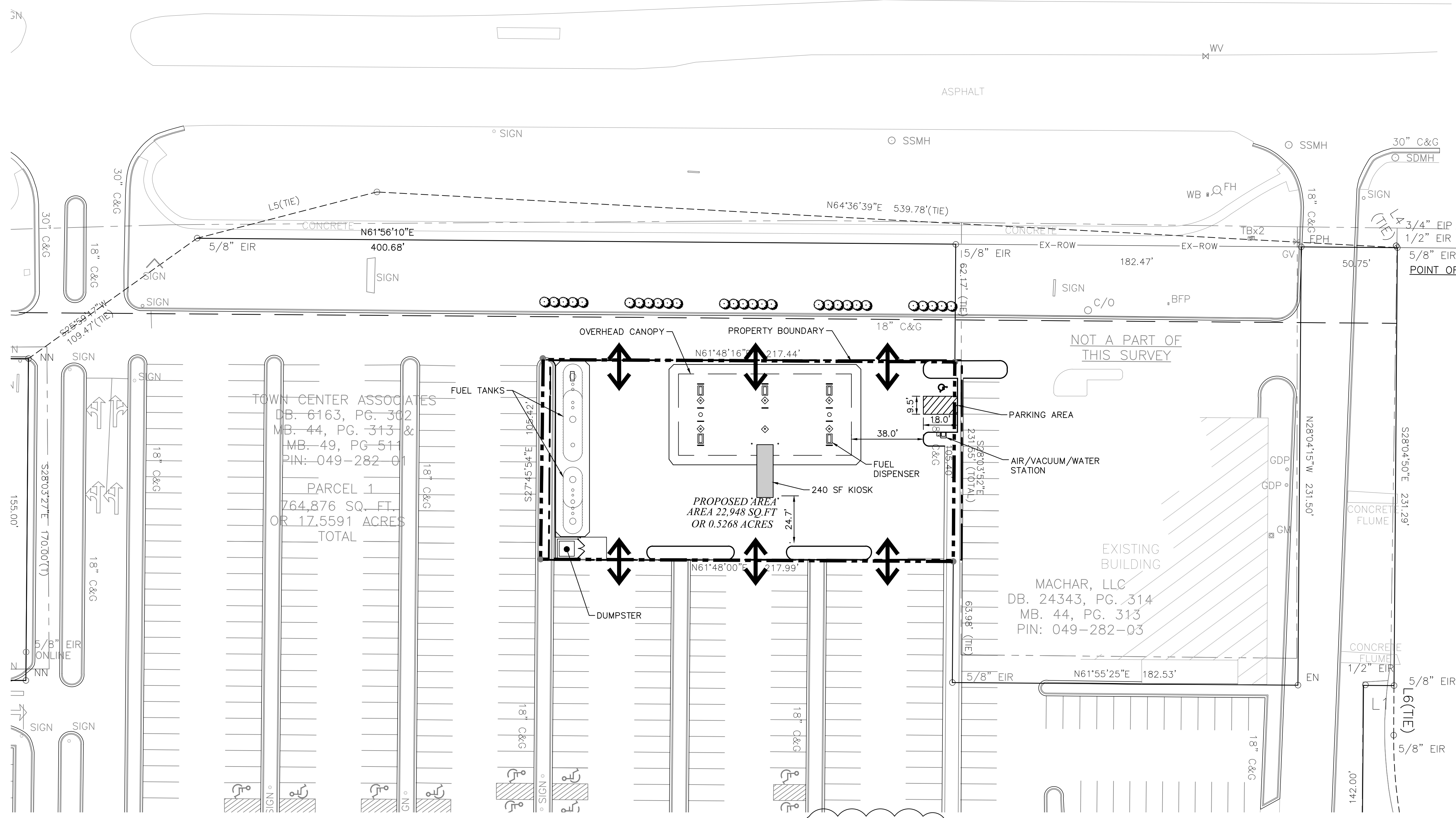


UNIVERSITY CITY BOULEVARD
NC HWY 49
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE

LEGEND	
	REZONING BOUNDARY
	BUILDING ENVELOPE FOR FUEL CENTER ACCESSORY BUILDING
	FULL MOVEMENT ACCESS POINTS
	SHRUB



DEVELOPMENT STANDARDS
NOVEMBER 13, 2017

1. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HARRIS TEETER, LLC (HEREINAFTER REFERRED TO AS THE "PETITIONER") FOR AN APPROXIMATELY 5.268 ACRE SITE LOCATED AT 8514 UNIVERSITY CITY BOULEVARD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS A PORTION OF TAX PARCEL NO. 049-282-01, AND THE SITE IS A PORTION OF TOWN CENTER PLAZA SHOPPING CENTER.
- DEVELOPMENT 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").
- 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 ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- THE SITE IS CURRENTLY IMPROVED WITH A SURFACE PARKING LOT THAT SERVES TOWN CENTER PLAZA SHOPPING CENTER.
- AS NOTED ABOVE, THE SITE IS A PORTION OF TOWN CENTER PLAZA SHOPPING CENTER. THE SITE AND THE OTHER PORTIONS OF TOWN CENTER PLAZA SHOPPING CENTER ARE AND SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER SITE ELEMENTS LOCATED ON THE SITE AND THE OTHER PORTIONS OF TOWN CENTER PLAZA SHOPPING CENTER.
- 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW.
 - A FUEL/GASOLINE CENTER WITH A MAXIMUM OF 7 FUEL PUMPS AND 14 FUELING STATIONS, AND ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE B-2 ZONING DISTRICT. A CANOPY MAY BE LOCATED OVER THE FUEL/GASOLINE CENTER.
 - PERMITTED ACCESSORY USES TO THE FUEL/GASOLINE CENTER INCLUDE, WITHOUT LIMITATION, RETAIL SALES OUT OF THE MAXIMUM 2500 SQUARE FOOT BUILDING DESCRIBED BELOW IN PARAGRAPH 2.B, OUTDOOR MERCHANDISING, VENDING MACHINES AND ELECTRIC CHARGING STATIONS FOR VEHICLES.
 - A MAXIMUM OF ONE BUILDING ASSOCIATED WITH THE FUEL/GASOLINE CENTER MAY BE LOCATED ON THE SITE, AND THE MAXIMUM GROSS FLOOR AREA OF THE BUILDING SHALL BE 250 SQUARE FEET. THE BUILDING MAY CONTAIN, AMONG OTHER THINGS, A RETAIL SALES AREA, RESTROOM FACILITIES AND AN OFFICE FOR THE FUEL/GASOLINE CENTER ATTENDANT(S).
 - NOTWITHSTANDING THE TERMS OF PARAGRAPHS 2.A AND 2.B ABOVE, IN THE EVENT THAT THE FUEL/GASOLINE CENTER IS NOT DEVELOPED ON THE SITE OR IT IS DISCONTINUED, THE SITE MAY BE DEVOTED TO THE USES SET OUT BELOW.
 - A SURFACE PARKING LOT TO SERVE THE ADJACENT TOWN CENTER PLAZA SHOPPING CENTER.
 - AN EXPRESS LANE FOR CUSTOMER GROCERY PICKUP FOR A GROCERY STORE LOCATED IN THE ADJACENT TOWN CENTER PLAZA SHOPPING CENTER, AN EXPRESS LANE FOR CUSTOMER GROCERY PICKUP MAY HAVE A MAXIMUM 2,000 SQUARE FOOT ACCESSORY BUILDING, AND THE BUILDING MUST BE LOCATED ON THE SITE IN THE GENERAL AREA OF THE CANOPY DEPICTED ON SHEET RZ-2 OF THE REZONING PLAN.
 - A CAR WASH SHALL NOT BE PERMITTED ON THE SITE.
- TRANSPORTATION
 - THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY THE 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.

- PETITIONER SHALL INSTALL A MINIMUM 5 FOOT WIDE SIDEWALK NEAR THE WESTERMOST VEHICULAR ACCESS POINT INTO TAX PARCEL NO. 049-282-01 FROM UNIVERSITY CITY BOULEVARD THAT WILL PROVIDE A PEDESTRIAN CONNECTION FROM THE EXISTING SIDEWALK LOCATED ALONG THE FRONTAGE OF TAX PARCEL NO. 049-282-01 ON UNIVERSITY CITY BOULEVARD INTO TAX PARCEL NO. 049-282-01 AS GENERALLY DEPICTED ON SHEET RZ-1 OF THE REZONING PLAN.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY NEW IMPROVEMENTS CONSTRUCTED ON THE SITE, PETITIONER SHALL PAY THE SUM OF \$25,000 TO CDOT (THE "FUNDS"), THE FUNDS SHALL BE APPLIED BY CDOT TO THE COST OF THE FOLLOWING IMPROVEMENTS TO BE CONSTRUCTED BY CDOT:
 - PEDESTRIAN AND BICYCLE RELATED IMPROVEMENTS LOCATED GENERALLY AT THE INTERSECTION OF UNIVERSITY CITY BOULEVARD AND THE WESTERMOST VEHICULAR ENTRANCE INTO TAX PARCEL NO. 049-282-01 FROM UNIVERSITY CITY BOULEVARD THAT ARE ASSOCIATED WITH THE TOBY CREEK GREENWAY; AND
 - A MINIMUM 5 FOOT WIDE SIDEWALK NEAR THE WESTERMOST VEHICULAR ACCESS POINT INTO TAX PARCEL NO. 049-282-01 FROM UNIVERSITY CITY BOULEVARD THAT WILL PROVIDE A PEDESTRIAN CONNECTION FROM THE EXISTING SIDEWALK LOCATED ALONG THE FRONTAGE OF TAX PARCEL NO. 049-282-01 ON UNIVERSITY CITY BOULEVARD INTO TAX PARCEL NO. 049-282-01 AS GENERALLY DEPICTED ON SHEET RZ-1 OF THE REZONING PLAN (THE "SIDEWALK").
- SUBJECT TO OBTAINING THE CONSENT OF ITS LENDER, THE OWNER OF TAX PARCEL NO. 049-282-01 SHALL GRANT, AT NO COST TO CDOT OR THE CITY OF CHARLOTTE, A TEMPORARY CONSTRUCTION EASEMENT TO ACCOMMODATE THE INSTALLATION AND CONSTRUCTION OF THE SIDEWALK. THE OWNER OF TAX PARCEL NO. 049-282-01 SHALL PURSUE IN GOOD FAITH THE CONSENT OF ITS LENDER TO THE GRANTING AND CONVEYANCE OF THE TEMPORARY CONSTRUCTION EASEMENT TO CDOT OR THE CITY OF CHARLOTTE.

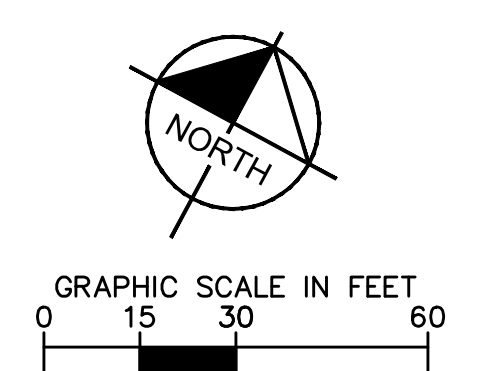
4. ARCHITECTURAL STANDARDS

- ATTACHED TO THE REZONING PLAN ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE BUILDING ASSOCIATED WITH THE FUEL/GASOLINE CENTER TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE BUILDING. ACCORDINGLY, THE BUILDING TO BE CONSTRUCTED ON THE SITE ASSOCIATED WITH THE FUEL/GASOLINE CENTER SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE, CHARACTER AND PRIMARY BUILDING MATERIALS. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE ELEVATIONS OF THE BUILDING THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- ATTACHED TO THE REZONING PLAN ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE CANOPY TO BE CONSTRUCTED OVER THE FUEL PUMPS TO BE INSTALLED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE CANOPY. ACCORDINGLY, THE CANOPY SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE, CHARACTER AND PRIMARY BUILDING MATERIALS. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE ELEVATIONS OF THE CANOPY THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDING ASSOCIATED WITH THE FUEL/GASOLINE CENTER AND THE CANOPY OVER THE FUEL PUMPS ARE DESIGNATED ON THE ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS.
- STREETScape AND LANDSCAPING
 - AS GENERALLY DEPICTED ON SHEET RZ-2 OF THE REZONING PLAN, PETITIONER SHALL INSTALL SHRUBS ALONG THE NORTHERN EDGE OF TAX PARCEL NO. 049-282-01 BETWEEN THE SITE AND UNIVERSITY CITY BOULEVARD TO ENHANCE SCREENING. THE SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 3 FEET AT THE TIME

OF INSTALLATION, AND THE SHRUBS SHALL BE EVERGREEN SHRUBS. THE SHRUBS SHALL BE INSTALLED IN A MANNER TO PROVIDE A MINIMUM OF 65% OPACITY.

6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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.
- 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.
- 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.



November 13, 2017 - 4:09pm By: patrice.frenzel
K:\CHL_PRA\015640 harris teeter\015640 university, charlotte, nc fuel center\02 - cmo\Re zoning\plan sheets\RZ-1 SITE PLANS.dwg

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NO.	DATE	REVISIONS
3	11/13/17	NOTE REVISIONS
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1	9/11/17	SITE AND NOTE REVISIONS

CLIENT: HARRIS TEETER
HARRIS TEETER FUEL CENTER
STORE #258 UNIVERSITY
8600 UNIVERSITY CITY BLVD
CHARLOTTE, NC 28213
MECKLENBURG COUNTY

PROJECT: REZONING PETITION #2017-

TITLE: FUEL CENTER SITE PLAN AND REZONING NOTES

DESIGNED BY: MJ
DRAWN BY: PF
CHECKED BY: ME
DATE: 11/13/2017
PROJECT#: 015640050

RZ-2

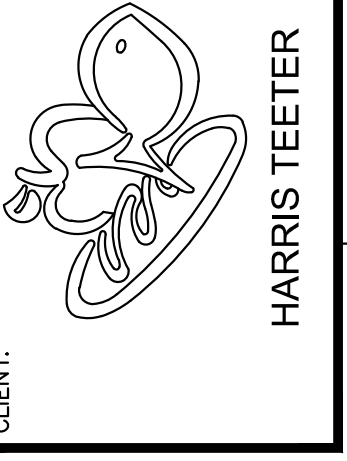
November 13, 2017 - 4:09pm By: patrice.krenzel

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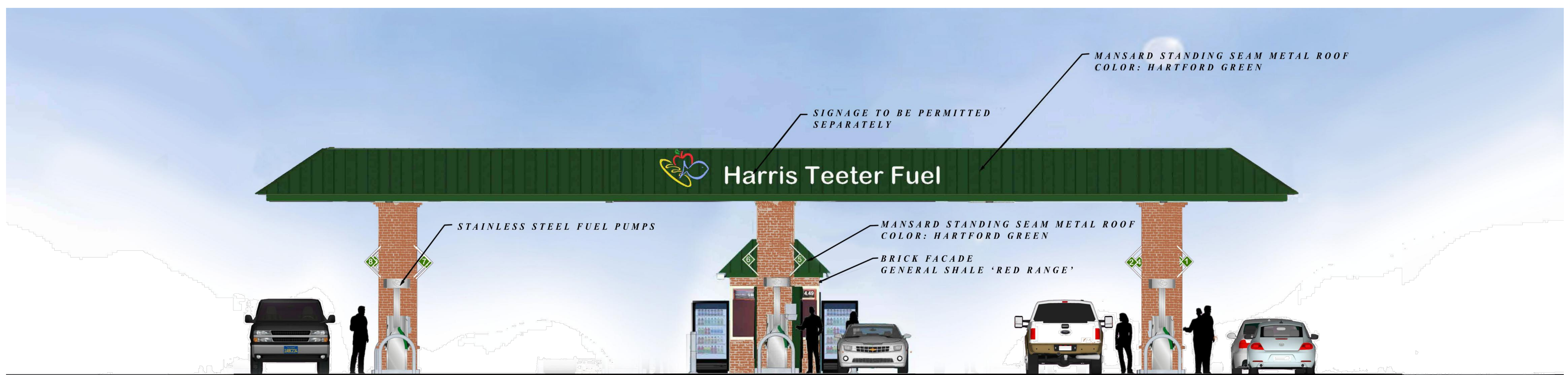


PROJECT: HARRIS TEETER FUEL CENTER
STORE #258 UNIVERSITY
8600 UNIVERSITY CITY BLVD
CHARLOTTE, NC 28213
MECKLENBURG COUNTY
REZONING PETITION #2017-

TITLE: SCHEMATIC ELEVATIONS

DESIGNED BY: MJ
DRAWN BY: LH
CHECKED BY: ME
DATE: 11/13/2017
PROJECT#: 015640050

RZ-3



North Elevation
Scale: 1/4" = 1'-0"

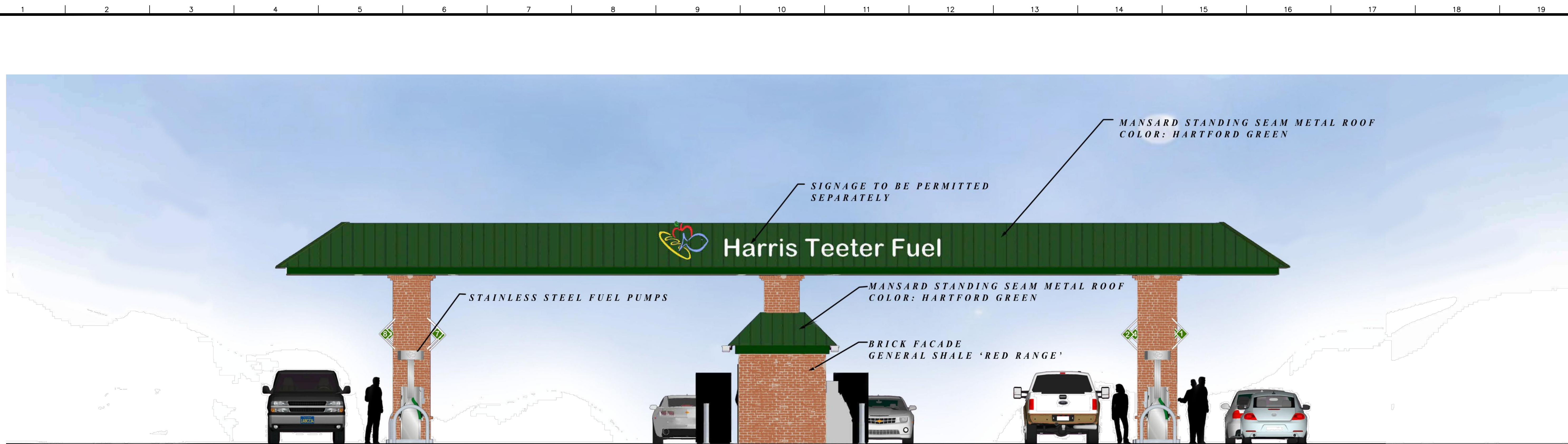


West Elevation
Scale: 1/4" = 1'-0"

HARRIS TEETER FUEL CENTER - UNIVERSITY, CHARLOTTE, NC - STORE #258

November 13, 2017 - 4:10pm By: patrice.frencozi

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South Elevation
Scale: 1/4" = 1'-0"



East Elevation
Scale: 1/4" = 1'-0"

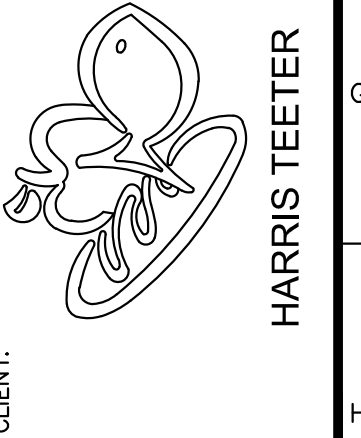
HARRIS TEETER FUEL CENTER - UNIVERSITY, CHARLOTTE, NC - STORE #258

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STORE #258 UNIVERSITY
8600 UNIVERSITY CITY BLVD
CHARLOTTE, NC 28213
MECKLENBURG COUNTY
REZONING PETITION #2017-

TITLE: SCHEMATIC ELEVATIONS

DESIGNED BY: MJ
DRAWN BY: LH
CHECKED BY: ME
DATE: 11/13/2017
PROJECT#: 015640050

RZ-4