



<p>1. Development Data Table</p> <p>a. Site Acreage: 2.033 ACRES</p> <p>b. Tax Parcels included in Rezoning: 04721124</p> <p>c. Existing Zoning: 0-15 (CD) by Rezoning Petition 1988-18C</p> <p>d. Proposed Zoning: B-2</p> <p>e. Number of Residential Units: N/A</p> <p>f. Residential Density: N/A</p> <p>g. Non-Residential Building Square Footage (ESTIMATED): 5500 sqft. (Commercial)</p> <p>h. Floor Area Ratio: 1.0 - As allowed by the Ordinance for B2 Zoning</p> <p>i. Maximum Building Height: 40 ft - As allowed by the Ordinance for B2 Zoning</p> <p>j. Maximum Number of Buildings: ONE Proposed - As allowed by the Ordinance for B2 Zoning</p> <p>k. Amount of open space: (Landscape Buffers along each street)</p>	
<p>2. General Provisions</p> <p>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.</p> <p>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 specifically 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.</p> <p>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.</p> <p>d. Alterations to the conditional plan are subject to Section 6.207 Alterations to Approval.</p>	
<p>3. PURPOSE - The purpose of this rezoning application is to change the current zoning to allow the construction of a restaurant with drive-thru. To achieve this purpose the petitioner submits this application to change to Current 0-15 zoning to B-2 zoning.</p>	
<p>4. Permitted uses: Eating, Drinking and Entertainment Establishments</p> <p>a. The site may be used for any use that is allowed in the B-2 district.</p> <p>b. Other Use Restrictions - None</p>	
<p>5. Transportation</p> <p>a. Dedication and reservation of street right-of-way to City/ NCDOT: No additional R/W will be granted.</p> <p>b. Transportation Improvements constructed in conjunction with development: Sidewalk improvements along University Executive Park Drive.</p>	
<p>6. Architectural Standards (Also see Architectural Notes)</p> <p>a. Building Materials - Min. of 20% masonry materials (brick, stone, etc.)</p> <p>b. Treatment of urban design and architectural elements: Not Applicable</p> <p>c. Fence/Wall standards: None Proposed</p>	
<p>7. Streetscape and Landscaping</p> <p>a. Streetscape (sidewalk and planting strip): See Site Plan</p> <p>b. Special landscape, buffer, screening treatment: Reduce setback along University Executive Park drive to 22 ft.</p>	
<p>8. Environmental Features</p> <p>a. Tree save areas: None, other than tree preservation within buffer areas.</p> <p>b. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.</p> <p>c. Environmental provisions per Environmental General Development Policies</p>	
<p>9. Parks, Greenways, and Open Space</p> <p>a. Reservation/Dedication of park and/or greenway</p> <p>b. Park and/or greenway improvements</p> <p>c. Connections to park and/or greenway</p> <p>d. Privately constructed open space</p>	
<p>10. Fire Protection</p> <p>a. Fire line treatment: Access for fire fighting vehicles will be provided per the ordinance and Site Plan review process.</p>	
<p>11. Lighting - Per Zoning Ordinance Requirements.</p>	
<p>12. Other - None</p>	
<p>ARCHITECTURAL NOTES:</p> <p>1. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:</p> <p>a. Buildings shall be placed so as to present a front or side facade to all streets.</p> <p>b. Facades facing streets shall include a combination of windows and operable doors for a minimum of 30% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 10% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 1'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.</p> <p>c. The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 20% masonry materials such as brick or stone.</p> <p>d. Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.</p> <p>e. Operable door spacing shall not exceed 75 feet.</p> <p>f. Building elevations shall not have exposures of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls</p> <p>g. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.</p> <p>h. Buildings should be a minimum height of 22'.</p>	
<p>DEVELOPMENT INFORMATION:</p> <p>NAME OF DEVELOPMENT: CHICK-FIL-A RESTAURANT</p> <p>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</p> <p>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 - grgasso@comcast.net</p> <p>PROPERTY ADDRESS: 8700 UNIVERSITY EXECUTIVE PARK DRIVE (EXISTING SUNTRUST BANK - VACANT) CHARLOTTE, NC PID# 04721124</p> <p>TAX MAP #: 2.033 ACRES (MAP BOOK 25, PAGES 147)</p> <p>ZONING INFORMATION: EXISTING ZONING: 0-15 (CD) EXISTING LAND USE: SUNTRUST BANK (VACANT) PROPOSED LAND USE: EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS HEIGHT DISTRICT: 40 FT PREVIOUS REZONING PETITION: 1988-18C</p> <p>ADJACENT ZONING & LAND USE: FRONT - (N) N/A LEFTSIDE - (E) 0-15 (CD) RIGHTSIDE - (W) 0-15 (CD) REAR - (S) B-2</p> <p>LAND USE: W.T. HARRIS OFFICE UNIVERSITY EXEC PARK DR. CHINA BUFFET</p> <p>WATERSHED: MALLARD</p> <p>REQUIRED MINIMUM SETBACKS: BLDG 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</p> <p>PARKING SUMMARY: REQUIREMENT: 1 SPACES PER 75 SF OF FLOOR AREA @ 5000 SF = 66.67 SPACES</p> <p>PARKING SPACES PROVIDED: REGULAR SPACE 64 COMPACT SPACE 2 HC SPACES 3 TOTAL 69</p> <p>BICYCLE PARKING: SHORT TERM SPACE REQUIREMENT: COMPLY WITH ORDINANCE REQUIREMENTS LONG TERM SPACE REQUIREMENT: COMPLY WITH ORDINANCE REQUIREMENTS</p>	

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Revisions:

Mark	Date	By

Mark Date By

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NC LICENSE #C-0555

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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 : 8-13-2018
Drawn By : MSW
Checked By: MSW
Sheet

RZ-1

GG&J 2039-PRELIM-DESIGN-FOR-DWG