REZONING SITE PLAN

PROPOSED FUTURE CROSSWALK AND RAMPS BY OTHERS.

CHICK-FIL-A WILL CONTRIBUTE A MAXIMUM OF $60,000 DOLLARS FOR PEDESTRIAN CROSSING IMPROVEMENTS PLANNED BY CHARLOTTE DOT. THE COST TO DESIGN AND BUILDING THESE IMPROVEMENTS WILL BE BY OTHERS.

TREE SURVEY WITHIN RIGHT-OF-WAY
ALL TREES 2 INCHES IN DIAMETER AND GREATER HAVE BEEN LOCATED AND ARE SHOWN ON THIS PLAN.

EXISTING PEDESTRIAN SIDEWALK.

REPLACE EXISTING PEDESTRIAN PATH WITH NEW 12 FT WIDE MULTI-USE PATH AS REQUIRED BY ADOPTED POLICY. LOCATION TO BE DETERMINED.

TREE SURVEY WITHIN RIGHT-OF-WAY
ALL TREES 2 INCHES IN DIAMETER AND GREATER HAVE BEEN LOCATED AND ARE SHOWN ON THIS PLAN.

PEDTRIAN CONNECTION TO STREET SIDEWALK EXACT LOCATION TO BE DETERMINED.

EXISTING LAND USE:
SUNTRUST BANK (VACANT)
PID 04721124
ZONING - O-15 (CD)
CASE 1988-18C

DUMPSTER UNIT SHALL BE SCREENED WITH MASONRY.

75.00' EXISTING SETBACK & LANDSCAPE BUFFER

100 FT BUFFER (MEASURED FROM EDGE OF PAVEMENT W.T. HARRIS)

40.00' EXISTING SETBACK

R40.00'

R30.00'

R52.00'

22.00'

49.05'

23.03'

22.00' PROPOSED SETBACK

EXISTING CURB & GUTTER TO REMAIN.

A LANDSCAPE STRIP AND SIDEWALK WILL BE INSTALLED TO MEET THE REQUIREMENTS OF THE ROADWAY CROSS-SECTION INDICATED WITHIN THE UNIVERSITY CITY AREA PLAN. THE RECESSED PARALLEL PARKING SHOWN ON THE TYPICAL CROSS-SECTION WILL NOT BE REQUIRED DUE TO THE CLOSE PROXIMITY TO THE W. T. HARRIS BLVD INTERSECTION.

EXISTING 40' FOC TO FOC 36' EOP TO EOP

PROVIDE AN APPROVED LOW SCREEN WALL ADJACENT TO DRIVE THRU STACKING LANE(S).

RECESSED PARALLEL PARKING WILL NOT BE REQUIRED

6' SIDEWALK

8' PLANTING STRIP MIN.

14.03' ± ALLOCATED LANE WIDTH

6.00' BIKE LANE

PROPOSED BIKE LANE

PROPOSED SIDEWALK

PROPOSED SETBACK LINE

APPROX. CENTERLINE

INSTALL CMUD INVERTED "U" BICYCLE PARKING RACK FOR 4 SPACES.

CHICK-FIL-A BLDG
P12 LS LRG
69 SPACES
STACKING SP-28

SERVICE

ENTRY

DRIVE THRU

CANOPY FOR FACE-TO-FACE ORDERING

DUMPSTER UNIT

7.00'

44.33'

0.67'

122.36'

8.00'

45.63'

10.00'

12.00'

22.91'

48.86'

15.00'

20.00'

5.34'

PATIO

19.00'

24.00'

17.00'

5.00'

9.00'

15.00'

COMPACT SPACES

12.00'

25.00'

6.00'

4.24'

3.50'

6.00'

N 65°51'39" W
315.15'

ACCESS DRIVE

30.00' EXISTING ACCESS DRIVE

OFFICE

LAND USE: OFFICE
PID 04721109
ZONING - O-15 (CD)
CASE 1988-18C

LAND USE: COURT YARD MARRIOTT
PID 04721117
ZONING - O-15 (CD)
CASE 1988-18C

LAND USE: CHINA BUFFET
PID 04721123
ZONING - B-1 (CD)
CASE 98-41

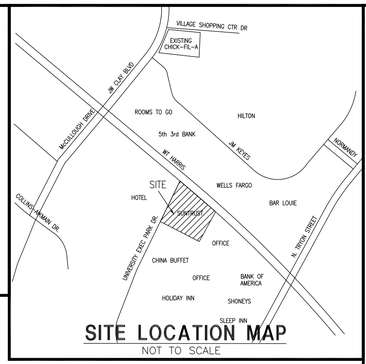
EXISTING 39.80' FOC TO FOC

W T HARRIS BLVD.
(200' Public R/W)

UNIVERSITY EXECUTIVE PARK DR.
(80' PUBLIC R/W)

Adopted Policy: University City Area Plan (2015)
Recommended for office, civic/institutional, retail, and hotel uses.

- As redevelopment occurs along University Executive Park Dr., locate buildings at or near the back of the sidewalk. Provide clear glass windows and/or operable doors on the street facing side of buildings, where feasible. All surface parking lots should be located to the side or rear of buildings.
- Design drive through facilities with clearly marked pedestrian crossings and pathways so that pedestrians can easily walk from the sidewalk and parking lot to the building with minimal conflict with the drive through lanes.
- Provide a separate and clearly designated pedestrian path from the street/sidewalk to the front door of primary structures to minimize potential conflict between pedestrians and automobiles.
- As redevelopment occurs, break up large surface parking lots into smaller, interconnected lots utilizing landscape islands and pedestrian paths.
- Continue to provide a 100' landscaped buffer along WR Harris Blvd. Supplement the landscaping as needed to provide a cohesive visual barrier.
- Extend University Center Boulevard to parcels fronting on N. Tryon Street, parallel to WT Harris Blvd. The extension should be designed as a local street as redevelopment occurs.
- Incorporate open space such as plazas, courtyards, and green space into new development.
- Adopted cross sections
- University Executive Blvd: 6' sidewalk, 8' planting strip, option to widen for recessed on street parking, 6' bike lane and two 11' travel lanes. 16' setback for non-residential uses from back of curb.
- WT Harris Blvd: 12' multi-use path, 30' planting strip, three 12' travel lanes, median. 55' setback from back of curb,



SITE LOCATION MAP
NOT TO SCALE

1. Development Data Table

a. Site Acreage: 2.033 ACRES
b. Tax Parcels included in Rezoning: 04721124
c. Existing Zoning: O-15 (CD) by Rezoning Petition 1988-18C
d. Proposed Zoning: B-2
e. Number of Residential Units: N/A
f. Residential Density: N/A
g. Non-Residential Building Square footage (ESTIMATED): 5500 sqft. (Commercial)
h. Floor Area Ratio: 1.0 -As allowed by the Ordinance for B2 Zoning
i. Maximum Building Height: 40 ft – As allowed by the Ordinance for B2 Zoning
j. Maximum Number of Buildings: ONE Proposed– As allowed by the Ordinance for B2 Zoning
i. Amount of open space: (Landscape Buffers along each street)

2. General Provisions
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.
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.
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.
d. Alterations to the conditional plan are subject to Section 6.207 Alterations to Approval.

3. PURPOSE – The purpose of this rezoning application is to change the current zoning to allow the construction of a restuarant with drive-thru. To acheive this purpose the petitioner submits this application to change to current O-15 zoning to B-2 zoning.

4. Permitted uses: Eating, Drinking and Entertainment Establishments
a. The site may be used for any use that is allowed in the B-2 district.
b. Other Use Restrictions – None

5. Transportation
a. Dedication and reservation of street right-of-way to City/ NCDOT: No additional R/W will be granted.
b. Transportation Improvements constructed in conjunction with development: Sidewalk improvements along University Executive Park Drive.

6. Architectural Standards (Also see Architectural Notes)
a. Building Materials – Min. of 20% masonry materials (brick, stone, etc.)
b. Treatment of urban design and architectural elements: Not Applicable
c. Fence/Wall standards: None Proposed

7. Streetscape and Landscaping
a. Streetscape (sidewalk and planting strip): See Site Plan
b. Special landscape, buffer, screening treatment: Provide a 22 ft setback along University Executive Park drive.

8. Environmental Features
a. Tree save areas: None, other than tree preservation within buffer areas.
b. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
c. Environmental provisions per Environmental General Development Policies

9. Parks, Greenways, and Open Space
a. Reservation/Dedication of park and/or greenway
b. Park and/or greenway improvements
c. Connections to park and/or greenway
d. Privately constructed open space

10. Fire Protection
a. Fire lane treatment: Access for fire fighting vehicles will be provided per the ordinance and Site Plan review process.

11. Lighting – Per Zoning Ordinance Requirements.

12. Other – None

ARCHITECTURAL NOTES:
1. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
a. Buildings shall be placed so as to present a front or side façade to all streets.
b. Facades fronting 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.
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.
d. Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
e. Operable door spacing shall not exceed 75 feet.
f. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls
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.
h. Buildings should be a minimum height of 22'.

DEVELOPMENT INFORMATION:

NAME OF DEVELOPMENT:	CHICK-FIL-A RESTAURANT
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
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 – grgassoc@comcast.net
PROPERTY ADDRESS:	8700 UNIVERSITY EXECUTIVE PARK DRIVE (EXISTING SUNTRUST BANK – VACANT) CHARLOTTE, NC
TAX MAP #:	PID# 04721124
TOTAL PARCEL SIZE:	2.033 ACRES (MAP BOOK 25, PAGES 147)

ZONING INFORMATION:

EXISTING ZONING:	O-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

ADJACENT ZONING & LAND USE:

	ZONING	LAND USE
FRONT –(N)	N/A	W.T. HARRIS
LEFTSIDE –(E)	O-15 (CD)	OFFICE
RIGHTSIDE –(W)	O-15 (CD)	UNIVERSITY EXEC PARK DR.
REAR –(S)	B-2	CHINA BUFFET

WATERSHED: MALLARD

REQUIRED MINIMUM SETBACKS:

	BLDG
FRONT (WT HARRIS)	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

PARKING SUMMARY:

REQUIREMENT: 1 SPACES PER 75 SF OF FLOOR AREA @ 5000 SF = 66.67 SPACES

PARKING SPACES PROVIDED:

REGULAR SPACE	64
COMPACT SPACE	2
HC SPACES	3
TOTAL	69

BICYCLE PARKING:

SHORT TERM SPACE REQUIREMENT: COMPLY WITH ORDINANCE REQUIREMENTS
LONG TERM SPACE REQUIREMENT: COMPLY WITH ORDINANCE REQUIREMENTS

BEFORE YOU DIG
NC ONE CALL NUMBER:
1-800-632-4949
CAUTION
NORTH CAROLINA UTILITIES PROTECTION CENTER
3 DAYS BEFORE DIGGING CALL TOLL FREE 1-800-632-4949
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.
CALL BEFORE YOU DIG

TRANSPORTATION IMPROVEMENTS
All transportation improvements (excluding improvements at the intersection of W.T. Harris to be completed by CDOT) will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

SCALE 1"=20'
20 15 0 30 40
Scale Feet

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998
PH 404-765-8000
FAX 404-684-8550

Revisions:

Mark	Date	By

Mark	Date	By

Seal
NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 038261 MICHAEL S. WHITE 9-27-2018

NC LICENSE #C-0555

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STORE
SERIES P12 LS LRG
FSU 04278

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 : 9-27-2018
Drawn By : MSW
Checked By: MSW

Sheet
RZ-1

GRG# 2039-PRELIM-DESIGN-PCR.DWG