

**Vicinity Map**

**Site Data**

EXISTING ZONING: 0-15 (CD)  
 PROPOSED ZONING: B-1 (CD)  
 SITE SIZE: 7.242 ACRES  
 PERMITTED USES: PARCEL A - RETAIL ESTABLISHMENT AND PERSONAL SERVICES ALLOWED IN B-1 DISTRICT  
 PARCELS B & C - USES ALLOWED IN 0-DISTRICT

**Development Notes**

- NO ACCESS SHALL BE PERMITTED ALONG HARRIS BOULEVARD EXCEPT AT NCDOT APPROVED ACCESS POINTS. ACCESS ALONG MALLARD CREEK ROAD SHALL BE BEYOND LIMITS OF CONTROLLED ACCESS FENCE.
- TOTAL BUILDING DEVELOPMENT SHALL BE LIMITED TO 45,000 S.F. FOR PARCEL A AND 6,000 S.F. EACH FOR PARCEL B & C.
- SITE DEVELOPMENT PLANS SHALL CONFORM TO ZONING ORDINANCE AND TREE ORDINANCE.
- SITE DEVELOPMENT PLANS SHALL MEET THE REQUIREMENTS FOR GRADING PERMIT, DETENTION PERMIT, AND DRIVEWAY PERMIT.
- TYPICAL ACCESS POINTS ARE INDICATED TO DEPICT ACCESS TO SITE. PLAN INDICATES APPROXIMATE LOCATION WHICH MAY BE SLIGHTLY MODIFIED SUBJECT TO REVIEW OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- NO STORM WATER DETENTION SHALL BE PERMITTED IN BUFFER AREA.
- ADDITIONAL RIGHT OF WAY ALONG MALLARD CREEK ROAD SHALL BE A MAXIMUM OF 70' PARALLEL WITH CENTERLINE. DEDICATION OF R/W SHALL BE SCHEDULED IN ACCORDANCE WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION NEEDS FOR IMPROVEMENTS ALONG MALLARD CREEK ROAD.
- A RIGHT TURN DECELERATION LANE SHALL BE CONSTRUCTED AT THE W.T. HARRIS BOULEVARD DRIVEWAY PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR PARCEL A.
- THE REALIGNMENT OF OLD MALLARD CREEK ROAD SHALL BE CONSTRUCTED AS GENERALLY ILLUSTRATED ON THIS PLAN PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR PARCEL A. THE REALIGNMENT SHALL INCLUDE THE CONSTRUCTION OF TURN LANES AS RECOMMENDED IN THE TRAFFIC STUDY PREPARED FOR THIS PETITION.
- THE NORTHERNMOST DRIVEWAY ON MALLARD CREEK ROAD SHALL BE PHYSICALLY CONSTRUCTED TO ALLOW ONLY RIGHT-IN, RIGHT OUT MOVEMENTS UNLESS A MEDIAN HAS BEEN PLACED ALONG MALLARD CREEK ROAD BY THE TIME THE DRIVEWAY IS OPENED.

**Adjoining Property Owners**

- 027-031-05 Phoenix Mutual Life Insurance Co. One American Row Hartford, CT 06115
- 027-031-04 BB & T 200 S. Tryon St. Charlotte, NC 28202
- 027-034-01 University Research Park, Inc. 1980 First Union Plaza Charlotte, NC 28282
- 027-035-01 University Research Park, Inc. 1980 First Union Plaza Charlotte, NC 28282
- 027-033-01 University Research Park, Inc. 1980 First Union Plaza Charlotte, NC 28282
- 027-032-08 Charter Prop. Project Partnership #7 129 W. Trade St. #1200 Charlotte, NC 28202
- 047-122-08 IBM Corp. Charlotte 703/002 P.O. Box 12195 Research Triangle Pk., NC 27709
- 047-122-10 Robert F. Houser 7926 Mallard Creek Rd. Charlotte, NC 28262
- 047-122-11 Robert F. & Mattie E. Houser 7926 Mallard Creek Rd. Charlotte, NC 28262
- 047-122-05 Robert A. & Tina J. Lawing 8032 Mallard Creek Rd. Charlotte, NC 28262
- 047-122-06 Marvin G. & Phyllis Canady 8022 Mallard Creek Rd. Charlotte, NC 28262



**NOTE:** BUFFER TO MEET REQUIREMENTS OF SECTION 12.302 (MAY BE REDUCED BY PROVIDING A BERM, WALL, OR FENCE)

EVERGREEN TREES 6'-8' HT. @ 10' O.C.  
 NOTE: APPROXIMATE BUILDING SHAPE AND LOCATION

LARGE EVERGREEN SHRUBS 2'-3' HT. @ 4' O.C.  
 RIGHT IN/RIGHT OUT ONLY

DECIDUOUS TREES  
 EVERGREEN TREES 6'-8' HT. @ 10' O.C.

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 12/09/92  
 BY: MARTIN R. CRAMTON, JR.

see original plan for location and construction

Project Manager
Design
Drawn
Date: July 30, 1992
Project Number

Revisions  
 August 3, 1992  
 REVISED SEPTEMBER 21, 1992 FOR PUBLIC HEARING  
 REVISED OCTOBER 29, 1992  
 REVISED DECEMBER 1, 1992

**J. Gary Morgan Associates**  
 Landscape Architecture  
 Land Planning  
 1980 First Union Plaza  
 Charlotte, North Carolina 28202  
 704-374-1329

REZONING PLAN FOR PUBLIC HEARING - PETITION NO. 92-65  
**UNIVERSITY RESEARCH PARK**  
 CHARLOTTE, NORTH CAROLINA

ZONING
Sheet Number
Z-8
Of 2 Total 2

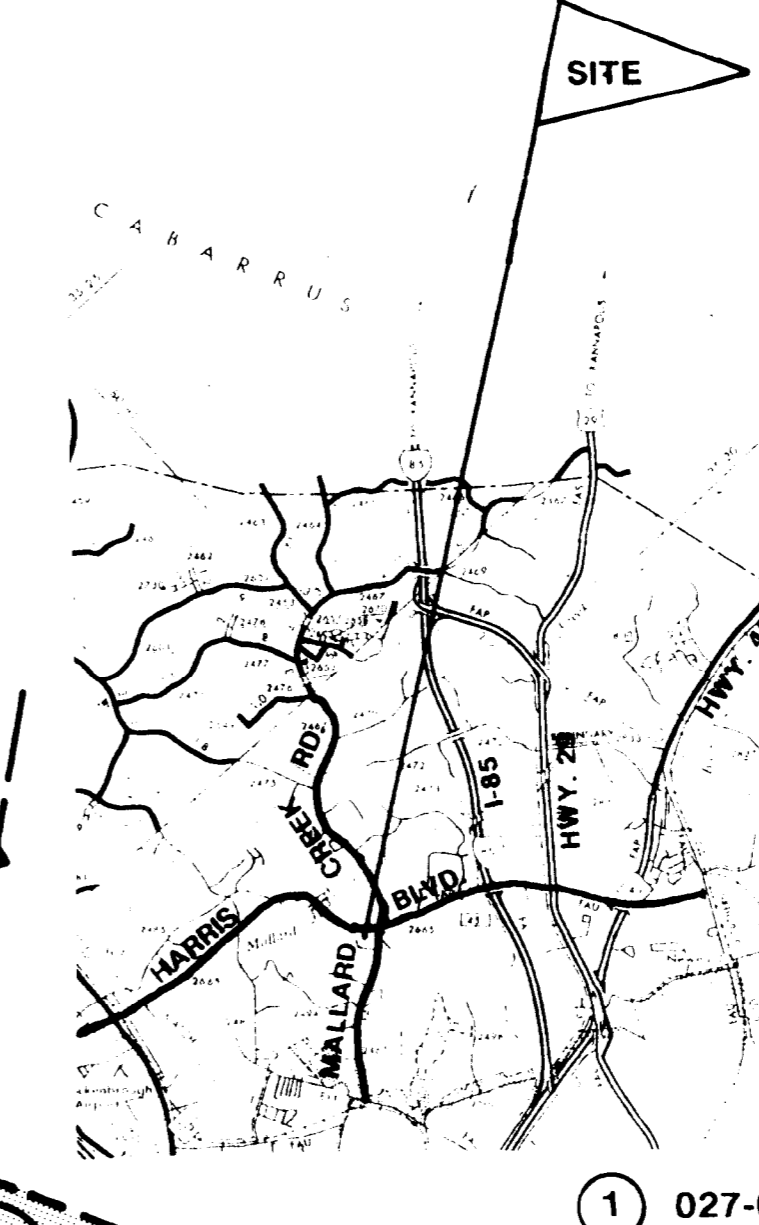
Vicinity Map

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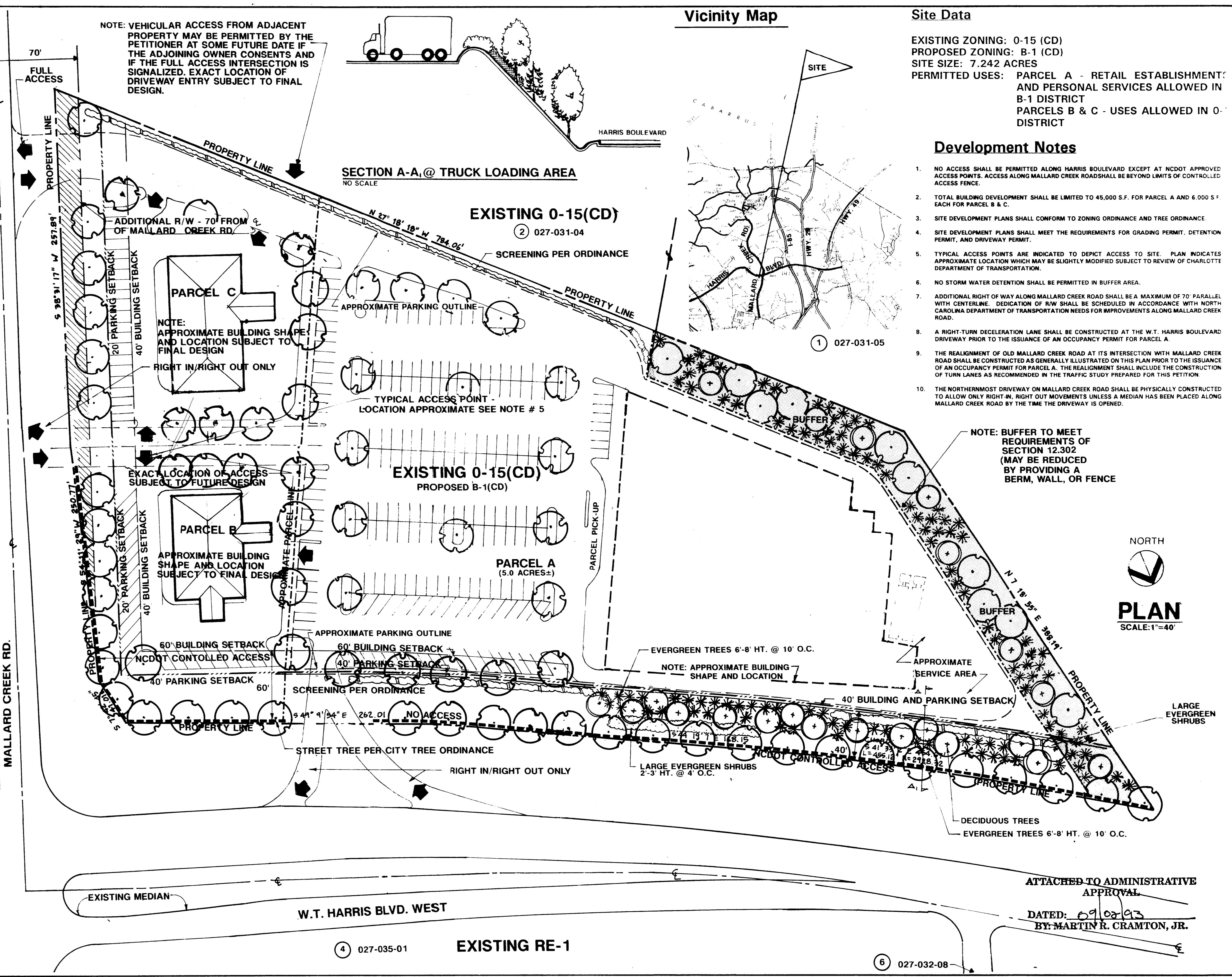


SECTION A-A, @ TRUCK LOADING AREA  
NO SCALE

EXISTING 0-15(CD)  
 027-031-04  
 SCREENING PER ORDINANCE

EXISTING 0-15(CD)  
 PROPOSED B-1(CD)

PARCEL A  
 (5.0 ACRES±)



ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 09/02/93  
 BY: MARTIN R. CRAMTON, JR.

EXISTING 0-1(CD)  
 (FORMERLY 0-15 CD)

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EXISTING RE-1 027-033-01

EXISTING RE-1 027-035-01

027-032-08

Project Manager
Design
Drawn
Date July 30, 1992
Project Number

Revisions
August 3, 1992
REVISED SEPTEMBER 21, 1992 FOR PUBLIC HEARING
REVISED OCTOBER 29, 1992
REVISED DECEMBER 1, 1992
REVISED AUGUST 25, 1993

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REZONING PLAN FOR PUBLIC HEARING - PETITION NO. 92-65  
**UNIVERSITY RESEARCH PARK**  
 CHARLOTTE, NORTH CAROLINA

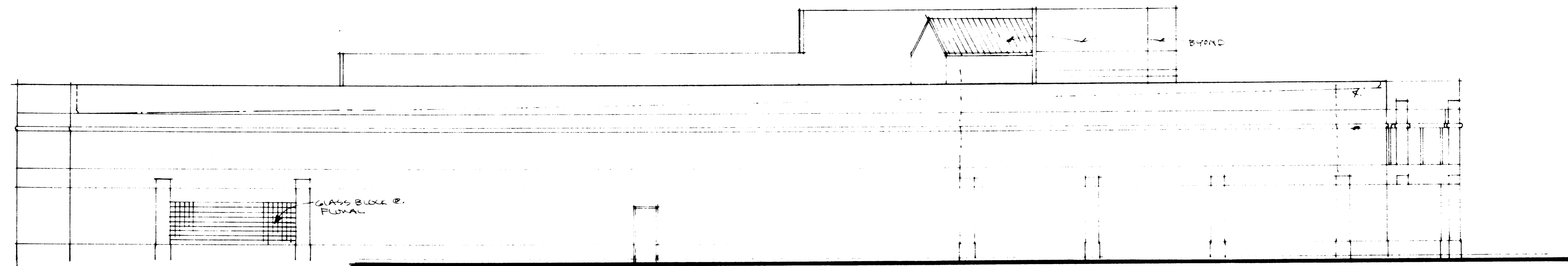
ZONING
Sheet Number
Z-8
Of 2 Total 2

CHARLOTTE-MECKLENBURG PLANNING COMMISSION  
 INTER-OFFICE COMMUNICATION

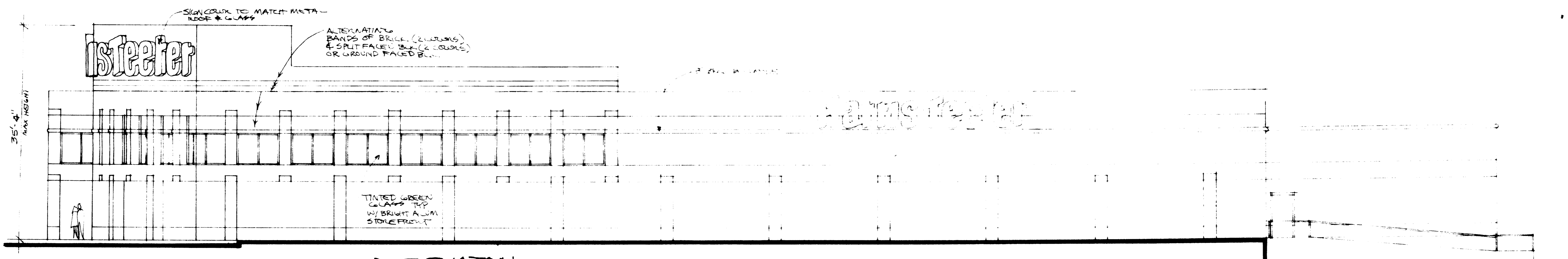
DATE: September 2, 1993  
 TO: Robert Brandon Zoning Administrator  
 FROM: Martin R. Cramton, Jr. Planning Director  
 SUBJECT: Administrative approval for Petition No. 92-65 by University Research Park, Tax Parcel #027-031-09

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show a new driveway configuration along West W.T. Harris Boulevard as well as a new internal circulation pattern. These changes have been requested by the Department of Transportation. Since these changes are minor and do not change the conditions of the approved plan I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

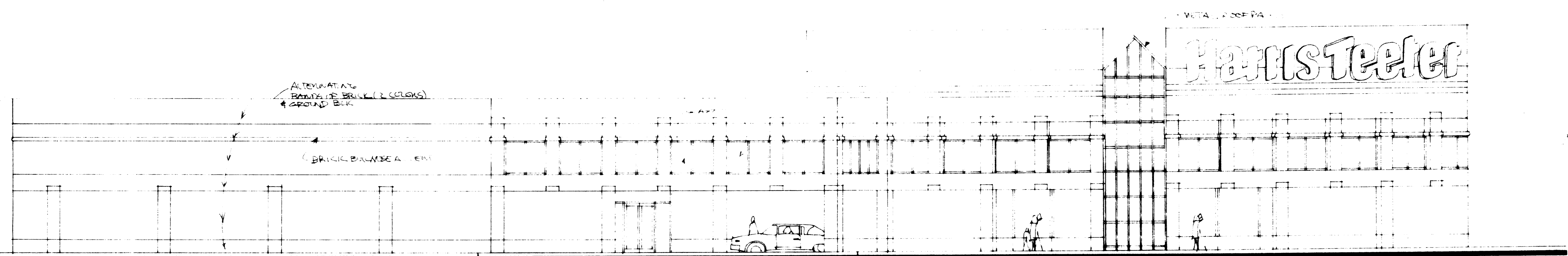
MRC/r/KHM:sls



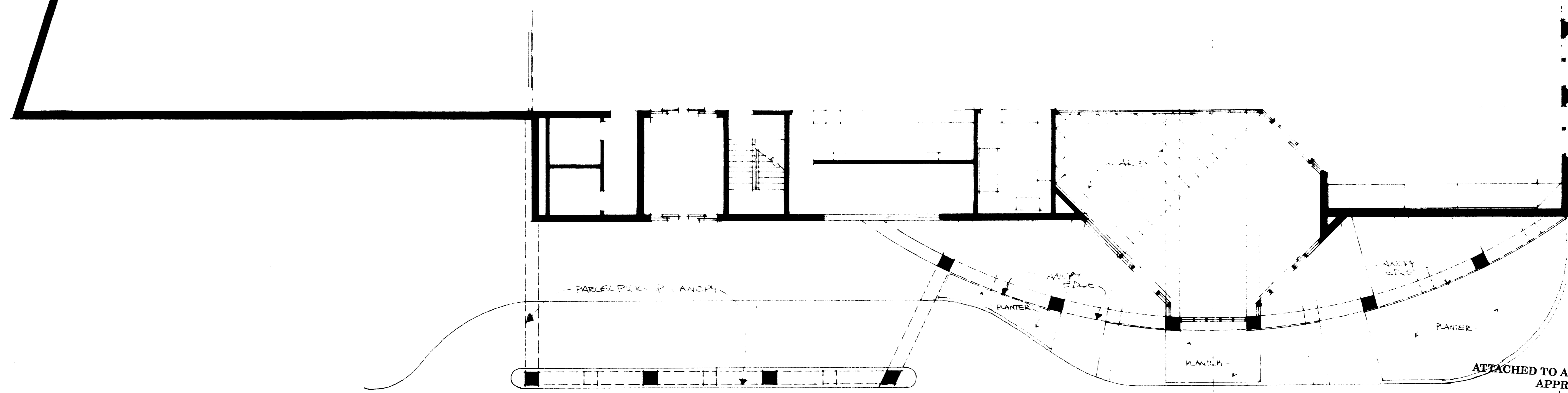
APARTMENT ELEVATION



W.T. HARRIS BLVD. ELEVATION

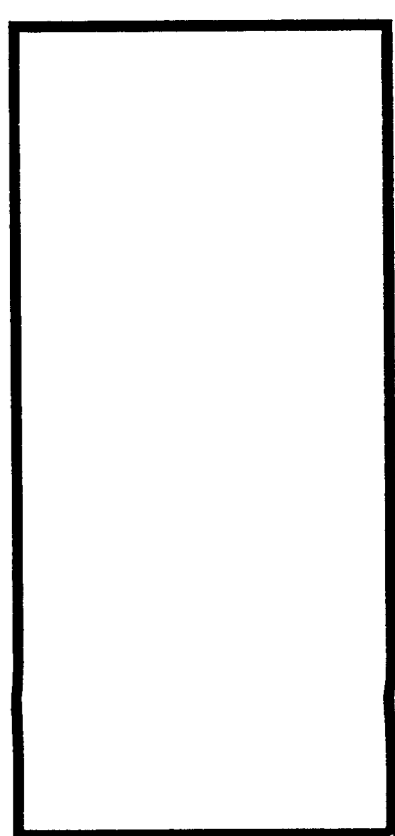


MALLARD CREEK CH. RD. ELEVATION



PARTIAL CANOPY PLAN

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 10/07/93  
 BY: MARTIN R. CRAMTON, JR.



Project: HARRIS TEETER W.T. HARRIS BLVD.  
 CHARLOTTE, N.C.  
 Sheet Title: ELEVATIONS & PARTIAL PLAN  
 Scale: 1/8" = 1'-0"

Project Architect/ Job Captain	
Drawn	<i>[Signature]</i>
Date Drawn	8.12.93
Revisions	
No.	Date
No.	Date
No.	Date
Issue Date	

Project Number  
**1356**  
 Sheet OF

CHARLOTTE-MECKLENBURG  
 PLANNING COMMISSION  
 INTER-OFFICE COMMUNICATION

DATE: October 7, 1993  
 TO: Robert Brandon  
 Zoning Administrator  
 FROM: *[Signature]*  
 Martin R. Cramton, Jr.  
 Planning Director  
 SUBJECT: Approval of specific elevations for the Harris Teeter at the intersection of West W.T. Harris Boulevard and Mallard Creek Road. Part of rezoning petition no. 92-65 Tax parcel No. 027-031-09

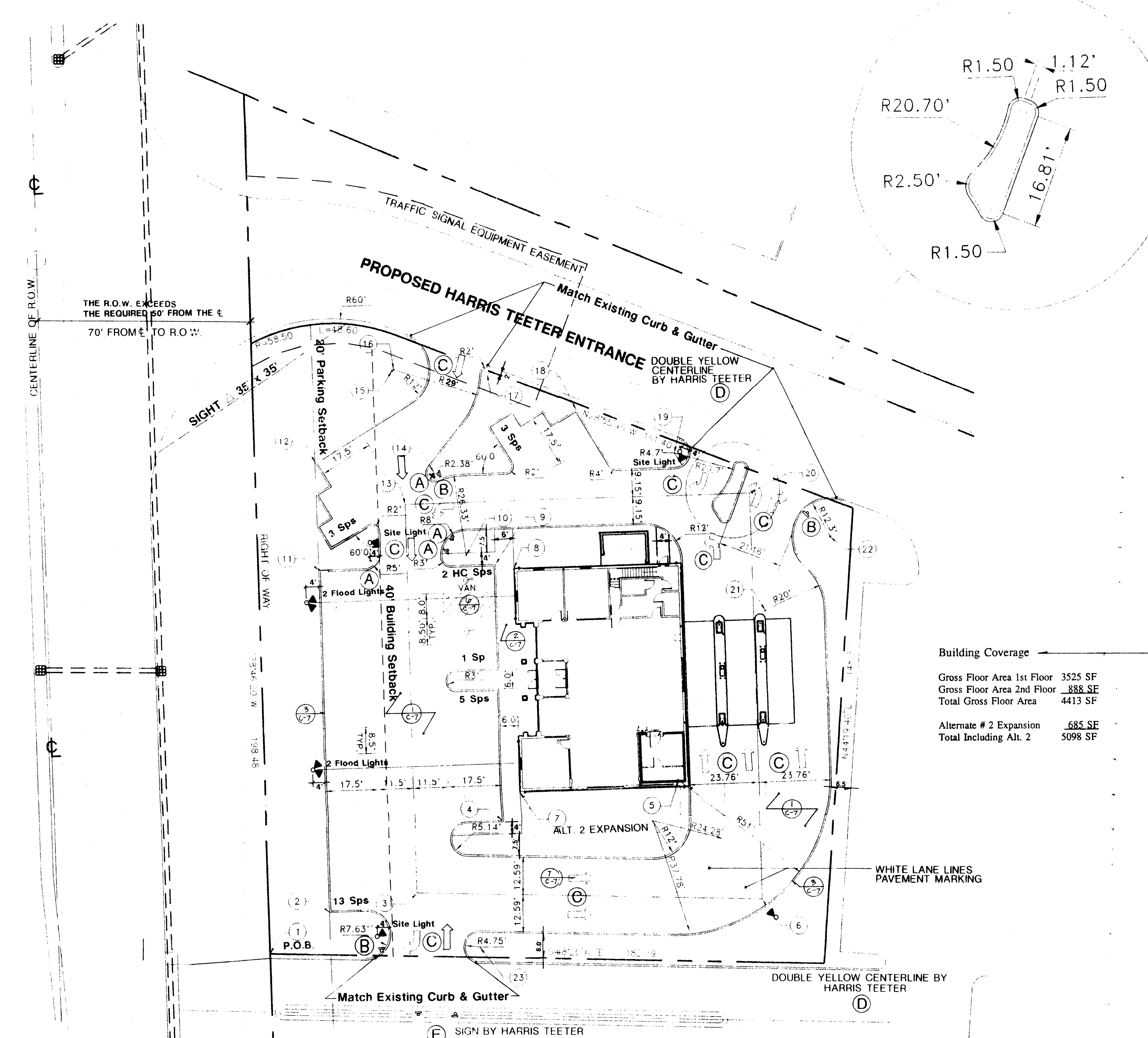
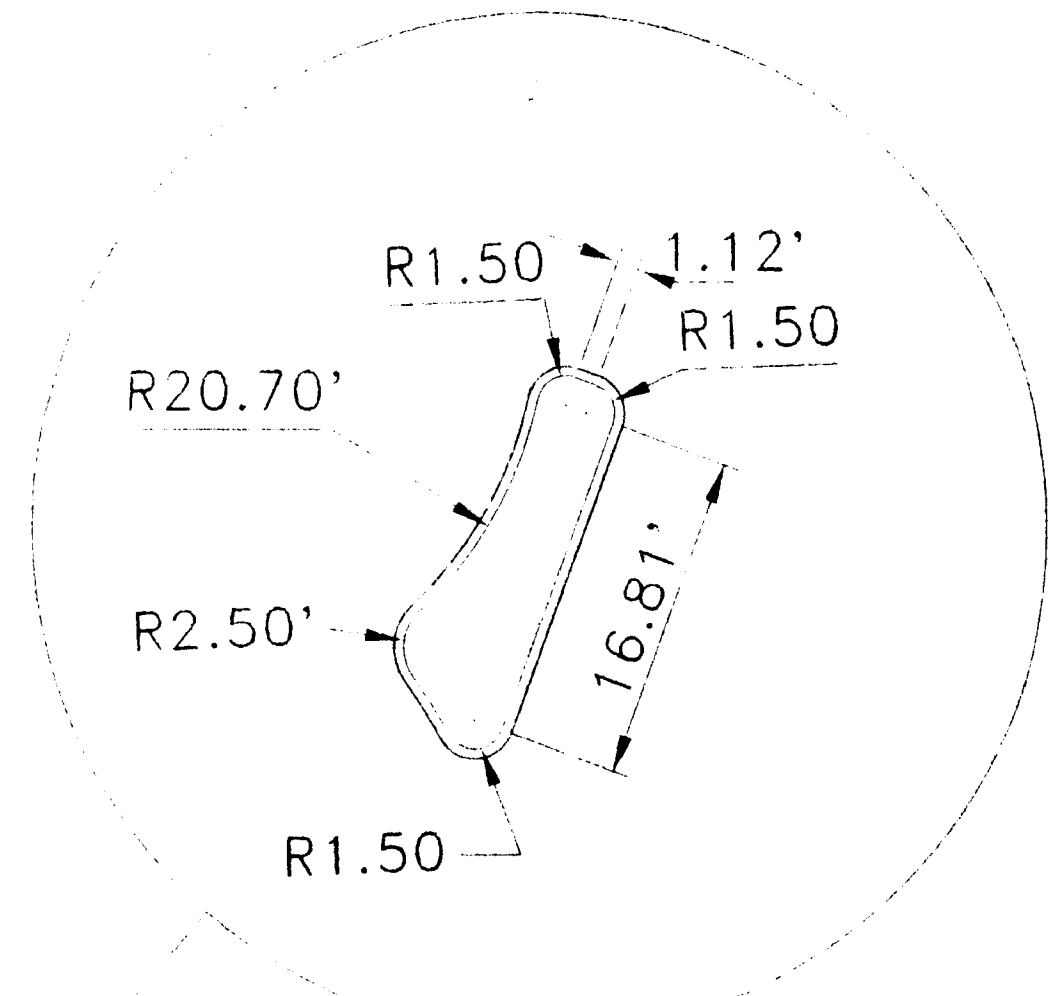
Attached is a specific set of elevations for the proposed Harris Teeter at Mallard Creek Road and West W.T. Harris. We have compared these elevations to the elevations approved by the City Council and have found them acceptable. Please use these plans when evaluating requests for building permits and certificates of occupancy.

MRCh/KHM:sls

- STAKING NOTES:**
- All coordinate data is referenced to a north-south, east-west grid with coordinate #1, P.O.B. being located at the site's northeast property corner as shown.
  - Surveyor shall report any encroachments or discrepancies generated by the staking plan immediately to LandDesign, Inc. for decision.
  - Surveyor shall verify closure and accuracy of curve data prior to commencement of field staking.
  - Surveyor shall contact LandDesign, Inc. immediately upon completion of field staking prior to construction.
  - See architectural plans for building dimensions.
  - All dimensions are to the back of curb unless otherwise noted.
  - See sheet C-4 for grading and drainage information.

Point	Northings	Eastings
1	5000.0000	5000.0000
2	5000.0000	4975.4821
3	5016.5454	4950.4402
4	5037.5756	4924.0423
5	5044.0768	4881.7128
6	5052.7927	4838.4217
7	5073.4261	4793.0750
8	4955.7511	4877.7484
9	4952.0207	4861.4393
10	4945.7258	4866.7622
11	4935.7256	4906.0085
12	4888.7714	4884.4850
13	4917.0454	4871.2425
14	4916.7427	4887.7777
15	4882.8249	4846.1062
16	4882.2807	4845.4707
17	4903.0313	4872.5871
18	4931.0735	4908.7611
19	4962.8937	4979.9826
20	4889.1170	4782.4349
21	5021.2554	4803.5879
22	5017.4269	4771.7925
23	5004.3620	4746.5799

- SIGN LEGEND**
- ⓐ "DO NOT ENTER" SIGN
  - ⓑ STOP SIGN
  - ⓒ WHITE PAVEMENT MARKING ARROWS
  - ⓓ 4" DOUBLE YELLOW CENTER LINE
  - ⓔ "ONE WAY" SIGN



**ZONING CODE SUMMARY**  
(Reference the following data on the site plan)

PROJECT NAME: First Citizens Bank  
 OWNER: First Citizens Bank PHONE: 910-779-8270  
 PLANS PREPARED BY: LandDesign, Inc. PHONE: 704-333-0326  
 ZONING: B-1 CD JURISDICTION: City of Charlotte  
 PROPOSED USE: Business

BUILDING HEIGHT: 24 Feet, Stories: 1  
 BUILDING COVERAGE: 3525 Sq. Ft. EXCLUDING 2nd Floor 3,695  
 Gross Floor Area 1st Floor 338 SF  
 Gross Floor Area 2nd Floor 443 SF  
 Total Gross Floor Area 443 SF  
 LOT SIZE: 1.80 Sq. Ft./Acres. Including 2nd Floor 888  
 Near Yard: --- Sq. Ft./Acres. NUMBER OF UNITS/UNITES: ---

YARD REQUIREMENTS:  
 Setback (Front): 20' Parking Setback  
 Side Yard (L): 5' Side Yard (R): --- ft. from CUL of HW  
 Rear Yard: --- ft. from CUL of HW  
 VARIATION: --- ft. from CUL of HW

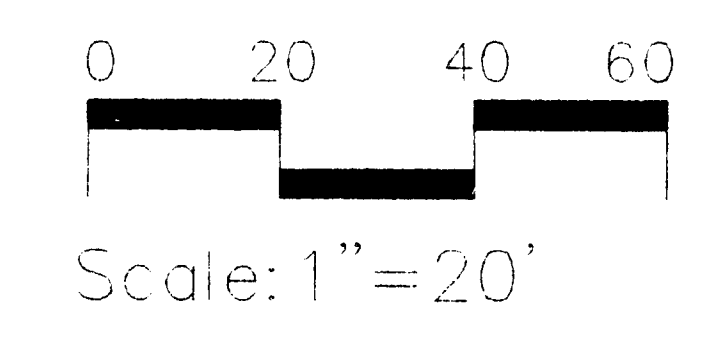
REQUIRED BUFFERS:  
 Front: (L) / Yes (R) / Yes  
 Side (L): (L) / Yes (R) / Yes  
 Side (R): (L) / Yes (R) / Yes

REQUIRED SCREENING:  
 Front: (L) / Yes (R) / Yes  
 Side (L): (L) / Yes (R) / Yes  
 Side (R): (L) / Yes (R) / Yes

PARKING COVERAGE: 21900 sq. ft./Acres  
 INTERIOR LANDSCAPING: Required 2190 sq. ft., provided 2190 sq. ft.  
 PARKING DATA: (Specify requirements, zoning ordinance and section number)

Required: 25 Provided: 27 Handicap: 2 Compact: ---  
 Carport: --- Loading Spaces: ---

ALL STORAGE WILL BE APPROVED AND PERMITTED SEPARATELY.



**FIRST CITIZENS BANK**  
UNIVERSITY PARK BRANCH

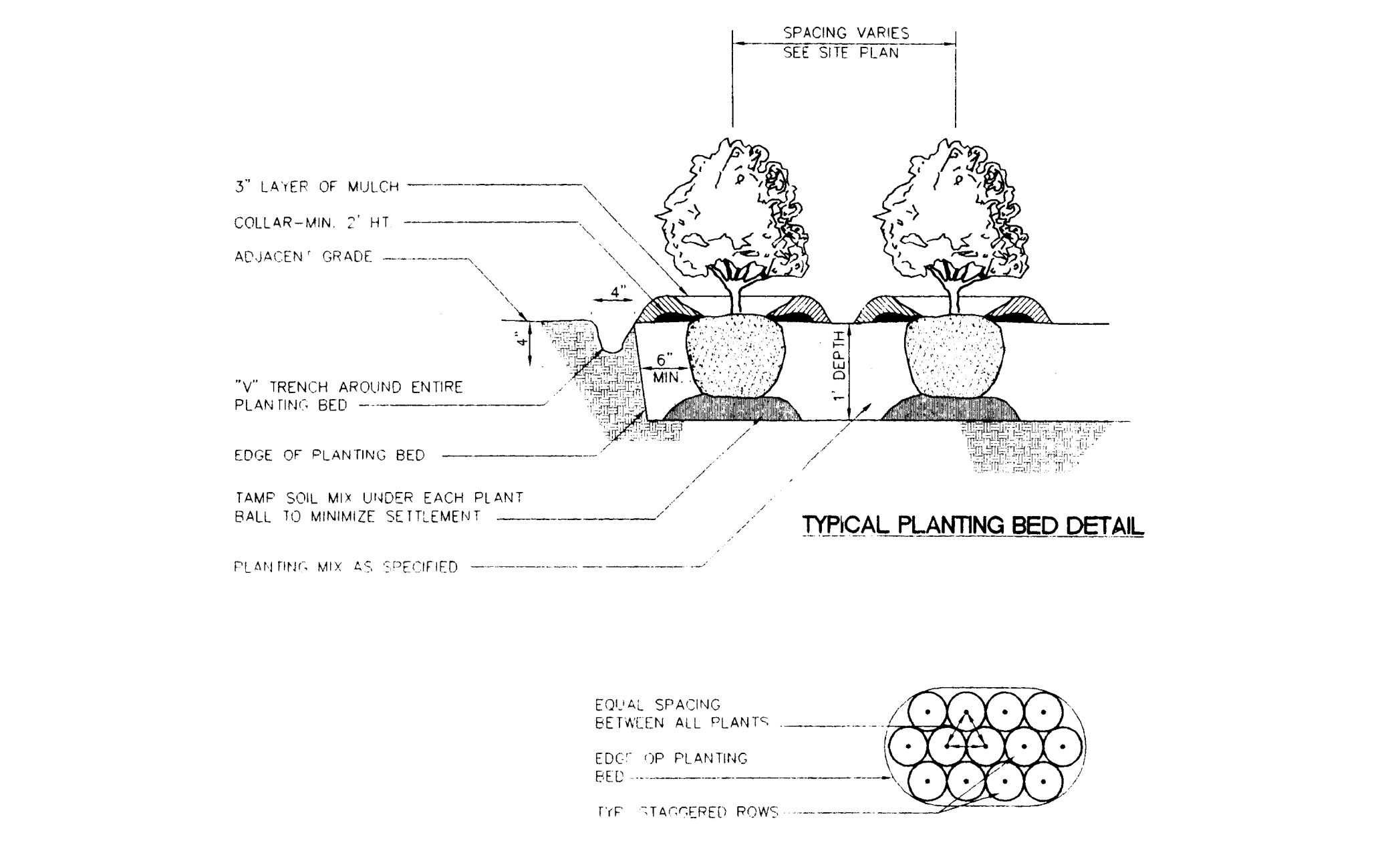
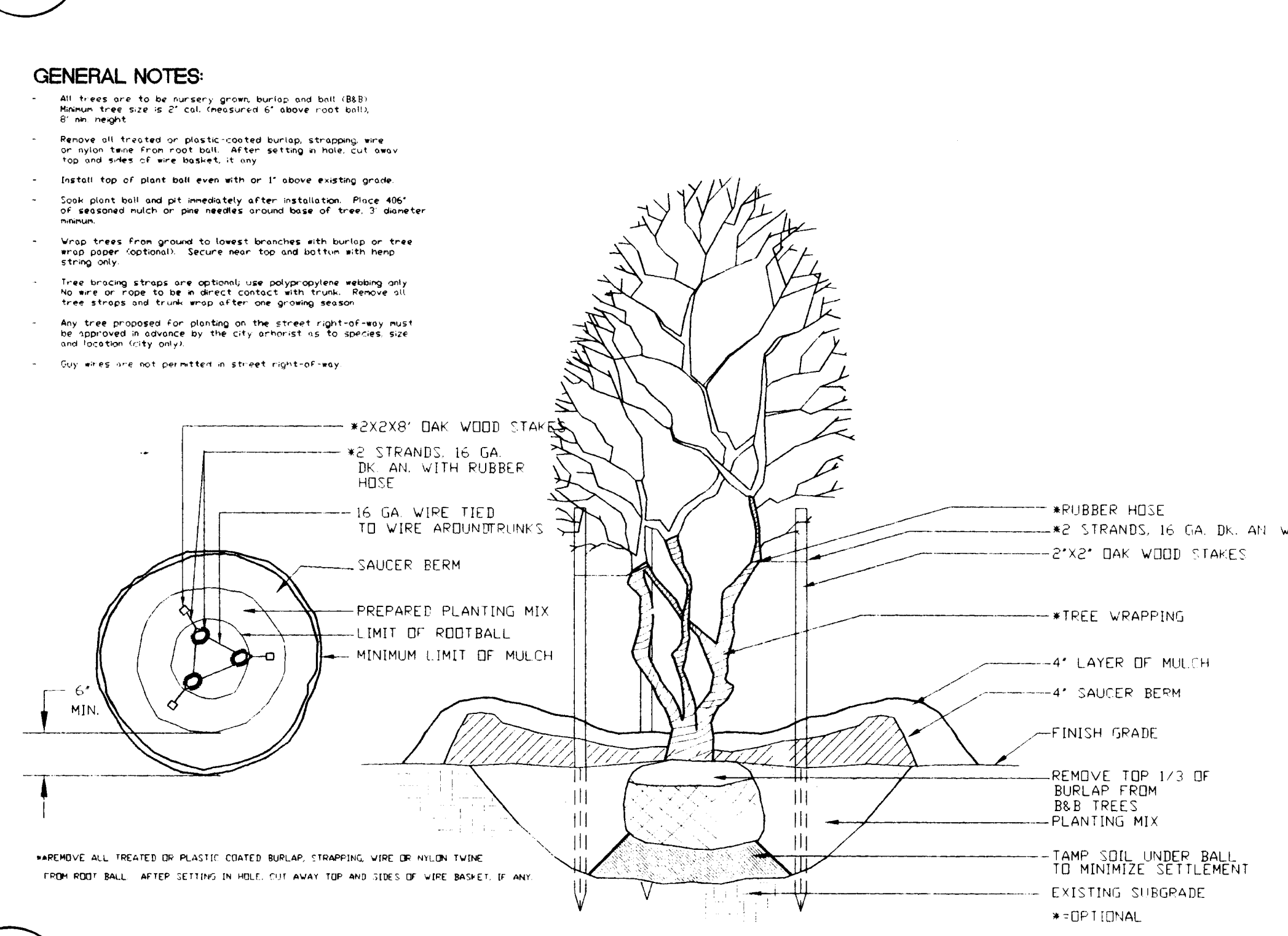
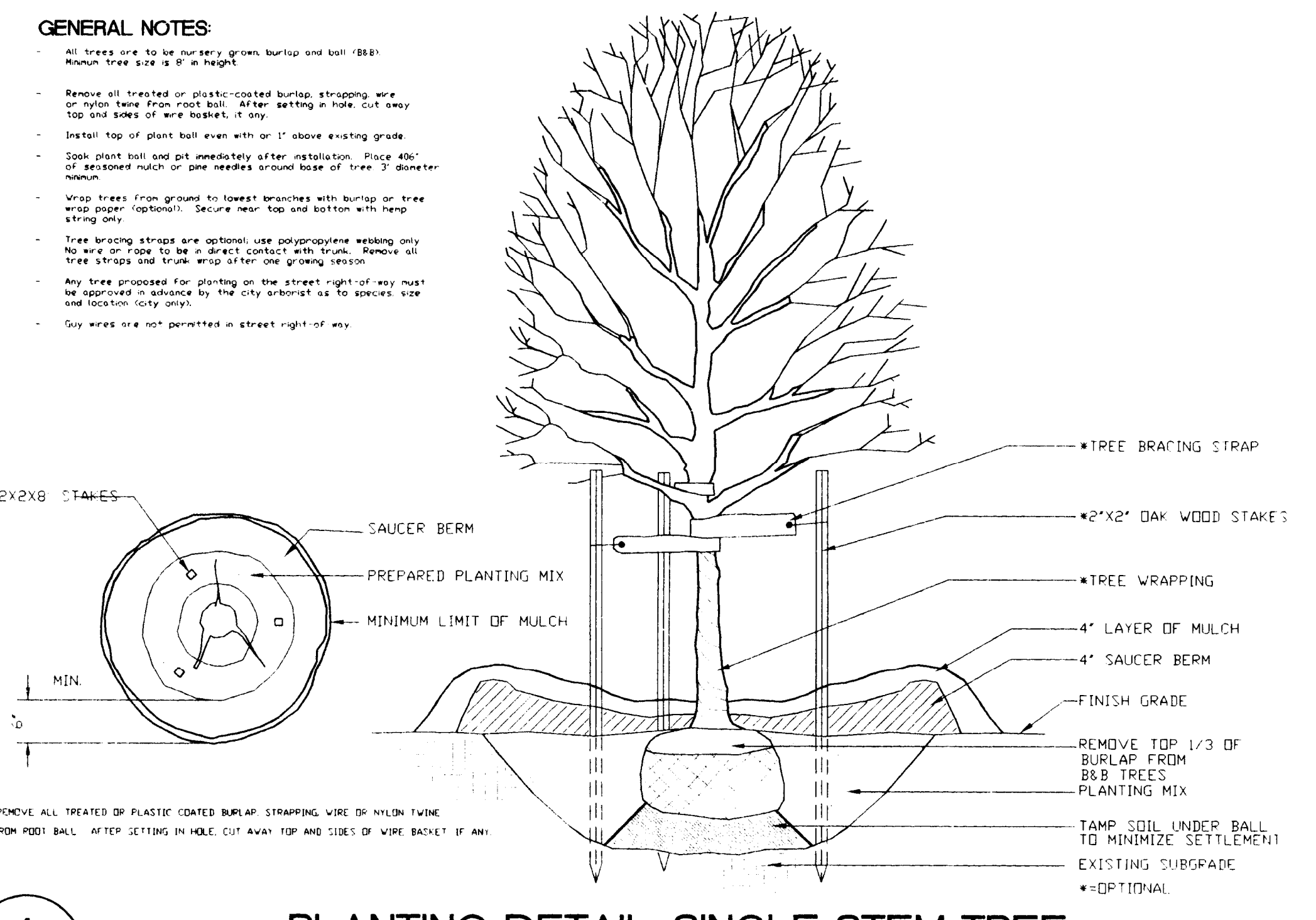
*Land Design*  
DATE: 10/06/93  
PROJECT NO: 13150  
REVISIONS:  
10/15/93  
10/20/93  
10/22/93  
10/26/93  
10/29/93

**LandDesign, Inc.**  
Landscape Architecture Land Planning  
Urban Design Civil Engineering

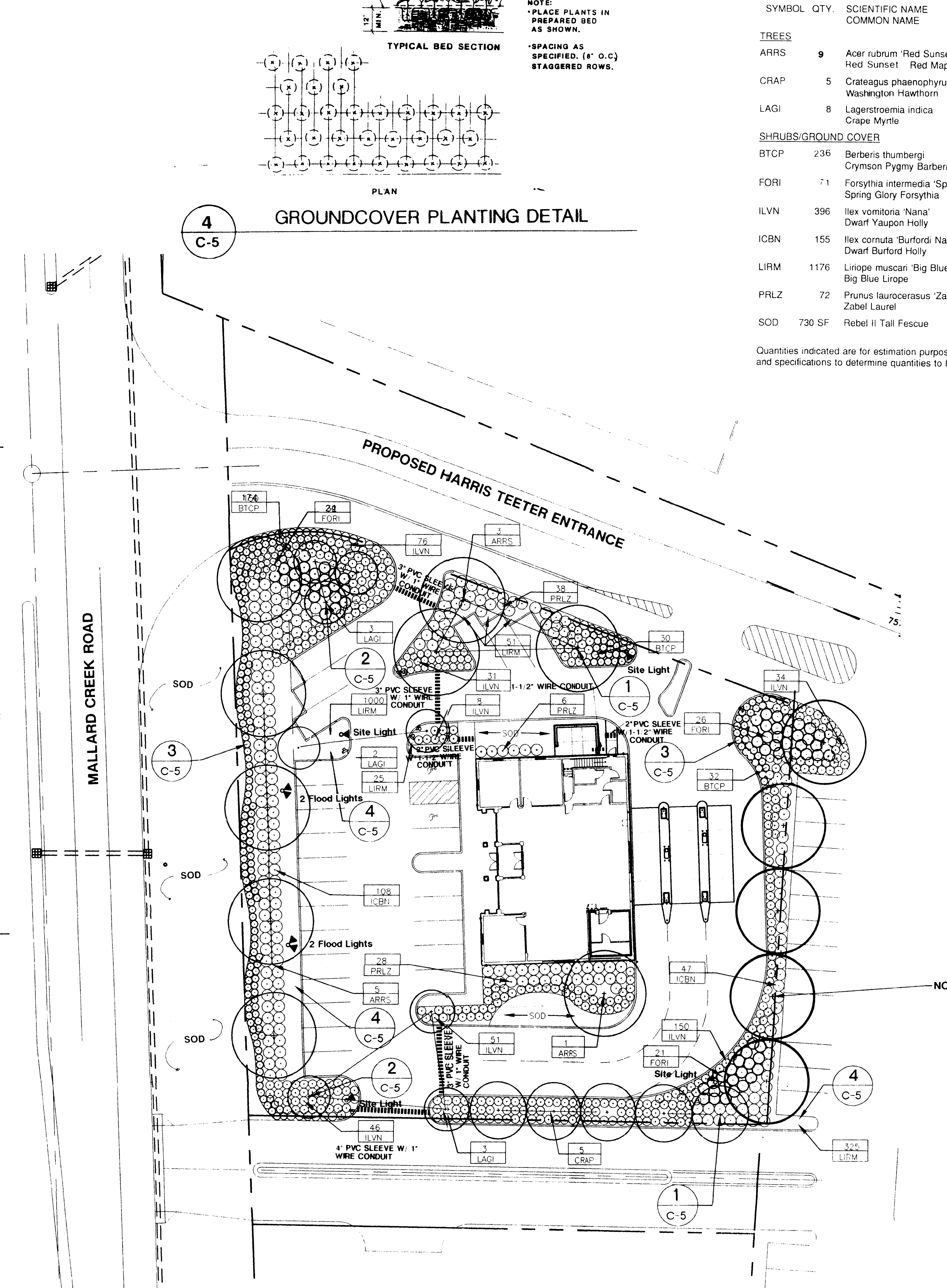
SHEET NO: **C-3** OF **10**

**FIRST CITIZENS BANK**  
UNIVERSITY PARK BRANCH  
ARCHITECTS & INTERIORS  
MELICH & WHITE ARCHITECTS  
ARCHITECTURAL DESIGN CONSULTANT

**LAYOUT PLAN**  
1



- NOTES**
1. 2\"/>



**PLANT LIST**

SYMBOL	QTY	SCIENTIFIC NAME COMMON NAME	CAL.	HGT.	SPD.	COND.	NOTES
<b>TREES</b>							
ARRS	9	Acer rubrum 'Red Sunset' Red Sunset Red Maple	3'-31/2"	14'-16"	7-8'	B&B	Specimen
GRAP	5	Crataegus phaenopynum Washington Hawthorn	3'-31/2"	12'-14"	5-6'	B&B	Specimen
LAGI	8	Lagerstroemia indica Crape Myrtle	---	8-10'	4-5'	B&B	Multi-TrunkMax 5 - 11' Canes
<b>SHRUBS/GROUND COVER</b>							
BTCP	236	Berberis thunbergii Cymron Pygmy Barbary	---	---	15'-18"	3 Gal.	30" o.c.
FORI	71	Forsythia intermedia 'Spring Glory' Spring Glory Forsythia	---	24'-30"	24'-30"	3 Gal.	4 o.c.
ILVN	396	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	---	15'-18"	3 Gal.	36" o.c.	
ICBN	155	Ilex cornuta 'Burfordi Nana' Dwarf Burford Holly	---	30" min.	---	3 Gal.	4' o.c.
LIRM	1176	Liriodendron 'Big Blue' Big Blue Liriodendron	---	---	---	1/2 Gal.	12" o.c.
PRLZ	72	Prunus laurocerasus 'Zabellana' Zabell Laurel	---	24'-30"	24'-30"	3 Gal.	4 o.c.
SCD	730 SF	Rabot II Tall Fescue	---	---	---	---	---

Quantities indicated are for estimation purposes only and may not be all inclusive. Contractor shall make quantity take-offs using drawing and specifications to determine quantities to his satisfaction, reporting promptly and discrepancies which may affect proposals.

**Calculations:**  
 Impervious Area: 25,425 SF  
 Landscaped Area: 9,423 SF  
 Total Site Area: 34,848 SF

Minimum Internal Tree Requirement (IMP-SFI(10,000) : 2.5 or 3  
 Minimum Tree Requirement : 6 large & 8 small maturing trees.  
 Shown : 5 large and 2 small maturing trees.

**Notes:**

1. For new planting areas, remove all construction debris before preparing soil and planting trees.
2. Remove compacted soil and add 24" new topsoil/planting mix (or: uncompact and amend top 24" of existing soil to meet topsoil/planting mix standards for trees).
3. Minimum tree size at planting is 2" caliper, 8' tall if single stem, min 8' tall and 2-5 stems maximum if multistem. Mulch is required; staking/pruying is optional.

NOTE: (5) TREES TO BE INSTALLED BY HARRIS TEETER

**FIRST CITIZENS BANK**  
UNIVERSITY PARK BRANCH

*Land Design*  
DATE: 10/06/93  
PROJECT NO: 13150  
REVISIONS:  
10/15/93  
10/20/93  
10/22/93  
10/26/93  
10/29/93

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Landscape Architecture Land Planning  
Urban Design Civil Engineering

SHEET NO: **C-5** OF **10**

**FIRST CITIZENS BANK**  
UNIVERSITY PARK BRANCH  
ARCHITECTS & INTERIORS  
MELICH & WHITE ARCHITECTS  
ARCHITECTURAL DESIGN CONSULTANT

**PLANTING PLAN**  
1


**CARLOTTE - MECKLENBURG  
PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**TO:** Robert Brandon  
Zoning Administrator

**DATE:** November 8, 1993

**FROM:**

  
Martin R. Cramton, Jr.  
Planning Director

**SUBJECT:** Administrative Approval for petition 92-65 by Univ. Research Park, Inc. Tax Parcel #027-031-09

Attached is a specific plan for the First Citizens Bank located on one of the out parcels of the above mentioned rezoning petition. We are administratively approving this plan to show a small reduction in the width of required landscape island located between the Harris Teeter parcel and this out parcel. The reduction in the planting area width was necessary to accomodate the banks drive through lanes. The planting area width has been reduced to a minimum of 6.5 feet at its narrowest point the remainder of the landscape island is wider with an overall average width of at least 8.0 feet. Since this change is minor and the intent of the conditional plan is still been met I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.