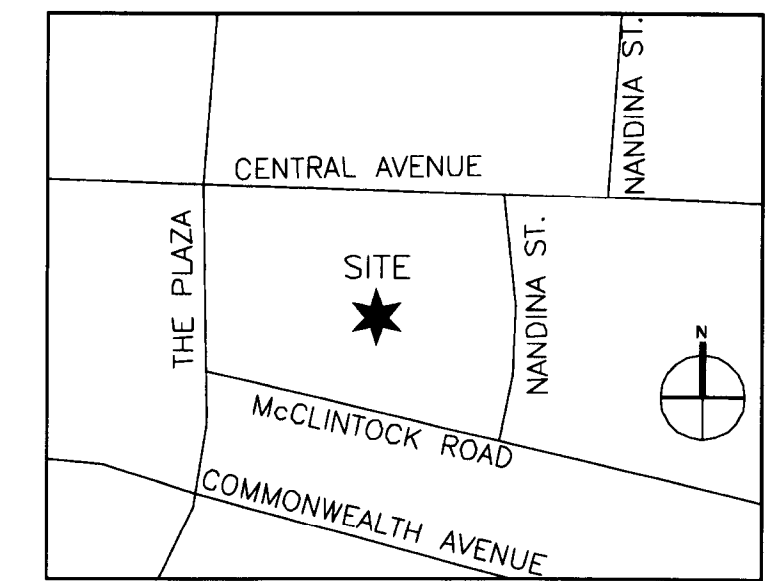




design resource group

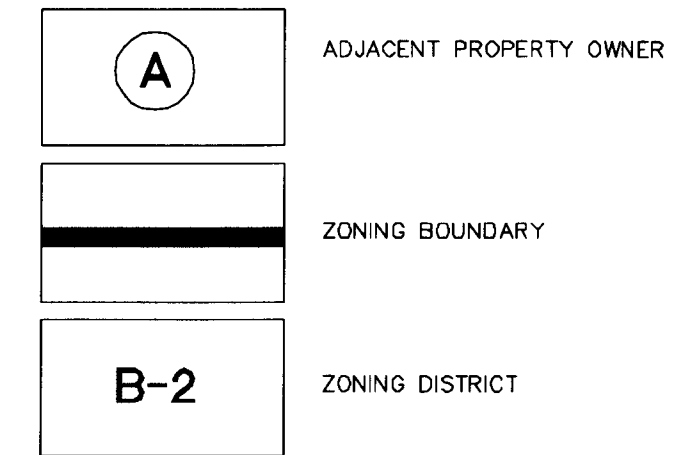
- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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 Charlotte, NC 28208
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VICINITY MAP

LEGEND



SITE SUMMARY

SITE ACREAGE:	3.20 +/- ACRES
TAX PARCEL NUMBERS:	129-01-101 129-01-105 129-01-102
EXISTING ZONING:	B-2 PED
PROPOSED ZONING:	B-2 PED-O
BUILDING SQUARE FOOTAGE:	51,000 SF MAX
BUILDING HEIGHT:	60' HT. MAX.

HARRIS TEETER
 CENTRAL AVENUE, CHARLOTTE, NORTH CAROLINA

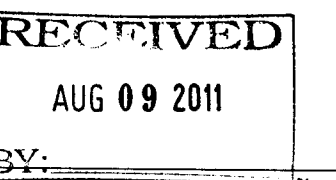
HARRIS TEETER, INC.
 701 CRESTDALE ROAD
 MATTHEWS, NORTH CAROLINA 28105

APPROVED BY CITY COUNCIL

SEP 19 2011

REZONING PETITION FOR PUBLIC HEARING

2011-046



SCALE: 1" = 30'

PROJECT #: 219-004
DRAWN BY: BS
CHECKED BY: DM

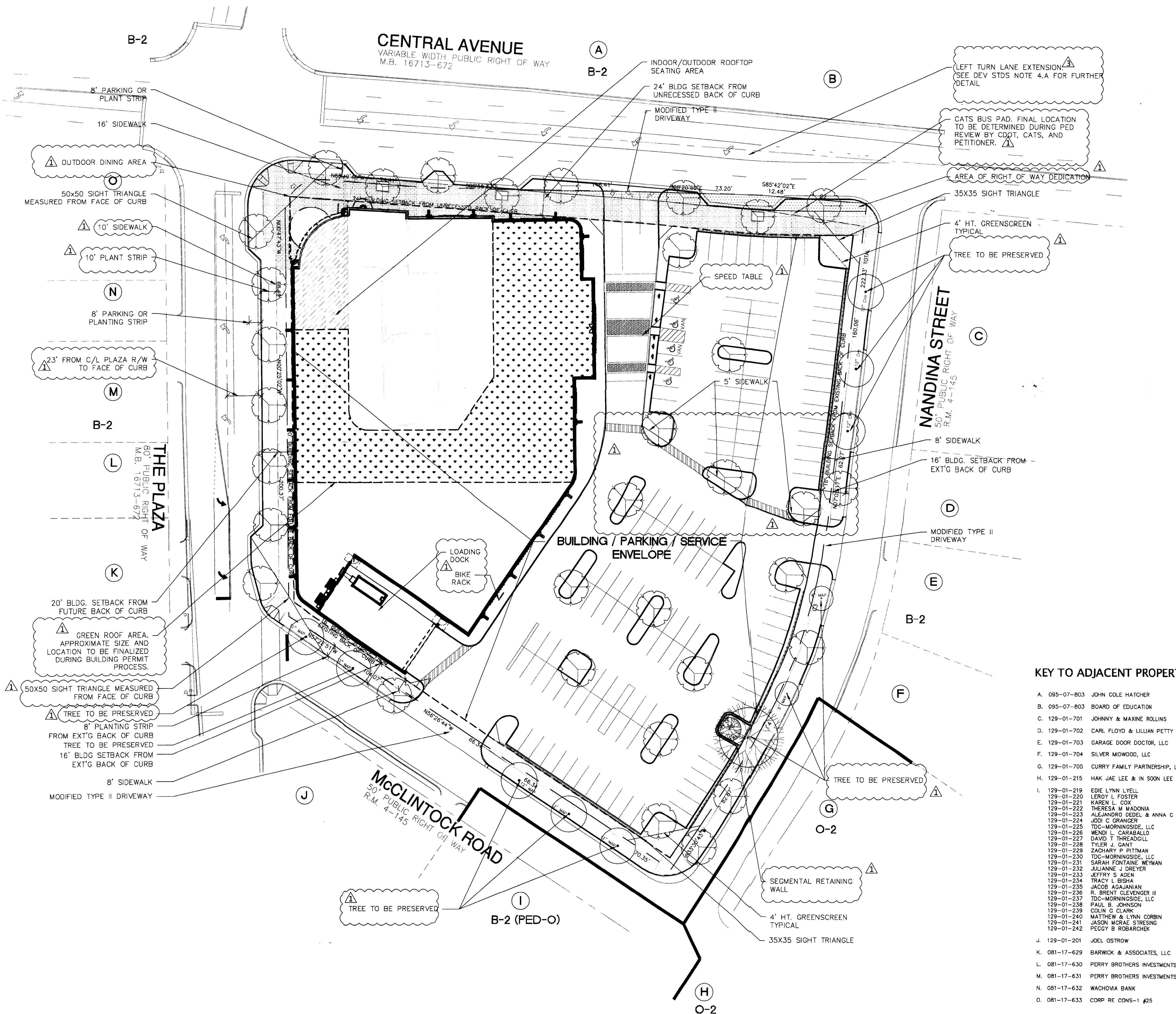
TECHNICAL DATA SHEET

APRIL 25, 2011

- REVISIONS:
1. JUNE 20, 2011 PER CMPC COMMENTS
 2. JULY 22, 2011 PER CMPC COMMENTS
 3. AUG 9, 2011 PER ZONING COMMITTEE

RZ - 1.0

2011-046



KEY TO ADJACENT PROPERTY OWNERS

A. 095-07-803 JOHN COLE HATCHER	7525 VALLEYBROOK RD., CHARLOTTE NC 28270-6550
B. 095-07-803 BOARD OF EDUCATION	701 E 2ND ST., CHARLOTTE NC 28202
C. 129-01-701 JOHNNY & MAXINE ROLINS	6740 PLEASANT OAKS CR., CHARLOTTE, NC 28216
D. 129-01-702 CARL FLOYD & LILLIAN PETTY	1320 NANDINA ST., CHARLOTTE, NC 28205
E. 129-01-703 GARAGE DOOR DOCTOR, LLC	1316 NANDINA ST., CHARLOTTE NC 28205
F. 129-01-704 SILVER MIDWOOD, LLC	4425 RANDOLPH ROAD #21, CHARLOTTE, NC 21211-2348
G. 129-01-705 CURRY FAMILY PARTNERSHIP, LLC	1001 BERKLEY AV, CHARLOTTE, NC 28203
H. 129-01-215 HAK JAE LEE & IN SOON LEE	944 EVIAN LN, MATTHEWS, NC 28105
I. 129-01-219 EDIE LYNN LYEEL	2116 MCCLINTOCK RD UNIT #11, CHARLOTTE, NC 28205
129-01-220 LEROY L FOSTER	2116 MCCLINTOCK RD UNIT #112, CHARLOTTE, NC 28205
129-01-221 KAREN L COX	2116 MCCLINTOCK RD UNIT #113, CHARLOTTE, NC 28205
129-01-222 THERESA M MADONIA	2116 MCCLINTOCK RD UNIT #114, CHARLOTTE, NC 28205
129-01-223 ALEJANDRO DEDEL & ANNA C DODEL	2116 MCCLINTOCK RD UNIT #121, CHARLOTTE, NC 28205
129-01-224 JODI C GRANGER	2116 MCCLINTOCK RD UNIT #122, CHARLOTTE, NC 28205
129-01-225 TDC-MORNINGSIDE, LLC	1914 BRUNSWICK AV. UNIT #2A, CHARLOTTE, NC 28207
129-01-226 WENDI L CARABALLO	2116 MCCLINTOCK RD UNIT #124, CHARLOTTE, NC 28205
129-01-227 DAVID T THREAGILL	2116 MCCLINTOCK RD UNIT #131, CHARLOTTE, NC 28205
129-01-228 TYLER J GANT	2116 MCCLINTOCK RD UNIT #132, CHARLOTTE, NC 28205
129-01-229 ZACHARY P PITTMAN	2116 MCCLINTOCK RD UNIT #133, CHARLOTTE, NC 28205
129-01-230 TDC-MORNINGSIDE, LLC	1914 BRUNSWICK AV. UNIT #2A, CHARLOTTE, NC 28207
129-01-231 SARAH FONTAINE WEYMAN	2116 MCCLINTOCK RD UNIT #211, CHARLOTTE, NC 28205
129-01-232 JULIANNE J DREYER	2116 MCCLINTOCK RD UNIT #212, CHARLOTTE, NC 28205
129-01-233 JEFFRY S ADEN	2116 MCCLINTOCK RD UNIT #213, CHARLOTTE, NC 28205
129-01-234 TRACY L BISHA	2116 MCCLINTOCK RD UNIT #214, CHARLOTTE, NC 28205
129-01-235 JACOB AGAJANIAN	215 OVERHILL DR. #100, MOORESVILLE, NC 28117
129-01-236 R. BRENT CLEVENGER III	2116 MCCLINTOCK RD UNIT #222, CHARLOTTE, NC 28205
129-01-237 TDC-MORNINGSIDE, LLC	1914 BRUNSWICK AV. UNIT #2A, CHARLOTTE, NC 28207
129-01-238 PAUL B JOHNSON	2116 MCCLINTOCK RD UNIT #224, CHARLOTTE NC 28205
129-01-239 COLIN G CLARK	2116 MCCLINTOCK RD UNIT #231, CHARLOTTE NC 28205
129-01-240 MATTHEW & LYNN CORBIN	2116 MCCLINTOCK RD UNIT #232, CHARLOTTE NC 28205
129-01-241 JASON MCRAE STRESING	2116 MCCLINTOCK RD UNIT #233, CHARLOTTE NC 28205
129-01-242 PEGGY B ROBARCHEK	2116 MCCLINTOCK RD UNIT #234, CHARLOTTE NC 28205
J. 129-01-201 JOEL OSTROW	454 S ANDERSON RD., ROCK HILL, SC 29730
K. 081-17-629 BARWICK & ASSOCIATES, LLC	704 EAST BLVD. UNIT #100, CHARLOTTE, NC 28203
L. 081-17-630 PERRY BROTHERS INVESTMENTS, LLC	6121 DEVRON DRIVE, CHARLOTTE, NC 28211
M. 081-17-631 PERRY BROTHERS INVESTMENTS, LLC	6121 DEVRON DRIVE, CHARLOTTE, NC 28211
N. 081-17-632 WACHOVIA BANK	PO BOX 36246, CHARLOTTE, NC 28232
O. 081-17-633 CORP RE CONS-1 #25	PO BOX 36246, CHARLOTTE, NC 28232

Site Data:

- Acreage: +/- 3.20
- Tax Parcel #: 129-011-01, 02 and 05
- Existing Zoning: B-2 PED
- Proposed Zoning: B-2 PED-O
- Existing Use: Grocery Store (retail sales)
- Proposed Uses: Uses allowed by right and under prescribed conditions in the B-2 PED zoning district including a grocery store/retail sales. (Prohibited uses: automotive sales and repair and automotive service stations).
- Proposed Maximum Square Footage: 51,000 square feet of gross floor area as defined below in the Development Standards.
- Maximum Building Height: 60 feet as defined by the Ordinance.
- Parking: per the Zoning Ordinance (one space per 600 square feet).

1. General Provisions:

a. These Development Standards form a part of the rezoning plan associated with this B-2 PED-O petition to accommodate redevelopment on approximately 3.20 acres located on the southeast corner of the intersection of Central Avenue and The Plaza as more particularly shown on the rezoning plan (the "Site"). Development of the Site will be governed by the attached plans and these Development Standards (together with the plans referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan (including these Development Standards) establish more stringent standards, the regulations established under the Ordinance for the General Business with Pedestrian Overlay District (B-2 PED) Zoning Classification shall govern development on the Site.

b. The layout of the development; the exact alignments of points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of such other site elements on the Rezoning Plan are graphic representations of the proposed development which may be subject to change during the design/development/construction phases. Consequently, except as otherwise expressly specified on the Rezoning Plan, these elements may be subject to alterations or modifications, during the design/development/construction phases, as long as the building and parking improvements are located within the Building/Parking/Service Envelope set forth on the Rezoning Plan and subject to compliance with the accompanying Development Standards and Section 6.207 of the Ordinance. For the purposes of Section 6.207 of the Ordinance, accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site; and it is understood that two (2) principal buildings may be located on the Site in connection with permitted uses. Parking layouts for surface parking may be modified to accommodate changes during the design/development/construction phases to the extent permitted by the Ordinance and subject to the requirements and conditions of the Development Standards.

c. To the extent of any conflict between the matters contained in other areas of the Rezoning Plan and the matters set forth in the Development Standards, the Development Standards shall govern.

2. Optional Provisions:

a. The Petitioner seeks the optional provision to allow surface parking and vehicular maneuvering between Nandina Street and the proposed building(s).

b. The Petitioner seeks the optional provision to allow surface parking located to the side of the building(s) along McClintock Road and Central Avenue to exceed 35% of the lot width along these streets.

c. The Petitioner seeks the optional provision to use a "green screen" to meet the screening requirements of the Ordinance for surface parking areas. The "green screen" will be used along Central Avenue, Nandina Street and McClintock Road.

d. The Petitioner seeks the optional provision to the use of eight (8) foot planting strips, instead of curb planters, along Nandina Street and McClintock Road.

The Petitioner seeks the optional provision to modify the proposed streetscape along The Plaza to allow a 10 foot planting strip to be adjacent to the on-street parking spaces and the 10 sidewalk to be adjacent to the building.

e. The Petitioner seeks the optional provision to allow certain architectural features (e.g. metal fins) to project up to five (5) feet into the required setbacks for The Plaza and Central Avenue and to allow the marquee proposed along the Central Avenue to project up to 13 feet from the building face as generally depicted on the Rezoning Plan.

f. The Petitioner seeks the optional provision to allow wall signs along Central Avenue to have a maximum sign face area equal to 10% of the building wall up to a maximum of 220 square feet.

3. Permitted Uses & Development Limitations:

a. The Site may be developed with uses (including, without limitation, accessory uses) allowed by right and under prescribed conditions in the B-2 PED zoning district.

b. The Site will be limited to a maximum of 51,000 square feet of gross floor area as defined below.

c. Outdoor vending machines will be allowed.

d. The following uses will not be permitted on the Site: automotive sales and repair and automotive service stations.

For purposes of the development limitations set forth in these Development Standards, the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory buildings or structures on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level.

4. Transportation:

a. Subject to approval of the City Department of Transportation ("CDOT") the Petitioner will construct a west bound left turn lane on Central Avenue into the Site's driveway on Central Avenue in the location and as generally depicted on the Rezoning Plan; provided, however, if the design of the left turn lane does not fit within the ultimate right-of-way upon the dedication of such additional right-of-way as described below, then the Petitioner reserves the right, in its sole discretion, to not construct the left turn lane. If the Petitioner chooses to construct this left turn lane and additional right-of-way is needed the Petitioner will follow the procedure outlined in Section 4.k below regarding right-of-way acquisition. Subject to the above-referenced approval and right-of-way availability, the proposed left turn lane will be installed prior to the issuance of a final certificate of occupancy for the proposed building.

b. The Petitioner will implement a 60 foot southbound left-turn lane on The Plaza to McClintock Road if at the time the Petitioner requests a building permit the City has not already constructed this left turn lane as part of its Streetscape project. This left turn lane must be completed prior to the issuance of a final certificate of occupancy for the building.

c. The existing handicap access ramp located adjacent to the Site at the intersection of McClintock Road and The Plaza will be re-oriented by the Petitioner if at the time the Petitioner requests a building permit the City has not already relocated this handicap access ramp.

d. The City is currently working on a Streetscape project that will make certain improvements to the intersection

of The Plaza and McClintock Road. The Petitioner in an effort to avoid having to re-construct the improvements installed by the City at this intersection will work with the City Engineering Department to assure that what is constructed at the intersection by the City, should the City project precede the redevelopment of the Site, conform to the Petitioners Plans. The Petitioner will work cooperatively with the City to determine its cost associated with these improvements should the City install them as part of its streetscape improvements.

e. Subject to approval of CDOT, the Petitioner will construct recessed parallel parking spaces along Central Avenue and The Plaza in the location and manner generally depicted on the Rezoning Plan.

f. Access to the Site will be via driveways from Central Avenue, Nandina Street and McClintock Road as generally depicted on the Rezoning Plan.

g. The Petitioner will install a speed table at or near the entrance to the store from the parking area as generally depicted on the Rezoning Plan.

h. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments reasonably required for approval by CDOT.

i. Along Central Avenue between Nandina and the driveway into the Site the Petitioner will dedicate to the City of Charlotte additional right-of-way equal to the area of the proposed eight (8) foot planting strip as generally depicted on the Technical Data Sheet. This additional right-of-way will be dedicated prior to the issuance of a final certificate of occupancy for the building.

j. The Petitioner will establish a sidewalk easements for any portion of sidewalk, along the Sites perimeter, not located within the right-of-way.

k. **Right-of-way Acquisition.** If additional right-of-way is needed for the left turn lane on Central Avenue and Petitioner elects to install such lane, then Petitioner will follow the following procedure. If after three (3) reasonable efforts have been made by the Petitioner to acquire such right-of-way on market rate terms, such efforts to be expended over a period of 90 days, the Petitioner has not been successful, the City of Charlotte will assist in the acquisition of right-of-way in accordance with its standard policies. In such event, the Petitioner will reimburse the City for the all the costs associated with such right-of-way acquisition.

5. Architectural Standards:

a. The attached elevations associated with the building(s) to be located on the Site in connection with one of the permitted uses of the Site (in this instance as a grocery store) are included to reflect the architectural style and quality of the building that will be constructed in connection with such proposed use, it being understood that the actual building so constructed in connection with such proposed use may vary from this illustration as long as the general architectural concept and intent shown is maintained. The proposed building materials will be a combination of brick, stone, simulated stone, pre-cast stone, stucco, synthetic stucco, metal and glass.

b. The proposed building(s) constructed on the Site will be designed and constructed so that a portion of the roof as generally depicted on the Rezoning Plan will contain certain so-called "Green Roof" features as described herein. Such "Green Roof" will be a modular green roof system with certain plant material that enhances the appearance of the building's roof. The proposed "Green Roof" is conceptually shown on the Rezoning Plan and may vary in final location provided that at least 10,000 square feet of the roof will include such "Green Roof" feature(s). Artificial turf may not be used to meet the requirements of a "green roof".

c. In addition to entrances interior to the Site, the proposed building(s) will have a pedestrian entrance into the building at the corner of Central Avenue and The Plaza. This entrance must be an operable entrance and must remain open during normal business hours, with the exception that the entrance may be closed for security purposes after 10:00 pm. Additional pedestrian entrances along Central Avenue and The Plaza may be provided but are not required. Pedestrian entrances located on the interior of the Site will be connected via internal sidewalks to the adjoining public streets as generally depicted on the Rezoning Plan. The exact location of these connections will be determined during the building permit process.

d. All sides of the building(s) to be constructed on the Site will be built using four-sided architecture.

e. The proposed building(s) to be developed on the Site will not exceed 60 feet in height as defined by the Ordinance.

f. The proposed building at the corner of The Plaza and Central Avenue will contain a partial second story element in such location as generally depicted on the Rezoning Plan.

g. Meter banks will be screened from public view at grade.

h. Roof top HVAC and related mechanical equipment will be screened from public view at grade.

i. Dumpster areas, recycling areas and loading docks on the Site will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose these areas will be architecturally compatible with the building materials and colors used on the building on the Site. If one or more sides of these areas adjoin a side or rear wall of a building then the side or rear wall may be substituted for a side.

j. Above ground backflow preventers on the Site will be screened from public view at grade and will be located outside of the required setbacks.

k. The building wall along McClintock Road will be designed to either have vines or a mural(s).

6. Streetscape and Landscaping:

a. Except as otherwise described herein, the Petitioner will implement the "Streetscape Recommendations" of the Plaza-Central Pedscap Plan, provided that: (i) the proposed street trees along Nandina Road and McClintock Road will be planted in eight (8) foot planting strips instead of curbed planters (as specified in Optional Provisions above), and (ii) an eight (8) foot sidewalk will be provided along Nandina Street and McClintock Road.

b. Along Central Avenue, the Petitioner will provide a 16 foot sidewalk constructed of concrete pavers as specified by the City consistent with existing treatment along Central Avenue. Street trees will be provided as required by the Tree Ordinance. The street trees will be planted in curbed planters and in planting areas between the proposed parallel parking spaces. Outdoor dining and merchandizing may be permitted along Central Avenue.

c. Along The Plaza, the Petitioner will provide a 10 foot sidewalk adjacent to the building and a 10 foot planting strip adjacent to the proposed on street parking spaces (as specified in the optional provisions above). A portion of the sidewalk area may be used for outdoor dining and/or merchandising purposes at the Petitioner's discretion. Street trees will be planted to meet Tree Ordinance requirements.

d. The Petitioner commits to plant as part of the required streetscape requirements street trees of the following sizes: (i) where no overhead power line exist the Petitioner will install 3.5" - 4.0" inch caliper larger maturing trees, and (ii) where overhead power lines will prevent the installation of large maturing trees the Petitioner will install 2.5" - 3.0" caliper small maturing trees.

e. The Petitioner will provide outdoor seating and bike racks at the proposed entrance to the building at the intersection of Central Avenue and The Plaza. Some of the proposed bike racks will be located under the canopy of the building located at this entrance.

f. Four (4) of the proposed/required bike racks will be of a unique designs created by a local artist. In addition mosaics celebrating the history of Harris Teeter on Central Avenue and the history of the adjoining neighborhoods

will be installed in the medallions located along the building facades.

7. Environmental Features:

a. The Petitioner has identified on the Rezoning Plan a number of existing trees that will be preserved. The Petitioner will work with the Urban Forestry staff during the design development phase to develop and enact measures to preserve these trees during the redevelopment of the Site. If after an inspection of the existing trees by the Urban Forestry Staff they determine that some of these existing trees identified on the Site Plan as trees to be saved are in poor condition or health the Urban Forestry Staff may request that the Petitioner remove and replace the existing trees with new street trees.

b. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

c. The Petitioner will provide the so-called "Green Roof" features on a portion of the proposed roof as described above.

d. The Site will comply with Chapter 21 - The Tree Ordinance.

e. The Petitioner will use good faith efforts to work with its demolition and construction contractors to permit clean wood and metal generated during demolition and construction activities to be used for recycling.

f. Portions of the building will incorporate clear story windows to promote passive day-lighting to help minimize load on electricity and HVAC systems.

8. Parking:

a. Parking spaces will be provided per the standards of the Ordinance (one space per 600 square feet)

b. The Petitioner will work with the Plaza Midwood Merchant's Association and or the Plaza Midwood Neighborhood Association to allow after hours use of the Site's parking spaces for special events.

9. Signage:

a. Wall and detached signs will meet the requirements of the Ordinance, except as modified by the Optional Provisions above.

10. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures including lower decorative lighting that will be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting on the Site will be limited to 20 feet in height.

c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.

11. Other:

a. The Petitioner will install along Central Avenue a CATS passenger waiting pad. The location and design of the proposed pad will be coordinate with CATS and the CDOT during the PED review process.

12. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

13. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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HARRIS TEETER, INC.
701 CRESTDALE ROAD
MATTHEWS, NORTH CAROLINA 28105

REZONING PETITION
FOR PUBLIC HEARING
2011-046

PROJECT #: 219-004
DRAWN BY: BS
CHECKED BY: DM

**SITE
DEVELOPMENT
STANDARDS**

APRIL 25, 2011

**APPROVED BY
CITY COUNCIL**

SEP 19 2011

REVISIONS:
JUNE 20, 2011 PER CMPC
COMMENTS

JULY 22, 2011 PER CMPC
COMMENTS

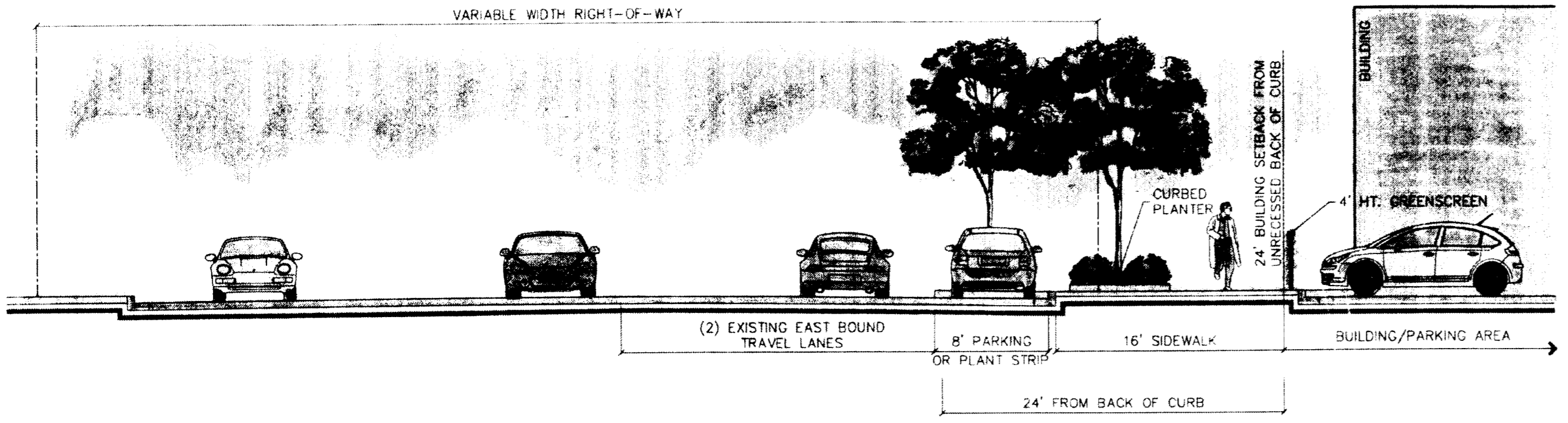
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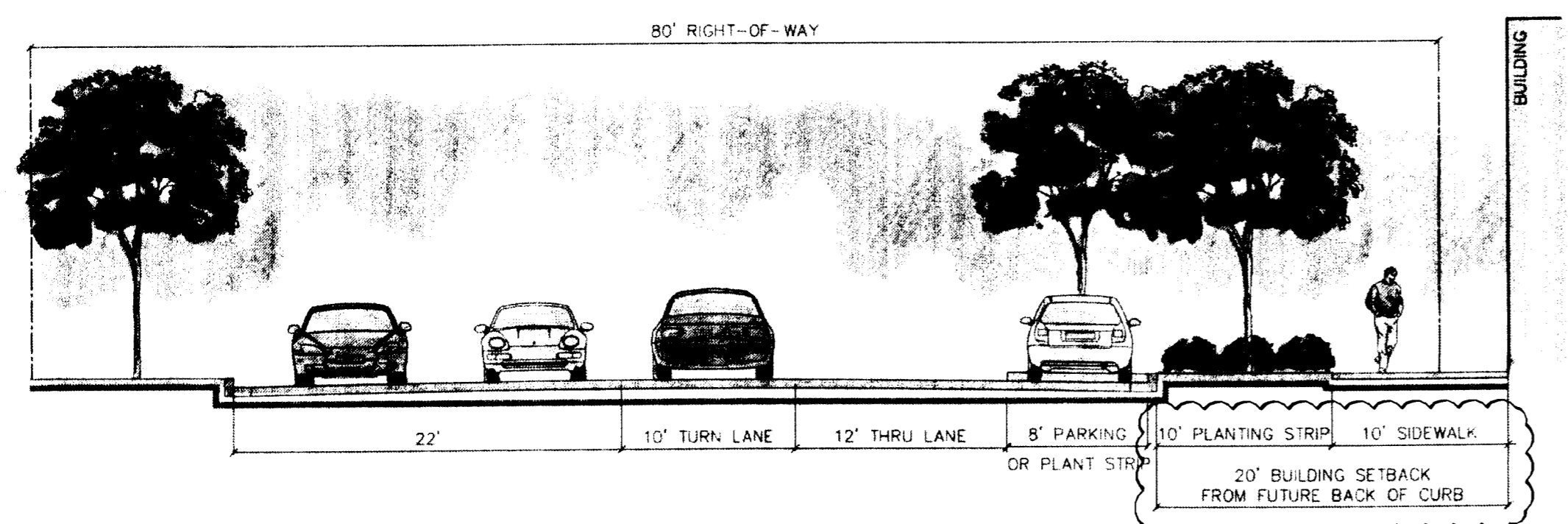
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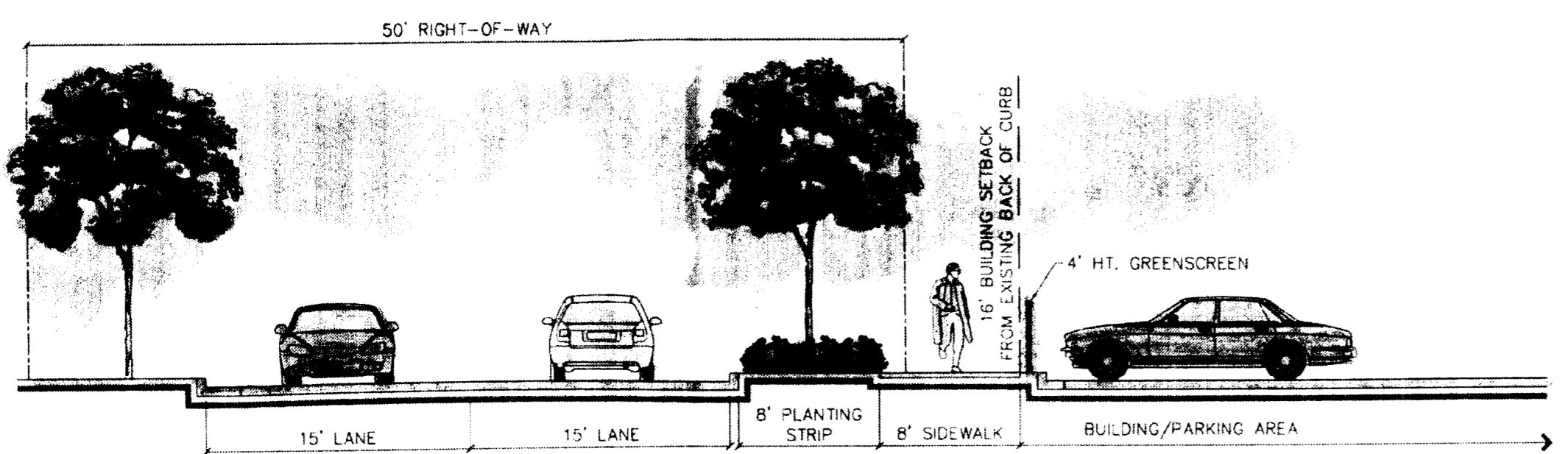
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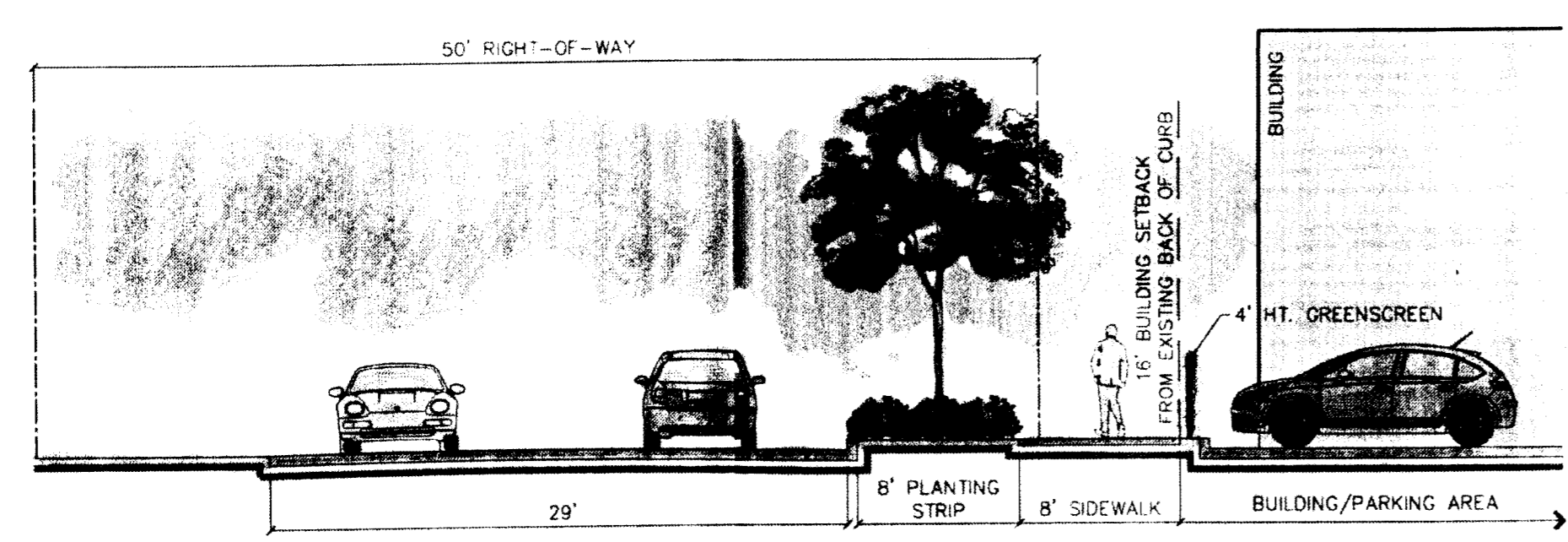
CENTRAL AVENUE CROSS-SECTION
 SCALE: 1/8" = 1'-0"



PLAZA ROAD CROSS-SECTION
 SCALE: 1/8" = 1'-0"

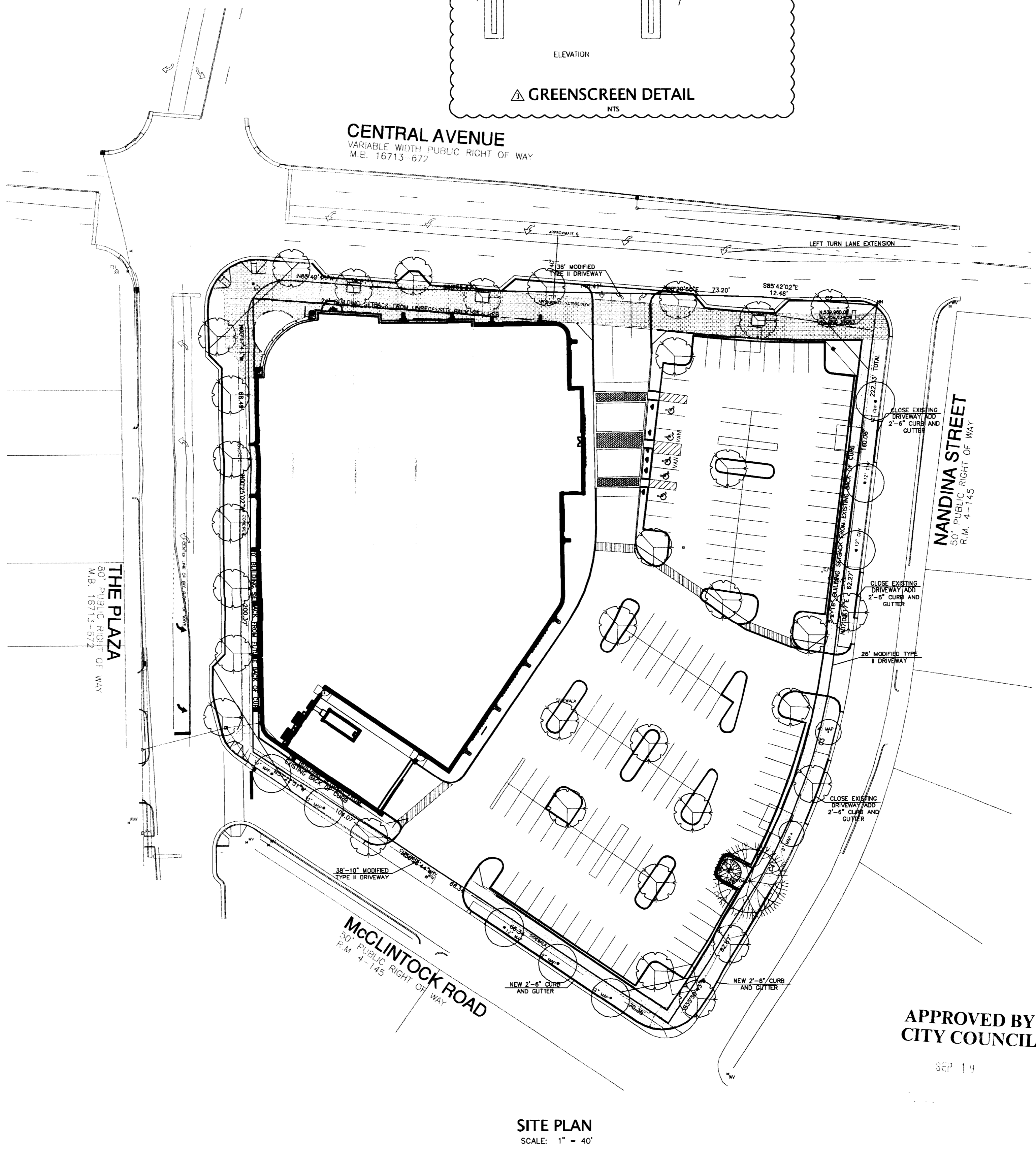
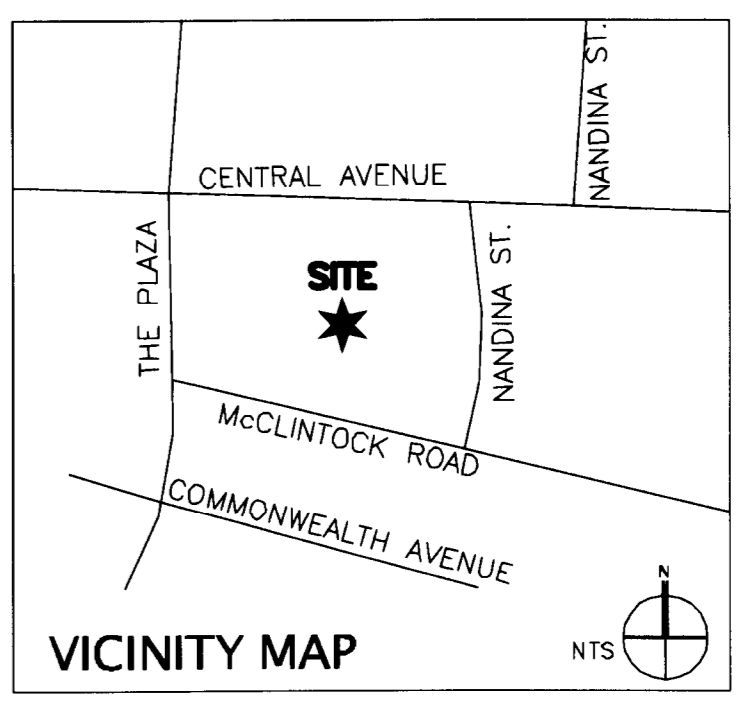
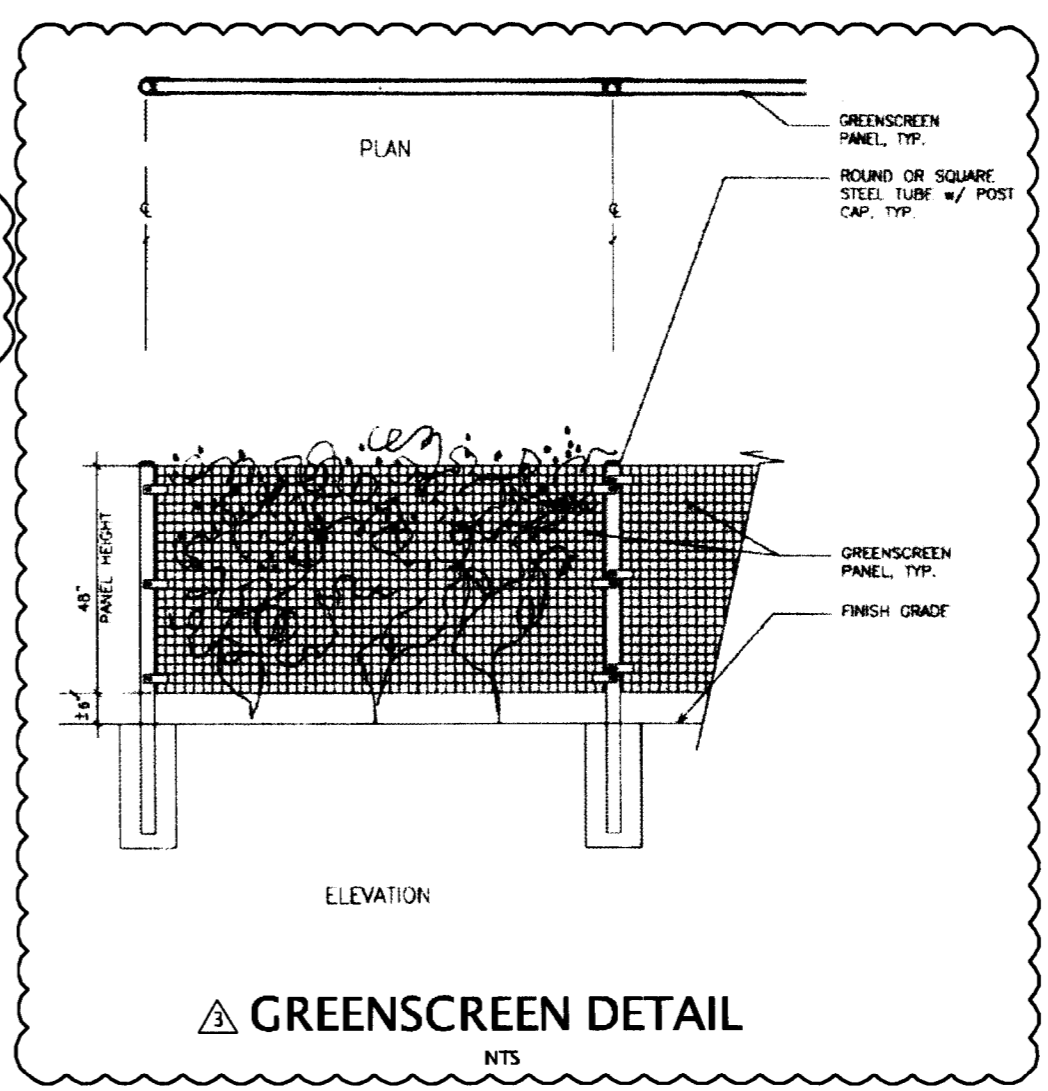


NANDINA STREET CROSS-SECTION
 SCALE: 1/8" = 1'-0"



McCLINTOCK ROAD CROSS-SECTION
 SCALE: 1/8" = 1'-0"

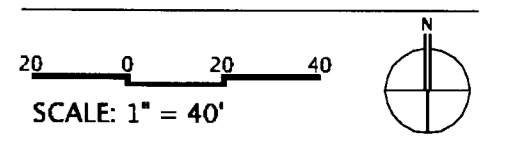
NOTE: REFERENCE TO GREEN SCREEN IS TO A RIGID, METAL GRID SYSTEM WITH METAL POSTS WHICH IS DESIGNED TO PROVIDE STRUCTURAL SUPPORT FOR PLANT MATERIALS (I.E. VINES) IN NARROW CLEARANCE APPLICATIONS.



HARRIS TEETER
 CENTRAL AVENUE, CHARLOTTE, NORTH CAROLINA

HARRIS TEETER, INC.
 701 CRESTDALE ROAD
 MATTHEWS, NORTH CAROLINA 28105

REZONING PETITION
 FOR PUBLIC HEARING
 2011-046

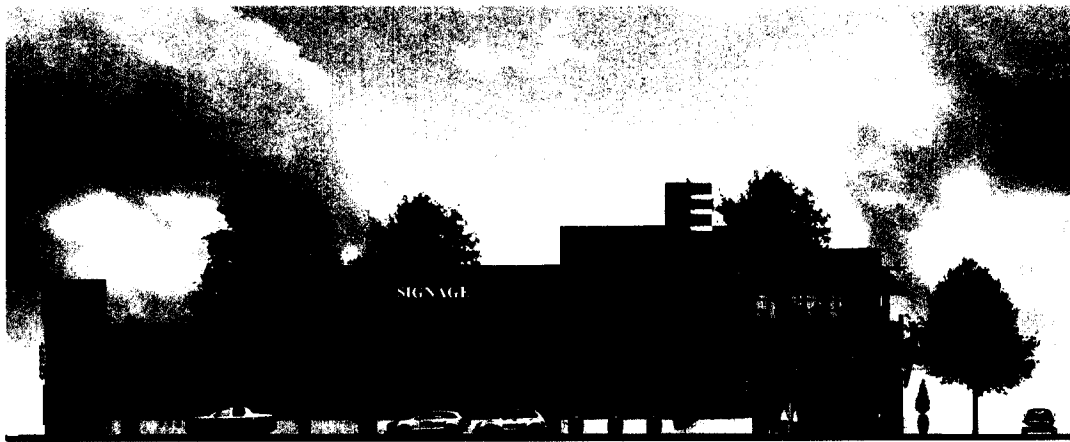


PROJECT #: 219-004
 DRAWN BY: DBS
 CHECKED BY: DBM

STREET IMPROVEMENTS

APRIL 25, 2011

- REVISIONS:
- 6/20/11 - PER CMPC COMMENTS
 - 7/22/11 - PER CMPC COMMENTS
 - 7/26/11 - ADDED GREENSCREEN DETAIL



NORTH ELEVATION FACING CENTRAL AVENUE



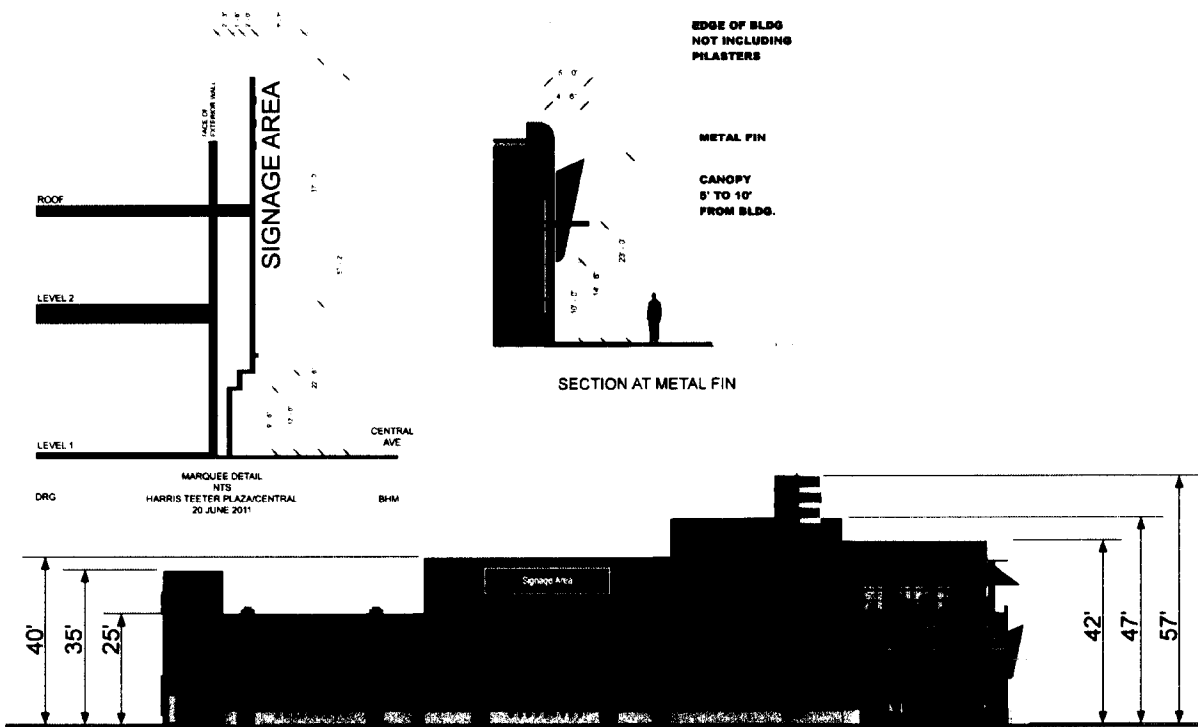
EAST ELEVATION FACING ENTRANCE PARKING FIELD



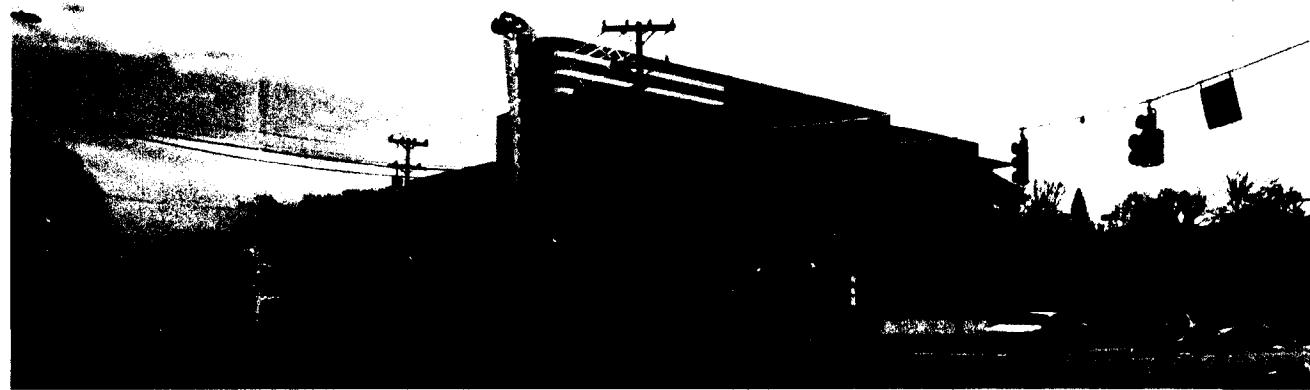
SOUTH ELEVATION FACING MCCLINTOCK RD



WEST ELEVATION FACING THE PLAZA



NORTH ELEVATION FACING CENTRAL AVE



RENDERING FACING THE PLAZA & CENTRAL AVE CORNER

APPROVED BY
CITY COUNCIL

SEP 19 2011



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HARRIS TEETER
CENTRAL AVENUE, CHARLOTTE, NORTH CAROLINA

HARRIS TEETER, INC.
701 CRESTDALE ROAD
MATTHEWS, NORTH CAROLINA 28105

BUILDING
ELEVATIONS

PROJECT # 219-004

FOR PUBLIC HEARING
2011-046

DATE: JUNE 20, 2011

REVISIONS

SHEET RZ- 4

Note: These elevations are provided to reflect the architectural style and quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations as long as the general architectural concepts and intent illustrated is maintained). Project street trees have been removed from these illustrations to enable viewing of the building elevations.