



Charlotte-Mecklenburg Planning Department

DATE: August 4, 2015

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

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SUBJECT: Administrative Approval for Petition No. 2012-101 Dixie River Land Company

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Site Layout for the proposed retail use (Harris Teeter Fueling Station)
- Building Elevations
- Landscaping plan


Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was note reviewed as part of this request.



 Harris Teeter Fuel

ATTACHED TO ADMINISTRATIVE
APPROVAL

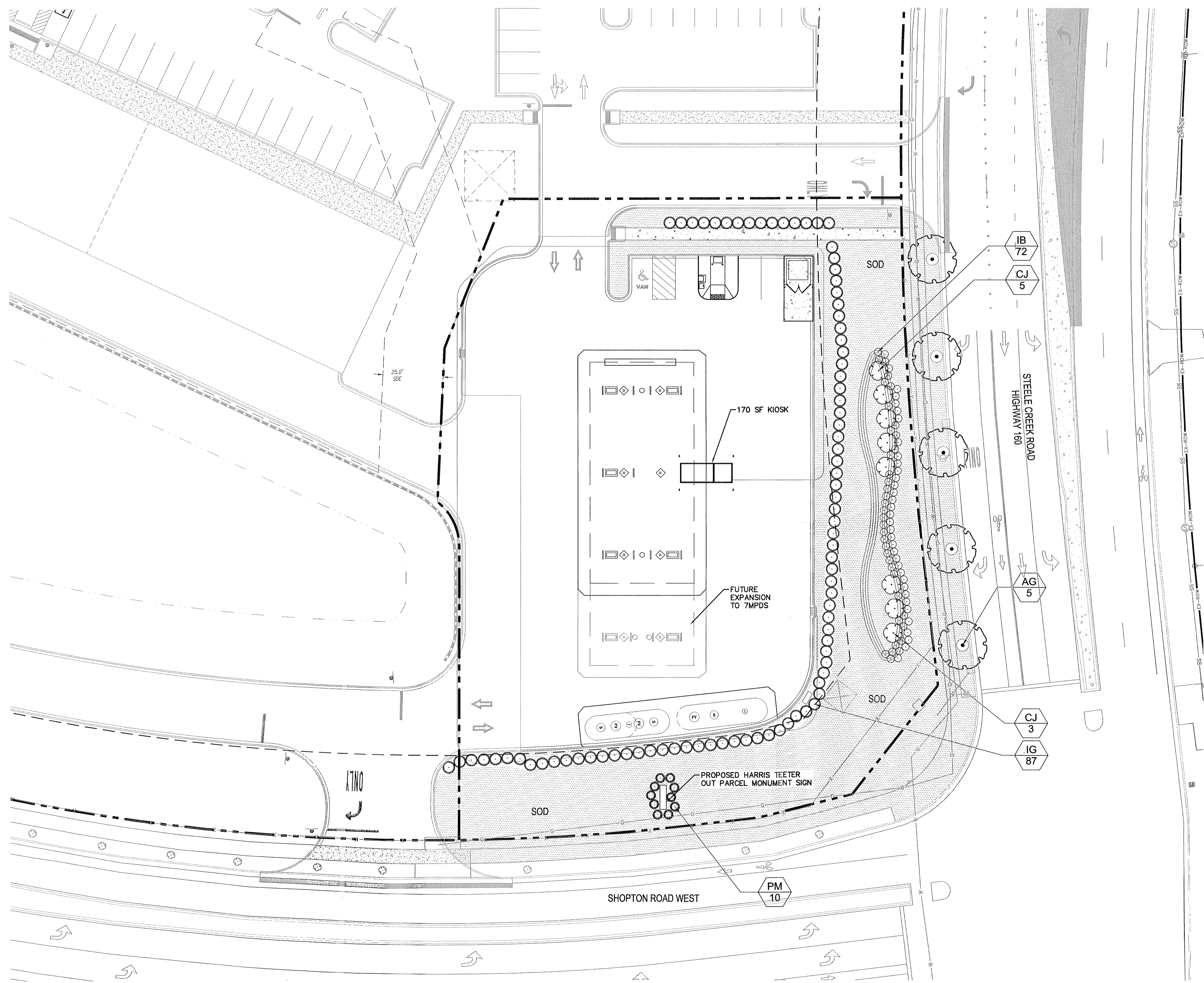
AUG 4 2015

 **Harris Teeter**
Neighborhood Food & Pharmacy

Kimley»Horn

July 27, 2015 - 3:34pm By: Hannah.Barrow

K:\CHL_PRA\015640 Harris Teeter_025 Berwick, Charlotte, NC Fuel Center_V02 - DWG\PlanSheets\C-21 SITE PLAN.dwg



PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT. | SIZE | DETAIL | REMARKS |
|---------------|-------------------------|-------------------------------|---------------------|-------|---------|---------|---------|
| | 5 | Acer glabrum 'Gingertree' | Paperbark Maple | 8 & 8 | 2" Cal | | |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | CONT. | SIZE | DETAIL | REMARKS |
| | 8 | Camellia japonica | Camellia | 5 gal | | | |
| | 72 | Ilex cornuta 'Burfordii Nana' | Dwarf Burford Holly | 3 gal | | | |
| | 87 | Ilex glabra | Inkberry Holly | 3 gal | | | |
| | 10 | Pieris forbesiana | Mountain Pieris | 3 gal | | | |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | CONT. | SIZE | SPACING | REMARKS | |
| | Festuca x 'Bolero Plus' | Bolero Fescue | Sod | | | | |

ZONING CODE SUMMARY

PROJECT NAME: STORE 003 - BEREWICK
 CLIENT NAME: HARRIS TEETER, LLC.
 PHONE#: (704)944-3100
 PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES
 PHONE#: (704)333-5131
 TAX PARCEL ID: SHOPTON ROAD WEST AND STEELE CREEK ROAD
 STREET ADDRESS: CHARLOTTE, NC 28273
 ZONING: COMMERCIAL CENTER (CC)
 PROPOSED USE: FUEL SALES
 BUILDING HEIGHT: 1.094 ACRES
 LOT SIZE:
 MINIMUM LOT WIDTH:
 MINIMUM LOT DEPTH:
 MAX BUILDING HEIGHT: 40 FEET
 JURISDICTION: CITY OF CHARLOTTE
 YARD REQUIREMENTS:
 SETBACK (FRONT): 35 FEET
 SIDE YARD (EAST): 25 FEET
 SIDE YARD (WEST): 25 FEET
 REAR YARD: 25 FEET

PARKING SUMMARY

PARKING REQUIREMENT: 1 SPACE PER 250 SF
 TOTAL PARKING REQUIRED: 1 SPACES INC. 1 HANDICAP
 TOTAL PARKING PROVIDED: 3 SPACES INC. 1 HANDICAP

ATTACHED TO ADMINISTRATIVE APPROVAL
 AUG 4 2015

