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LAND DEVELOPMENT DESIGN SERVICES

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Charter Properties

1520 SOUTH BOULEVARD
SUITE 215
CHARLOTTE, NC 28203

Steelecroft
Rezoning Plan

APPROVED BY CITY COUNCIL
DATE 11/21/05

CITY OF CHARLOTTE
MECKLENBURG COUNTY

Rezoning
Petition

For Public Hearing
Petition # 2005-149

PROJECT NUMBER: 04-083

DRAWN BY: KRK, ABS, JAW

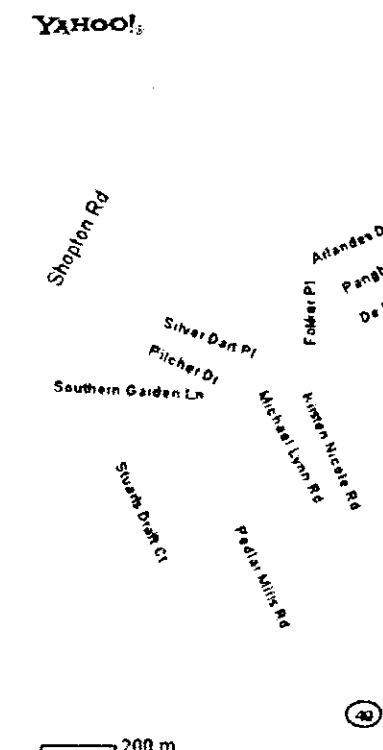
DESIGNED BY: BCS

ISSUE DATE: 07.25.05

NO.	DATE	BY	REVISIONS
4	11/08/05	JAW	PER COMMENTS
3	10/21/05	JAW	PER COMMENTS
2	10/03/05	JJK	PER COMMENTS
1	9/29/05	JJK	PER COMMENTS



Vicinity Map



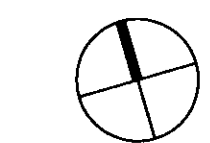
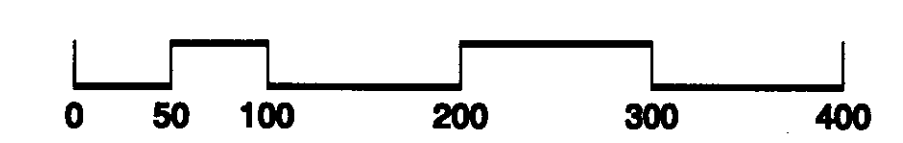
Development Standards

- 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 plan is intended to reflect 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 ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
- Any detached lighting on the site will be limited to 20 feet in height and be fully shielded. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- The use of the site will be for a multifamily housing development and related accessory uses.
- All multifamily buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
- Access will be provided by a driveway or public street connection to NC 160 and to other properties. The exact location of the access to NC 160 will be subject to approval by the appropriate transportation authority. In following CDOT's request, the Petitioner will work with the adjacent existing neighborhood shopping center to provide driveway access to the new public street.
- If in the future a public street exists along the Southwestern property line, the Petitioner will follow the ordinance requirements for setbacks along public streets.
- The Petitioner and owner of the adjacent undeveloped portion of the shopping center understand that a buffer will be required to be installed in accordance with the ordinance when this portion of the shopping center portion is developed. With regards to the new zoning boundary adjacent to the existing shopping center site, the Petitioner commits to installing 50% of the buffer requirement along the new zoning line either individually or in conjunction with the adjacent shopping center owner. The Petitioner reserves the right to propose an alternate buffer treatment and/or a variance from the strict application of ordinance in this location to recognize the existing conditions and unique circumstances of this requirement on this portion of the site.
- The open space areas on the site will be developed to include active and passive recreation amenities such as a swimming pool, pathways, seating, gardens, outdoor cooking areas and other pedestrian amenities.
- The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street. The Petitioner will also install a pedestrian connection from the site to the property line of the adjoining school/library site at a location to be agreed upon by the Petitioner and the adjoining property owner, such installation to occur at the time that the connecting pedestrian connection is constructed on the adjoining property to the Petitioner's property line. In addition, the Petitioner will coordinate with the adjoining multifamily development to the south regarding a pedestrian connection(s) between two sites, such connection(s) to be located and installed upon agreement between the property owners.
- No storm water detention will be placed in any setbacks or buffers, unless the topography of the site and the design of the facilities limits the location to the setback or buffer and then only if such facility is designed and maintained as part of the landscaping of the site. The Petitioner will tie-in to the existing storm water system(s) if any exist in the area. The Petitioner will have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the Petitioner will provide alternate methods to prevent this from occurring. If the system is already out of standard, then the Petitioner's development will be designed so as to not place the downstream system further out of standard. The development of the Petitioner's site will comply with all adopted post construction storm water standards that may be applicable to the site.
- The Petitioner will control and treat the difference in storm water runoff volume leaving the project site between the pre and post development runoff conditions for the 1-year 24-hour storm. Runoff draw down time will be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.
- The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc.) will be incorporated into the site to assure that all detained water will have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in N.C. Department of Environmental and Natural Resources Best Management Practices Manual, April 1999.
- The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate 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.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Initial submission July 18, 2005
Revised per staff comments September 29, 2005
Revised per staff comments October 20, 2005
Revised per Zoning Committee approval November 3, 2005

Tabulation:

Tax Parcel:	199-511-10 199-511-08
Area:	43.3 +/- AC.
Existing Zoning:	R-17MF(CD), R-5(CD), CC
Proposed Zoning:	R-17MF(CD) R-17MF(CD) SPA CC SPA
Proposed Dwellings:	608
Density:	14.0 DUA



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