

DEVELOPMENT DATA TABLE	
SITE AREA	±114,633 SQFT (2.632 ACRES)
TAX PARCEL INCLUDED WITHIN THE AREA TO BE REZONED	217-222-40 PORTION, 217-102-06
EXISTING ZONING	MX-3 AND R-3 (LLW-CA*)
PROPOSED ZONING	O-1 (CD) (LLW-CA*)
EXISTING USES	VACANT
PROPOSED USES	USES ALLOWED IN THE O-1 DISTRICT
NON-RESIDENTIAL USES	MAXIMUM 25,000 SF
MAXIMUM FLOOR AREA RATIO	0.60
MINIMUM SETBACK	20'
MINIMUM SIDE YARD	10'
MINIMUM REAR YARD	20'
MAXIMUM BUILDING HEIGHT	40'
NUMBER OR RATIO OF PARKING SPACES REQUIRED	WILL MEET OR EXCEED ORDINANCE STANDARDS
MINIMUM OPEN SPACE REQUIRED	NOT APPLICABLE

*LLW-CA = LOWER LAKE WYLIE CRITICAL AREA

SITE INFORMATION

SITE ADDRESSES: GRAND PALISADES PARKWAY CHARLOTTE, NC 28278
15521 YORK ROAD CHARLOTTE, NC 28278

PROPERTY OWNER(S): CAROLINA CENTERS LLC AND C/O PROPERTY TAX DEPARTMENT 227 WEST TRADE STREET SUITE 100 CHARLOTTE, NC 28202
RIVER ROCK PROPERTIES LLC 3368 LAKE WYLIE DRIVE ROCK HILL, SC 29732

GENERAL PROVISIONS

- A. 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 AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.207 OF THE ZONING ORDINANCE.
- B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, 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 THAT MAY BE APPLICABLE TO THE SITE.
- C. 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.

PURPOSE

RESERVED
PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE O-1 DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN AND FURTHER LIMITED TO ONLY ONE USE SHALL BE PERMITTED WITH AN ACCESSORY DRIVE THROUGH SERVICE WINDOW/LANES.

TRANSPORTATION

- A. THE SITE WILL HAVE A FULL ACCESS CONNECTION TO LANGSTON DR. AS GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE. THE SITE MAY ALSO BE CONNECTED TO DEVELOPMENT PARCELS LOCATED TO THE SOUTH OF LANGSTON DR. THESE CONNECTIONS MAY BE PRIVATE DRIVEWAYS, PUBLIC STREETS OR A COMBINATION OF BOTH.
- B. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
- C. THE EXACT LOCATION AND DESIGN OF THE ACCESS POINTS WILL BE DETERMINED DURING THE DESIGN AND DEVELOPMENT REVIEW FOR THE SITE.

ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE O-1 DISTRICT.

STREETScape AND LANDSCAPING

RESERVED

ENVIRONMENTAL FEATURES

THE BUFFERS ON THE SITE PLAN MAY BE REDUCED OR REMOVED IF THE ADJOINING PROPERTY FOR WHICH THE BUFFER WAS CREATED IS REZONED TO A CATEGORY WHERE THE BUFFER WOULD BE SMALLER OR WOULD NOT BE REQUIRED. THIS ACTION WILL NOT REQUIRE AN ADMINISTRATIVE AMENDMENT TO THE SITE PLAN.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED

PHASING

RESERVED

INITIAL SUBMISSION - 10-22-12

LEGAL DESCRIPTION

BEGINNING AT A #4 REBAR AT THE INTERSECTION OF N.C. HIGHWAY 49 AND GRAND PALISADES PARKWAY; THENCE ALONG N.C. HIGHWAY 49 FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) S 79°53'18" E A DISTANCE OF 74.80' TO A #4 REBAR; 2) S 79°53'17" E A DISTANCE OF 150.62' TO A #4 REBAR; 3) S 79°53'16" E A DISTANCE OF 50.49' TO A POINT; 4) S 77°18'40" E A DISTANCE OF 47.08' TO A #4 REBAR; 5) S 77°18'40" E A DISTANCE OF 102.69' TO A #4 REBAR MARKING THE WESTERN BOUNDARY OF WALTER B. BAILES (NOW OR FORMERLY); THENCE LEAVING THE RIGHT OF WAY OF N.C. HIGHWAY 49 AND RUNNING WITH THE BOUNDARY LINE OF WALTER B. BAILES S 11°39'22" W A DISTANCE OF 150.20' TO A #4 REBAR MARKING THE NORTHERN RIGHT OF WAY OF LANGSTON DRIVE; THENCE WITH SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) S 77°57'59" W A DISTANCE OF 102.88' TO A #4 REBAR; 2) S 78°34'28" W A DISTANCE OF 99.86' TO A #4 REBAR; 3) S 78°59'42" W A DISTANCE OF 293.42' AND PASSING A #4 REBAR AT 151.97' TO A POINT IN THE EASTERN RIGHT OF WAY OF GRAND PALISADES PARKWAY; THENCE FOLLOWING SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 94.27', WITH A RADIUS OF 612.62', WITH A CHORD BEARING OF N 13°33'44" E, WITH A CHORD LENGTH OF 94.17' TO A #4 REBAR; 2) WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 76.90', WITH A RADIUS OF 619.00', WITH A CHORD BEARING OF N 03°39'13" E, WITH A CHORD LENGTH OF 76.85' TO A #4 REBAR; 3) N 00°05'41" E A DISTANCE OF 98.73' TO A #4 REBAR; 4) N 50°48'04" E A DISTANCE OF 92.90' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 2.627 ACRES MORE OR LESS.

N/F HARRY C SALVAGGIO AND LISA SALVAGGIO TAX ID: 199-452-10 DB 9704 PG 984 EX. ZONING: R-5

N/F PATRICIA FOY TAX ID: 199-452-11 DB 814 PG 982 EX. ZONING: R-3

N/F NEIL V MCDANIEL JR TAX ID: 199-452-12 DB 8439 PG 584 EX. ZONING: R-3

N/F JOSEPH M BARGAR AND BETH BARGAR TAX ID: 199-452-13 DB 8759 PG 515 EX. ZONING: R-3

YORK ROAD NC HIGHWAY 49 RW VARIES

N/F RIVER ROCK PROPERTIES LLC TAX ID: 217-102-06 DB 25393 PG 669 EX. ZONING: R-3

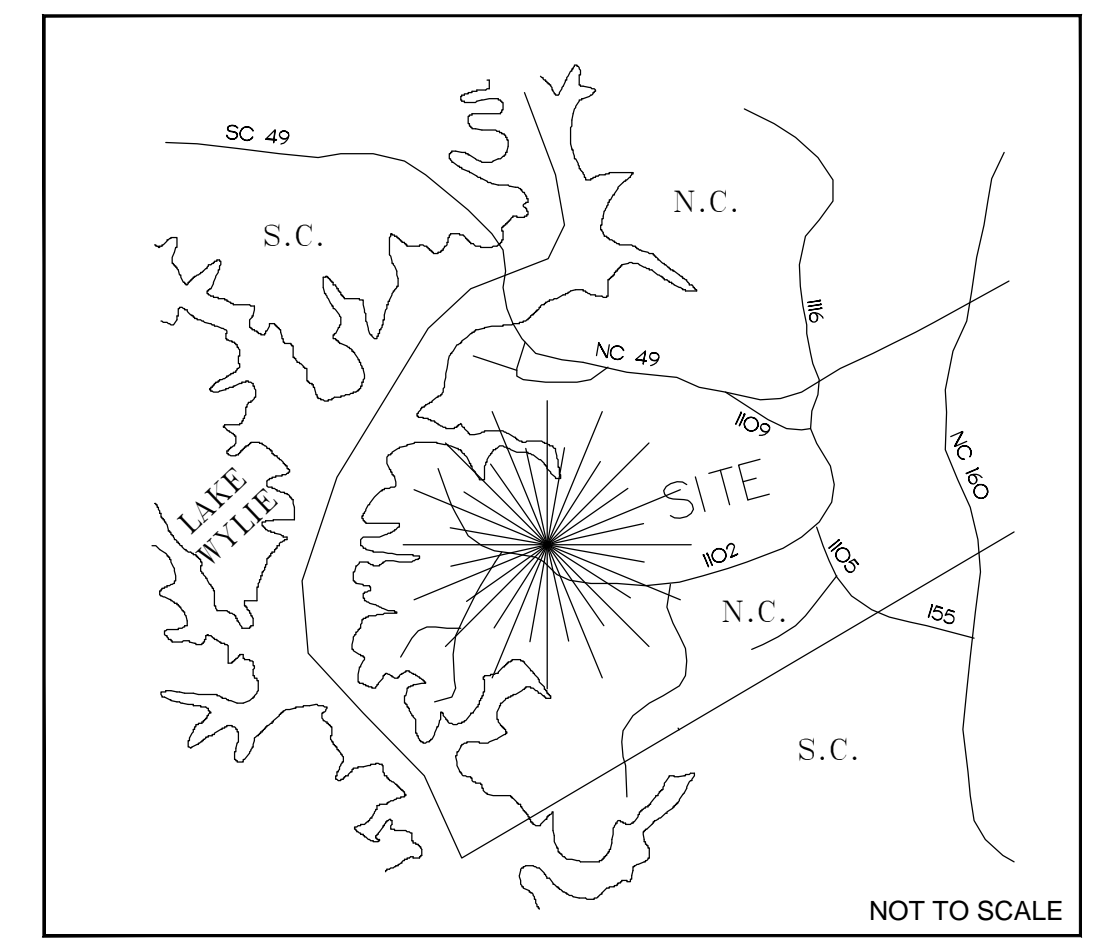
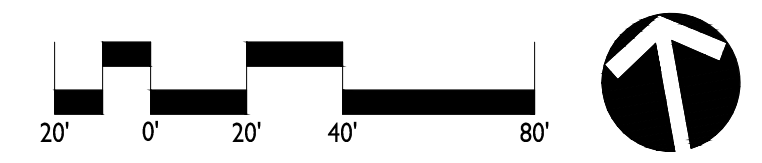
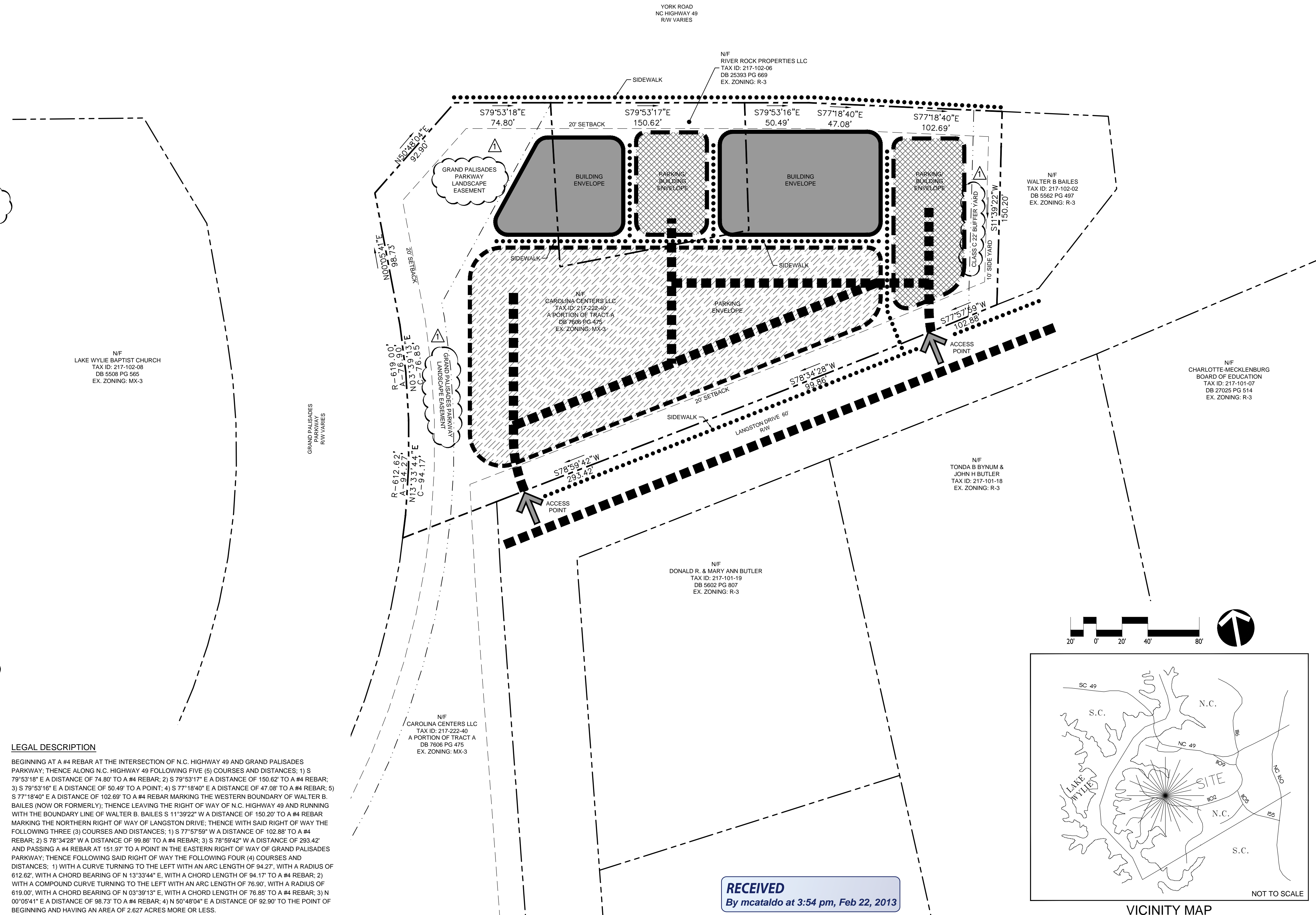
N/F WALTER B BAILES TAX ID: 217-102-02 DB 5562 PG 497 EX. ZONING: R-3

N/F CHARLOTTE MECKLENBURG BOARD OF EDUCATION TAX ID: 217-101-07 DB 27025 PG 514 EX. ZONING: R-3

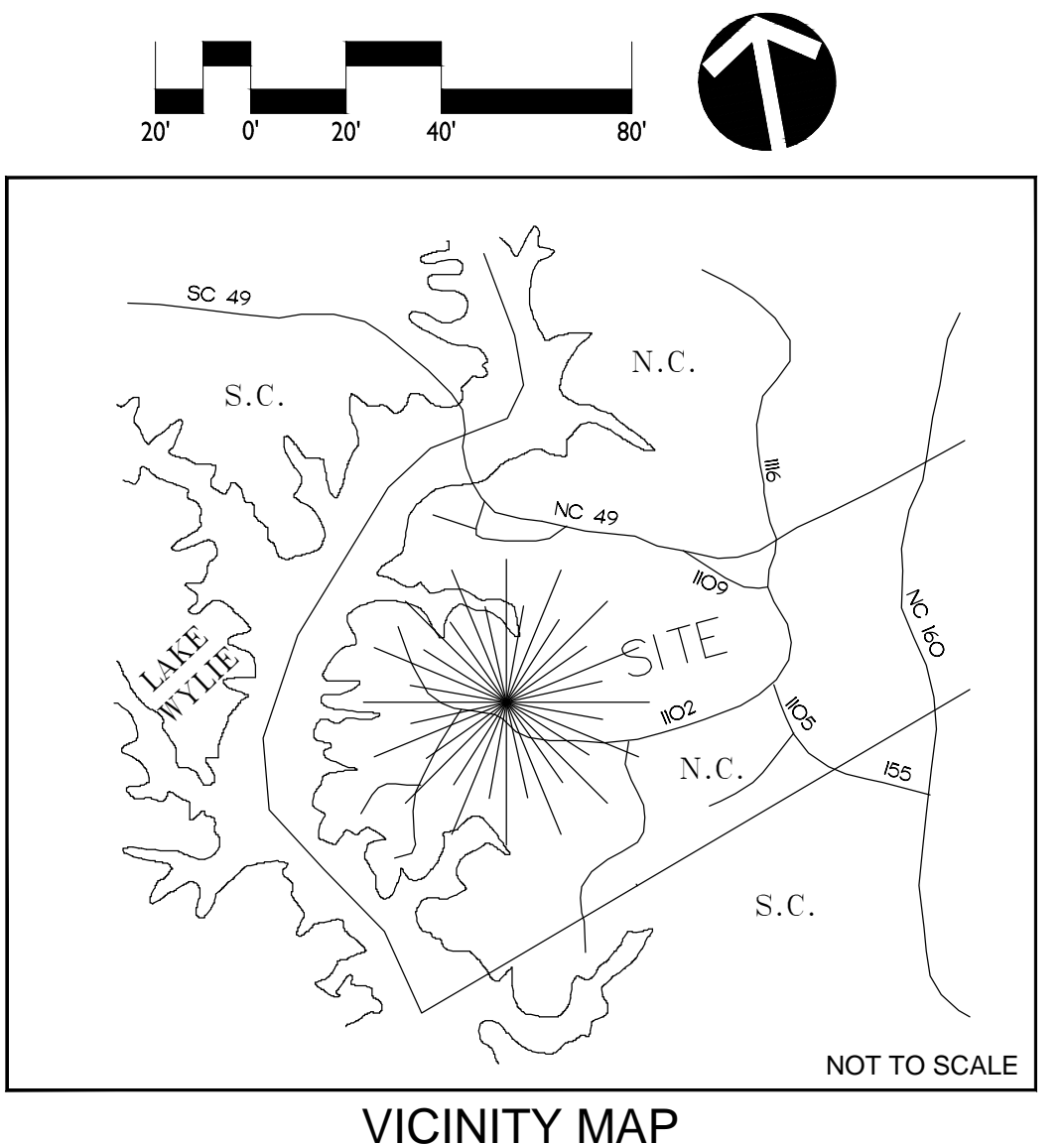
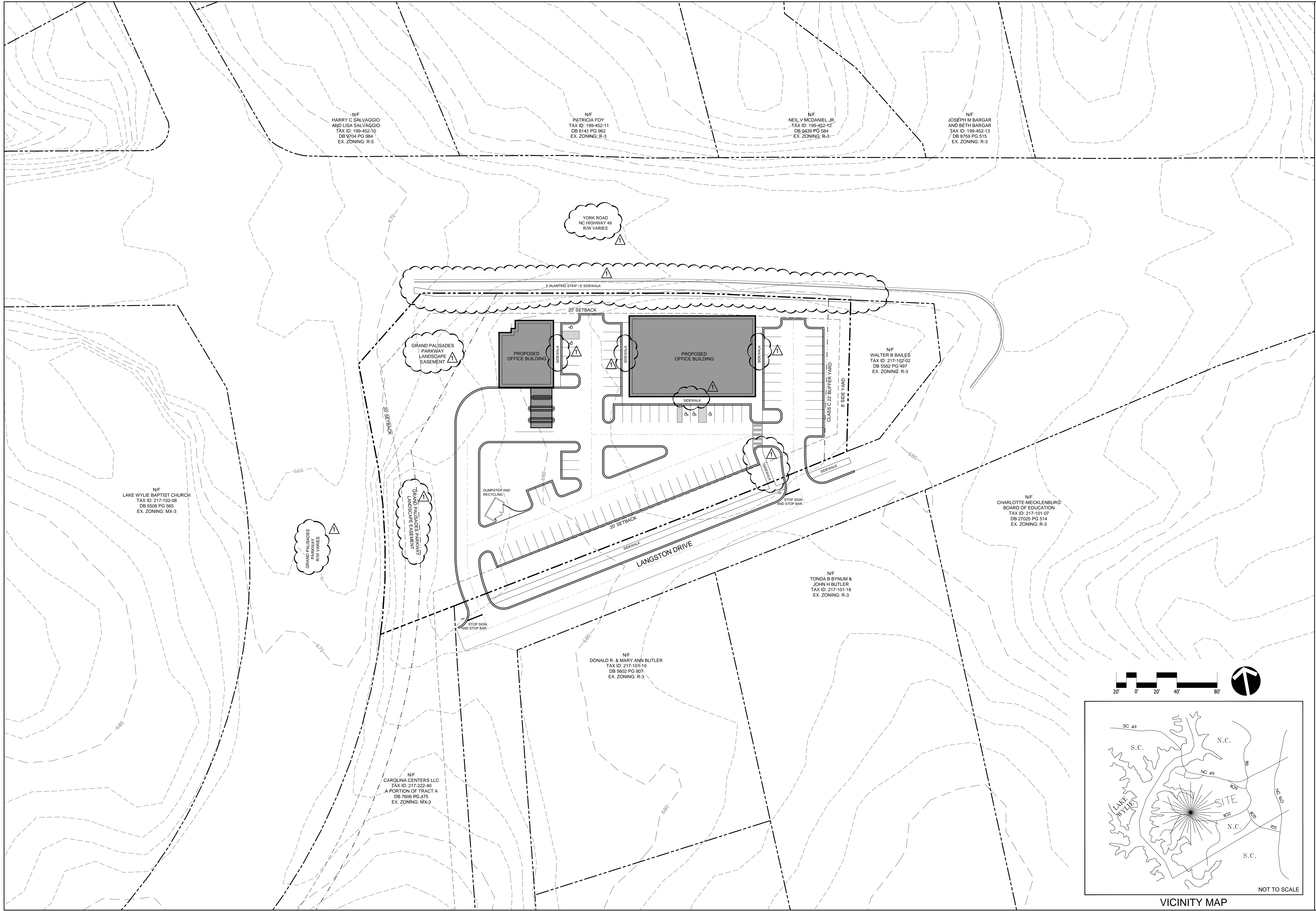
N/F TONDA B BYNUM & JOHN H BUTLER TAX ID: 217-101-18 EX. ZONING: R-3

N/F DONALD R. & MARY ANN BUTLER TAX ID: 217-101-19 DB 5602 PG 807 EX. ZONING: R-3

N/F CAROLINA CENTERS LLC TAX ID: 217-222-40 A PORTION OF TRACT A DB 7688 PG 475 EX. ZONING: MX-3



RECEIVED
By mcaitalo at 3:54 pm, Feb 22, 2013





N/F
LAKE WYLIE BAPTIST CHURCH
TAX ID: 217-102-08
DB 5508 PG 565
EX. ZONING: MX-3

N/F
HARRY P. SALVAGGIO
AND LISA SALVAGGIO
TAX ID: 198-452-10
DB 9704 PG 364
EX. ZONING: R-3

N/F
PATRICIA FOY
TAX ID: 199-452-11
DB 8304 PG 362
EX. ZONING: R-3

N/F
NEIL M. DANIEL JR.
TAX ID: 199-452-12
DB 8308 PG 364
EX. ZONING: R-3

N/F
JOSEPH M. BARGAR
AND BETH BARGAR
TAX ID: 198-452-13
DB 8700 PG 319
EX. ZONING: R-3

GRAND PALISADES
PARKWAY
RW VARIES

GRAND PALISADES
PARKWAY
EASEMENT

PROPOSED
OFFICE BUILDING

PROPOSED
OFFICE BUILDING

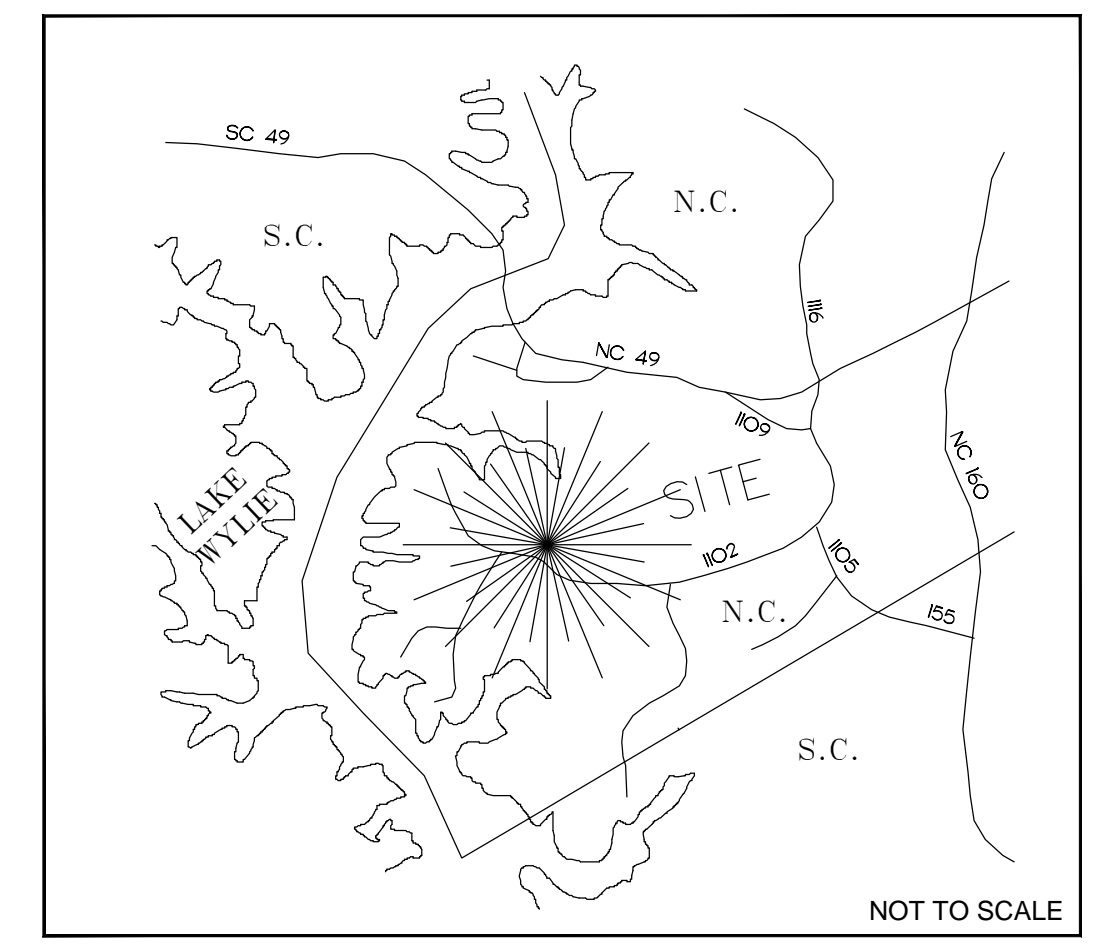
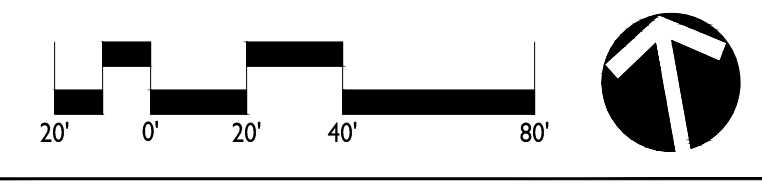
N/F
WALTER B. BAILES
TAX ID: 217-102-02
DB 5562 PG 497
EX. ZONING: R-3

N/F
CHARLOTTE ROCKLEBURG
BOARD OF EDUCATION
TAX ID: 217-101-17
DB 27026 PG 516
EX. ZONING: R-3

N/F
TONDA B. BYNUM &
JOHN H. BUTLER
TAX ID: 217-101-18
EX. ZONING: R-3

DONALD R. & MARY ANN BUTLER
TAX ID: 217-101-16
DB 5502 PG 507
EX. ZONING: R-3

N/F
CAROL M. GENTERSILL
TAX ID: 217-101-15
A. PORNOK GETZNER
DB 9700 PG 319
EX. ZONING: R-3



VICINITY MAP
NOT TO SCALE

DATE: 2/22/13
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: DCS
SCALE: 1"=40'
PROJECT #: 1012209
SHEET #:

REVISIONS:
02/22/13 - REVISIONS PER CITY COMMENTS

PALISADES OFFICE PARCEL
CONDITIONAL REZONING
RIVER ROCK / CAROLINA CENTER TRACTS, CHARLOTTE, NORTH CAROLINA
CONTEXT PLAN

REZONING
PETITION NO. 2013-004