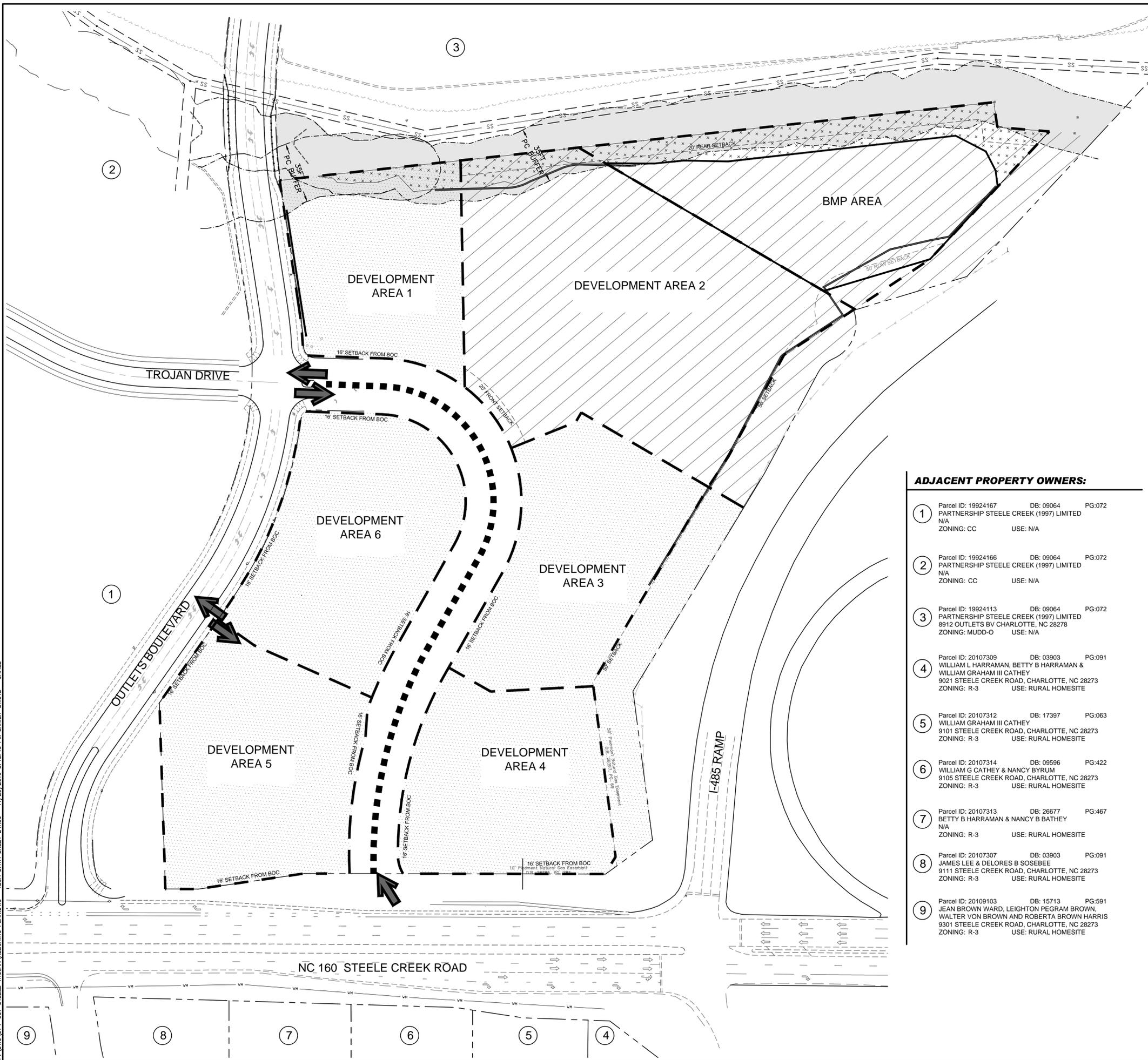


P:\DWG\574-007 STEELE TROJAN\REZONING PLANNING TECH DATA SHEET 24X36 11/29/2016 3:46:40 PM LANIER-LICTB CHASE



**SITE DEVELOPMENT DATA**

- **ACREAGE:** ± 14.958 ACRES
- **TAX PARCEL #:** 199-59-109, 199-24-126, 199-24-125, 199-24-124, 199-24-123, 199-24-122, 199-24-302, 199-24-155, 199-24-306, 199-24-307, 199-24-308, AND 199-24-301.
- **EXISTING ZONING:** R-3(LLWPA) AND CC (LLWPA)
- **PROPOSED ZONING:** O-2(CD)(LLWPA) AND NS(LLWPA)
- **EXISTING USES:** VACANT
- **PROPOSED USES:** RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), GENERAL AND MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE AS ALLOWED IN THE NS ZONING DISTRICT, AND A HOTEL AND GENERAL AND MEDICAL OFFICE USES AS ALLOWED IN THE O-2 ZONING DISTRICT, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS AND O-2 ZONING DISTRICTS (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 35,000 SQUARE FEET OF GROSS FLOOR AREA WITHIN THE PORTION OF THE SITE ZONED NS, AND A HOTEL WITH UP TO 180 ROOMS, OR 50,000 SQUARE FEET OF GROSS FLOOR AREA OF GENERAL OR MEDICAL OFFICE USES IN THE PORTION OF THE SITE ZONED O-2, AND AS ALLOWED BY THE CONVERSION PROVISIONS BELOW.
- **MAXIMUM BUILDING HEIGHT:** AS ALLOWED BY THE ORDINANCE.
- **PARKING:** PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

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 LAND PLANNERS

5950 Fairview Rd. • Suite 100 • Charlotte, NC 28210  
 (704) 553-8881 • Fax (704) 553-8600  
 Firm License #C-1157

Seal

**ADJACENT PROPERTY OWNERS:**

1	Parcel ID: 19924167 PARTNERSHIP STEELE CREEK (1997) LIMITED N/A ZONING: CC	DB: 09064 USE: N/A	PG:072
2	Parcel ID: 19924166 PARTNERSHIP STEELE CREEK (1997) LIMITED N/A ZONING: CC	DB: 09064 USE: N/A	PG:072
3	Parcel ID: 19924113 PARTNERSHIP STEELE CREEK (1997) LIMITED 8912 OUTLETS BV CHARLOTTE, NC 28278 ZONING: MUDD-O	DB: 09064 USE: N/A	PG:072
4	Parcel ID: 20107309 WILLIAM L HARRAMAN, BETTY B HARRAMAN & WILLIAM GRAHAM III CATHEY 9021 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 03903 USE: RURAL HOMESITE	PG:091
5	Parcel ID: 20107312 WILLIAM GRAHAM III CATHEY 9101 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 17397 USE: RURAL HOMESITE	PG:063
6	Parcel ID: 20107314 WILLIAM G CATHEY & NANCY BYRUM 9105 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 09596 USE: RURAL HOMESITE	PG:422
7	Parcel ID: 20107313 BETTY B HARRAMAN & NANCY B BATHEY N/A ZONING: R-3	DB: 26677 USE: RURAL HOMESITE	PG:467
8	Parcel ID: 20107307 JAMES LEE & DELORES B SOSEBEE 9111 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 03903 USE: RURAL HOMESITE	PG:091
9	Parcel ID: 20109103 JEAN BROWN WARD, LEIGHTON PEGRAM BROWN, WALTER VON BROWN AND ROBERTA BROWN HARRIS 9301 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 15713 USE: RURAL HOMESITE	PG:591

**TREE SAVE / NATURAL AREA**

A MINIMUM OF 15% OF THE SITE SHALL BE PRESERVED AND/OR MITIGATED AS TREE SAVE AREA AS DEFINED BY THE ORDINANCE.  
 A MINIMUM OF 10% OF THE SITE SHALL BE PRESERVED AND/OR MITIGATED AS NATURAL AREA AS DEFINED BY THE ORDINANCE.

**LEGEND**

	O-2(CD)		POSSIBLE TREE SAVE AREA
	NS		SWIM BUFFER

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 www.ncococ.org

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 60 ft.

PROJECT STEELE - TROJAN  
 CITY OF CHARLOTTE, NC

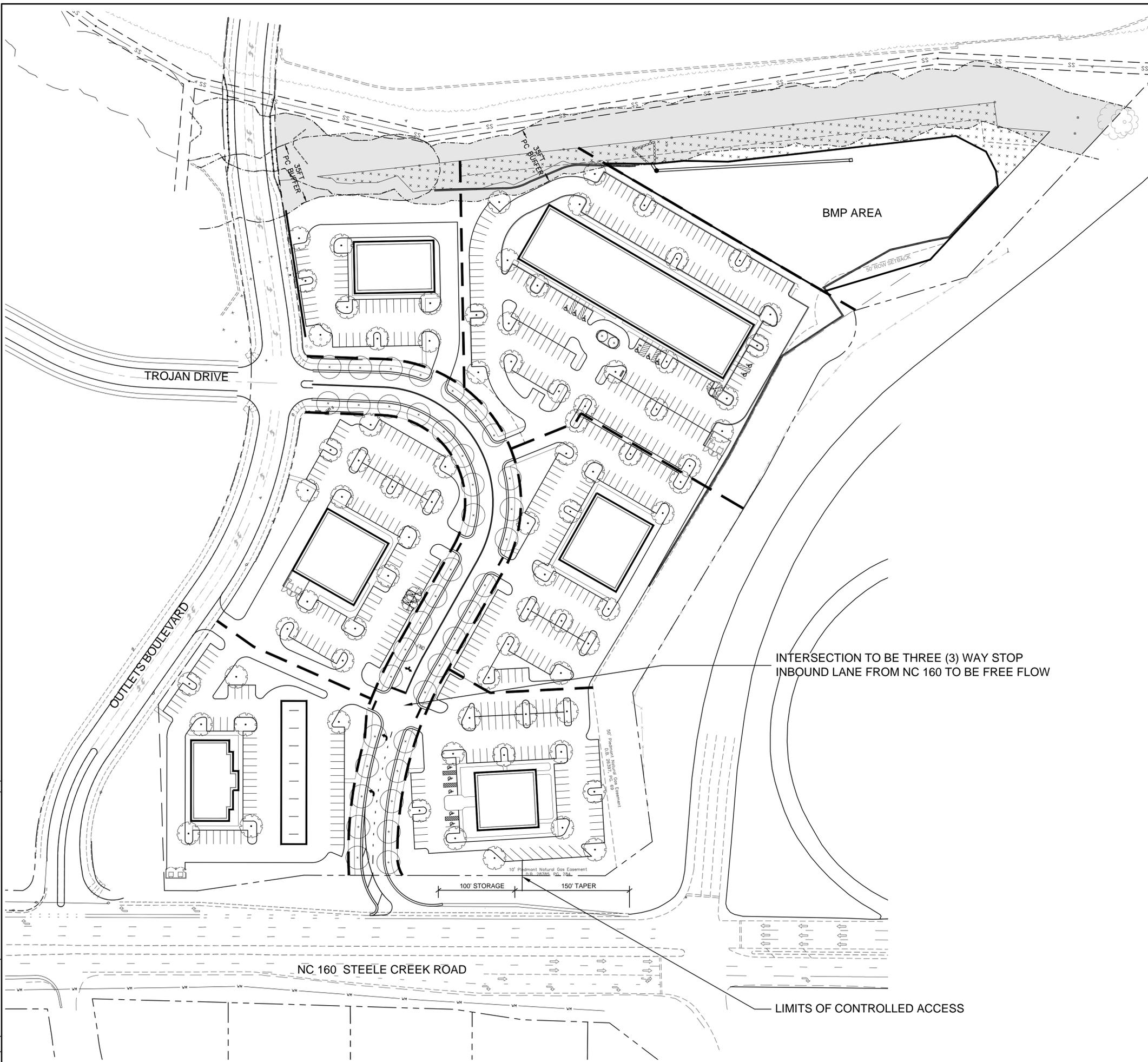
TECHNICAL DATA SHEET

Project Number: 574-007  
 Sheet: RZ1.0

Project: CTB  
 Engineer: ChB/KT  
 Drawn By: 11/28/2016  
 Date

Revisions

P:\DWG\574-007 STEELE TROJAN\REZONING PLAN.DWG PRELIM SKETCH PLAN 24X36 11/28/2016 1:22:53 PM LANIER-LICTB CHASE

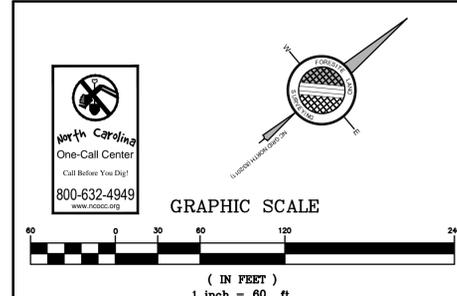


**SITE DEVELOPMENT DATA**

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- **PARKING:** PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

**LEGEND**

- POSSIBLE TREE SAVE AREA
- SWIM BUFFER



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Project: **PROJECT STEELE - TROJAN**  
 CITY OF CHARLOTTE, NC

Sheet Title: **CONCEPTUAL SITE PLAN**

Project Engineer: **CTB**  
 ChB/KT  
 Drawn By: **11/28/16**  
 Date

Revisions

Project Number: **574-007**  
 Sheet: **RZ2.0**

