

Colony at Piper Glen Development Standards  
Site Plan Amendment

General Provisions

- a. 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 as allowed under the provisions of Section 6.2 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, 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.
- 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

The purpose of this Rezoning application is to provide for the redevelopment of a portion of an existing office development with frontage along Rea Road and Ballantyne Commons Parkway. This redevelopment will provide the location for the installation of pathways and small structures for outdoor activity for the tenants and visitors to the office park. To achieve this purpose, the application seeks to modify the current B-1 SCD zoning for a portion of site with an NS district.

Permitted Uses

Uses allowed on the property included in this Petition are limited to pathways, small structures and other amenities for the tenants and visitors of the office park.as generally depicted on the site plan. The exact number and specific location will be determined during the design and development phase.

Transportation

- a. The site will have access to Piper Station Drive via an existing private driveway as identified on the concept plan for the site.
- b. Existing sidewalks will remain along Rea Road and Piper Station Drive.

Architectural Standards

Reserved

Streetscape and Landscaping

Reserved.

Environmental Features

Reserved.

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. Pedestrian scale lighting, ornamental landscaping lighting, and decorative lighting will be permitted throughout the site.

Phasing

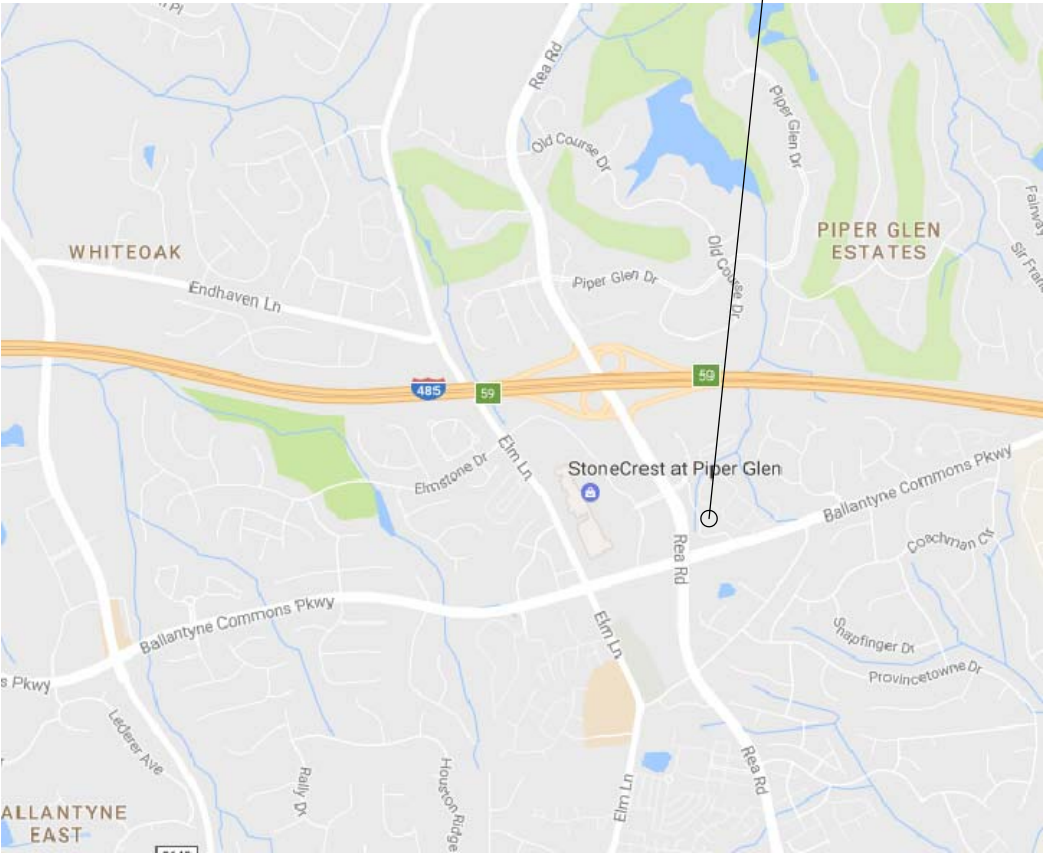
Reserved

Initial Submission- 4-17-17

Development Data Table:

Acreage:	±2.23 acres
Tax Parcels:	22504505
Existing Zoning:	B-1 (SCD)
Proposed Zoning:	NS
Existing Use:	Open Green Space
Proposed Use:	Improved Open Green Space

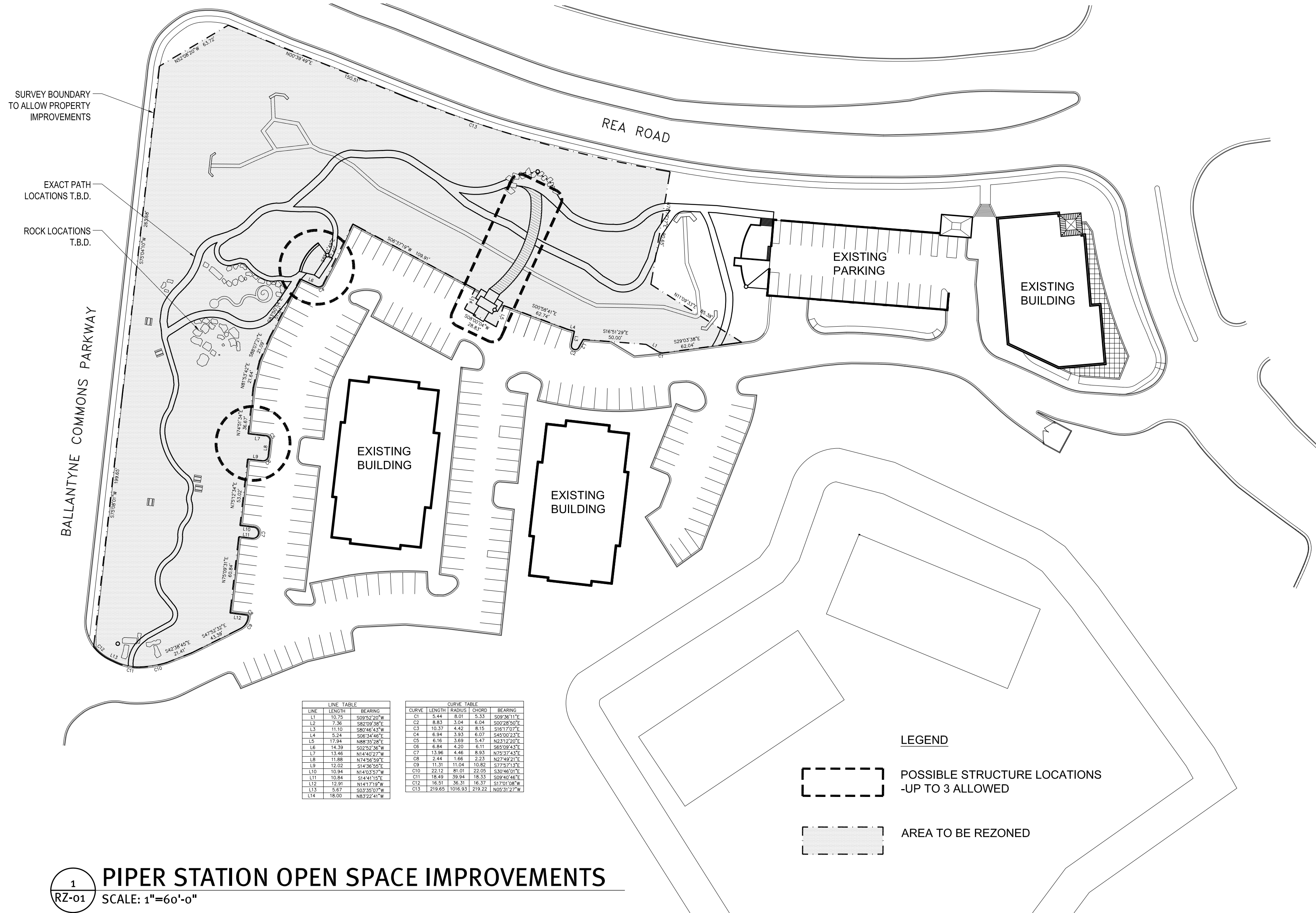
SITE



VICINITY MAP



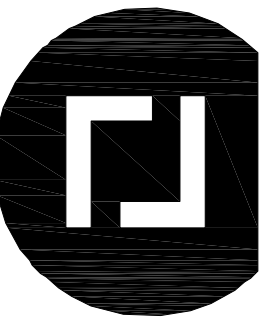
NOTE:  
SURVEY TAKEN BY THE ISAACS  
GROUP, P.C. ON 4/19/17



1  
RZ-01

PIPER STATION OPEN SPACE IMPROVEMENTS

SCALE: 1"=60'-0"



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PIPER STATION  
OPEN SPACE  
IMPROVEMENTS  
CHARLOTTE, NC

PROJECT NUMBER 1627  
I S S U E D A T E

DRAWING DATA

DRAWN BY: JL  
CHECKED BY: RJ  
FILE NUMBER:

SHEET TITLE

REZONING  
PETITION

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SHEET NUMBER

RZ-01

NOTICE

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