

CHARLOTTE-MECKLENBURG BOARD OF EDUCATION DEED BOOK 10759 PG 328 PARCEL ID: 19951103 ZONING: R-3

CHARLOTTE-MECKLENBURG BOARD OF EDUCATION DEED BOOK 10759 PG 305 PARCEL ID: 19951102 ZONING: R-3

PUBLIC LIBRARY OF CHARLOTTE A MECKLENBURG COUNTY DEED BOOK 12296 PG 670 PARCEL ID: 19951101 ZONING: INST

STEELE CREEK LODGE NO 737, A F & M DEED BOOK 21679 PG 403 PARCEL ID: 20123106 ZONING: INST(CD)

MECKLENBURG COUNTY DEED BOOK 20939 PG 413 PARCEL ID: 20123689 ZONING: R-4(CD)

SCBP DEVELOPER LLC DEED BOOK 31932 PG 343 PARCEL ID: 20123123 ZONING: O-1 (CD)

SCBP DEVELOPER LLC DEED BOOK 31932 PG 343 PARCEL ID: 20123122 ZONING: O-1 (CD)

SCGA LANDLORD LLC DEED BOOK 32622 PG 170 PARCEL ID: 20123126 ZONING: O-1 (CD)

SCBP DEVELOPER LLC DEED BOOK 31932 PG 343 PARCEL ID: 20123125 ZONING: O-1 (CD)

TFW ENTERPRISES LLC DEED BOOK 32622 PG 559 PARCEL ID: 20123124 ZONING: O-1 (CD)

MECKLENBURG COUNTY DEED BOOK 29041 PG 966 PARCEL ID: 20123121 ZONING: R-17MF(CD)

GOODWILL INDUSTRIES OF THE SOUTHERN PIEDMONT INC DEED BOOK 23382 PG 251 PARCEL ID: 20123118 ZONING: CC

OK STEELE CREEK PHASE II LLC, (C/O CHILDRESS KLEIN PROPERTIES INC, DEED BOOK 30099 PG 109 PARCEL ID: 20123116 ZONING: CC

C/O WESTWOOD FINANCIAL CORP, (P/S STEELE CREEK LLC, DEED BOOK 28696 PG 30 PARCEL ID: 20123115 ZONING: CC

**KEY:**

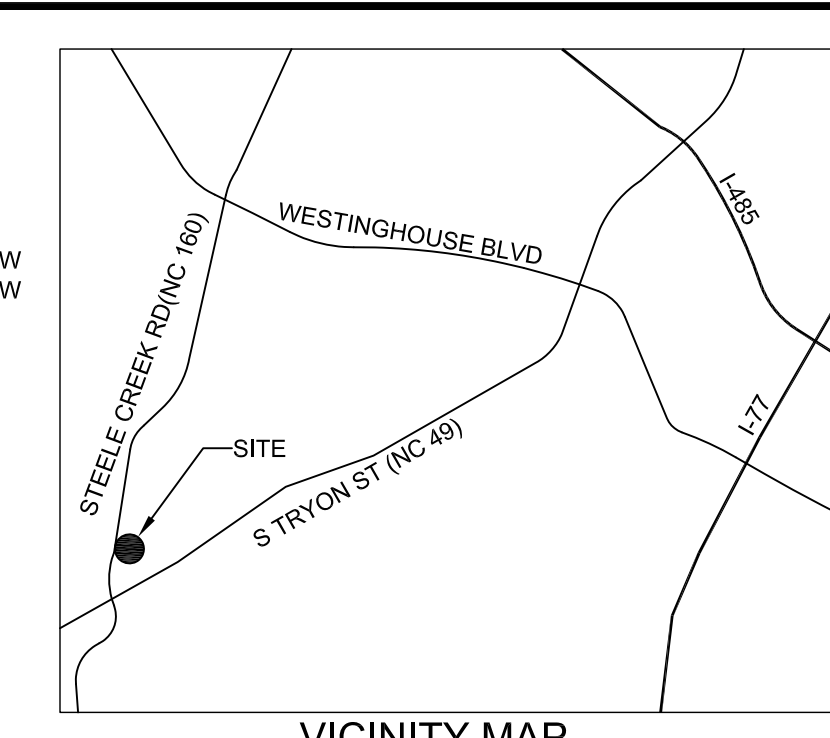
	PROPOSED STREET TREE	2" MIN CAL.	35' O.C.	LARGE MATURING
	PROPOSED SCREENING SHRUB	5 GAL.	4' O.C.	LARGE EVERGREEN
	PROPOSED PARKING LOT TREE	2" MIN CAL.	40' O.C.	LARGE MATURING
	PROPOSED PARKING LOT TREE	2" MIN CAL.	40' O.C.	SMALL MATURING

Planning Department  
**APPROVED BY CITY COUNCIL**  
November 19, 2018

This Plan Is A Preliminary Design. NOT Released For Construction.

**SITE DEVELOPMENT DATA:**

EXISTING ZONING:	O-1 (CD) PETITION # 98-59C
PROPOSED ZONING:	O-1 (CD) - SPA
SITE AREA:	8.6 AC
DISTURBED AREA:	0.7 AC
TAX PARCEL ID:	SEE DEVELOPMENT STANDARDS BELOW
PROPOSED USE:	SEE DEVELOPMENT STANDARDS BELOW
SETBACK:	35' (FROM PROPOSED R/W) ⚠
SIDEYARD:	10'
REAR YARD:	20'
MAX. BLDG HT:	40'
PARKING:	PER ORDINANCE
DAYCARE BUILDING:	±15,700 SF
EXISTING OFFICE BUILDINGS:	±6,906 SF



**DEVELOPMENT STANDARDS**

- GENERAL PROVISIONS**
  - These Development Standards form a part of the Rezoning Plan (the "Rezoning Plan") associated with the Rezoning Petition filed by SCBP Developer, LLC (the "Petitioner") to request an amendment to the approved Conditional Rezoning Plan relating to Rezoning Petition No. 1998-059(c) as administratively amended (the "Approved Plan"). The Approved Plan currently governs the use and development of the site subject to this site plan amendment request, which is an approximately 8.645 acre site located on the east side of Steele Creek Road, north of the intersection of Steele Creek Road and Steelercroft Parkway (the "Site"). The Site is comprised of Tax Parcel Nos. 201-231-22, 201-231-23, 201-231-24, 201-231-25 and 201-231-26.
  - Portions of the Site are currently under development pursuant to the Approved Plan and the relevant permits (LC-2018-00060).
  - The use and development of the Site will be governed by this Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
  - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the O-1 zoning district shall govern the use and development of the Site.
  - The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private drives and parking and circulation areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- PERMITTED USES/DEVELOPMENT LIMITATIONS**
  - Subject to the limitations set out below in paragraphs B and C, the Site may be devoted only to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the O-1 zoning district.
    - Professional business and general offices such as, but not limited to, banks, clinics, medical, dental and doctor's offices, veterinary clinics, government offices, post offices, optician's offices and similar uses.
    - Laboratories, medical, dental and optical.
    - Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths and designers of ornamental and precious jewelry.
    - Childcare centers, subject to the regulations of Section 12.502 of the Ordinance.
    - Large childcare centers, subject to the regulations of Section 12.502 of the Ordinance.
  - The total combined maximum gross floor area of the principal buildings located on the Site shall be 70,000 square feet.
  - The setback from Steele Creek Road shall be 35 feet as measured and depicted on the Rezoning Plan. Trees within the setback that are 8 inches in caliper or greater shall be preserved.
- TRANSPORTATION**
  - Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
  - The alignments of the private drives and the parking and vehicular circulation areas may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
  - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
  - Prior to the issuance of a certificate of occupancy for a new building constructed on the Site (other than the childcare center building that is currently under construction), Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Steele Creek Road as required to provide right of way measuring 15 feet from the eastern edge of the existing right of way for Steele Creek Road.
- ARCHITECTURAL STANDARDS**
  - The maximum height in stories of any building located on the Site shall be 2 stories.
  - The maximum height in feet of any building located on the Site shall be 40 feet as measured under the Ordinance.
  - Buildings constructed on the Site shall be residential styled (utilization of pitched roofs, colors, materials, etc.). Larger buildings on the Site shall be designed to incorporate a mixture of design styles/angles and a variety of building colors and materials to create varied building elevations/facades, thus establishing the effect of preventing and discouraging a long monotonous building facade.
  - Attached to the Rezoning Plan are conceptual, architectural renderings of various elevations of the building designated on the Rezoning Plan as the "Daycare Building" that are intended to depict the general conceptual architectural style and character of the various elevations of the Daycare Building. Accordingly, the elevations of the Daycare Building shall be designed and constructed so that the elevations are substantially similar in appearance to the attached relevant conceptual, architectural renderings with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations to these building elevations that do not materially change the overall conceptual architectural style and character shall be permitted.
- STREETScape/LANDSCAPING/BUFFERS**
  - A Class C buffer shall be established along the northern boundary line of the Site as depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to Section 12.302(8) of the Ordinance, the width of this Class C buffer has been reduced to 33 feet as depicted on the Rezoning Plan as a result of Petitioner's commitment to install a fence that meets the standards of Section 12.302(8) of the Ordinance.
  - In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
  - Any dumpsters located on the Site shall be screened with a solid enclosure with gates.
- GREENWAY**
  - Subject to the approval of the Planning Department, the Mecklenburg County Park and Recreation Department and any other governmental agencies, Petitioner shall grant a 20 foot wide easement to Mecklenburg County located along the northern boundary line of the Site (included within the 33 foot wide Class C buffer) from the western boundary line of the Site to the eastern boundary line of the Site for the construction and maintenance of a greenway trail by Mecklenburg County. Petitioner shall have no obligation to construct or maintain the greenway trail. In the event that the granting of this easement is not approved by the Planning Department, the Mecklenburg County Park and Recreation Department or any other governmental agencies, then Petitioner shall have no obligation to grant such easement.
- LIGHTING**
  - Any new freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
  - The maximum height of any newly installed freestanding lighting fixture on the Site shall be 21 feet.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
  - If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
  - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

**Landworks Design Group, PA**  
CREATING SPACES TO LIVE, WORK AND PLAY  
7621 Little Avenue, Suite 111  
Charlotte, NC 28226  
tel: 704-941-1604  
fax: 704-941-1604

**MCALISTER COURT**  
STEELE CREEK ROAD, CHARLOTTE, NC  
SCBP DEVELOPER LLC  
CHARLOTTE, NC

**REZONING SITE PLAN**  
REZONING PETITION:  
2018-091

CORPORATE CERTIFICATIONS  
NC PE - C-2930 NC LA - C-253  
SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL  
Drawn By: KKF  
Checked By: LHC  
Date: 07/10/2018  
Project Number: 16081

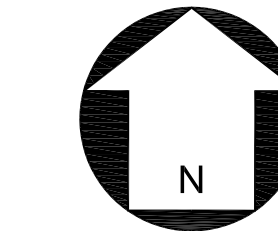
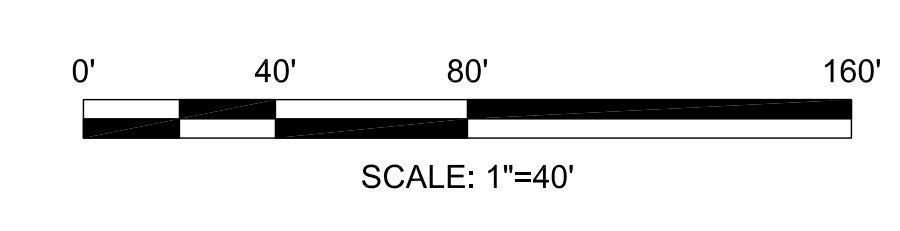
Sheet Number:

**RZ-1**

SHEET # 1 OF 3

**REVISIONS:**

No.	Date	By	Description
1	9/10/18	DRW	PER STAFF COMMENTS
2	10/22/18	MDH	PER STAFF COMMENTS

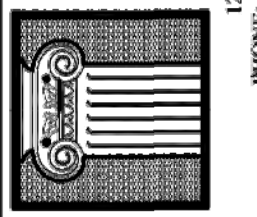


P:\2016 Jobs\16081 - Steele Creek Office-Daycare - Ligon\CAD\CADPHASE 3\16081\_RZ\_Plan.dwg

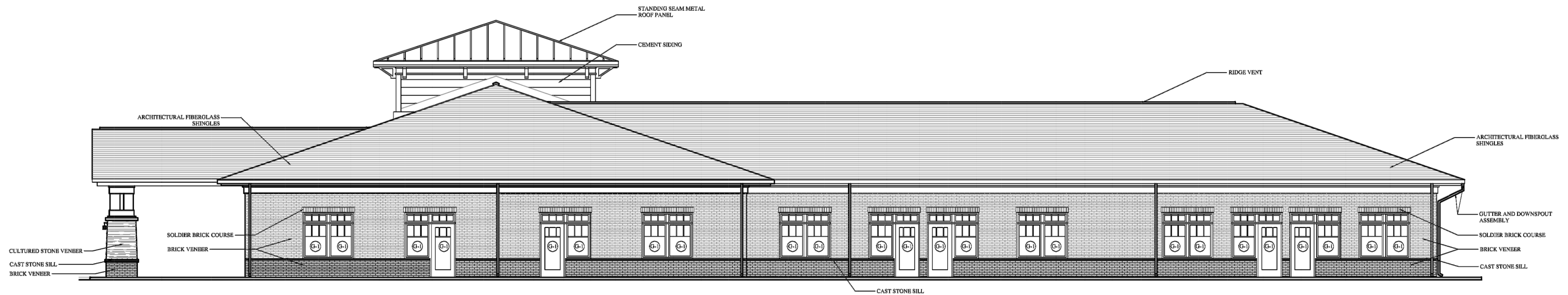
Attached to Administrative  
Approval

*Solomon A. Fortune*  
Solomon A. Fortune

**PRIEST  
ARCHITECTURE**  
1001 THE PLAZA - SUITE 400 - CHARLOTTE, NC 28205  
PHONE: 704-378-8100 FAX: 704-378-1910 MOBILE: 980-231-8000  
EMAIL: PRIESTARCHITECTURE@GMAIL.COM



1 SOUTH (MAIN ENTRANCE) DAYCARE ELEVATION  
A-1 3/16" = 1'-0" G-1 = CLEAR, INSULATED GLAZING



2 WEST (STEELE CREEK ROAD) DAYCARE ELEVATION  
A-1 3/16" = 1'-0" G-1 = CLEAR, INSULATED GLAZING

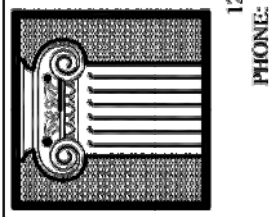
REVISIONS

NO.	DATE

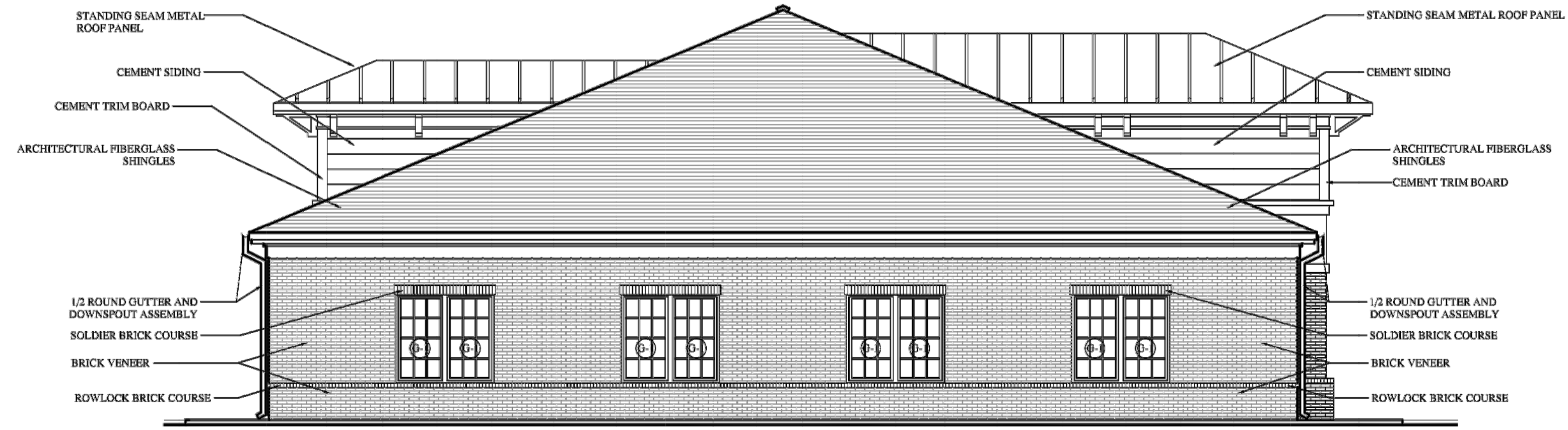
13739 STEELE CREEK ROAD SITE  
LIGON COMMERCIAL REAL ESTATE  
CHARLOTTE NORTH CAROLINA

Project No:  
Scale:  
Date Drawn: 3/20/17  
Sheet Title  
DAYCARE  
ELEVATIONS

A-1  
SHEET # 2 OF 3



**1 WEST (STEELE CREEK ROAD) OFFICE ELEVATION**  
A-2 3/16" = 1'-0"  
⊕ = CLEAR, INSULATED GLAZING



**2 NORTH (SIDE) OFFICE ELEVATION**  
A-2 3/16" = 1'-0"  
⊕ = CLEAR, INSULATED GLAZING

Attached to Administrative  
Approval

*Solomon A. Fortune* \$F  
Solomon A. Fortune

REVISIONS

NO.	DATE

13739 STEELE CREEK ROAD SITE  
LIGON COMMERCIAL REAL ESTATE  
CHARLOTTE NORTH CAROLINA

Project No:  
Scale:  
Date Drawn: 3/20/17  
Sheet Title  
OFFICE  
ELEVATIONS