

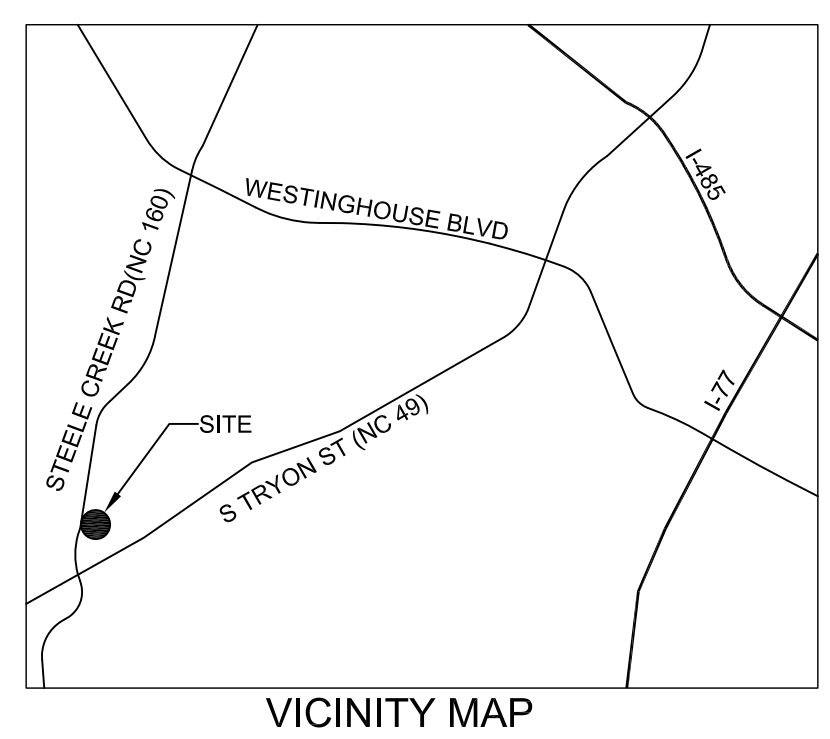
SITE DEVELOPMENT DATA:

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:
 SIDEYARD: 10'
 REAR YARD: 20'
 MAX. BLDG HT: 40'

PARKING PER ORDINANCE
 35' (FROM PROPOSED R/W) ▲

EXISTING OFFICE BUILDINGS: ±5,900SF
 PROPOSED OFFICE BUILDINGS: ±30,000SF
 DAYCARE BUILDING: ±15,700SF
 MAX. OFFICE SF PROPOSED: ±49,000SF TOTAL ▲



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. 1998-05(C) AS ADMINISTRATIVELY AMENDED (THE "APPROVED PLAN"). A COPY OF THE APPROVED PLAN IS ATTACHED HERETO AS SHEET RZ-2. 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 STEEL CREEK ROAD, NORTH OF THE INTERSECTION OF STEEL CREEK ROAD AND STEELCROFT 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.
- 2. 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, GYMNASIUMS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY.
 - CHILD CARE CENTERS, SUBJECT TO THE REGULATIONS OF SECTION 12.502 OF THE ORDINANCE.
 - LARGE CHILD CARE CENTERS, SUBJECT TO THE REGULATIONS OF SECTION 12.502 OF THE ORDINANCE.
- 3. 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 CHILD CARE 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 STEEL CREEK ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 15 FEET FROM THE EASTERN EDGE OF THE EXISTING RIGHT OF WAY FOR STEEL CREEK ROAD.
- 4. 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 VARIOUS BUILDING ELEVATIONS/FACADES, THIS 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.
- 5. 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(B) 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(B) 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.
- 6. 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 DOWNWARD, 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.
- 7. 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.

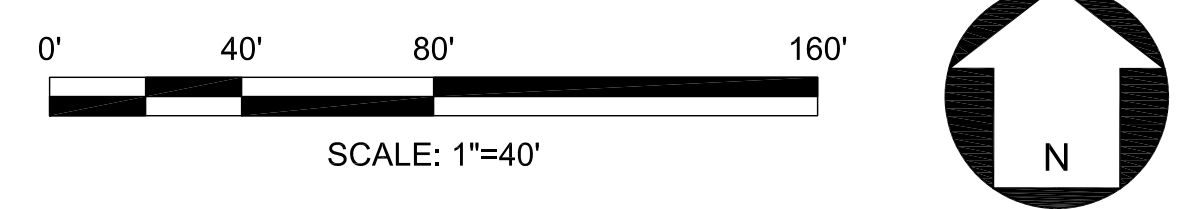
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C/O WESTWOOD FINANCIAL CORP., IFS STEEL CREEK LLC, DEED BOOK 28696 PG 30 PARCEL ID: 20123115 ZONING: CC

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

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



REVISIONS:

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

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

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

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

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

SCCA 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

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 Design Group, PA
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MCALISTER COURT
 STEEL 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:

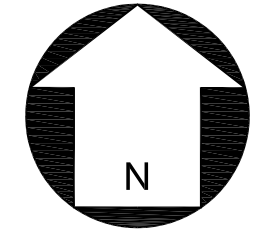
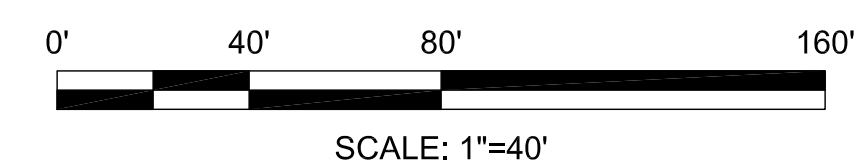
RZ-1
 SHEET # 1 OF 4

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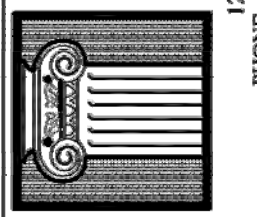
NOTE:
 CURRENT PLAN APPROVED - MCALISTER COURT 98-59C
 ADMINISTRATIVE AMENDMENT APRIL 20, 2017.
 EXISTING SITE PLAN SHOWN IS PERMITTED AND UNDER
 CONSTRUCTION (LDC-2018-00060)

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

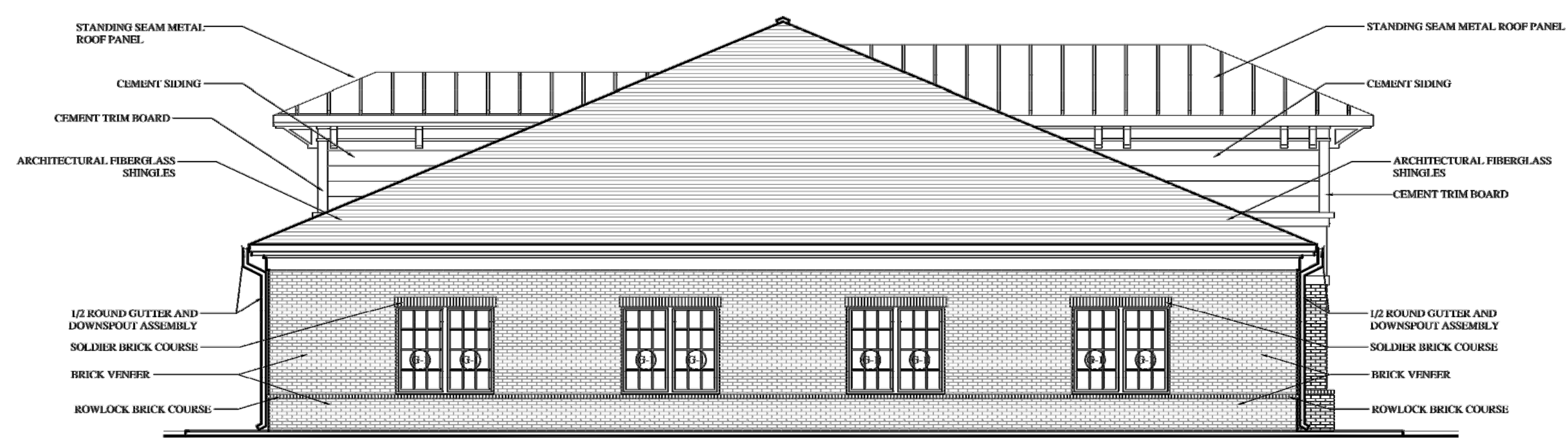


REVISIONS:

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



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



2 NORTH (SIDE) OFFICE ELEVATION
 A-2 3/16" = 1'-0"
 (E-1) = 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

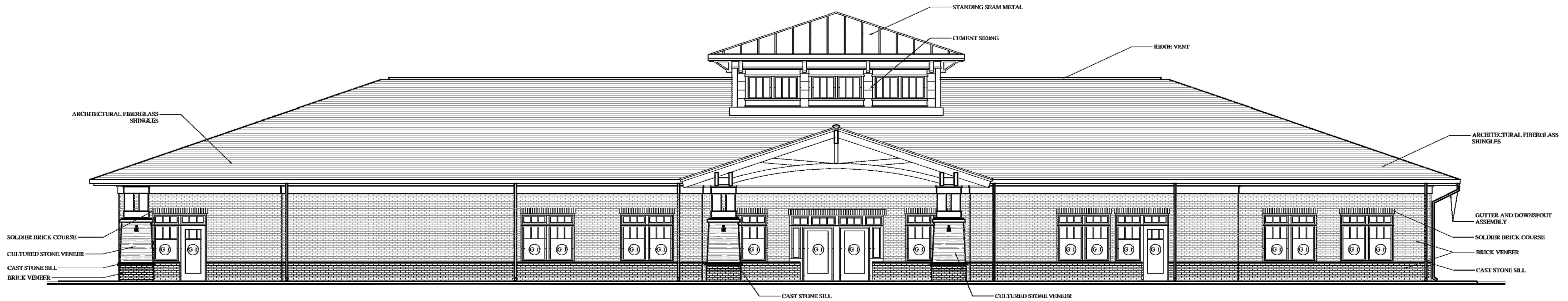
Project No:
 Scale:
 Date Drawn: 3/20/17
 Sheet Title:
 OFFICE ELEVATIONS

Attached to Administrative
Approval

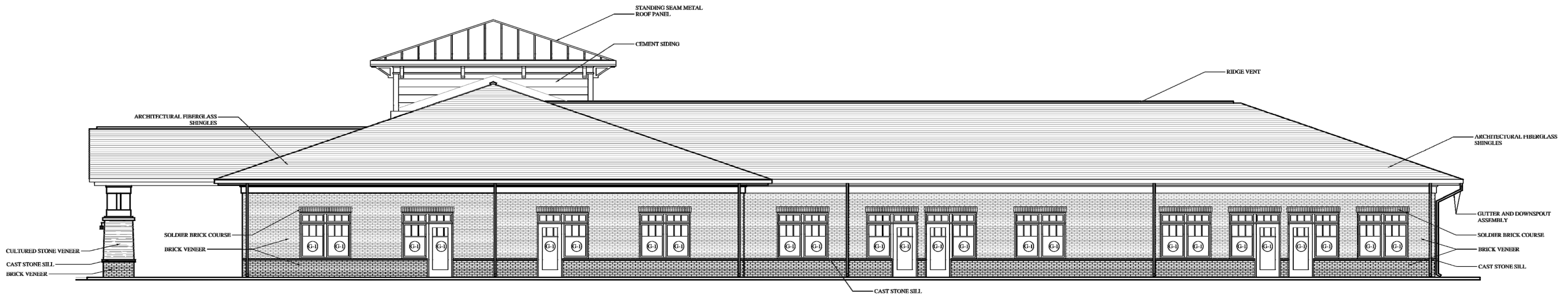
Solomon A. Fortune
Solomon A. Fortune

PRIEST
ARCHITECTURE

104 THE PLAZA - SUITE 400 - CHARLOTTE, NC 28205
PHONE: 704-579-8100 FAX: 704-579-1910 MOBILE: 800-253-6600
EMAIL: PRIESTARCHITECT@BELL.SOUTH.NET



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



2 WEST (STEELE CREEK ROAD) DAYCARE ELEVATION
A-1 3/16" = 1'-0" (E-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 # 3 OF 4