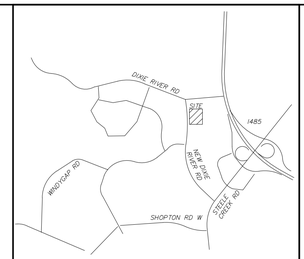
Planning Department

CHARLOTTE.

APPROVED BY CITY COUNCIL
RZP-2026-013
Approved: 06/15/2026



VICINITY MAP

SITE DEVELOPEMENT DATA:

SITE ACREAGE:	+/- 0.63 AC
TAX PARCEL ID#:	199-241-58
EXISTING ZONING:	MUDD-O SPA (LLW-PA)
PREVIOUS REZONING:	2016-127 SPA
PROPOSED USES:	7,000 SQUARE FEET OF GROSS FLOOR AREA
MAXIMUM BUILDING HEIGHT:	65 FEET
PARKING:	1 SPACE PER 250 SQUARE FEET OF BUILDING AREA

811

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N.C. ONE-CALL CENTER
IT'S THE LAW!

GRAPHIC SCALE

0 40 60 120 240

(IN FEET)
1 inch = 60 ft.

URBAN DESIGN PARTNERS
1213 w morehead st ste 450
charlotte, nc 28208
p 704.334.3303
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

Avatar Holdings, LLC
Srinivas Macha
1005 Ladera Drive
Waxhaw, NC 28173

Dixie River Retail
RZP-2026-013

Rezoning Site Amendment
Outlets Blvd, Charlotte NC 28278

NO. DATE: BY: REVISIONS:

Project No: 24-CLT-159
Date: 12.02.2025
Sheet No:

RZ-1.0

CHARLOTTE.
Planning Department
APPROVED BY CITY COUNCIL
RZP-2026-013
Approved: 06/15/2026

25 CAP STEELE CREEK HOTEL, LLC
D.B. 36919 PG. 907 TRACT 1A
FINAL PLAT OF CHARLOTTE PREMIUM OUTLETS
M.B. 63 PG. 577
PID# 19924157
ZONED: MUDD-O
USE: HOTEL

EX. R/W
EX. 2.5' C&G
EX. 8' PLANTING STRIP
EX. 6' SIDEWALK
EX. 2' SUE
EX. 7' LANDSCAPE EASEMENT
PROP. 10'X10' PEDESTRIAN SIGHT TRIANGLE
PROP. 2.5' C&G TRANSITION TO 1.5' C&G, TYP. (CLDSM 10.20)
TIE TO EXISTING 2'-6" C&G, TYP. (CLDSM 10.17A)
8.5'R
EXIST. TREE TO BE REMOVED
REQUIRED SETBACK IS 14' FROM BOC. R/W IS SETBACK LINE
PROP. TREE PROTECTION FENCING (CLDSM 40.02)
EX. LIGHT POLE
20.0'
30.0'
4'R
17.0'
9.0'
PROP. TYPE II MODIFIED DRIVEWAY (CLDSM 10.25E)
26.0'
8.5'R
TIE TO EXISTING C&G
THREE EXISTING PARKING SPACES AND CURB & GUTTER ON ADJACENT PARCEL TO BE REMOVED, TO PROVIDE CROSS ACCESS CONNECTION AS SHOWN
PROP. 1.5' C&G (CLDSM 10.17A)
8.0'
4.5'R
PROP. STORM STRUCTURE, TYP.
EX. LIGHT POLE
CONTRACTOR TO REMOVE EXISTING CURB AND GUTTER, MAINTAIN DRAINAGE LINES TO ADJACENT CATCH BASINS. TIE TO EXISTING CURB & GUTTER
24.0'
5'R
4'R
EXIST. TREE TO BE REMOVED
PROP. LOW WALL (2.0 - 2.5' HEIGHT) CONNECTION TO EXISTING WALL
REQUIRED SETBACK IS 14' FROM BOC. R/W IS SETBACK LINE
EX. 2' SUE
EX. 8' PLANTING STRIP
EX. 10' SIDEWALK
PROP. 2 ADA ACCESIBLE PARKING SPACES 2% MAX. SLOPE IN ALL DIRECTIONS (CLDSM 50.10A)
8.0'
8.0'
8.0'
17.0'
9.0'
8.0'
PROP. TWO (2) SHORT TERM AND TWO (2) LONG TERM BIKE PARKING SPACES W/ COVERED ENCLOSURE (CLDSM 50.20)
PROP. 1.5' C&G (CLDSM 10.17A)
PROP. 10' LANDSCAPE EASEMENT (RZP-2013-001)
58.0'
6.0'
122.0'
PROP. PARALLEL CURB RAMPS (NCDOT 848.06 8/13)
PROP. SOLID WASTE & RECYCLING AREA
REQUIRED SETBACK IS 14' FROM BOC. R/W IS SETBACK LINE
PROP. BUILDING
6,487 SF
PROP. LOW WALL (2.0 - 2.5' HEIGHT) REQ. BY RZP-2013-001
EX. LIGHT POLE
PROP. 10' LANDSCAPE EASEMENT (RZP-2013-001)
40.0'
89.3'
32.7'
18.0'
PATIO
EX. R/W
EX. 2.5' C&G
EX. 8' PLANTING STRIP
EX. LIGHT POLE
EX. 6' SIDEWALK
PROP. SIGNAGE MONUMENT
EX. LANDSCAPE EASEMENT
EX. 2' SUE
REQUIRED SETBACK IS 14' FROM BOC. R/W IS SETBACK LINE
EX. SIGHT TRIANGLE
REQUIRED SETBACK IS 14' FROM BOC. R/W IS SETBACK LINE
EX. LIGHT POLE
EX. LIGHT POLE
EXIST. TREE TO BE REMOVED
OUTLETS BOULEVARD
VARIABLE WIDTH PUBLIC RIGHT OF WAY
(M.B. 63 PG. 577)
DIXIE RIVER ROAD
VARIABLE WIDTH PUBLIC RIGHT OF WAY
(M.B. 69 PG. 577)
STYLE LANE
VARIABLE WIDTH PUBLIC RIGHT OF WAY
(M.B. 63 PG. 577)

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GRAPHIC SCALE
0 5 10 20 40
(IN FEET)
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1005 Ladera Drive
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Dixie River Retail
RZP-2026-013

Rezoning Plan
Outlets Blvd, Charlotte NC 28278

NO. DATE: BY: REVISIONS:

Project No: 24-CLT-159
Date: 12.02.2025
Sheet No:
RZ-2.0

CHARLOTTE.
Planning Department
DEVELOPMENT STANDARDS
03/10/2026
2016-013
SITE PLAN AMENDMENT
APPROVED BY CITY COUNCIL
RZP-2016-013
Date: 06/15/2026

SITE DEVELOPMENT DATA

- ACREAGE: ± 0.63 AC
- TAX PARCEL #: 199-241-58
- EXISTING ZONING: MUDD-O SPA (LLWPA)
- EXISTING USES: HOTEL & VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICTS (AS MORE SPECIFICALLY DESCRIBED BELOW)
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 7,000 SQUARE FEET OF GROSS FLOOR AREA AND A HOTEL WITH UP TO 125 ROOMS ON DEVELOPMENT AREA B; UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA ON DEVELOPMENT AREA F.
- MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED MUDD-O BUILDING HEIGHT WILL BE LIMITED TO 25 FEET ON DEVELOPMENT AREA B. HEIGHT TO BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: A MINIMUM OF ONE SPACE PER 250 GROSS SQUARE FEET OF BUILDING AREA FOR THE PORTION OF THE SITE ZONED MUDD-O.

1. GENERAL PROVISIONS

a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY STEELE CREEK 1997 LIMITED PARTNERSHIP TO ACCOMMODATE DEVELOPMENT OF RETAIL USE AND A HOTEL ON APPROXIMATELY 6.02 ACRE SITE LOCATED SOUTH OF SHOPTON ROAD, EAST OF DIXIE RIVER ROAD, NORTH OF STEELE CREEK ROAD AND WEST OF I-485 (THE "SITE").

b. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CC CLASSIFICATION FOR PORTIONS OF THE SITE SO DESIGNATED TO THE REZONING PLAN, AND THE MUDD ZONING DISTRICT CLASSIFICATION FOR THE PORTIONS OF THE SITE SO DESIGNATED ON THE REZONING PLAN (SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW), SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTION OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATION FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED THREE (3). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

e. EXCLUSIONS FOR CALCULATION OF MAXIMUM DEVELOPMENT LEVELS. FOR PURPOSES OF THE DEVELOPMENT LIMITATION SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (AS DEFINED BY THE ORDINANCE) FOR THE SITE: SURFACE OR STRUCTURE PARKING FACILITIES, ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), AND OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDING(S) OR AT STREET LEVEL (PARKING FOR OUTDOOR DINING AREAS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE OR THESE DEVELOPMENT STANDARDS).

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 7,000 SQUARE FEET OF GROSS FLOOR AREA OF USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AND A HOTEL WITH UP TO 125 ROOMS, TOGETHER WITH ACCESSORY USES AND USES UNDER PRESCRIBED CONDITIONS IN THE COMMERCIAL CENTER (CC) AND MUDD-O ZONING DISTRICTS, AS APPLICABLE ON DEVELOPMENT AREA B. SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA OF USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AND USES UNDER PRESCRIBED CONDITIONS IN THE COMMERCIAL CENTER (CC) AND MUDD-O ZONING DISTRICTS, AS APPLICABLE.

b. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS B AND F (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS"). DEVELOPMENT AREA B, WILL BE ZONED MUDD-O SPA (LLWPA), AND DEVELOPMENT AREAS F WILL BE ZONED CC PA (LLWPA).

c. WITHIN DEVELOPMENT AREA F THE TOTAL ALLOWED SQUARE FOOTAGE OF THE PRINCIPAL BUILDINGS WILL BE LIMITED TO 6,000 SQUARE FEET OF GROSS FLOOR AREA FOR RETAIL AND/OR RESTAURANT USES WITH AN ACCESSORY DRIVE-THROUGH WINDOW.

d. ONE HOTEL WITH UP TO 125 ROOMS AND GROSS FLOOR AREA FOR RETAIL/AND OR RESTAURANT USES WILL BE LIMITED TO 7,000 SQUARE FEET WILL BE ALLOWED WITHIN DEVELOPMENT AREA B. A CONVENIENCE STORE WITH OR WITHOUT FUEL SALES IS PROHIBITED IN DEVELOPMENT AREA B.

e. "BUILDING EDGES" HAVE BEEN PROVIDED WITHIN PORTIONS OF DEVELOPMENT AREAS B AND F AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREAS B AND F MUST ADHERE TO THE BUILDING EDGES GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET (PLAZA/OUTDOOR DINING AREAS WILL BE CONSIDERED PART OF THE BUILDINGS FOR THE PURPOSES OF COMPLIANCE WITH THIS PROVISION). VEHICULAR PARKING AND MANEUVERING MAY BE LOCATED BETWEEN THE PROPOSED BUILDING AND SUCH BUILDING EDGE, PROVIDE THAT: (I) THE AMOUNT OF VEHICULAR PARKING AND MANEUVERING ALLOWED BETWEEN THE BUILDING AND THE BUILDING EDGE WILL BE LIMITED TO ONE ROW OF PARKING AND/OR ONE DRIVE THRU LANE; (II) A LOW WALL (2.0' TO 2.5' FEET HIGH) AND LOW ACCENT PLANNING WILL BE PROVIDED BETWEEN THE DRIVE THRU LANE OR PARKING AREA AND THE ADJACENT STREET; AND (III) SUCH WALL WILL BE CONSTRUCTED OF BUILDING MATERIALS GENERALLY COMPATIBLE WITH THE BUILDINGS WITHIN THE APPLICABLE DEVELOPMENT AREA. OTHER BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREAS B AND F THAT DO NOT ABUT A BUILDING EDGE SHALL NOT HAVE TO COMPLY WITH THESE RESTRICTIONS. WITHOUT LIMITING THE PROVISIONS OF SECTIONS 1 AND 2 ABOVE, THE SCHEMATIC REPRESENTATIONS OF THE DESIGN TREATMENT FOR THE DEVELOPMENT WITHIN DEVELOPMENT AREAS B AND F GENERALLY DEPICTED ON SHEET RZ-2 ARE MERELY SCHEMATIC IN NATURE AND MAY BE ALTERED IN A MANNER CONSISTENT WITH THE BUILDING EDGES PROVISIONS DESCRIBED ABOVE. IN ADDITIONS, THE PROVISIONS OF THIS SECTION MAY BE ALTERED TO PERMIT GREATER FLEXIBILITY IN DEVELOPMENT AS ALLOWED BY THE ADMINISTRATIVE AMENDMENT PROVISIONS OF THE ORDINANCE.

3. OPTIONAL PROVISIONS FOR MUDD-O AREAS.

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE PORTIONS OF THE SITE DESIGNATED MUDD-O ON THE TECHNICAL DATA SHEET (I.E. DEVELOPMENT AREA B) AS MORE PARTICULARLY DESCRIBED BELOW:

a. TO ALLOW VEHICULAR PARKING, MANEUVERING AND SERVICE BETWEEN THE PROPOSED BUILDINGS AND: (I) I-485; (II) DIXIE RIVER ROAD; (III) SHOPTON ROAD; AND (IV) THE INTERIOR PUBLIC STREETS, IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN AND IN ACCORDANCE WITH THE "BUILDING EDGE(S) PROVISIONS SET FORTH ABOVE IN SECTIONS 2(E).

b. TO ALLOW ALONG THE OTHER PUBLIC STREET FRONTAGES OF DEVELOPMENT AREA B ONE (1) SHOPPING CENTER SIGN PER STREET FRONT, THESE SIGNS MAY BE UP TO 30 FEET HIGH AND CONTAIN UP TO 150 SQUARE FEET OF SIGN AREA.

c. TO ALLOW ON (1) DETACHED IDENTIFICATION SIGN FOR EACH BUILDING LOCATED WITHIN DEVELOPMENT AREA B. THE DETACHED IDENTIFICATION SIGNS MAY BE UP TO FOUR (4) FEET HIGH AND CONTAIN UP TO 50 SQUARE FEET OF SIGN AREA.

d. TO ALLOW WALL SIGNS TO HAVE UP TO 200 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR 10% OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS, WITHIN DEVELOPMENT AREA B.

e. TO ALLOW ANY OF THE DETACHED SIGNS ALLOWED BY THE ORDINANCE OR THESE OPTIONAL PROVISIONS TO BE PLACED WITHIN THE SETBACKS OR LANDSCAPE AREAS INDICATED ON THE REZONING PLAN, PROVIDED, HOWEVER, SUCH THE DETACHED SIGNS ARE LOCATED A MINIMUM OF 14 FEET BEHIND THE BACK OF CURB OF THE ABUTTING PUBLIC STREET.

f. TO NOT REQUIRE DOORWAYS TO BE RECESSED INTO THE FACE OF THE BUILDING(S) WITH DEVELOPMENT AREA B.

NOTE: THE OPTIONAL PROVISIONS REGARDING SIGNS ARE ADDITIONS TO THE STANDARDS FOR SIGNS IN THE MUDD DISTRICT AND SHOULD BE USED IN CONJUNCTION WITH AND IN ADDITION TO THE NORMAL MUDD SIGN REGULATIONS.

4. ACCESS:

a. ACCESS TO THE SITE WILL BE FROM DIXIE RIVER ROAD, OUTLETS BOULEVARD, TROJAN DRIVE, ROBERT IRWIN DRIVE, STYLE LANE AND SHOPTON ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE NUMBER AND LOCATION OF ACCESS POINTS TO THE INTERNAL PUBLIC STREETS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS.

c. THE ALIGNMENT OF INTERNAL PUBLIC AND PRIVATE STREETS, VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS.

5. TRANSPORTATION IMPROVEMENTS

I. PROPOSED IMPROVEMENTS:

a. IMPROVE STEELE CREEK ROAD (NC 160) & SHOPTON ROAD (INTERSECTION #7) AS FOLLOWS:

i. RE-MARK THE EXISTING WESTBOUND THROUGH LANE TO A 2ND LEFT TURN LANE ON SHOPTON ROAD WITH 225 FEET OF STORAGE AND A 200-FOOT BAY TAPER; AND

ii. WITH THE INTRODUCTION OF THIS 2ND LEFT TURN LANE THE SOUTHWEST CORNER OF THE INTERSECTION WILL NEED TO BE MODIFIED WITH NEW PAVEMENT (TO SAFELY MANEUVER LARGER VEHICLES WITHOUT CROSSING INTO THE ADJACENT TRAVEL LANE) THAT TERMINATES AT THE EXISTING RIGHT TURN LANE ON STEELE CREEK ROAD (CVS PHARMACY - APPROXIMATELY 125 FEET IN LENGTH).

b. IMPROVE DIXIE RIVER ROAD & PROPOSED ACCESS "D" (INTERSECTION 10D) AS FOLLOWS:

i. CONSTRUCT PROPOSED ACCESS "D" WITH ONE NORTHBOUND INGRESS LANE AND ONE SOUTHBOUND EGRESS LANE. THE EXISTING MEDIAN ON DIXIE RIVER ROAD WILL ELIMINATE THE POSSIBILITY OF LEFT ENTERING VEHICLES OR LEFT EXITING VEHICLES; AND

ii. THE EXISTING WESTBOUND THROUGH LANE ON DIXIE RIVER ROAD WILL BE RE-MARKED AS A COMBINED THROUGH-RIGHT TURN LANE:

c. IMPROVE DIXIE RIVER ROAD & PROPOSED ACCESS "F" (INTERSECTION 10F) AS FOLLOWS:

i. CONSTRUCT PROPOSED ACCESS "F" WITH ONE NORTHBOUND INGRESS LANE AND ONE SOUTHBOUND EGRESS LANE. THE EXISTING MEDIAN ON DIXIE RIVER ROAD WILL ELIMINATE THE POSSIBILITY OF LEFT ENTERING VEHICLES OR LEFT EXITING VEHICLES; AND

ii. THE EXISTING WESTBOUND THROUGH LANE ON DIXIE RIVER ROAD WILL BE RE-MARKED AS A COMBINED THROUGH-RIGHT TURN LANE.

d. IMPROVE PRIVATE STREET & PROPOSED ACCESS "L" (INTERSECTION 10L) AS FOLLOWS:

i. WITH ONE EASTBOUND AND WESTBOUND THROUGH LANE ON TROJAN DRIVE WITH A TWO-WAY LEFT-TURN LANE (TWLTL) (THREE-LANE SECTION) COMMENCING AT STEELE CREEK ROAD AND TERMINATING AT SHOPTON ROAD (THE TWLTL WILL TERMINATE AS A WESTBOUND LEFT TURN LANE AT PROPOSED ACCESS "N"). A WESTBOUND LEFT TURN LANE WITH A MINIMUM OF 100 FEET OF STORAGE SHOULD BE MARKED WITHIN THE TWLTL; AND

ii. PROPOSED ACCESS "L" WITH 150 FEET OF STEM LENGTH WITH ONE SOUTHBOUND ENTERING LANE AND TWO NORTHBOUND EXIT LANCES (SEPARATE LEFT AND RIGHT LANES).

e. IMPROVE PRIVATE STREET & PROPOSED ACCESS "N" (INTERSECTION 10N) AS FOLLOWS:

i. WITH ONE EASTBOUND AND WESTBOUND THROUGH LANE ON PRIVATE STREET WITH A TWO-WAY LEFT-TURN LANE (TWLTL) (THREE-LANE SECTION) COMMENCING AT STEELE CREEK ROAD AND TERMINATING AT PROPOSED ACCESS "N" (MARK FOR 100 FEET OF STORAGE); AND

ii. PROPOSED ACCESS "N" WITH 150 FEET OF STEM LENGTH WITH ONE SOUTHBOUND ENTERING LANE AND TWO NORTHBOUND EXIT LANES (SEPARATE LEFT AND RIGHT LANES).

f. IMPROVE STEELE CREEK ROAD & PROPOSED ACCESS "R" (INTERSECTION 10R) AS FOLLOWS:

i. CONSTRUCT PROPOSED ACCESS "R" WITH ONE WESTBOUND INGRESS LANE (RIGHT-IN ONLY).

II. STANDARDS, PHASING AND OTHER PROVISIONS.

a. CDOT/NCDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHWEST MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

b. SUBSTANTIAL COMPLETION. REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 5.II ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 5.II.A ABOVE PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

6. ARCHITECTURAL STANDARDS:

a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED WILL BE A COMBINATION OF THE FOLLOWING: BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, EIFS OR WOOD. BUILDING MATERIALS FOR THE PRINCIPAL BUILDINGS CONSTRUCTED WITHIN THE DEVELOPMENT AREA B WILL BE LIMITED TO 40% EIFS EXCLUDING THE PEDESTRIAN ACCESS PLAZAS AS INDICATED BELOW IN SECTION 6.C (THE PORTIONS OF THE BUILDINGS LOCATED BEHIND THE LOADING AREA SCREEN WALLS WILL NOT BE INCLUDED WHEN CALCULATING THE PERCENTAGE OF ALLOWED EIFS). BUILDING MATERIALS FOR THE PRINCIPAL BUILDINGS CONSTRUCTED WITHIN ALL THE OTHER DEVELOPMENT AREAS WILL BE LIMITED TO 40% EIFS.

b. THE PETITIONER WILL COORDINATE THE GENERAL APPEARANCE OF THE SITES BUILDING ARCHITECTURE, LANDSCAPING, SIGNAGE AND STREETSCAPE ELEMENTS WITH THE BEREWICK DEVELOPMENT BY UTILIZING GENERALLY SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL DETAILS, STREETSCAPES, LANDSCAPE MATERIALS AND LANDSCAPE DESIGNS.

c. THE SERVICE AREAS OF THE BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREA B WILL BE SCREENED FROM THE ADJOINING STREETS WITH WALLS DESIGNED TO MATCH AND COMPLIMENT THE BUILDING ARCHITECTURE OF THE ADJACENT BUILDINGS. ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, CHANGES IN COLOR OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

d. RETAINING WALLS LOCATED ON THE SITE WILL BE TREATED WITH LANDSCAPING TO HELP SOFTEN THEIR APPEARANCE.

e. METER BANKS WILL BE LOCATED BEHIND THE BUILDING AND WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW.

f. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE.

7. STREETSCAPE, LANDSCAPING AND BUFFERS:

a. A 25 FOOT SETBACK WILL BE PROVIDED ALONG SHOPTON ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. REFERENCE IS MADE TO THE OPTIONAL PROVISIONS REGARDING THE PLACEMENT OF SIGNS WITHIN PORTIONS OF THE 25 FOOT SETBACK ALONG SHOPTON ROAD. THE SETBACK AREA ALONG SHOPTON ROAD WILL BE LANDSCAPED WITH TREES AT THE RATE OF ONE TREE PER 40 LINEAR FEET WITH THE ARRANGEMENT AND PLACEMENT OF THESE TREES TO BE DETERMINED BY THE PETITIONER DURING THE LAND DEVELOPMENT PERMITTING PROCESS. THESE TREES WILL BE IN ADDITION TO ANY REQUIRED STREET TREES AND SCREENING REQUIRED BY THE TREE ORDINANCE AND THE ZONING REGULATIONS.

b. FOR THE PORTIONS OF THE SITE DESIGNATED CC ON THE TECHNICAL DATA SHEET, A SETBACK AS REQUIRED BY THE CC ZONING DISTRICT WILL BE ESTABLISHED ALONG EXISTING AND PROPOSED PUBLIC STREETS, PROVIDED, HOWEVER, THE PETITIONER RESERVES THE RIGHT TO THE REDUCE THE CC DISTRICT SETBACK FROM 35 FEET TO 14 FEET AS ALLOWED BY THE ORDINANCE.

c. ALONG DIXIE RIVER ROAD THE PETITIONER WILL PROVIDE A VARIETY OF LANDSCAPE TREATMENTS AS DESCRIBED IN THIS SUBSECTION. AT THE INTERSECTION OF DIXIE RIVER ROAD AND BEREWICK COMMONS PARKWAY, AT THE ROUNDABOUT INTERSECTION ON DIXIE RIVER ROAD AND WITHIN DEVELOPMENT AREA B, THE PETITIONER WILL PROVIDE A LOW WALL (2.0 TO 2.5 FEET HIGH) AND LOW ACCENT PLANTINGS TO SCREEN PARKING AREAS FROM DIXIE RIVER ROAD, SUCH WALL WILL BE CONSTRUCTED OF BUILDING MATERIAL GENERALLY COMPATIBLE WITH THE BUILDINGS WITHIN THE APPLICABLE DEVELOPMENT AREA; PROVIDED HOWEVER, IF A BUILDING IS LOCATED ADJACENT TO DIXIE RIVER ROAD WITHOUT PARKING OR MANEUVERING BETWEEN SUCH BUILDING AND DIXIE RIVER ROAD, THE REQUIREMENT FOR A LOW WALL WILL NOT APPLY. ALONG THE OTHER PORTIONS OF DIXIE RIVER ROAD WHERE A LOW SCREEN WALL IS NOT REQUIRED, THE PETITIONER WILL PROVIDE A 10 FOOT LANDSCAPE AREA, AND WHERE SPACING OF DEVELOPMENT ELEMENTS REASONABLY PERMITS, A BERM THAT WILL CREATE AN ATTRACTIVE STREETSCAPE TREATMENT. THE LANDSCAPING WITHIN THE 10 FOOT AREA WILL CONTAIN AT A MINIMUM 30 SHRUBS AND THREE (3) SMALL MATURING TREES PER 100 LINEAR FEET OF STREET FRONTAGE, THE THREE (3) TREES WILL BE IN ADDITION TO ANY REQUIRED STREET TREES. THE ARRANGEMENT OF THE TREES AND SHRUBS WITHIN THE 10 FOOT AREA WILL BE DETERMINED BY THE PETITIONER DURING THE LAND DEVELOPMENT PERMITTING PROCESS. IF A LOW ACCENT WALL IS LOCATED WITHIN THE LIMITS OF THE ROUNDABOUT ITS PROPOSED LOCATION MUST BE REVIEWED AND APPROVAL BY CDOT PRIOR TO ITS CONSTRUCTION.

d. THE PETITIONER WILL PROVIDE EIGHT (8) FOOT PLANTING STRIPS AND SIX (6) FOOT SIDEWALKS ALONG THE SITE'S FRONTAGE ON STEELE CREEK ROAD, DIXIE RIVER ROAD, TROJAN DRIVE AND SHOPTON ROAD. PLANTING STRIPS AND SIDEWALKS ALONG THE SITE'S OTHER PUBLIC AND PRIVATE STREETS WILL BE INSTALLED TO THE EXTENT REQUIRED BY THE DESIGN STANDARDS FOR STREETS IN THE SUBDIVISION REGULATIONS.

e. ALONG THE SITE'S INTERNAL PRIVATE STREETS, THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS ALL THE BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC AND PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE SIX (6) FEET. STREET TREES WILL ALSO BE PROVIDED ALONG THE SITE'S INTERNAL PUBLIC AND PRIVATE STREETS.

f. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

8. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE PER PETITION 2013-001.

9. SIGNAGE:

a. SIGNAGE AS ALLOWED BY THE ORDINANCE AND THE OPTIONAL PROVISIONS LISTED ABOVE MAY BE PROVIDED. THE SITE WILL BE VIEWED AS A PLANNED DEVELOPMENT AS DEFINED BY THE ORDINANCE, CONSEQUENTLY SHOPPING CENTER SIGNS MAY BE LOCATED THROUGHOUT THE SITE AS ALLOWED BY THE ORDINANCE (I.E. A SHOPPING CENTER IDENTIFICATION SIGN MAY BE LOCATED AT THE INTERSECTION OF TROJAN DRIVE AND STEELE CREEK ROAD) OR BY THE OPTIONAL PROVISIONS ABOVE. THE ALLOWED SIGNS MAY CONTAIN BUSINESS AND IDENTIFICATION SIGNAGE FOR ANY OF THE BUSINESSES OR TENANTS LOCATED ON THE SITE.

10. LIGHTING:

a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 31 FEET IN HEIGHT

11. CATS:

a. THE PETITIONER SHALL CONSTRUCT AND COORDINATE THE LOCATION OF THE NEW WAITING PAD FOR THE EXISTING BUS STOP ON DIXIE RIVER ROAD AND ROBERT IRWIN DRIVE PER THE STANDARD DETAIL 60.01B.

12. MISCELLANEOUS:

a. THE PETITIONER RESERVES THE RIGHT TO REQUEST A MODIFICATION TO THE REQUIRED INTERNAL PUBLIC/PRIVATE STREETS THROUGH THE ALTERNATIVE COMPLIANCE PROVISIONS OF THE SUBDIVISION REGULATIONS.

13. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

14. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

Plan Submittal Date: 04.10.2026	RZP-2013-000	RZP-2016-127	RZP-2026-013
Current Zoning	CC; CC SPA; R-3	CC SPA & MUDD-O SPA	MUDD-O SPA
Proposed Zoning and Additional Vested Rights if Applicable	MUDD-O; CC; CC SPA	CC SPA & MUDD-O SPA	MUDD-O SPA
Acreage	82	6.02	3.9 (DEV. AREA B)
Parcels	199-241-03, 199-241-13, 199-241-15, 199-241-34, 199-241-44, 199-251-01	199-241-57, 199-241-58, & 199-241-61	199-241-57 & 199-241-58
Maximum Height	AS ALLOWED BY ORDINANCE IN CC; 65' IN MUDD-O	65' ON DEV. AREA B 50' ON DEV. AREA F	65' ON DEV. AREA B
Exisiting Approved Baseline Maximum Entitlement	USES PERMITTED BY RIGHT UNDER CC & MUDD-O	6,000 SF OF GROSS FLOOR AREA HOTEL WITH UP TO 125 ROOMS	N/A
Exisiting Approved Transfer Rights	NONE	NONE	N/A
Exisiting Approved Conversion Rights	NONE	NONE	N/A
Exisiting Approved Maximum Entitlement with Conversions and/or Transfers	UP TO 525,000SF OF GROSS FLOOR AREA & HOTEL WITH UP TO 125 ROOMS	6,000 SF OF GROSS FLOOR AREA HOTEL WITH UP TO 125 ROOMS	N/A
SPA Proposed Baseline Maximum Entitlement			HOTEL WITH UP TO 125 ROOMS & 7,000 SF OF GROSS FLOOR AREA ON DEV. AREA B
SPA Proposed Transfer Rights		NONE	NONE
SPA Proposed Conversion Rights		NONE	NONE
SPA Proposed Maximum Entitlement with Conversions and/or Transfers	INCREASE HOTEL ROOMS BY 30 BY REDUCING THE AMOUNT OF COMMERECIAL AT 500 SF PER ROOM	NONE	NONE

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NO.	DATE:	BY:	REVISIONS:

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