

SITE DEVELOPMENT DATA

- Site Development Data:
- Acreage: 22.0
  - Tax Parcel #: 219-061-10
  - Existing Zoning: R-17MF(CD) by Rezoning Petition No. 1992-14(C)
  - Proposed Zoning: CC
  - Existing Uses: Vacant
  - Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the CC zoning district (as more specifically described in the development standards).
  - Maximum Gross Square Feet of Development: Up to 155,000 square feet of gross floor area.
  - Maximum Building Height: As allowed by the Ordinance, but not to exceed four (4) stories.
  - Parking: As required by the Ordinance.
  - Open Space: A minimum of 15% of the Site will be established as open space as defined by the Ordinance.

ADJACENT PROPERTY OWNER

1 CC 21906121 HAWTHORNE CO PO BOX 32064 CHARLOTTE, NC 28232	11 R-3 21912104 CLYDE DOUGLAS JR ARMSTRONG MARY ARMSTRONG 7297 DENMARK DR DENVER, NC 28037
2 CC 21906128 SUNTRUST BANK 919 E MAIN ST 14TH FL RICHMOND, VA 23219	12 O-2 (CD) 21912105 HOSPITAL AUTHORITY THE CHARLOTTE-MECKLENBURG PO BOX 32861 CHARLOTTE, NC 28232
3 CC 21906127 CK RIVERGATE LLC 301 SOUTH COLLEGE ST #2800 CHARLOTTE, NC 28202	13 O-2 (CD) 21912201 HOSPITAL AUTHORITY THE CHARLOTTE-MECKLENBURG PO BOX 32861 CHARLOTTE, NC 28232
4 CC 21906112 LLC CHILDRESS KLEIN PRO CK RIVERGATE SHOPPING CENTER 301 SOUTH COLLEGE ST #2800 CHARLOTTE, NC 28202	14 O-2 (CD) 21912202 HOSPITAL AUTHORITY THE CHARLOTTE-MECKLENBURG PO BOX 32861 CHARLOTTE, NC 28232
5 CC 21906111 TARGET CORPORATION ATTN: PROPERTY TAX DEPT - 2182 PO BOX 9456 MINNEAPOLIS, MN 55440-9456	15 R-3 21912302 CARLTON & LYERLY INVESTMENTS 1215 MCDOWELL FARMS DR CHARLOTTE, NC 28217
6 CC 21906118 LLC CHILDRESS KLEIN PRO CK RIVERGATE SHOPPING CENTER 301 SOUTH COLLEGE ST #2800 CHARLOTTE, NC 28202	16 B-2 (CD) 21912303 RCR PROPERTIES LLC 16026 KIKI CT TEGA CAY, SC 29715
7 CC 21906125 MECKLENBURG COUNTY 600 EAST FOURTH ST CHARLOTTE, NC 28202	17 CC / R-17MF (CD) 21906109 PARTNERSHIP STEELE CREEK (1997) LIMITED 6100 FAIRVIEW RD, SUITE 640 CHARLOTTE, NC 28210-4258
8 R-3 (CD) 21906117 PARTNERSHIP STEELE CREEK (1997) LIMITED 6100 FAIRVIEW RD STE 640 CHARLOTTE, NC 28210-4258	18 CC 21906105 PARTNERSHIP STEELE CREEK (1997) LIMITED 6100 FAIRVIEW RD, SUITE 640 CHARLOTTE, NC 28210-4258
9 R-4 (CD) 21907399 COUNTY MECKLENBURG 600 E 4TH ST CHARLOTTE, NC 28202-2816	
10 R-3 21907101 JOHN K JR HOOVER 14701 STEELE CREEK RD CHARLOTTE, NC 28273	

LEGEND

- COMMERCIAL SITE BOUNDARY
- INTERIOR PRIVATE STREET
- SETBACK / REAR YARD
- REQUIRED BUFFER
- SWIM BUFFER
- EXISTING 100 YR FLOODPLAIN
- FUTURE 100 YR FLOODPLAIN
- EXISTING TREES

DATE: September 26, 2011  
DESIGNED BY: MRC  
DRAWN BY: KLC  
CHECKED BY: MRC  
SCALE: 1"=100'  
PROJECT #: 10010291  
SHEET #:

CHILDRESS KLEIN  
PROPERTIES

RIVERGATE - RETAIL

Technical Data Sheet

Childress Klein; Steele Creek 1997 Limited Partnership; Mecklenburg Co., NC

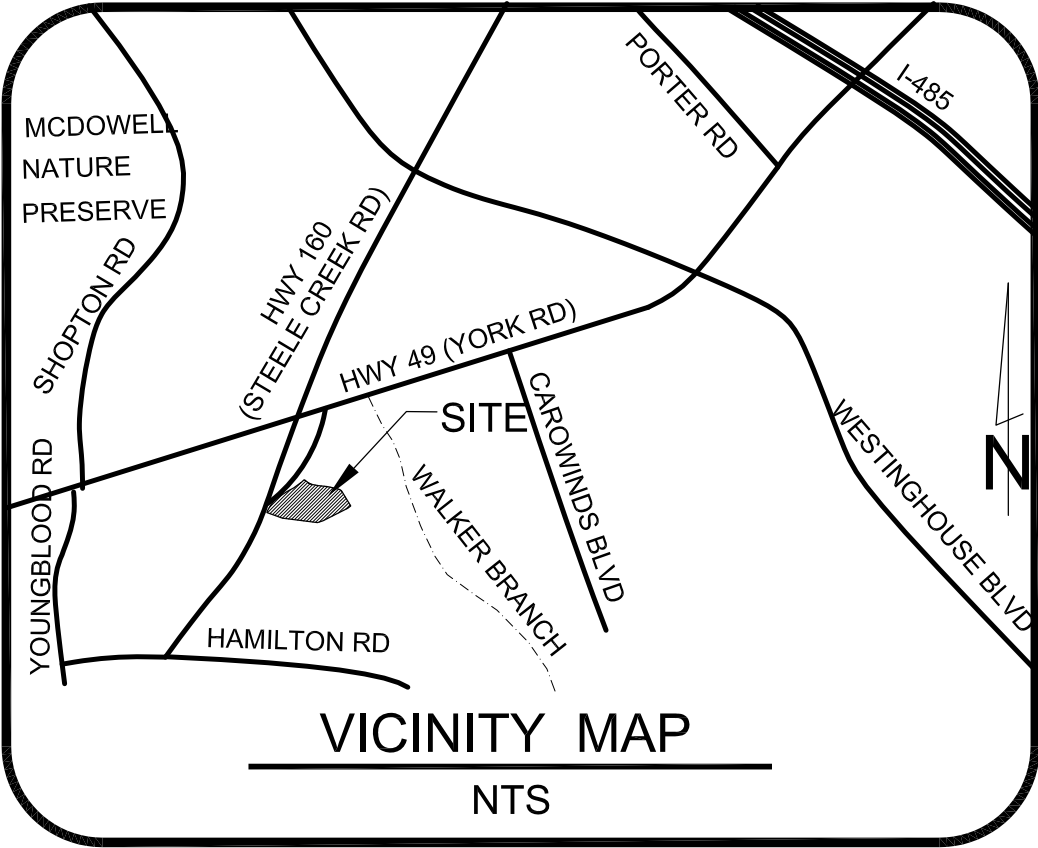
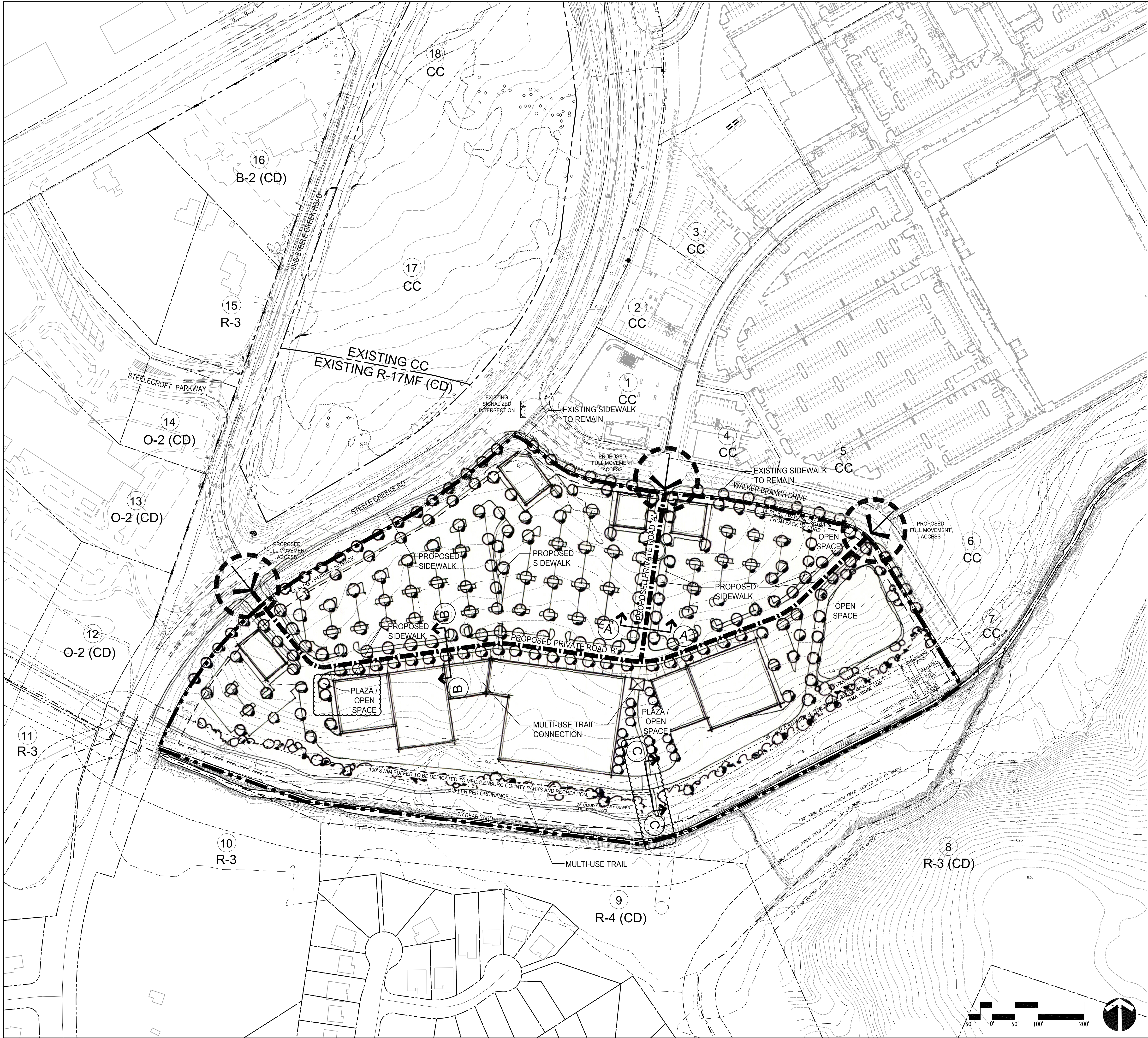
REZONING PETITION NO. 2011-083



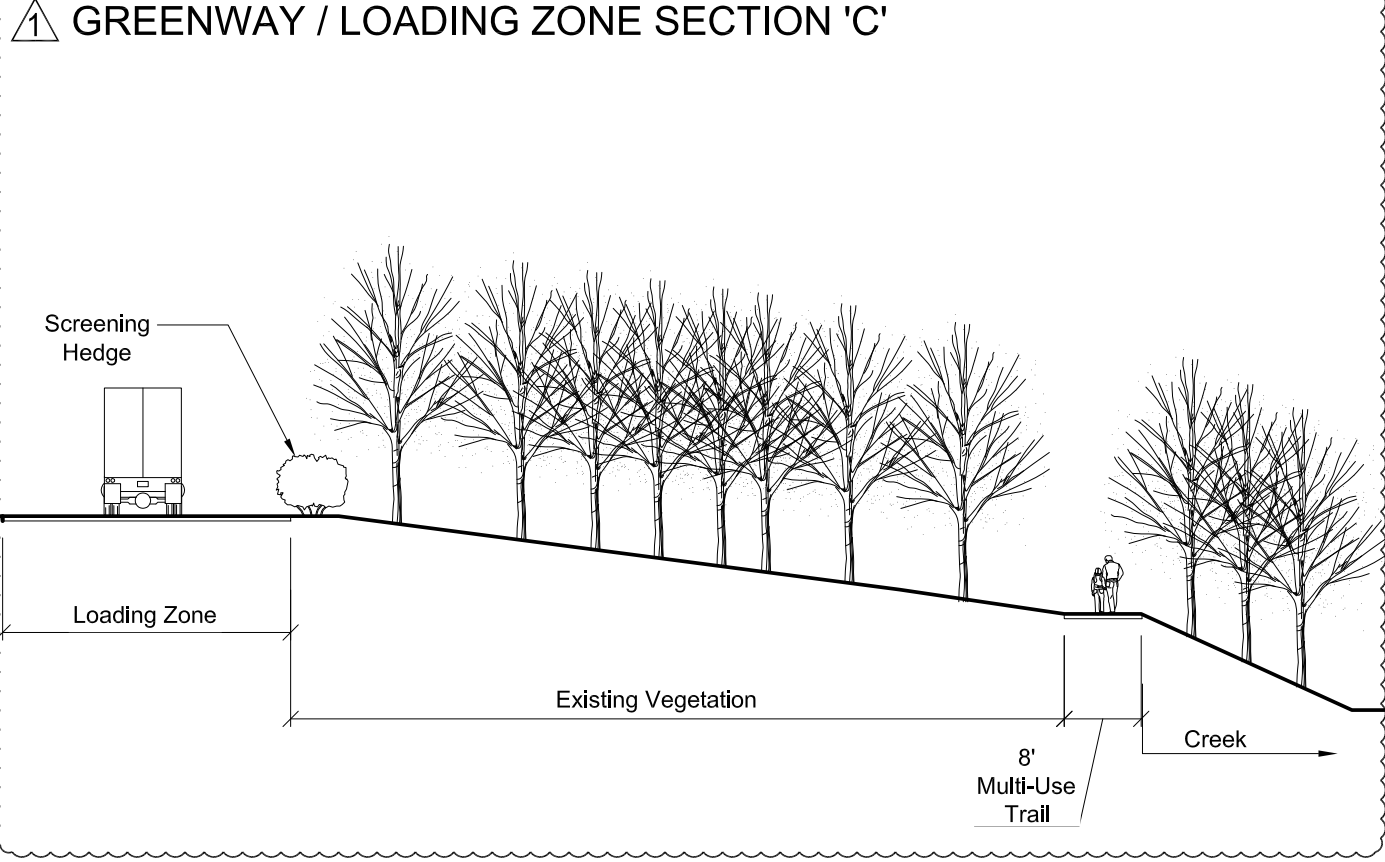
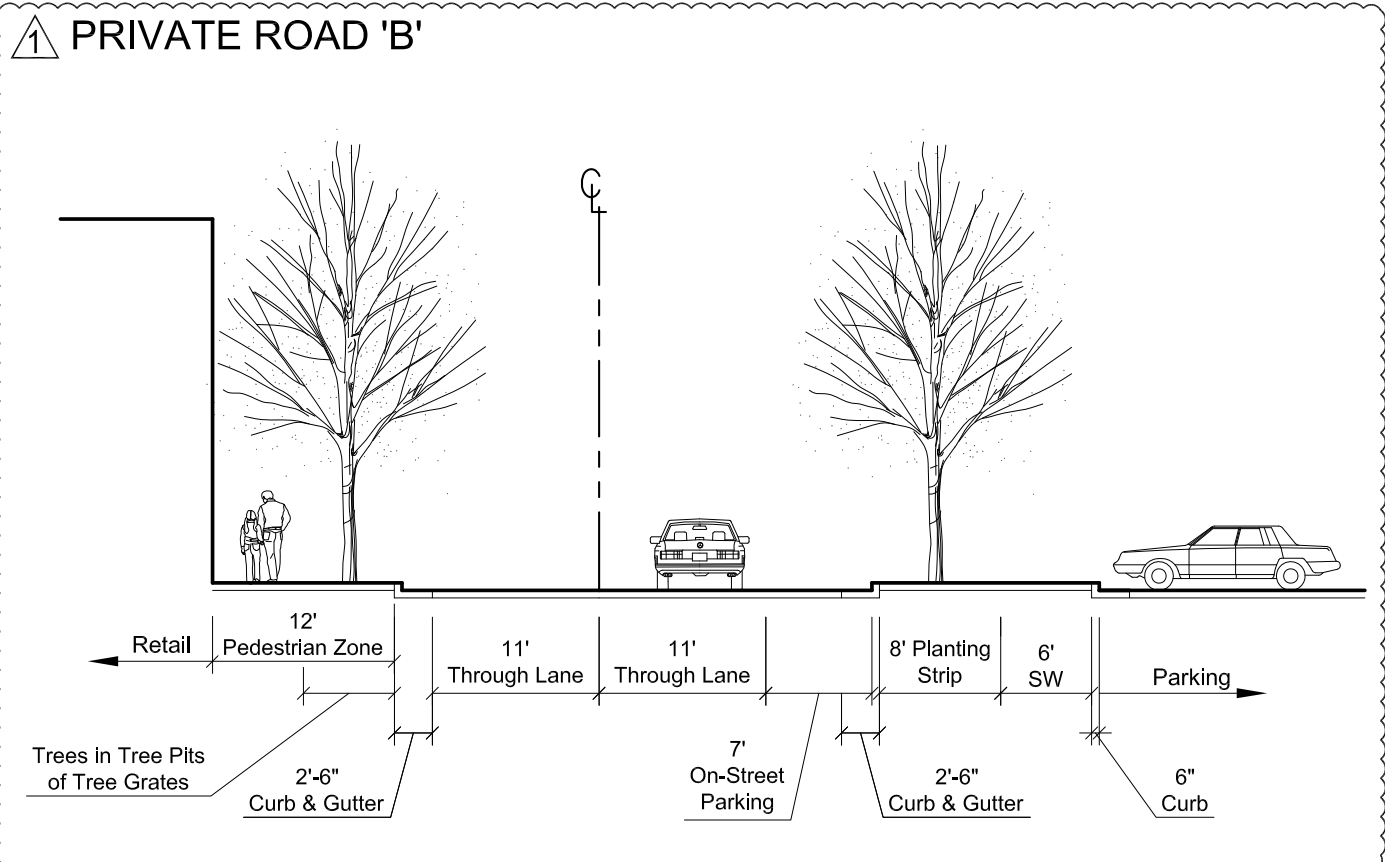
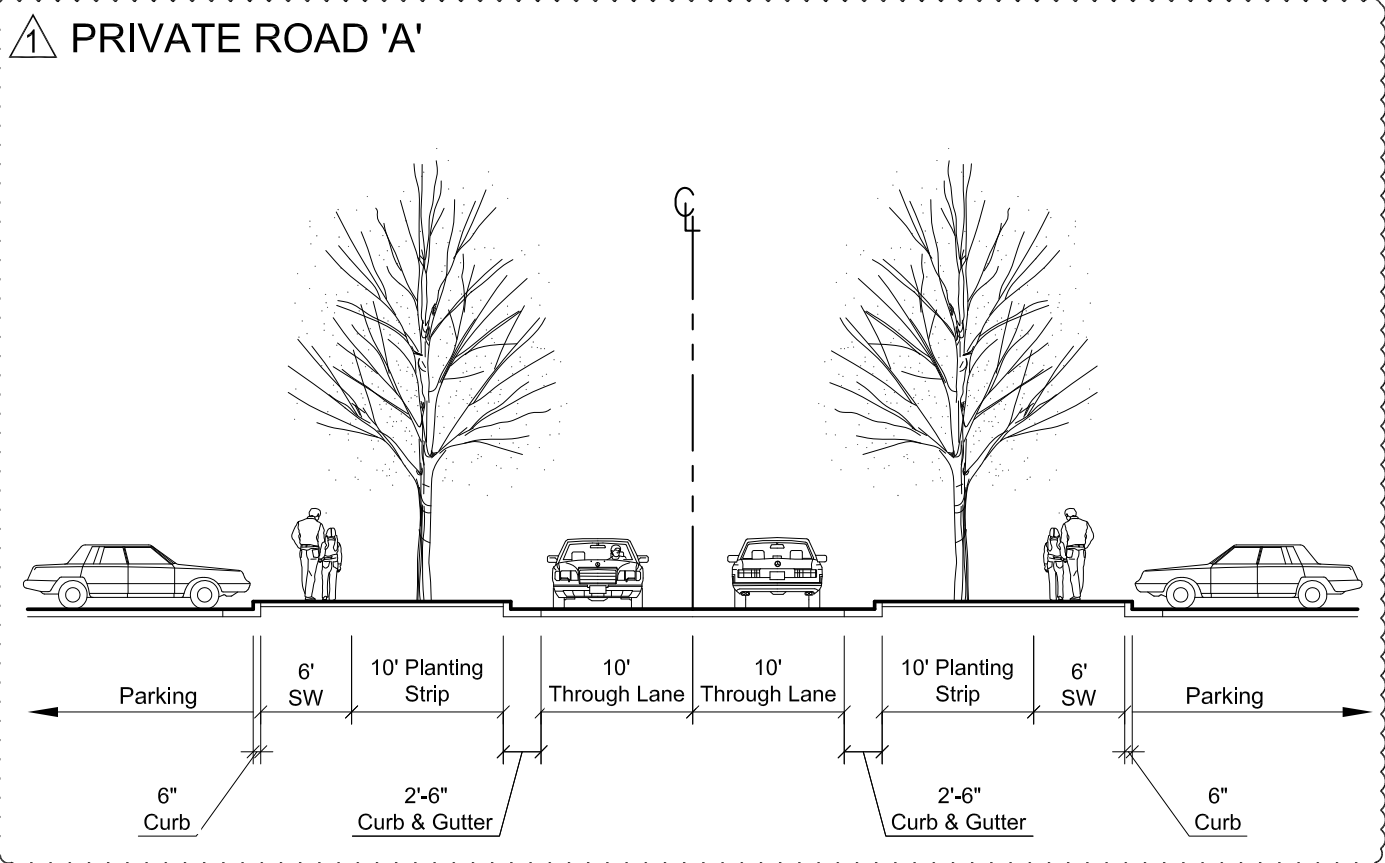
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RZ-1





PROPOSED CROSS-SECTIONS



- LEGEND**
- COMMERCIAL SITE BOUNDARY
  - INTERIOR PRIVATE STREET
  - SETBACK / REAR YARD
  - SWIM BUFFER
  - EXISTING 100 YR FLOODPLAIN
  - FUTURE 100 YR FLOODPLAIN
  - EXISTING TREES





Steele Creek 1997 Limited Partnership  
Development Standards  
11/14/11  
Rezoning Petition No. 2011-083(Retail Parcel)

Site Development Data:

- Acreage: 22.0
- Tax Parcel #: 219-061-10
- Existing Zoning: R-17MF(CD) by Rezoning Petition No. 1992-14(C)
- Proposed Zoning: CC
- Existing Uses: Vacant
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the CC zoning district (as more specifically described below).
- Maximum Gross Square feet of Development: Up to 155,000 square feet of gross floor area
- Maximum Building Height: As allowed by the Ordinance, but not to exceed four (4) stories.
- Parking: As required by the Ordinance.
- Open Space: A minimum of 15% of the Site will be established as open space as defined by the Ordinance.

1. General Provisions:

- a. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Steele Creek 1997 Limited Partnership to accommodate development of a pedestrian-friendly shopping center on an approximately 22.0 acre Site located at the intersection of Steele Creek Road and Walker Branch Drive (the "Site").

Development of the Site will be governed by the attached Technical Data Sheet and Schematic Site Plan and these Development Standards (together with the site plan referred to as 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 Charlotte Zoning Ordinance (the "Ordinance") for the CC zoning district classification shall govern all development taking place on the Site.

The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The schematic depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of other site elements on the Rezoning Plan as well as any schematic building elevations are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope lines (while adhering to the standards for building edges established on the Technical Data Sheet, as long as the changes maintain the general building and parking orientation and character of the

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development generally depicted on the Schematic Site Plan, subject as well to the accompanying Development Standards. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207.(2).

Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site, but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.

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 eight (8). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

Proposed circulation and street network/connectivity is generally shown on the Rezoning Plan. To allow for the future market demand and the accompanying flexibility in the specific design of the Site, the final location and alignment of these proposed connections will be determined at the time of development.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 155,000 square feet of gross floor area of uses permitted by right and under prescribed conditions together with accessory uses in the Commercial Center (CC) zoning district.
- b. One of the proposed free standing buildings must be developed or reserved for development primarily for either medical or general office uses.
- c. Only one use with an accessory drive through window will be allowed on the Site. If the use with the accessory drive-through window is located in a building located at the intersection Walker Branch Road and Private Road A the accessory drive through window may not be located between the building and Walker Branch Road or Private Road A as generally illustrated on the Rezoning Plan.
- d. The following uses will be prohibited: residential dwellings; hotels; motels; and theaters, motion picture uses.

- e. A "Building Edge" has been provided within portions of the proposed building/parking envelopes generally depicted on the Technical Data Sheet. When a building is constructed within a building/parking envelope that contains such a "Building Edge", the building must be constructed along the "Building Edge" depicted. If a building/parking envelope contains more than one "Building Edge" location, the building constructed within such envelope must be placed along one of the "Building Edge" locations depicted but not all of such locations. Parking and vehicular maneuvering may not be located between the proposed building and the "Building Edge" that applies to such building/parking envelope. The provisions of this Section may be altered to permit greater flexibility in development with the prior written consent of the Planning Director.

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For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), 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).

3. Access and Transportation Improvements:

- a. Access to the Site will be from Steele Creek Road and Walker Branch Road as generally depicted on the Rezoning Plan.
- b. Private Streets A and B will be designed to meet the Office/Commercial Narrow street cross-section with the following modifications: (i) Private Street A will include on-street parking on one side abutting parking field), (ii) the street trees adjacent to the proposed buildings may be planted in planters or tree pits, and (iii) Private Street B will include 10 foot planting strips on both sides. These proposed cross-sections are depicted on Sheet RZ-2 of the Rezoning Plan.
- c. The alignment of the internal 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.

4. Transportation Phasing:

- a. [TO BE COMPLETED AFTER REVIEW OF TIA IS COMPLETED]

5. Architectural Standards:

- a. The building(s) constructed on the Site will 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.
- b. The proposed principal and accessory buildings will utilize similar building materials, colors and architectural styles as the existing buildings constructed at the RiverGate shopping center.
- c. Meter banks will be located behind the building and will be screened.
- d. Roof top HVAC and related mechanical equipment will be screened from public view at grade.

- e. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the building. If one or

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more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

6. Streetscape and Landscaping:

- a. A 35 foot landscape setback will be provided along Steele Creek Road. The setback along Walker Branch Road may be reduced to 14 feet as allowed by the Ordinance. The 35 foot landscape setback along Steele Creek Road will be landscaped to be consistent with the existing landscape treatment provided along Steele Creek Road by the existing RiverGate shopping center.
- b. The Petitioner will provide eight (8) foot planting strips and six (6) foot sidewalks along the Site's frontage on Steele Creek Road. The existing sidewalk and planting strip along Walker Branch Road will be maintained.
- c. Along the Site's internal private roads, the Petitioner will provide a sidewalk and cross-walk network that links all the buildings on the Site with one another and links the buildings to the sidewalk along the abutting public streets. The minimum width for this internal sidewalk will be six (6) feet. Street trees will also be provided along the Site's internal private roads.
- d. A buffer as required by the Ordinance will be provided along the Site's southern property boundary. The required buffer may be dedicated to County Parks and Recreation as allowed by the Ordinance.
- e. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
- f. Screening requirements of the Ordinance will be met.
- g. A row of evergreen shrubs will be planted at the rear of the buildings located along the southern property boundary to help screen the loading dock areas from the greenway trail.

7. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The location, size and type of storm water management systems depicted on the Rezoning Plan is subject to review and approval as part of the full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- c. The Site will comply with the Tree Ordinance

8. Parks, Greenways and Open Space:

- a. The Petitioner will construct an eight (8) foot multi-use trail along a portion of the southern property boundary. The multi-use trail will extend from sidewalk along Steele Creek

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Road to the internal plaza/open space as generally depicted on the Rezoning Plan. This multi-use trail will be an asphalt trail.

- b. The Petitioner will dedicate, prior to the issuance of the final certificate of occupancy for the buildings located along the southern property boundary, the portion of the 100 foot SWIM buffer for Hoover Creek located on the Site as generally depicted on the Rezoning Plan.
- c. Two improved plaza/open space areas as generally depicted on the Rezoning Plan will be provided. The plaza/open space area will be improved with seating areas and landscaping. A portion of the plaza/open space area may be used for outdoor dining associated with restaurants. A connection to multi-use trail constructed along the southern property boundary will be provided through the plaza/open space area located at the terminus of Private Street A as generally depicted on Sheet RZ-2.

9. Signage:

- a. Signage as allowed by the Ordinance will be provided.

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 30 feet in height.
- c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted and in loading dock areas or at the rear of the buildings where "wall pak" lighting that is designed as down lighting will be allowed.

11. Preferred Parking for "Clean Commuters":

- a. The Petitioner will provide "Preferred" (attractive, conveniently located) parking spaces for "Clean Commuters" (carpool, vanpool, hybrid vehicles or electric vehicles) equal to 5% of the total number of required parking spaces.

12. 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 of Chapter 6 of the Ordinance.

13. 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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