

SITE DEVELOPMENT DATA

- Acreage: 11.7
- Tax Parcel #: 219-061-05 and 09
- Existing Zoning: CC
- Proposed Zoning: CC SPA
- Existing Uses: Vacant and Office Building
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the CC zoning district (as more specifically restricted below).
- Maximum Gross Square Feet of Development: Up to 90,000 square feet of gross floor area (including +/- 13,000 sq ft building(s) already constructed on the Site).
- Maximum Building Height: Not to exceed four (4) stories

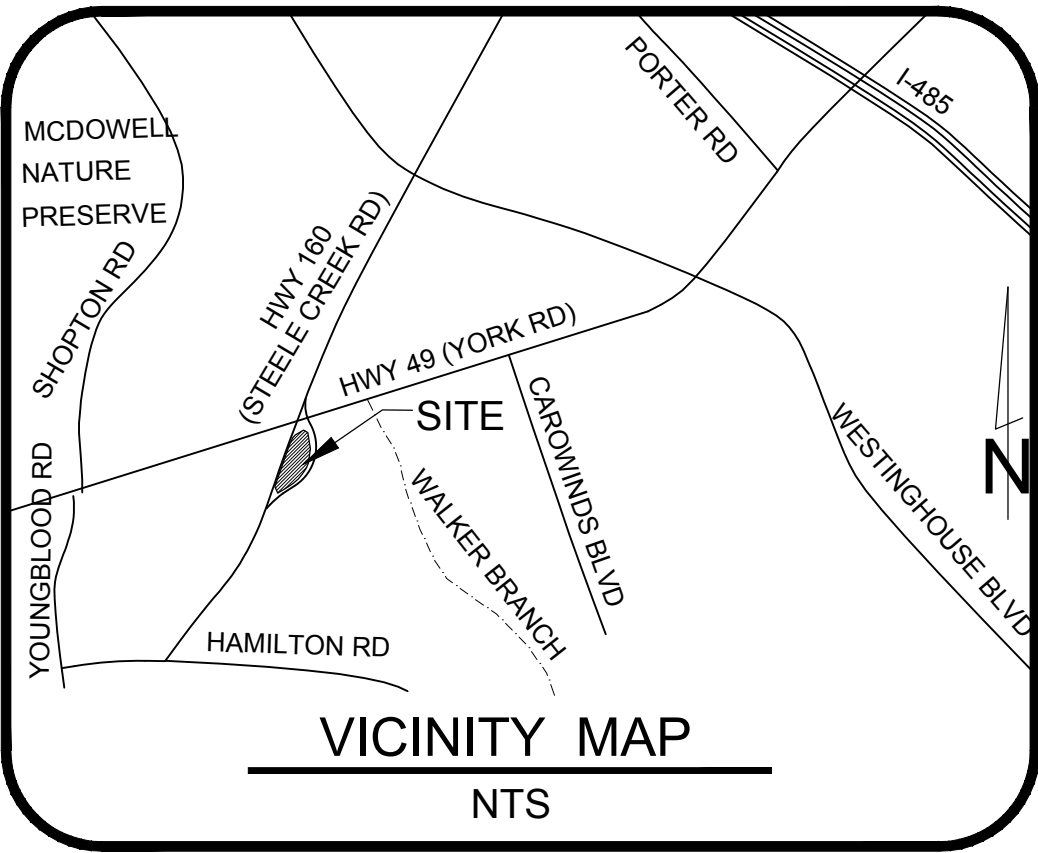
ADJACENT PROPERTY OWNERS

- | | |
|---|---|
| 1 CC 21906121 HAWTHORNE CO PO BOX 32064 CHARLOTTE, NC 28232 | 9 CC 19955125 STEELCROFT OFFICE LLC 521 EAST MOREHEAD ST #400 CHARLOTTE, NC 28202 |
| 2 CC 21906128 SUNTRUST BANK 919 E MAIN ST 14TH FL RICHMOND, VA 23219 | 10 B-2 (CD) 21912303 RCR PROPERTIES LLC 16026 KIKI CT TEGA CAY, SC 29715 |
| 3 CC 21906127 CK RIVERGATE LLC 301 SOUTH COLLEGE ST #2800 CHARLOTTE, NC 28202 | 11 R-3 21912302 CARLTON & LYERLY INVESTMENTS 1215 MCDOWELL FARMS DR CHARLOTTE, NC 28217 |
| 4 CC 21906112 LLC % CHILDRESS KLEIN PRO CK RIVERGATE SHOPPING CENTER %CHILDRESS KLEIN PROPERTIES 301 SOUTH COLLEGE ST #2800 CHARLOTTE, NC 28202 | 12 O-2 (CD) 21912202 HOSPITAL AUTHORITY THE CHARLOTTE-MECKLENBURG PO BOX 32861 CHARLOTTE, NC 28232 |
| 5 CC 21906113 C/O CVS CORPORATION CVS ONE CVS DRIVE WOONSOCKET, RI 02895 | 13 O-2 (CD) 21912201 HOSPITAL AUTHORITY THE CHARLOTTE-MECKLENBURG PO BOX 32861 CHARLOTTE, NC 28232 |
| 6 CC 20123112 WRI STEELE CREEK LLC PO BOX 450233 ATLANTA, GA 31145 | 14 O-2 (CD) 21912105 HOSPITAL AUTHORITY THE CHARLOTTE-MECKLENBURG PO BOX 32861 CHARLOTTE, NC 28232 |
| 7 CC 19955198 LLC WATERS CONVICENCE STORES 301 S MCDOWELL ST #210 CHARLOTTE, NC 28204 | 15 R-17 MF (CD) 21906110 LLC CHILDRESS KLEIN PRO CK RIVERGATE SHOPPING CENTER CHILDRESS KLEIN PROPERTIES 301 SOUTH COLLEGE ST #2800 CHARLOTTE, NC 28202 |
| 8 CC 19955109 WFC STEELCROFT FUND III LLC 11440 SAN VICENTE BV #200 LOS ANGELES, CA 90049 | |

LEGEND

- OFFICE / RETAIL SITE BOUNDARY
- INTERIOR PRIVATE STREET
- SETBACK / REAR YARD
- EXISTING TREES





- LEGEND**
- Office / Retail Site Boundary
 - Interior Private Street
 - Setback / Rear Yard
 - Existing Trees

REVISIONS
11/21/16 - REVISE PER STAFF COMMENTS

DATE: 09/26/16
DESIGNED BY: SKT
CHECKED BY: SKT
SCALE: 1"=100'
PROJECT #1016239

SHEET #
RZ-2

RIVERGATE - OFFICE SCHEMATIC SITE PLAN

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

REZONING PETITION NO. 2016-149 SPA

CHILDRESS KLEIN
PROPERTIES



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