

DEVELOPMENT DATA:

TAX PARCEL: 22504505
EXISTING ZONING: B-1SCD
TOTAL SITE AREA: 7.057 ACRES
PROPOSED SITE AREA: 1.72 ACRES
PROPOSED ZONING: NS
LOT SETBACK:
FRONT: 25' FROM BACK OF CURB
REAR: 10' NONRESIDENTIAL; 20' RESIDENTIAL
SIDE: 0' NONRESIDENTIAL; 10' RESIDENTIAL

GENERAL PROVISIONS:

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS", SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE REDEVELOPMENT OF A PORTION OF AN EXISTING OFFICE DEVELOPMENT WITH FRONTAGE ALONG PIPER STATION DRIVE AND REA RD. THIS REDEVELOPMENT WILL PROVIDE THE LOCATION FOR UP TO 8,000 SQUARE FEET OF RETAIL AND OFFICE USES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE NS DISTRICT.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE NS DISTRICT INCLUDING RESTAURANTS, EXCEPT THAT DRIVE THROUGH SERVICE WINDOW WILL NOT BE ALLOWED FOR ANY RESTAURANT THAT MIGHT BE LOCATED ON THE SITE.

TRANSPORTATION

A. THE SITE WILL HAVE ACCESS TO PIPER STATION DRIVE VIA AN EXISTING PRIVATE DRIVEWAY AS IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
B. PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.
C. EXISTING SIDEWALKS WILL REMAIN ALONG REA ROAD AND PIPER STATION DRIVE.

ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE NS.

STREETSCAPE AND LANDSCAPING

EXISTING TREES ALONG THE SITE BOUNDARY WITH THE ADJACENT MULTIFAMILY COMMUNITY WILL REMAIN AS PART OF THE BUFFERING OF OFF STREET PARKING. THE PETITIONER RESERVES THE RIGHT TO REPLACE TREES THAT ARE DAMAGED BY RETAINING WALL CONSTRUCTION.

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

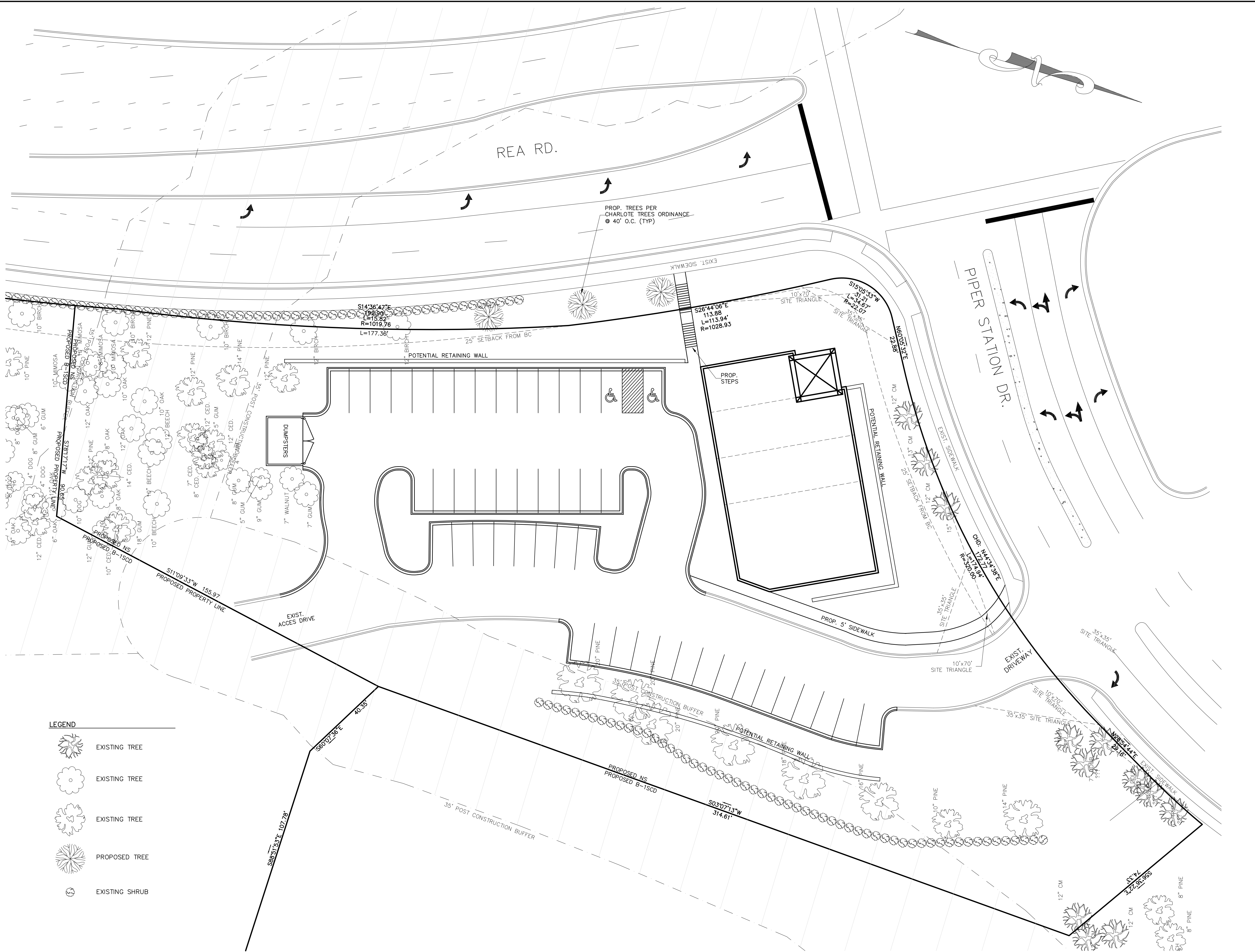
LIGHTING

A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PACK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED.

PHASING

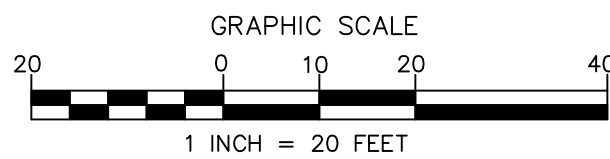
RESERVED

INITIAL SUBMISSION- 04/23/12
REVISED PER STAFF COMMENTS- 06-15-12



LEGEND

- EXISTING TREE
- EXISTING TREE
- EXISTING TREE
- PROPOSED TREE
- EXISTING SHRUB



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	6/15/12	REVISED PER COMMENTS

ISAACS
CIVIL ENGINEERING • GEOTECHNICAL • SURVEYING

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Project: **PIPER STATION RETAIL**
CHARLOTTE, NORTH CAROLINA

Title: **REZONING PLAN**

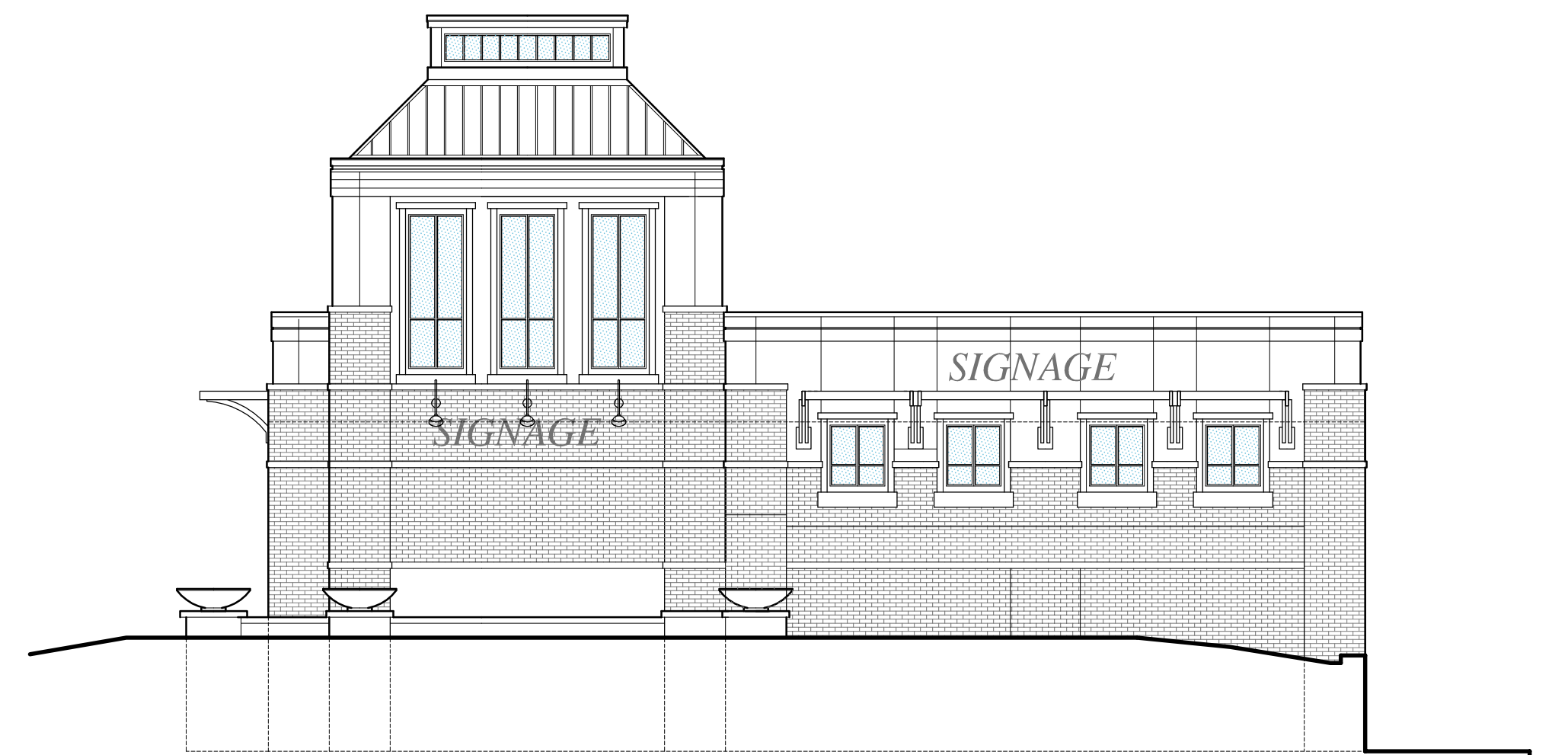
File #: 12103-RZ.DWG Date: 4/20/12 Project Egr: BTU

Design By: BTU
Drawn By: CBH
Scale: 1"=20'

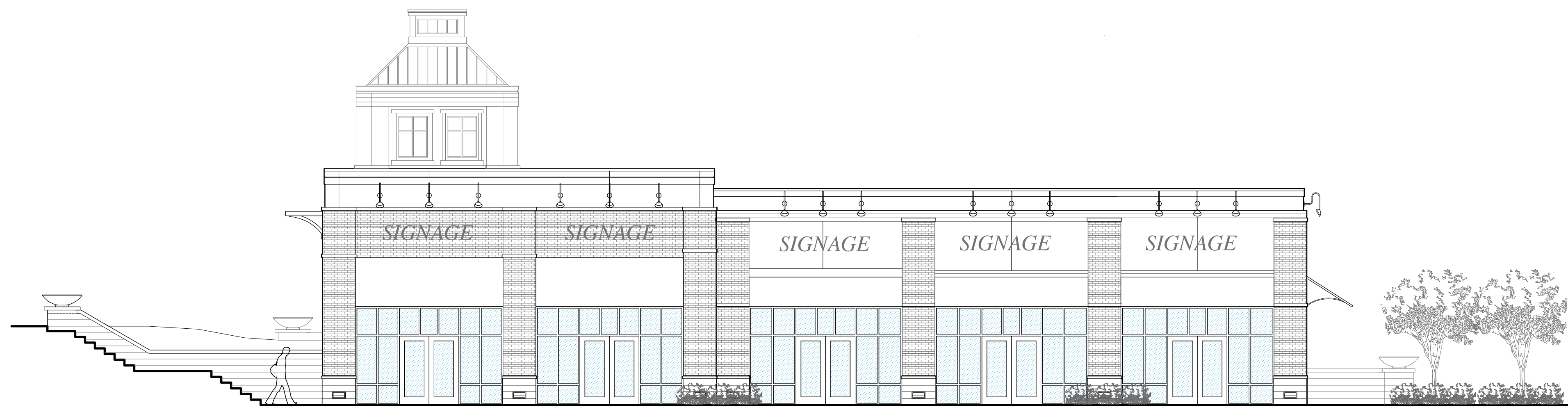
RZ1.0



1 NORTH ELEVATION PIPER SATION DR.
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION REA ROAD
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION FROM PARKING AREA
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION AT ENTRY DRIVE
SCALE: 1/8" = 1'-0"

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PIPER STATION RETAIL SCHEMATIC BUILDING ELEVATIONS

CHARLOTTE, North Carolina - RJa Project #SP-663 - 06 . 14 . 12



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