

VICINITY MAP: N.T.S.

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 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.

ARCHITECTURAL STANDARDS

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

STREETSCAPE AND LANDSCAPING
RESERVED

ENVIRONMENTAL FEATURES
RESERVED

PARKS, GREENWAYS, AND OPEN SPACE
RESERVED

FIRE PROTECTION
RESERVED

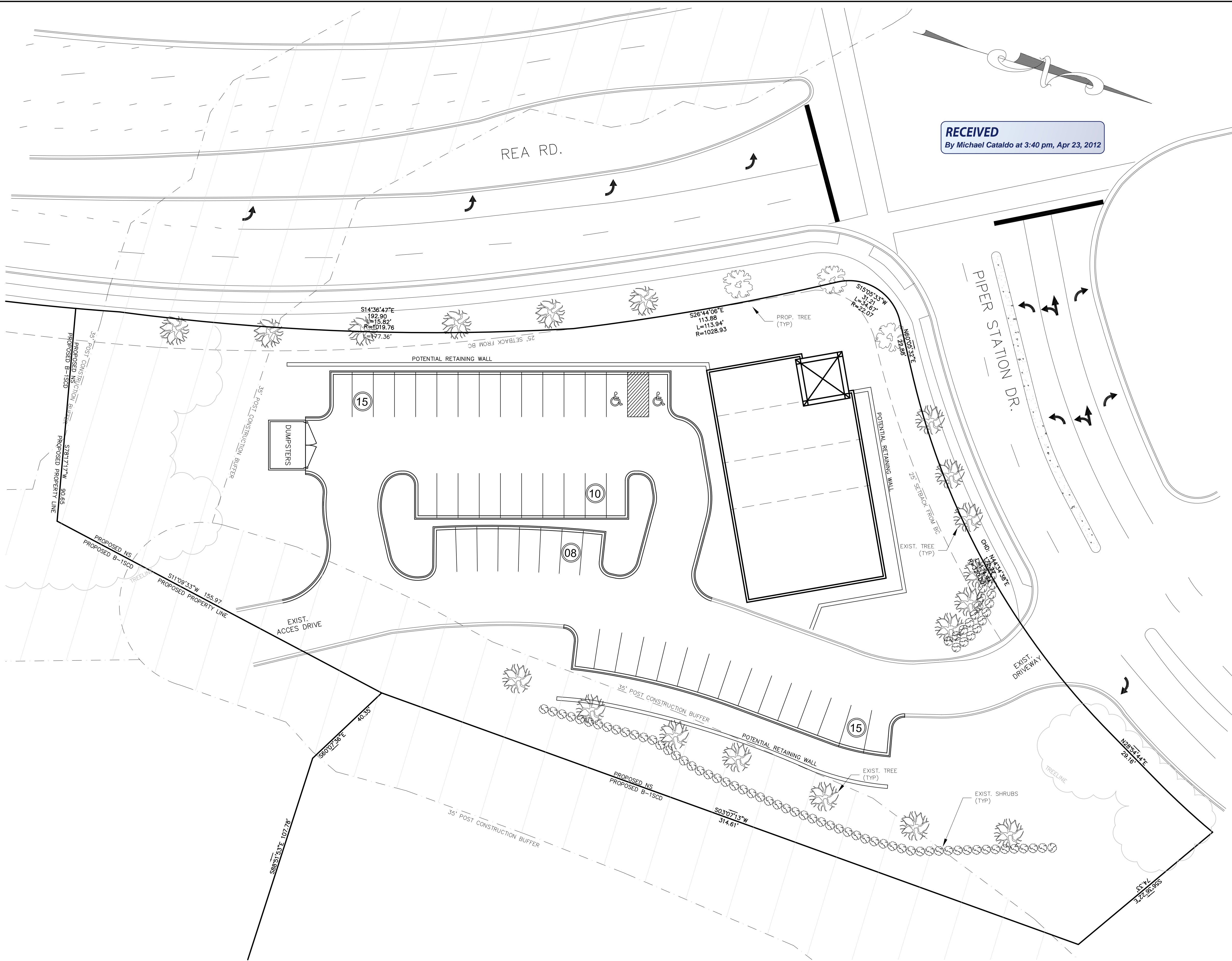
SIGNAGE
RESERVED

LIGHTING

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

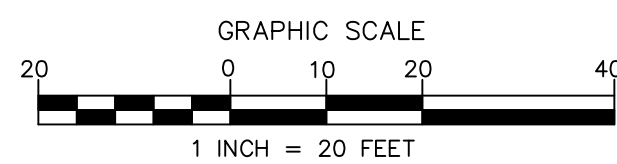
PHASING
RESERVED

INITIAL SUBMISSION- 04/23/12



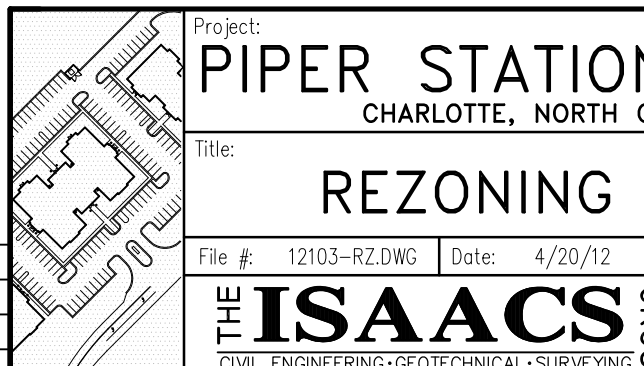
RECEIVED
By Michael Cataldo at 3:40 pm, Apr 23, 2012

- LEGEND
- EXISTING TREE
 - EXISTING SHRUB
 - PROPOSED STREET TREE



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION



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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'

GROUP

RZ1.0