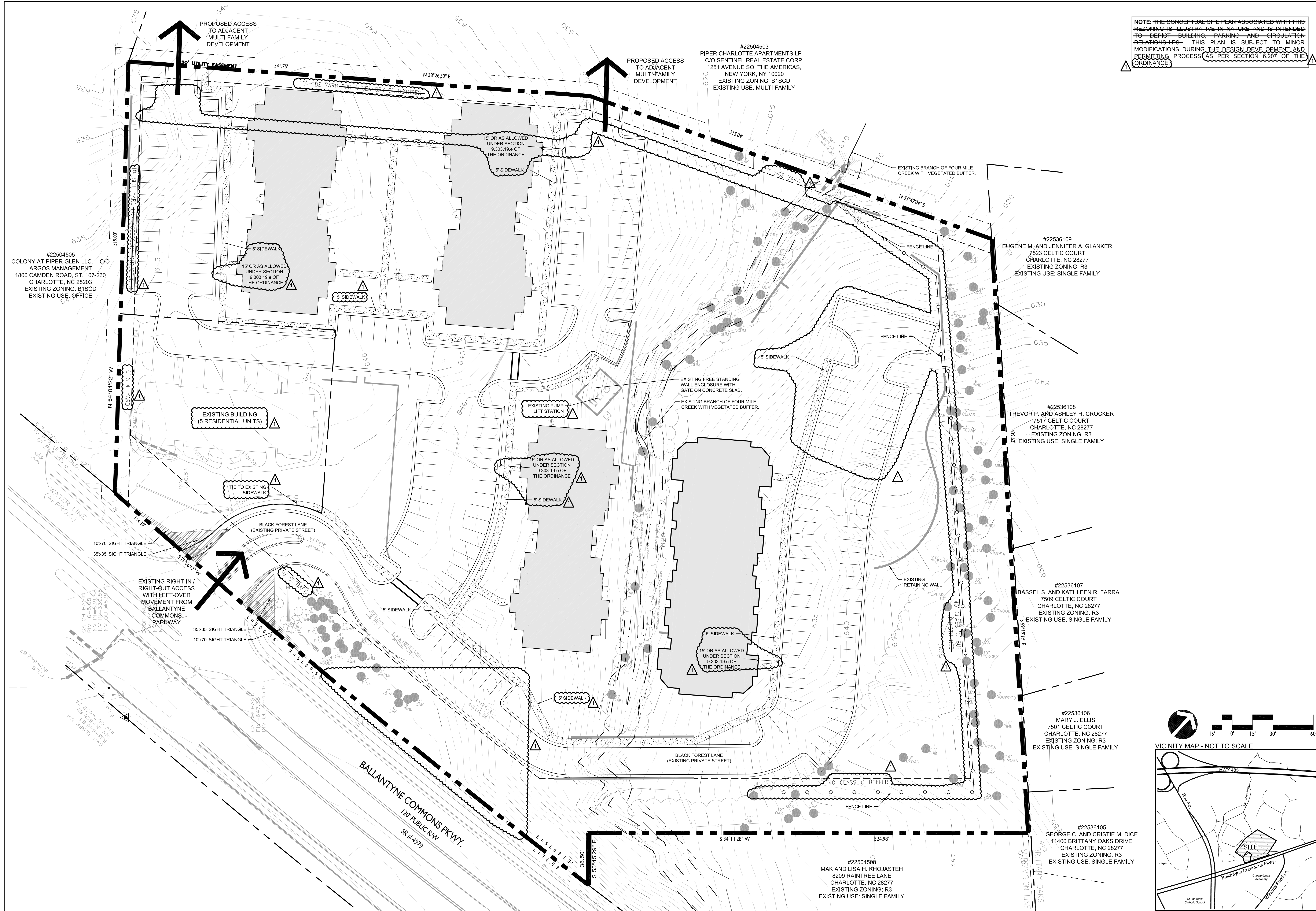
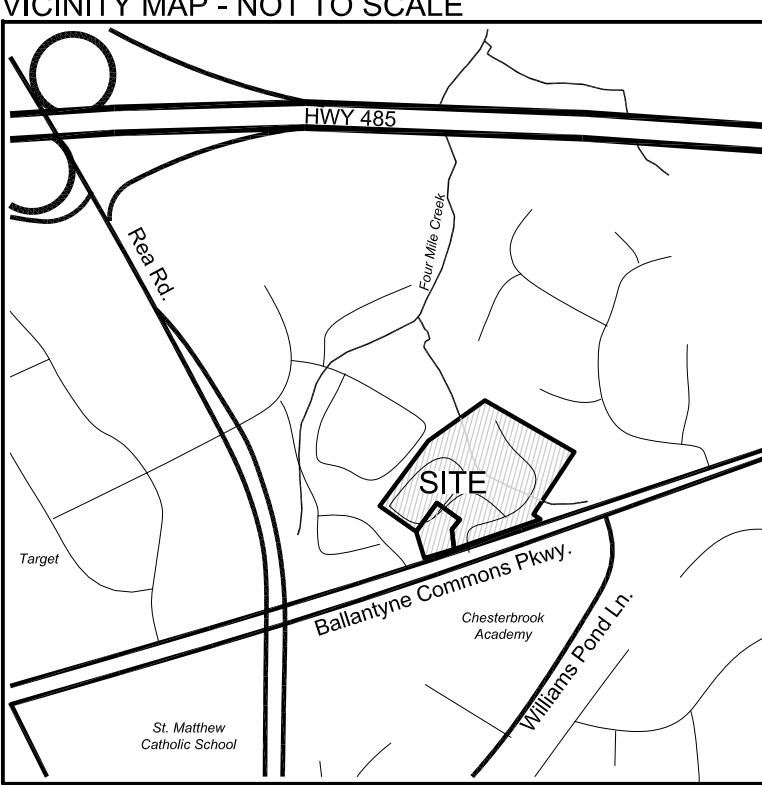


RECEIVED
By mcataldo at 4:04 pm, Feb 22, 2013



NOTE: THE CONCEPTUAL SITE PLAN ASSOCIATED WITH THIS REZONING IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS. THIS PLAN IS SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS (AS PER SECTION 6.207 OF THE ORDINANCE).



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FOR PUBLIC HEARING
PETITION NO. 2013-030

**PIPER STATION 2
CONDITIONAL REZONING**
CAROLINA CAPITAL LAND PARTNERS; CHARLOTTE, NC

CONCEPT PLAN

REVISIONS:
DATE: DECEMBER 26, 2012
DESIGNED BY: CHK
DRAWN BY: SAM
CHECKED BY: CHK
SCALE: 1"=50'-0"
PROJECT #: 1012260

SHEET #
Z-1.1

PIPER STATION 2 DEVELOPMENT STANDARDS

1. DEVELOPMENT INFORMATION

SITE AREA	7.112 ACRES
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	22504507 AND 22504514
SITE ADDRESS	LANTERN WALK CIRCLE CHARLOTTE, NC 28277
PROPERTY OWNER(S)	STONEGATE VENTURES LLC ATTN: TODD HARRISON 821 E. MOREHEAD STREET, STE 750 CHARLOTTE, NC 28255
EXISTING ZONING	BUSINESS DISTRICT "B-D(CD)" AND OFFICE DISTRICT "0-1(CD)"
PROPOSED ZONING	MULTI-FAMILY DISTRICT "R-17MF (CD)"
EXISTING USES	MULTIFAMILY RESIDENTIAL AND VACANT
PROPOSED USES	MULTI-FAMILY DWELLINGS & CUSTOMARY ACCESSORY USES
RESIDENTIAL UNITS AND TYPES	120 UNITS / APARTMENTS
RESIDENTIAL DENSITY	16.87 DUA
EXISTING NON-RESIDENTIAL USES	NONE
PROPOSED NON-RESIDENTIAL USES	NONE
FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	PER ZONING ORDINANCE
NUMBER OR RATIO OF PARKING SPACES	PER ZONING ORDINANCE
AMOUNT OF OPEN SPACE	PER ZONING ORDINANCE
AREA PLAN(S)	SOUTH DISTRICT PLAN - ADOPTED 1993
BASE GIS DATA PROVIDED BY	LDSI 508 W. 5TH STREET CHARLOTTE, NC 28202

2. 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 6.207 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.

3. PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY COMMUNITY AS AN ADDITION TO AN EXISTING MULTIFAMILY COMMUNITY THAT ADJOINS THE SITE. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE R-17MF (CD) DISTRICT.

4. PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE MULTIFAMILY DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R-17 MF DISTRICT.

TRANSPORTATION

- a. THE SITE WILL HAVE ACCESS VIA AN EXISTING DRIVEWAY TO BALLANTYNE COMMONS PARKWAY AND TO THE ADJOINING MULTIFAMILY COMMUNITY VIA INTERNAL PRIVATE DRIVEWAY CONNECTIONS AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
- b. PARKING AREAS ARE GENERALLY 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 R-17MF DISTRICT. IN ADDITION TO ZONING ORDINANCE REGULATIONS, THE ARCHITECTURE OF FUTURE BUILDINGS SHALL BE DESIGNED TO COMPLEMENT THE ARCHITECTURAL CHARACTER OF THE SURROUNDING BALLANTYNE COMMUNITY AND THE ADJOINING MULTIFAMILY COMMUNITY. ARCHITECTURAL REFERENCE FEATURES SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW/DOOR FENESTRATION PATTERN; WINDOW SASH STYLE; RAILINGS; AND ROOF STYLE/PITCH. THE INCORPORATION OF BUILDING MATERIALS AND COLORS ASSOCIATED WITH THE BALLANTYNE COMMUNITY AND THE ADJOINING MULTIFAMILY COMMUNITY MAY ALSO BE UTILIZED IN ADDITION TO ARCHITECTURAL FEATURES. IT IS IMPORTANT THAT NEW BUILDINGS NOT EXACTLY MIMIC EXISTING BUILDINGS AS THERE ARE MULTIPLE ARCHITECTURAL STYLES AND FEATURES FOUND ON NEARBY BUILDINGS. THE BUILDINGS ON THE SITE WILL INCLUDE THE FOLLOWING ELEMENTS OR FEATURES.~~

- SIDING MATERIALS WILL INCLUDES AT LEAST 30% MASONRY PRODUCTS SUCH AS BRICK, ARCHITECTURAL CMU OR PRECAST, AND MAN MADE STONE. REMAINING MATERIALS WILL BE COMPOSED OF CEMENTATIOUS BOARD OR OTHER SIMILAR DURABLE MATERIAL. NO VINYL, EIFS, OR MASONITE WILL BE USED FOR SIDING MATERIALS BUT VINYL MAY BE USED FOR SOFFIT, AND TRIM INCLUDING WINDOW AND DOOR TRIM.
- PRINCIPAL ROOF PITCH WILL BE NO LESS THAN 5:12.
- BALCONY RAILINGS WILL BE OF DURABLE PREFINISHED MATERIAL AND WILL NOT BE PAINTED PRESSURE TREATED LUMBER.
- ROOFING MATERIALS WILL BE ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES AND ROOF VENTS AND FEATURES WILL BE PAINTED TO MATCH THE ROOF COLOR.

STREETSCAPE AND LANDSCAPING

RESERVED

ENVIRONMENTAL FEATURES

~~THE CURRENTLY APPROVED DEVELOPMENT PLAN FOR THE SITE INCLUDES THE ESTABLISHMENT OF THE NECESSARY STREAM BUFFERS WHICH RELATES TO THE LOCATIONS FOR BUILDINGS AND PARKING AND FOR A TOTAL OF 438,065 SQ. FT. OF TOTAL IMPERVIOUS COVER FOR WHICH UNDERGROUND COLLECTION AND DETENTION FACILITIES HAVE ALREADY BEEN CONSTRUCTED. FOR THE PURPOSE OF COMPLIANCE WITH THE POST CONSTRUCTION CONTROL ORDINANCE (PCCO), THE PREVIOUSLY APPROVED STREAM BUFFERS AND THE PREVIOUSLY APPROVED IMPERVIOUS COVER AREA SHALL BE GRANDFATHERED. DEVELOPMENT OF THE SITE THAT WOULD ADD MORE THAN 20,000 SQ. FT. OF NEW IMPERVIOUS COVER OVER WHAT HAD ALREADY BEEN PREVIOUSLY APPROVED WILL FALL UNDER THE JURISDICTION OF THE PCCO.~~

- a. THE BUFFERS ON THE SITE PLAN MAY BE REDUCED OR REMOVED IF THE ADJOINING PROPERTY FOR WHICH THE BUFFER WAS CREATED IS REZONED TO A CATEGORY WHERE THE BUFFER WOULD BE SMALLER OR WOULD NOT BE REQUIRED. THIS ACTION WILL NOT REQUIRE AN ADMINISTRATIVE AMENDMENT TO THE SITE PLAN.
- b. THE PETITIONER WILL INSTALL A FENCE ALONG PORTIONS OF THE SITE THAT ARE ADJACENT TO THE SINGLE FAMILY COMMUNITY AS GENERALLY DEPICTED ON THE SITE PLAN. THE EXACT LOCATION OF THE FENCE WILL BE DETERMINED DURING THE DESIGN/ DEVELOPMENT PHASE.

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 WILL BE LIMITED TO 25' FEET IN TOTAL HEIGHT. HOWEVER, THE FREESTANDING LIGHTING ON THE PORTION OF THE SITE THAT ADJOINS SINGLE FAMILY ZONED LAND WILL BE LIMITED TO 20' IN TOTAL HEIGHT. ARCHITECTURAL LIGHTING MAY BE USES SO LONG AS THE FIXTURES ARE DESIGNED SO THAT THEY DO NOT CAST LIGHT BEYOND THE PROPERTY LINE.

PHASING

RESERVED

INITIAL SUBMISSION- 12-21-12

DATE: DECEMBER 26, 2012
DESIGNED BY: RIK
DRAWN BY: SAM
CHECKED BY: CHK
SCALE: N/A
PROJECT #: 1012260
SHEET #:
Z-2.0

REVISIONS:
02/22/13 - REVISIONS PER CITY COMMENTS

PIPER STATION 2
CONDITIONAL REZONING
CAROLINA CAPITAL LAND PARTNERS; CHARLOTTE, NC
DEVELOPMENT NOTES

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