

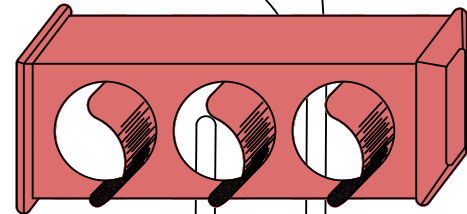
TP 199-55-128
R LLC CMC
ACQUISITION COMPANY
EXISTING ZONING: B-1(CD)
(RETAIL)

TP 199-55-119
CHARLOTTE MED LLC
AND ANNIE RUTH
EXISTING ZONING: CC
(RETAIL/OFFICE)

TP 199-55-120, 125
STEELECROFT OFFICE LLC AND
C/O MERRIFIELD PATRICK
EXISTING ZONING: CC
(RETAIL/OFFICE)

YORK ROAD (HWY 49)

PLANNED
TRAFFIC
SIGNAL



PROPOSED RIGHT-IN/OUT
MOVEMENT ACCESS 1

8' sidewalk

35'x35' triangle

50' landscape setback

access drive

parking envelope

access drive

parking envelope

access drive

parking envelope

access drive

parking envelope

access drive

parking envelope

access drive

parking envelope

access drive

parking envelope

access drive

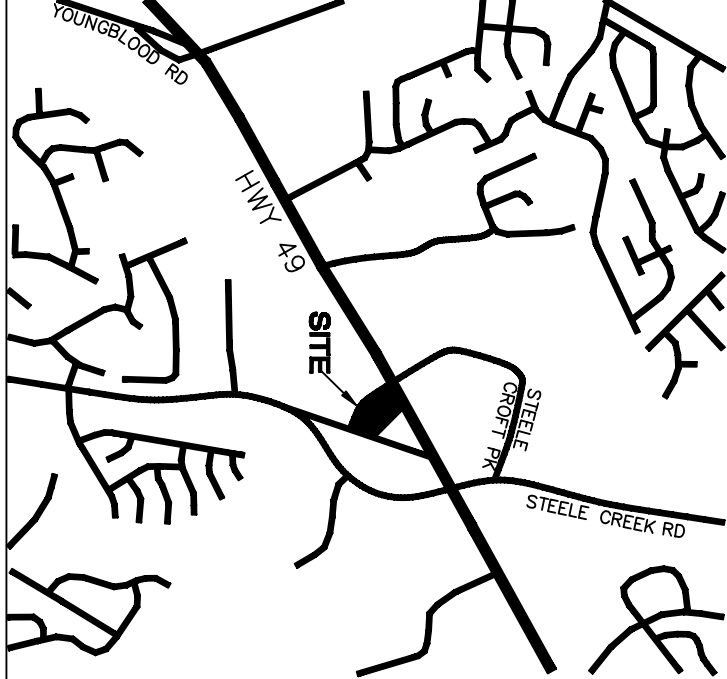
parking envelope

access drive

parking envelope

access drive

1" = 40'



REZONING SITE SUMMARY

PETITIONER : Landnet, LLC
1341 East Morehead, Suite 201
Charlotte, NC 28204
704-344-1868, fax: 704-344-2905

REZONING SITE AREA : 3.55 ACRES

TAX PARCEL : 219-12-301, 219-12-302

EXISTING ZONING : R-3

PROPOSED ZONING : NS

EXISTING USES : SINGLE FAMILY

PROPOSED USES : NS USES PERMITTED BY RIGHT,
AS ALLOWED BY ORDINANCE

MAXIMUM BUILDING HEIGHT : 60 MAXIMUM HEIGHT (NOT TO EXCEED 4 STORIES)

*MAXIMUM BUILDING SQUARE FOOTAGE : 30,000 SF

*30,000 SF ONLY IF AT LEAST 10,000 SF IS OFFICE USE,

OTHERWISE MAXIMUM IS 25,000 SF.

PARKING : PER ORDINANCE

LEGEND

- BUILDING ENVELOPE
- POTENTIAL OPEN SPACE
- RETENTION BASIN
- TRAFFIC CIRCULATION
- PEDESTRIAN CIRCULATION

TP 219-12-203, 202, 201
AUTHORITY LEGAL DEPT
CHARLOTTE-MECKLENBURG
HOSPITAL
EXISTING ZONING: O-2(CD)
(HOSPITAL)

STEELECROFT

existing
8' sidewalk
8' planting strip

screen
wall

14' setback
from existing
back of curb

CATS
shelter pad

35'x35'
triangle
split
(each side)

access drive

parking envelope

PROPOSED FULL
MOVEMENT ACCESS 2

existing
8' sidewalk
8' planting strip

PARKWAY

OLD STEELE CREEK
ROAD

PROPOSED FULL
MOVEMENT ACCESS 3

TP 219-06-109
PARTNESHIP STEELE CREEK
(1997) LIMITED
EXISTING ZONING: CC
(RETAIL)

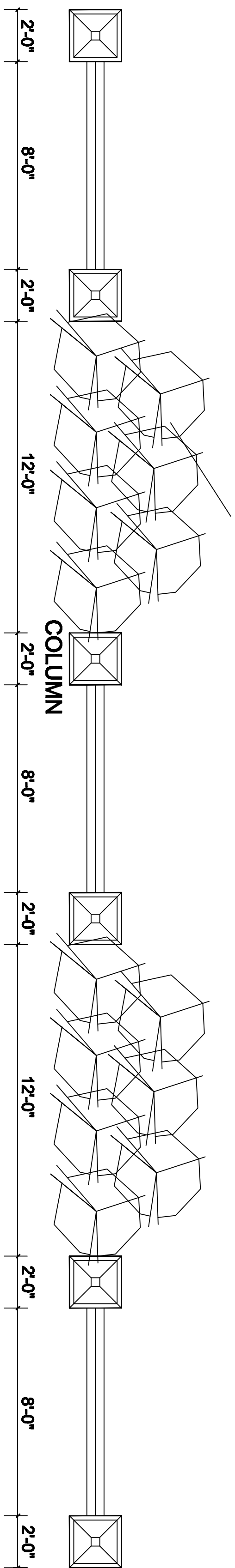
RZ-1

REZONING PLAN

CITY OF CHARLOTTE, NC

FOR PUBLIC HEARING PETITION 2013-060

DATE: 2-22-13
revised: 6-13-13
revised: 9-4-13



PLAN VIEW

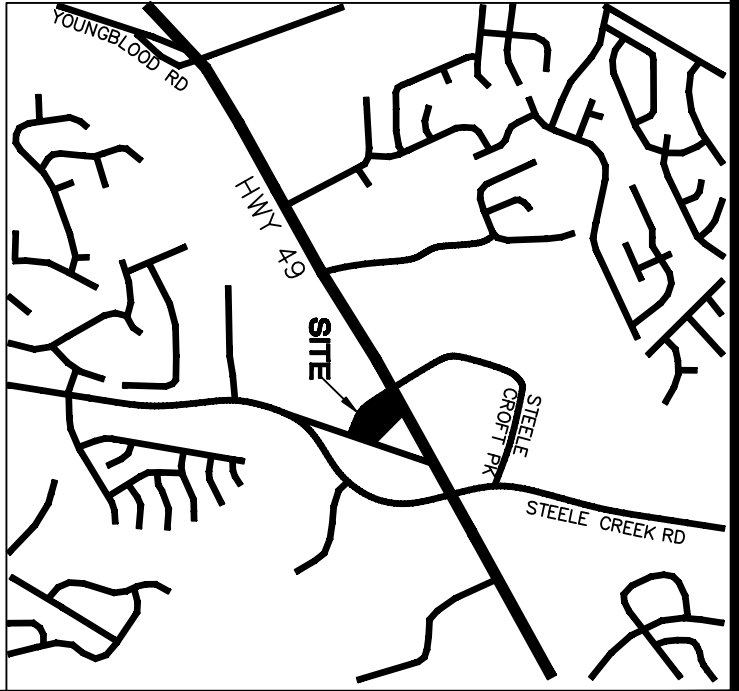


a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size 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.

area, a patio, outdoor seating area(s), gardens, or other features that are intended to enhance the relationship between the building and the pedestrian environment.

The second row of trees will be located behind the sidewalk within center. The second row of trees will be located behind the sidewalk within center. The second row of trees will be located behind the sidewalk within center.

DATE: 4-18-13
revised: 6-13-13
revised: 9-4-13



1" = 40'

YORK ROAD (HIGHWAY 49)

STEELECROFT PARKWAY

THE CHARLOTTE-MECKLENBURG
HOSPITAL AUTHORITY
DB 19726 PG 515

THE CHARLOTTE-MECKLENBURG
HOSPITAL AUTHORITY
DB 19726 PG 515

C.G. WHITLEY &
ANNIE RUTH WHITLEY
DB 1968 PG 264
TAX PARCEL 219-123-01
2.187 ACRES
(including right of
way abandonment)

RCR PROPERTIES, LLC
DB 11029 PG 346

CARLTON & LYERLY
INVESTMENTS
DB 9856 PG 391
TAX PARCEL 219-123-02
1.364 ACRES
(including right of
way abandonment)

SEE RECOMBINATION PLAT AND
RIGHT-OF-WAY DEDICATION
MAP 1 BY MCKIM&CREED
DATED: 6/1/09

AREA OF RIGHT OF WAY
ABANDONMENT = 0.051 AC.

AREA OF RIGHT OF WAY
ABANDONMENT = 0.155 AC.

OLD STEELE CREEK ROAD

RZ-3

EXISTING SITE CONDITION

CITY OF CHARLOTTE, NC

FOR PUBLIC HEARING PETITION 2013-060