

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

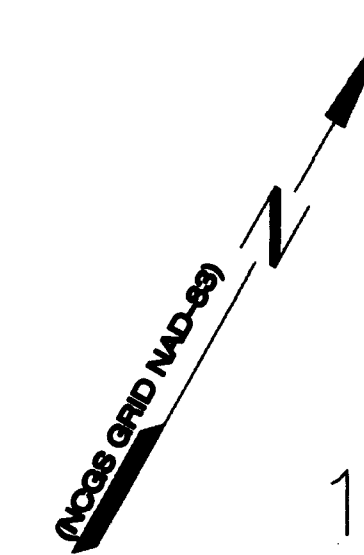
TP 199-55-119
CHARLOTTE MED LLC
AND ANNIE RUTH
EXISTING ZONING: CC
(RETAIL/OFFICE)

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

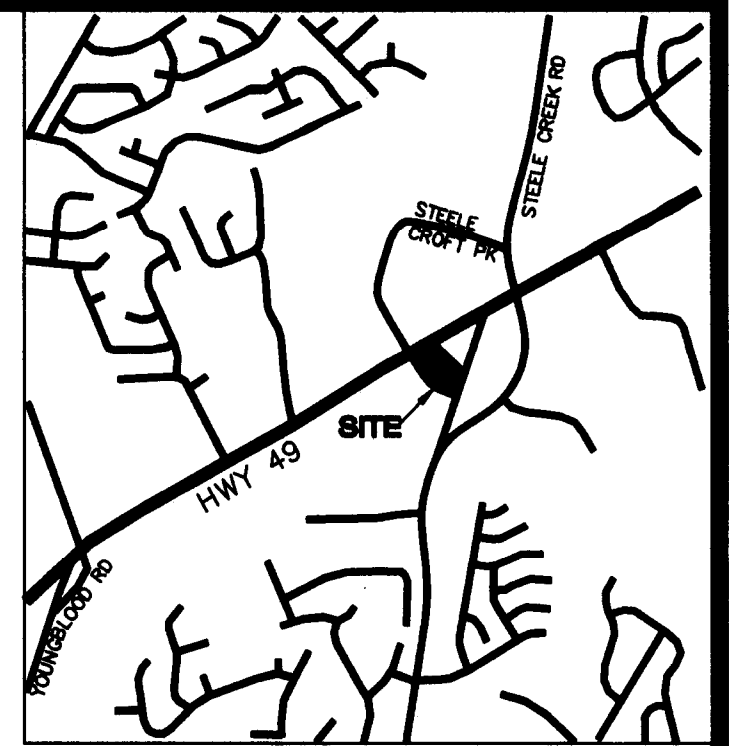
PLANNED
TRAFFIC
SIGNAL

YORK ROAD (HWY 49)

PROPOSED RIGHT-IN/OUT
MOVEMENT ACCESS 1



1"=40'



REZONING SITE SUMMARY

PETITIONER: Landnet, LLC
1341 East Morehead, Suite 201
Charlotte, NC 28204
704-344-1888, fax 704-344-2305

REZONING SITE AREA: 3.55 ACRES

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

EXISTING ZONING: R-3
PROPOSED ZONING: NS

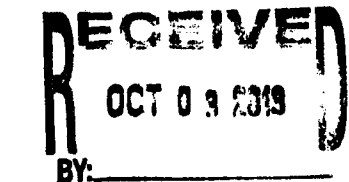
EXISTING USES: SINGLE FAMILY

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
OPEN SPACE: 15%



LEGEND

- BUILDING ENVELOPE
- OPEN SPACE
- TRAFFIC CIRCULATION
- PEDESTRIAN CIRCULATION

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

STEELECROFT

PROPOSED FULL
MOVEMENT ACCESS 2

PARKWAY

TP 219-12-303
RCR PROPERTIES LLC
EXISTING ZONING: B-2(CD)
(RESTAURANT)

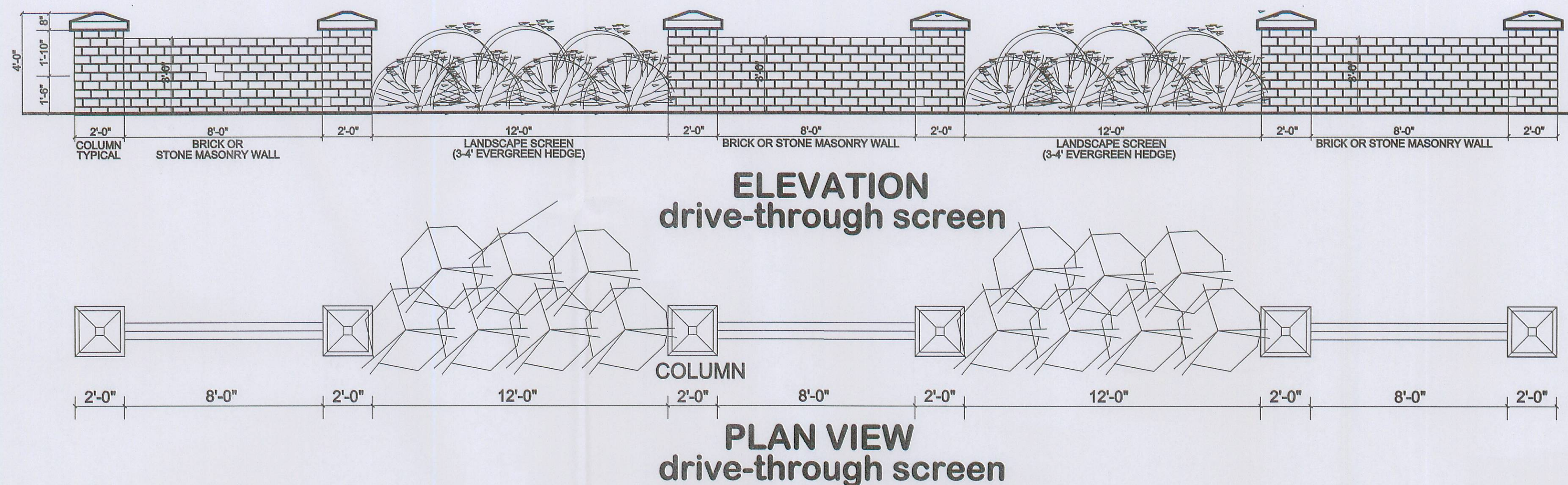
TP 219-06-109
PARTNESHIP STEELE CREEK
(1997) LIMITED
EXISTING ZONING: CC
(RETAIL)

PROPOSED FULL
MOVEMENT ACCESS 3

OLD STEELE CREEK
ROAD

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
revised: 10-2-13



ARCHITECTURE TO REFLECT LOCAL DESIGN



DEVELOPMENT STANDARDS
WHITLEY 49
PETITION NO: 2013-060

1. 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. The buildings will generally be oriented to the roadways and parking will not be allowed between the buildings and S. Tryon Street or the buildings and Steelecroft Parkway. However, drive-thru lanes will be allowed in these areas on the Site provided that such drive-thru lanes are screened from view through the use of landscaping in accordance with the Ordinance and the provisions of Section 5(e) below.
- 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

2. Permitted Uses

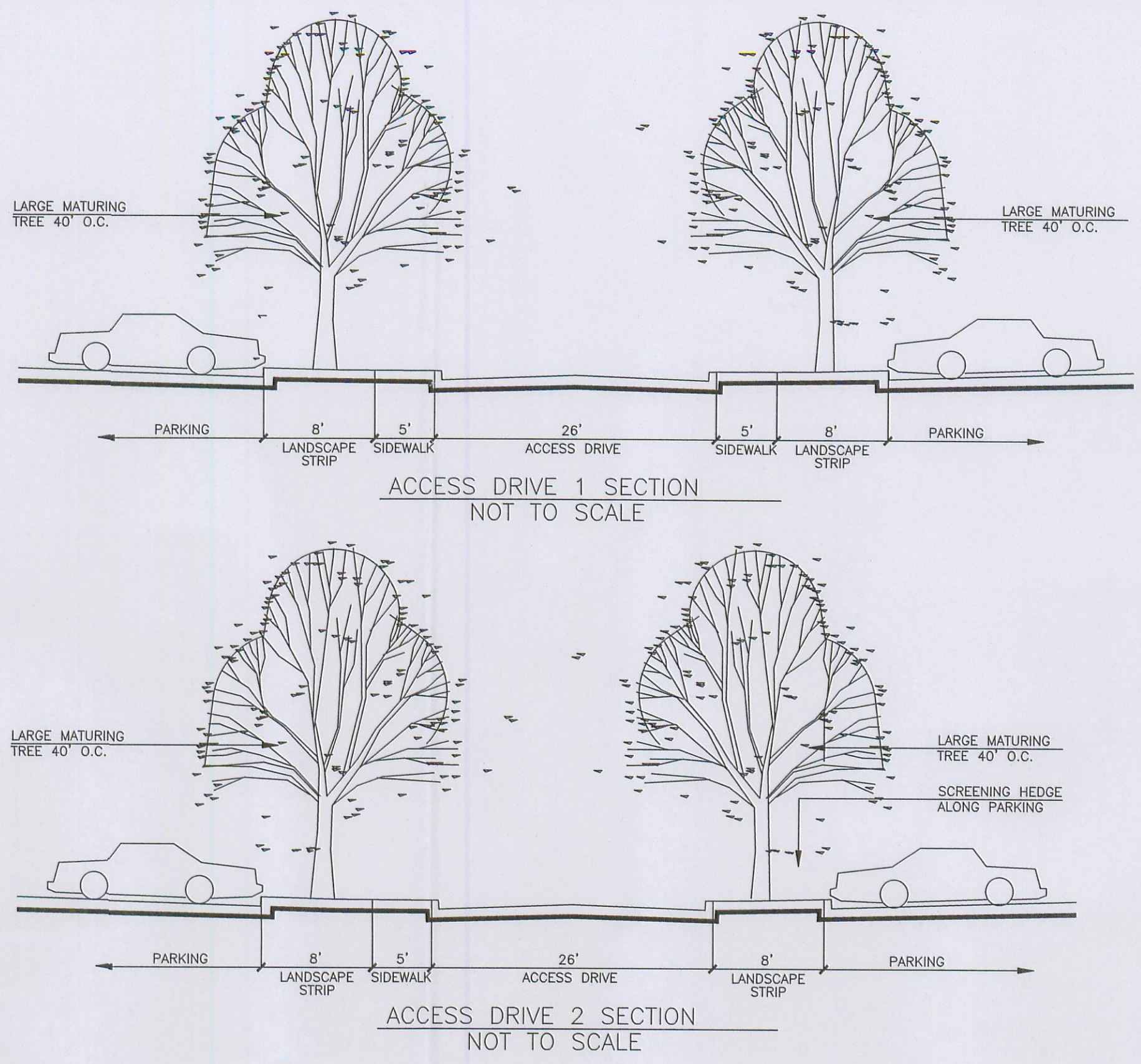
- a. The Site may be developed with up to 30,000 square feet of gross floor area of all uses permitted by right and under prescribed conditions together with all accessory uses allowed within the NS Zoning District, if at least 10,000 square feet of gross floor area is dedicated to office uses. Otherwise, the Site may be developed with up to 25,000 square feet of gross floor area of all uses permitted by right under the NS Zoning District. The Site shall be limited to two uses which may include accessory drive through service windows or one such use with a drive through service window and one convenience store. The following uses will not be permitted: nurseries/greenhouses, equipment rental and leasing, locksmith/gunsmiths, residential, any use that provides automobile repair, and pet services (outdoor).

3. Transportation Improvements

- a. Access to the site will be from S. Tryon Street, Steelecroft Parkway and Old Steele Creek Road as generally depicted on the Rezoning Plan. In addition, future access will also be provided by a future connection to properties to the north of the Petitioner's site.
- b. The placement and number of vehicular access points are subject to any minor modifications required to accommodate the final site and construction plans and designs.
- c. In accordance with discussions and agreements with CDOT & NCDOT, the Petitioner will be responsible for installing the improvements related to the development at the intersection of Steelecroft Parkway and South Tryon Street as depicted on RZ-3 prior to the first buildings certificate of occupancy is issued for any parcels fronting along South Tryon Street.
- d. The internal access drive connecting to Steelecroft Parkway will be extended to the property line of parcel 219-123-03 as that part of the site is developed.
- e. Street trees will be installed along the internal access drives as depicted on the cross section illustrated on RZ-2.

4. Architectural Standards

- a. The buildings constructed on the site will use a variety of building materials. Each exterior building wall, exclusive of doors and windows, will be constructed with a minimum of 50% brick, brick veneer, stone, and/or simulated stone. The masonry material and color chosen shall be consistent throughout the development. The general architecture will be reflective of architecture of buildings in the local area as shown on Sheet RZ-2.
- b. The design of the building walls that front on Steelecroft Parkway and the building wall that is parallel to the interior access drive of the building at the corner of the access drive and Steelecroft Parkway will include elements such as but not be limited to building entrances, clear vision glass along at least one third of the building façade to provide views into the interior activities of the building, outdoor dining 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.



5. Streetscape and Landscaping

- a. A 50 foot landscape setback will be provided along S. Tryon Street. Two rows of trees will be planted along South Tryon Street. The first row of trees will be located between the curb and sidewalk and will be placed 40' on center. The second row of trees will be located behind the sidewalk within the setback and will be planted 40' on center. Due to the presence of overhead power lines along South Tryon Street, small maturing trees will be utilized under the power lines. A 14 foot setback measured from the back of curb will be provided along Steelecroft Parkway and Old Steele Creek Road as generally illustrated on the Rezoning Plan.
- b. The Petitioner will provide 8 foot planting strips and 6 foot sidewalks within the right of way along all public streets adjoining the site if this treatment is not already existing.
- c. The Petitioner will provide a minimum 5 foot wide internal sidewalk network along one side of the internal access drives so as to connect all internal buildings with each other and the abutting public streets.
- d. The Petitioner will provide a raised crosswalk across any drive through lanes to better delineate the pedestrian path. In addition raised cross walks will be constructed wherever a cross walk crosses the internal access drives.
- e. If a drive through lane is located between a building and Steelecroft Parkway, the Petitioner will construct a screening wall/planting as depicted on Sheet RZ-2 along that portion of the Site where a drive through lane is located. If a low wall is constructed, it will be a minimum of three feet in height and be constructed using materials consistent with the materials used on the buildings within the development. The screen wall will be located within a minimum five foot wide planting strip behind the required public sidewalk and be placed a minimum of three feet from the back of the sidewalk.

6. Environmental Features

RESERVED

7. Signage

RESERVED

8. Lighting

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative fixtures that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 25 feet in height.
- c. No "wall pack" lighting will be allowed. However, architectural lighting on building facades, such as sconces, will be permitted.

9. Other

- a. The Petitioner will provide a location for and construct a shelter pad for bus service along Steelecroft Parkway. The exact location of the pad will be agreed to by CATS and the Petitioner.

Revised per staff comments, 8/30/13
Revised per staff comments, 10/2/13

RZ-2 DETAIL SHEET CITY OF CHARLOTTE, NC FOR PUBLIC HEARING PETITION 2013-060

DATE: 4-18-13
revised: 8-13-13
revised: 9-4-13
revised: 10-2-13



NC66 GRID (AD-83)

1"=40'

GRANDIFLORA DRIVE

MOUNTABLE MEDIAN
FINAL DESIGN TO BE DETERMINED
IN CONSTRUCTION REVIEW
(FOR FIRE TRUCK USE ONLY)

REMOVE EXISTING
LEFT TURN ARROW
ADD CHEVRON STRIPE
EXISTING STOP BAR
CAUTION TRAFFIC SIGNAL

NEW LEFT TURN LANE
NEW CONCRETE MEDIAN
TO BE ADDED

STRIPE OUT MEDIAN

200' STORAGE

250' TAPER

NC 49 - YORK ROAD

±590' STACK
(USING NEW AND EXISTING)

CONVERT EXISTING
TRAFFIC SIGNAL TO
CAUTION SIGNAL
(BY OTHERS)

NEW EASTBOUND
LEFT TURN LANE

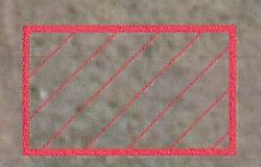
EXISTING MEDIAN
TO BE REMOVED

NEW TRAFFIC SIGNAL
(BY OTHERS)

EXISTING
FIRE STATION



NEW IMPROVEMENTS (BY LN)



EXISTING TO BE REMOVED (BY LN)



APPROXIMATE MILLED AREA'S TO BE
DETERMINED IN CONSTRUCTION REVIEW
(BY LN)

*LN- LANDNET, LLC

STEEPLECROFT PKWY

NEW 6' SIDEWALK WITH
8' PLANTING STRIP

RIGHT-IN/
RIGHT-OUT
ACCESS

NEW RIGHT-TURN LANE
WITH 30" C/G

SUBJECT PROPERTY

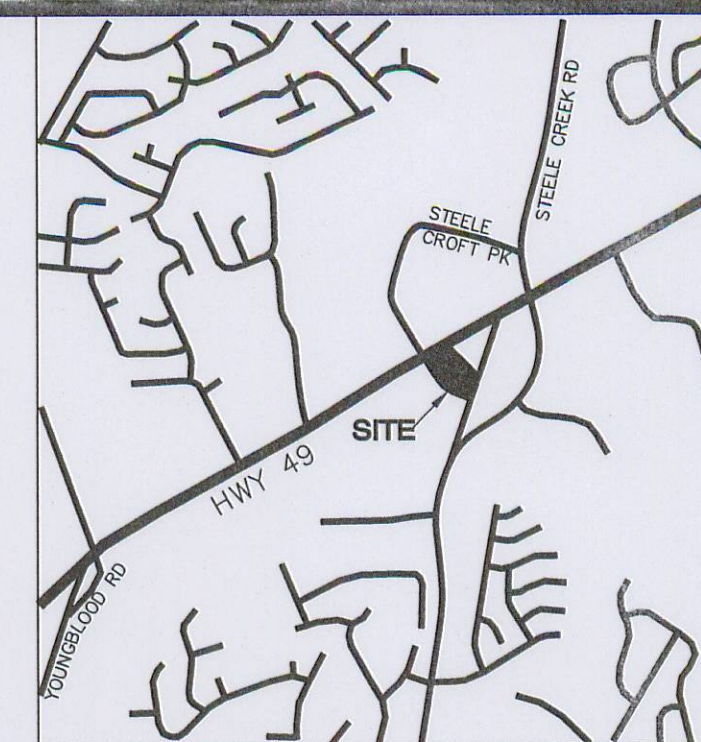
APPROXIMATE MILLED/RESTRIPE AREA TO BE
DETERMINED IN CONSTRUCTION REVIEW
(BY OTHERS)

RZ-3

OFF SITE ROAD IMPROVEMENTS

CITY OF CHARLOTTE, NC
FOR PUBLIC HEARING PETITION 2013-60

DATE: 2-22-13
revised: 2-13-13
revised: 10-2-13



revised: 10-2-13