

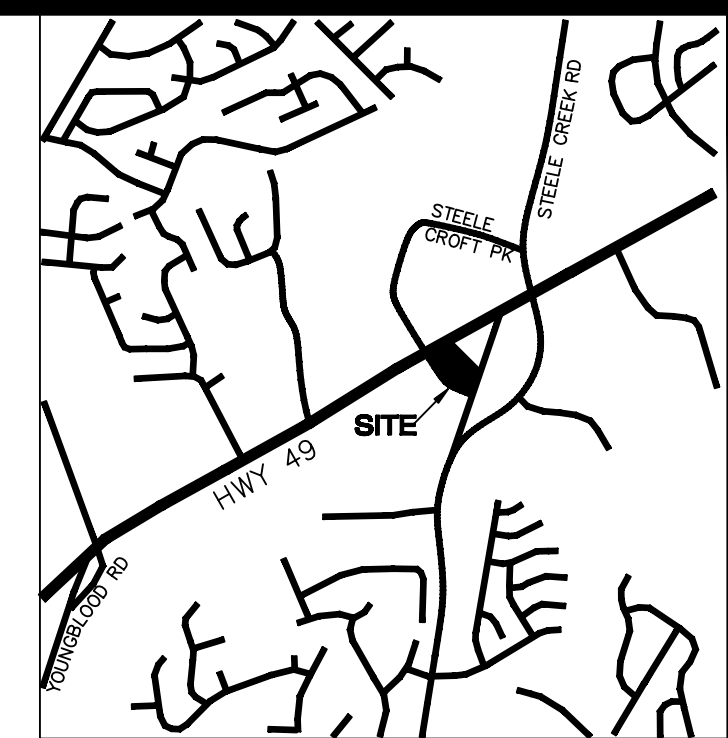
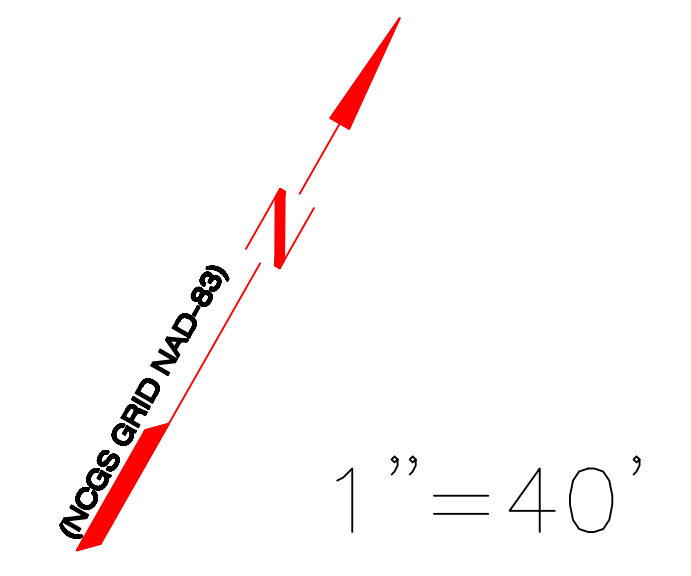
RZ-1  
**EXISTING SITE CONDITION**  
CITY OF CHARLOTTE, NC DATE: 4-18-13  
FOR PUBLIC HEARING PETITION 2012-



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

TP 199-55-119  
CHARLOTTE MED LLC  
AND ANNIE RUTH  
EXISTING ZONING: CC

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



PLANNED  
TRAFFIC  
SIGNAL

# YORK ROAD (HWY 49)

PROPOSED RIGHT-IN/OUT  
MOVEMENT ACCESS 1

## REZONING SITE SUMMARY

PETITIONER : Landnet, LLC  
1341 East Morehead, Suite 201  
Charlotte, NC 28204  
704-344-1868, fax 704-344-2305

REZONING SITE AREA : 3.55 ACRES  
TAX PARCEL : 219-12-301, 219-12-302

EXISTING ZONING : R3  
PROPOSED ZONING : NS (CD)

EXISTING USES : SINGLE FAMILY

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

MAXIMUM BUILDING HEIGHT : AS ALLOWED BY ORDINANCE

PARKING : ONE (1) SPACE PER 250 SQ. FT.

OPEN SPACES : A MINIMUM OF 15% OF THE SITE  
WILL BE ESTABLISHED AS TREE  
SAVE AREAS AS DEFINED BY THE  
CITY OF CHARLOTTE TREE ORDINANCE.

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

TP 219-12-301  
CHARLES GRADY WHITLEY  
AND ANNIE RUTH  
DB 1968 PG 264  
EXISTING ZONING: R-3  
PROPOSED ZONING: NS  
SITE AREA: 2.187 ACRES

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

TP 219-12-302  
CARLTON & LYLERLY  
INVESTMENTS  
DB 9856 PG 391  
EXISTING ZONING: R-3  
PROPOSED ZONING: NS  
SITE AREA: 1.364 ACRES

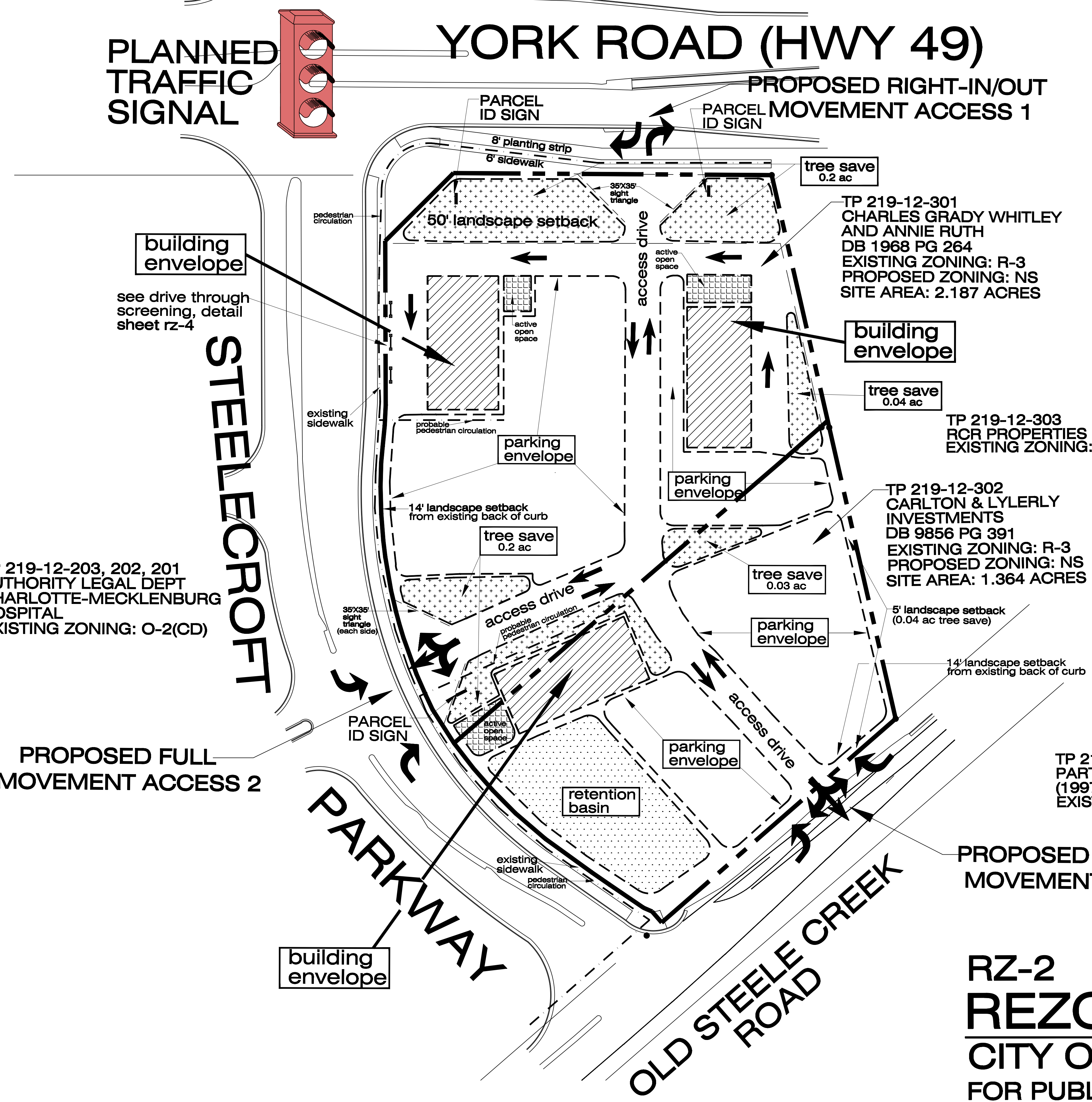
TP 219-06-109  
PARTNESHIP STEELE CREEK  
(1997) LIMITED  
EXISTING ZONING: CC

PROPOSED FULL  
MOVEMENT ACCESS 2

PROPOSED FULL  
MOVEMENT ACCESS 3

## RZ-2 REZONING PLAN

CITY OF CHARLOTTE, NC DATE: 4-18-13  
FOR PUBLIC HEARING PETITION 2012-





NC 49 and NC 89

1"=40'

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)

EXISTING  
FIRE STATION

NEW EASTBOUND  
LEFT TURN LANE  
EXISTING MEDIAN  
TO BE REMOVED  
NEW TRAFFIC SIGNAL  
(BY OTHERS)

STEELECROFT  
PKWY

NEW 6' SIDEWALK WITH  
8' PLANTING STRIP

RIGHT-IN/  
RIGHT-OUT  
ACCESS

NEW RIGHT-TURN LANE  
WITH 30" C/G

SUBJECT PROPERTY

NOTE:  
MILLED AREA'S TO BE DETERMINED  
IN CONSTRUCTION REVIEW

RZ-3

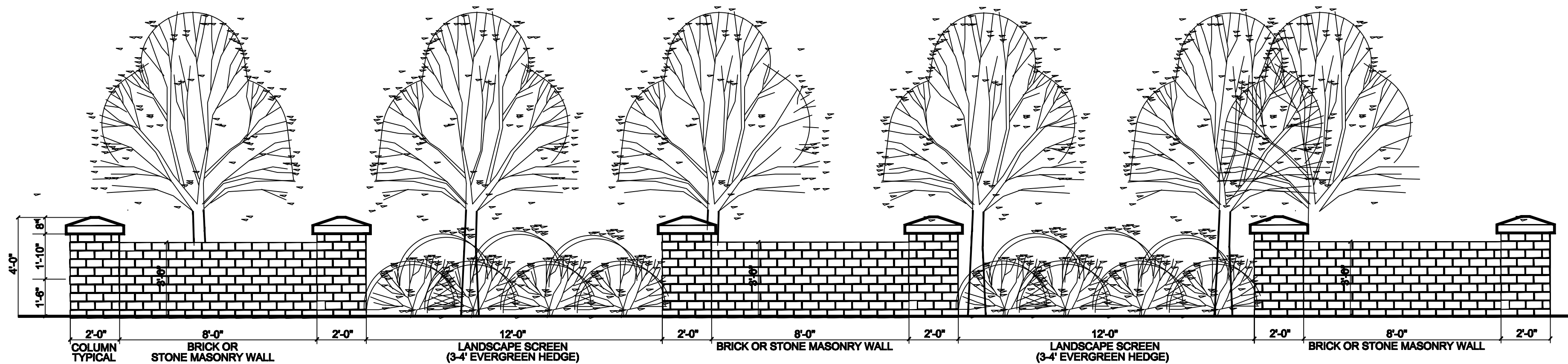
# OFF SITE ROAD IMPROVEMENTS

CITY OF CHARLOTTE, NC

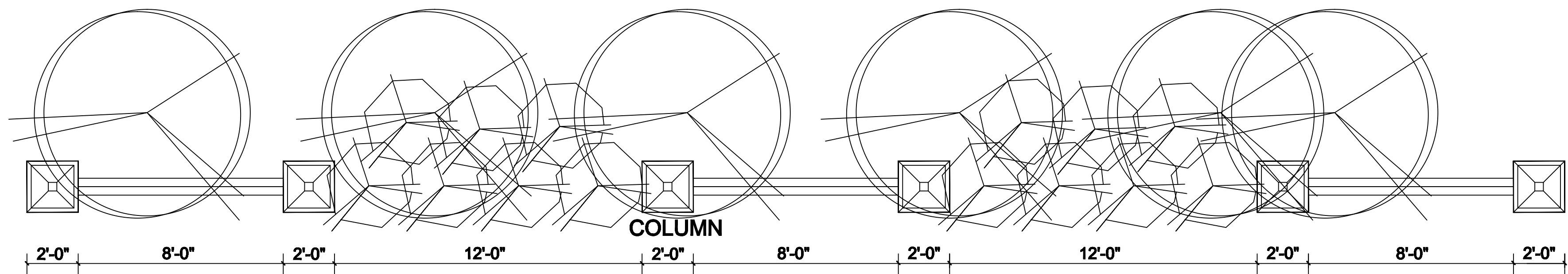
FOR PUBLIC HEARING PETITION 2012-

DATE: 4-18-13





ELEVATION  
drive-through screen



PLAN VIEW  
drive-through screen

ARCHITECTURE TO REFLECT LOCAL DESIGN



DEVELOPMENT STANDARDS

WHITLEY 49  
PETITION NO:

1. General Provisions

a. Throughout these Development Standards, the terms deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.

b. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by the Petitioners to accommodate a development that maintains the vision of the Steele Creek Area Plan and the Rivergate Mixed Use Activity Center Plan to develop a pedestrian-oriented, walkable, well integrated development on an approximately 3.55 acres located on the southeast quadrant of the intersection between S. Tryon Street (NC 49) and Steelescort Parkway (the Site).

c. Development of the Site will be governed by the attached Sheet RZ-1, RZ-2, RZ-3, and RZ-4, as well as these Development Standards (collectively the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the NS zoning district classification shall govern all development taking place on the Site.

d. The development depicted on the Rezoning Plan is schematic in nature and, except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of buildings, parking, and site elements. 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 Steelescort 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. The schematic depictions set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on this Rezoning Plan, the ultimate layout of the proposed development, the exact alignments of streets and points of access, the size, configuration, placements and number of buildings and parking areas, and the depictions of other site elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases.

e. Parking layouts for surface parking may be modified to accommodate final building locations.

2. Permitted Uses

a. The Site may be developed with up to 40,000 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.

3. Access and Transportation Improvements

a. Access to the site will be from S. Tryon Street, Steelescort Parkway and Old Steele Creek Road as generally depicted on the Rezoning Plan.

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 Steelescort Parkway and South Tryon Street as depicted on Sheet RZ-3 of the Rezoning Plan.

4. Architectural Standards

a. The buildings constructed on the site will use a variety of building materials. The building materials may include, but not be limited to, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, EFIS, or wood. The general architecture will be reflective of architecture of buildings in the local area as shown on Sheet RZ-4.

5. Streetscape and Landscaping

a. A 50 foot landscape setback will be provided along S. Tryon Street. A 14 foot landscape setback measured from the back of curb will be provided along Steelescort 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 the Sites frontage on South Tryon Street.

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 30 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

RESERVED

RZ-4  
DETAIL SHEET  
CITY OF CHARLOTTE, NC  
FOR PUBLIC HEARING PETITION 2012-  
DATE: 4-18-13