

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 9,000 SQUARE FEET OF RETAIL AND OFFICE USES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS TO MODIFY THE CURRENT NS ZONING FOR THIS SITE WITH AN NS SITE PLAN AMENDMENT.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES AND ACCESSORY USES THAT ARE PERMITTED IN THE NS DISTRICT INCLUDING RESTAURANTS, EXCEPT THAT A DRIVE THROUGH SERVICE WINDOW WILL NOT BE ALLOWED. A TWO LEVEL PARKING STRUCTURE MAY ALSO BE CONSTRUCTED 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.

C. EXISTING SIDEWALKS WILL REMAIN ALONG REA ROAD AND PIPER STATION DRIVE.

ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE NS. LARGE EXPANSES OF WALL EXCEEDING 20- FEET IN LENGTH WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES, USING VARIOUS MATERIALS SUCH AS BRICK AND OTHER MASONRY PRODUCTS, STONE, DIFFERENT COLORS OF PAINT, GLASS WINDOWS, WATER TABLE, AND/OR SOLDIER COURSE. THE PETITIONER HAS ALSO PROVIDED TYPICAL ELEVATION IMAGES OF THE BUILDING THAT REPRESENT THE OVERALL SCALE, CHARACTER, AND QUALITY OF THE BUILDING PROPOSED TO BE CONSTRUCTED ON THE SITE. THE PETITIONER RESERVES THE RIGHT TO MAKE MINOR ARCHITECTURAL CHANGES TO THESE BUILDING DESIGNS BUT THE OVERALL DESIGN AND CONSTRUCTION CHARACTER WILL BE AS ILLUSTRATED. THE LIGHTING FOR THE PARKING DECK BE AT OR EXCEED THE IESNA STANDARDS ESPECIALLY IN THE STAIRWELL. THE SECOND LEVEL OF THE DECK WILL BE SCREENED FROM VIEW FROM REA ROAD.

STREETScape AND LANDSCAPING

EXISTING TREES ALONG THE SITE BOUNDARY WITH THE ADJACENT MULTIFAMILY COMMUNITY WILL REMAIN AS PART OF THE BUFFERING OFF STREET PARKING. THE PETITIONER RESERVES THE RIGHT TO REPLACE TREES THAT ARE DAMAGED BY RETAINING WALL CONSTRUCTION. THE PROPOSED PARKING ON THE EASTERN PORTION OF THE SITE WILL BE SCREENED WITH TREES AND SHRUBS TO SCREEN PARKING FROM THE ADJACENT MULTI-FAMILY DEVELOPMENT AND PUBLIC STREET.

ENVIRONMENTAL FEATURES

THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN AND SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL DISCHARGE POINTS.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

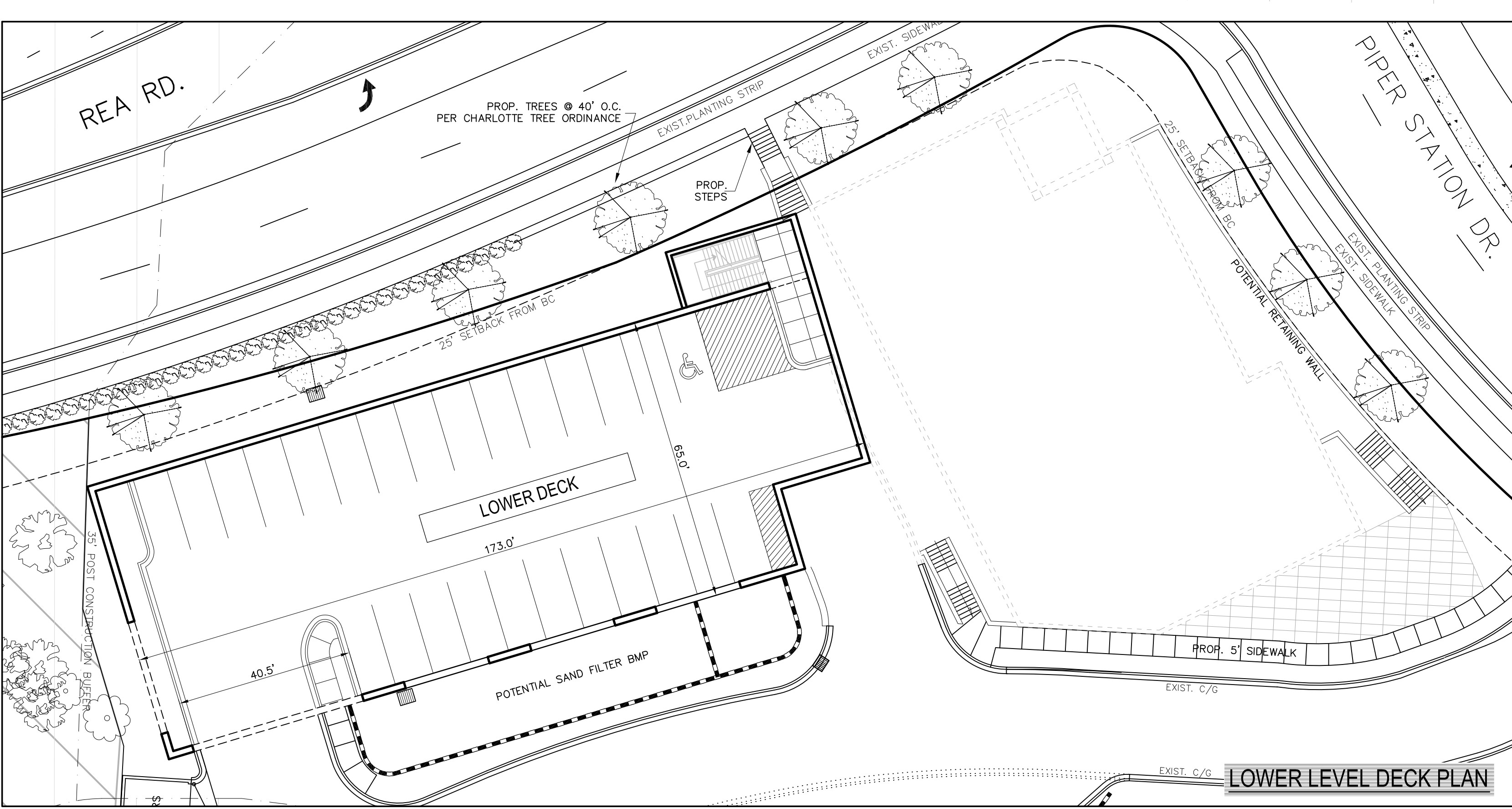
RESERVED

LIGHTING

A DETACHED AND ATTACHED LIGHTING ON THE SITE WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. DETACHED LIGHTING WILL BE LIMITED TO 25' IN HEIGHT.

PHASING

RESERVED



LEGEND

- EXISTING TREE
- EXISTING TREE
- EXISTING TREE
- EXISTING TREE
- PROPOSED TREE
- EXISTING SHRUB
- TREE SAVE AREA=15%
- POTENTIAL RETAINING WALL

DEVELOPMENT DATA:

TAX PARCEL: 22504505
EXISTING ZONING: NS
TOTAL SITE AREA: 7.057 ACRES
PROPOSED SITE AREA: 1.72 ACRES
PROPOSED ZONING: NS-SPA

LOT SETBACK:
FRONT: 25' FROM BACK OF CURB
REAR: 10' NONRESIDENTIAL; 20' RESIDENTIAL
SIDE: 0' NONRESIDENTIAL; 10' RESIDENTIAL

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

GRAPHIC SCALE
1 INCH = 20 FEET

NO.	BY	DATE	REVISION
1	CBH	4/7/14	PER CITY COMMENTS
2	CBH	5/22/14	PER CITY COMMENTS

PETITION #: 2014-033

Project: **PIPER STATION RETAIL**
CHARLOTTE, NORTH CAROLINA

Title: **SITE PLAN AMENDMENT**

File #: 13317-RZ.DWG Date: 2/24/14 Project Egr: BTU
Design By: BTU
Drawn By: MAO
Scale: 1"=20'

ISAACS
CIVIL ENGINEERING DESIGN AND SURVEYING

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RZ1.0

MATERIAL LEGEND

ROOF

Standing Seam Metal Roof System

COPING

PREFINISHED METAL PARAPET COPING

E.I.F.S. - 1

E.I.F.S. COLOR 1

E.I.F.S. - 2

E.I.F.S. COLOR 2

CNPY - 1

PAINTED WOOD SHADE CANOPY SYSTEM

CNPY - 2

FABRIC CANOPY SYSTEM

BRICK 1

MODULAR BRICK STYLE/COLOR 1

BRICK 2

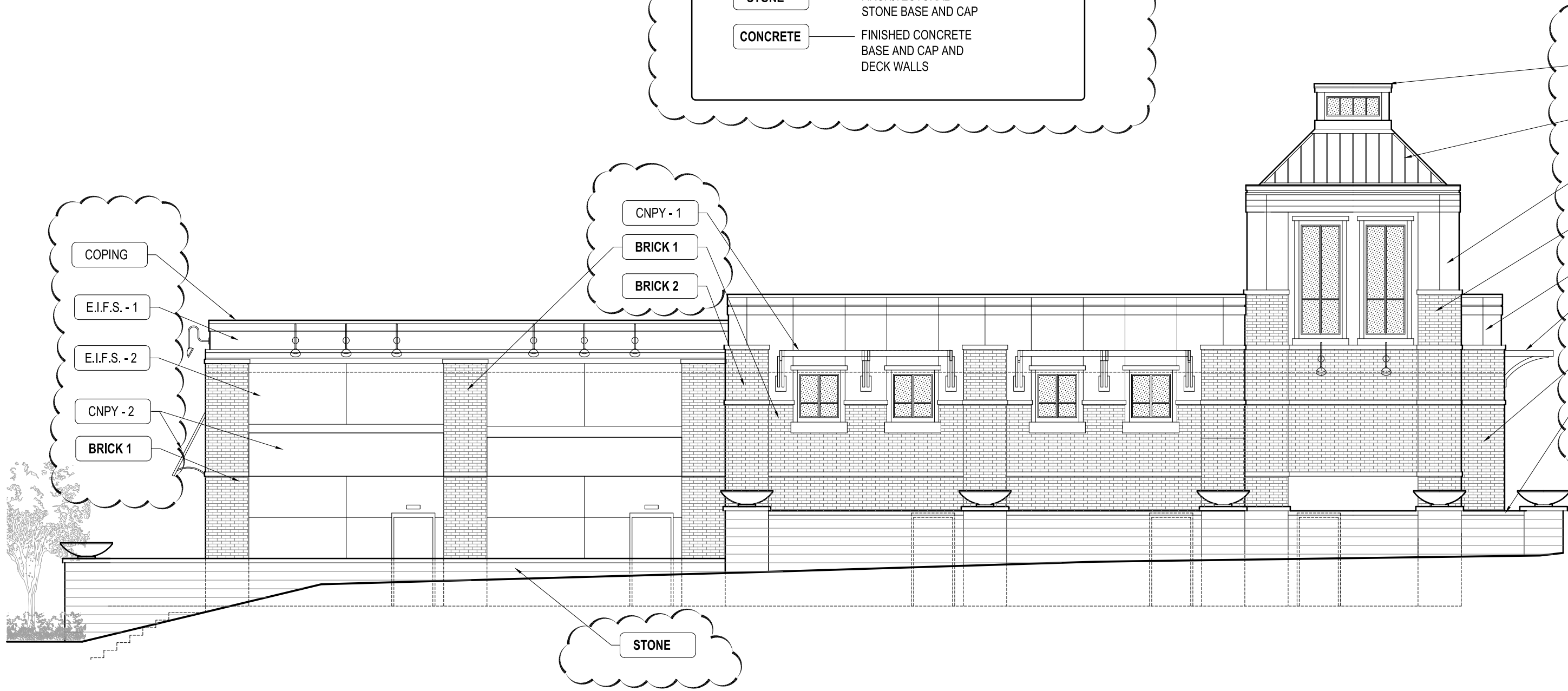
MODULAR BRICK STYLE/COLOR 2

STONE

ARCHITECTURAL STONE BASE AND CAP

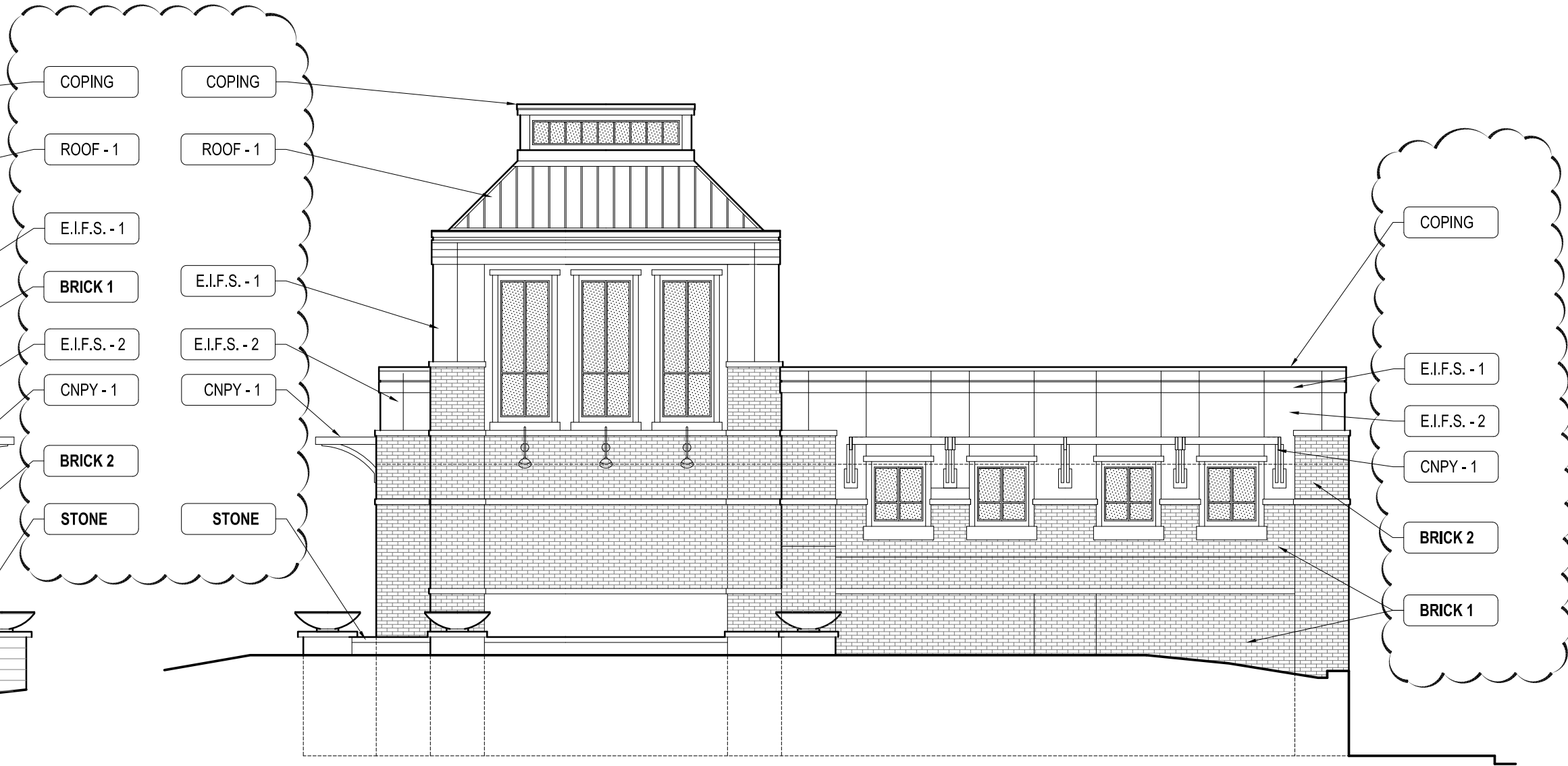
CONCRETE

FINISHED CONCRETE BASE AND CAP AND DECK WALLS



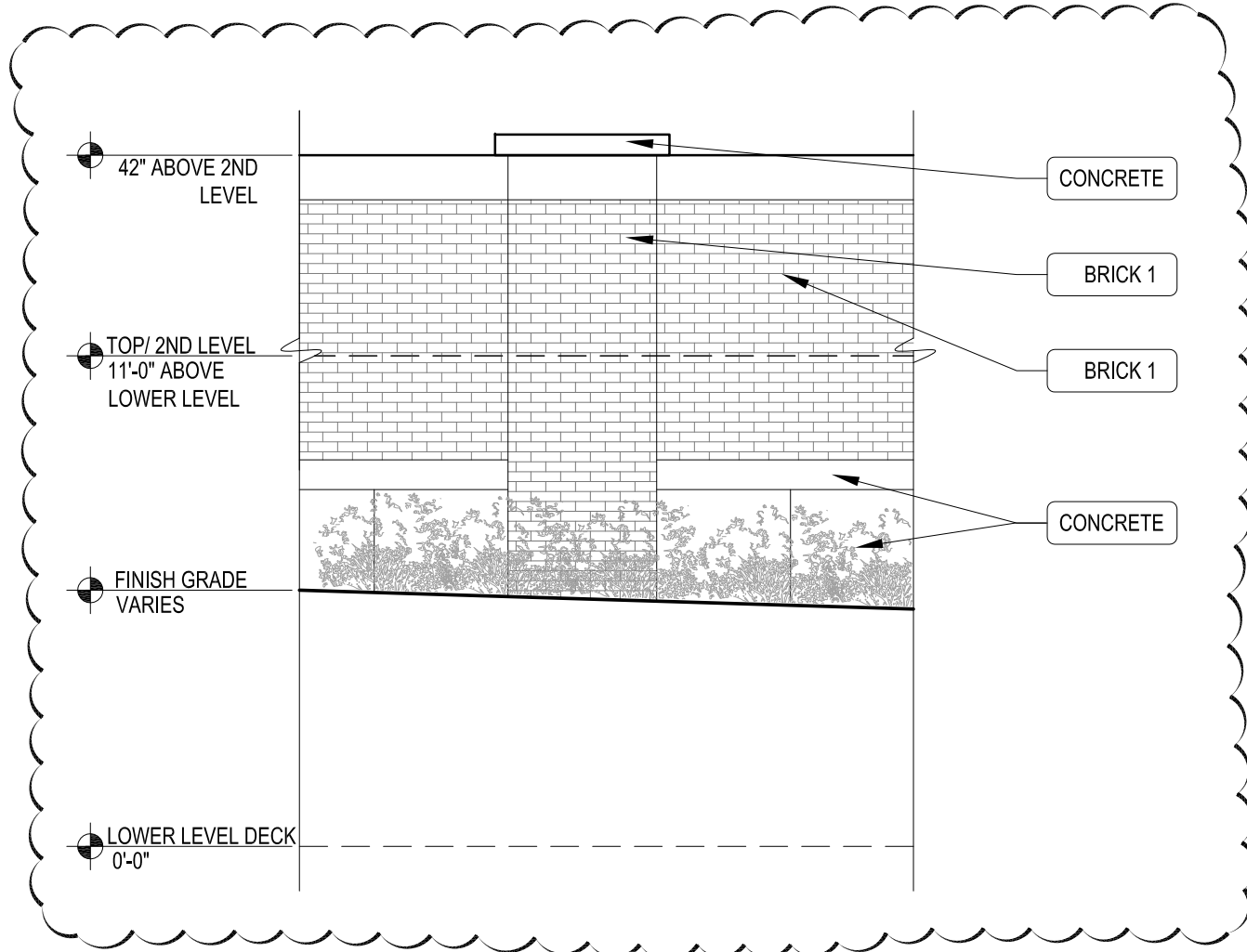
1 NORTH ELEVATION PIPER SATION DR.

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION REA ROAD

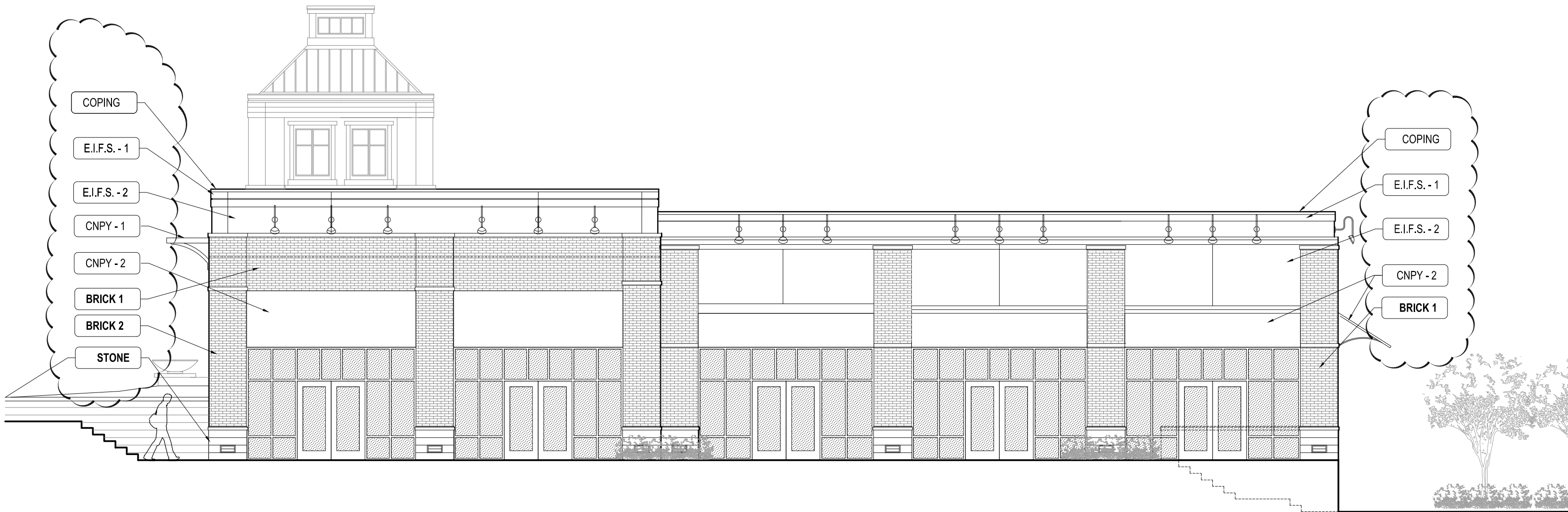
SCALE: 1/8" = 1'-0"



3 DECK ELEVATION PARTIAL REA ROAD

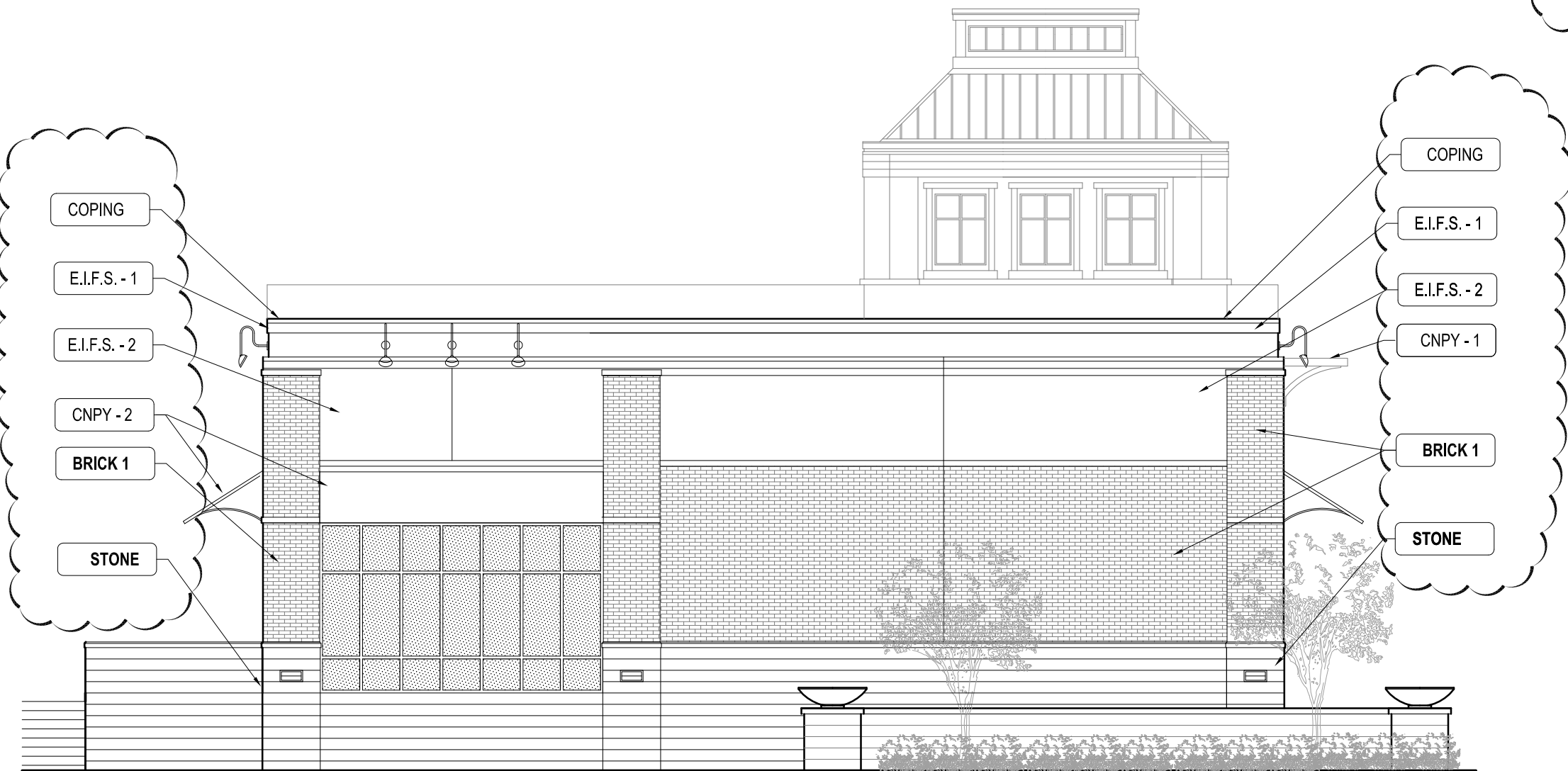
N.T.S.

NOTE: PROPOSED DECK CONSISTS OF 2 LEVELS INCLUDING SCREENING SECOND LEVEL



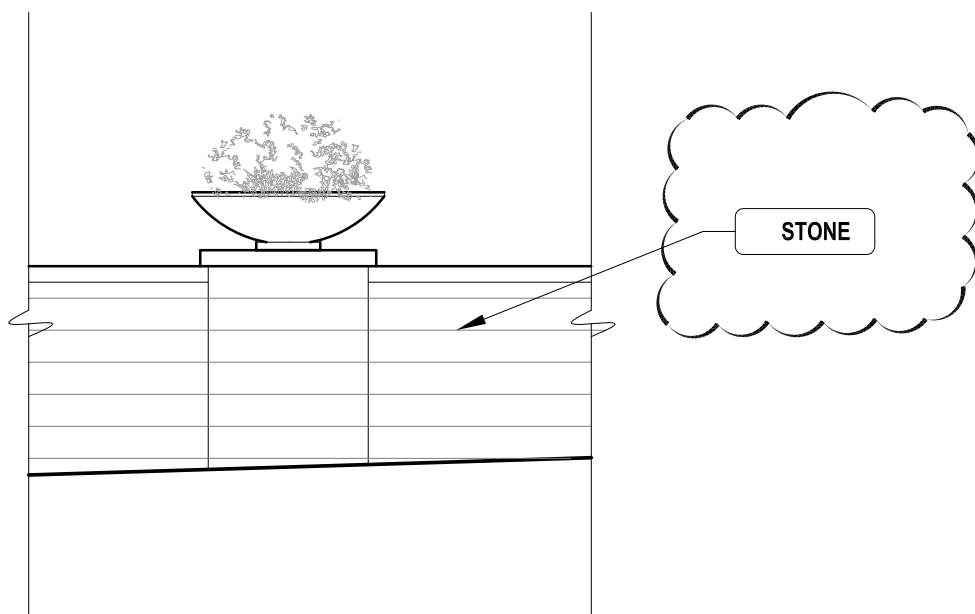
4 SOUTH ELEVATION FROM PARKING AREA

SCALE: 1/8" = 1'-0"



5 EAST ELEVATION AT ENTRY DRIVE

SCALE: 1/8" = 1'-0"



6 RETAINING WALL ELEVATION PARTIAL

N.T.S.

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PIPER STATION RETAIL SCHEMATIC BUILDING ELEVATIONS

CHARLOTTE, North Carolina - RJa Project #SP-663 - 05 . 21 . 14

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