

**GENERAL PROVISIONS:**

A. DEVELOPMENT OF THIS 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.

**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.

**STREETSCAPE AND LANDSCAPING**

EXISTING TREES ALONG THE SITE BOUNDARY WITH THE ADJACENT MULTIFAMILY COMMUNITY WILL REMAIN AS PART OF THE BUFFERING OF 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

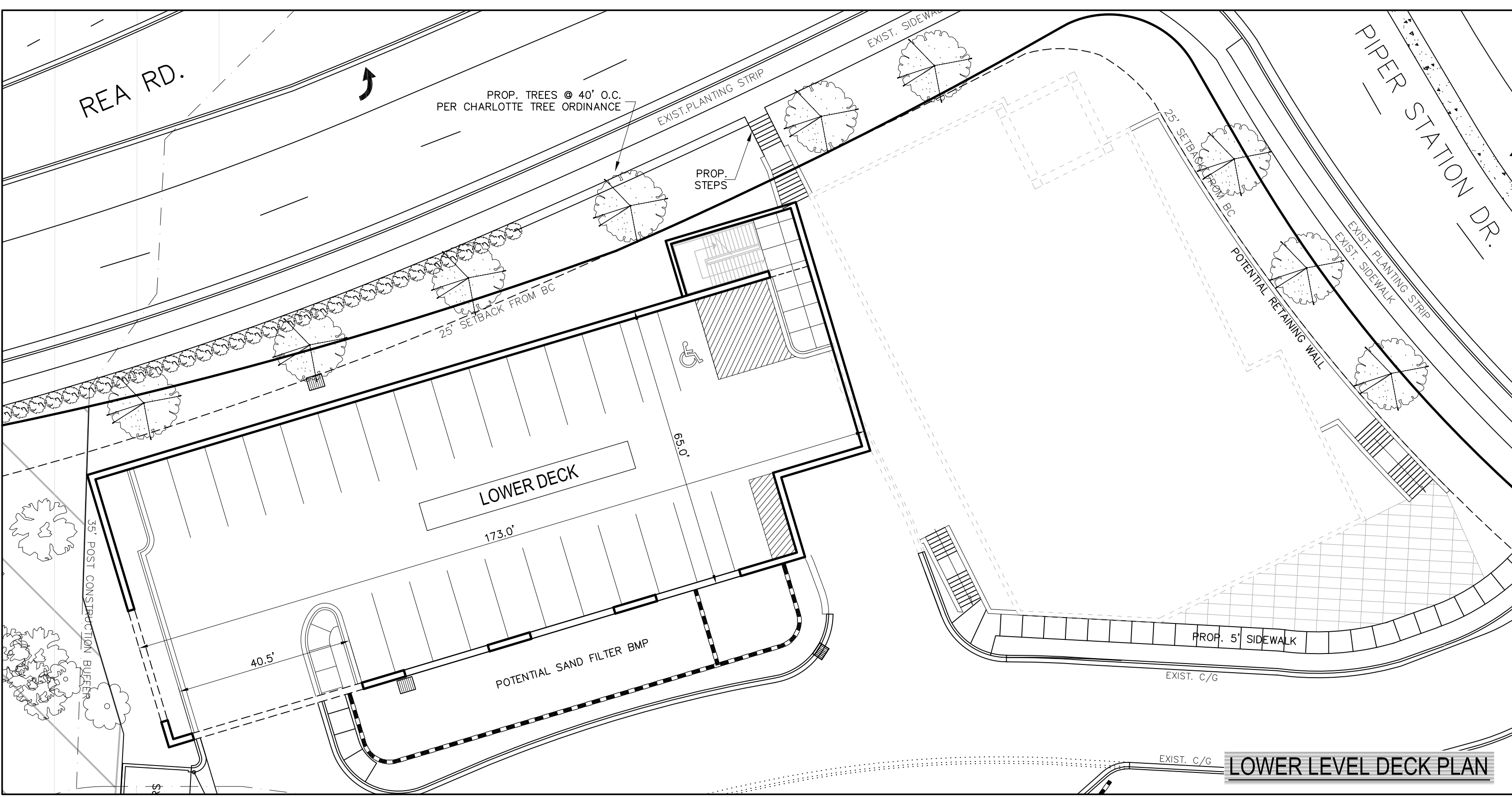
**SIGNAGE**

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

INITIAL SUBMISSION- 2/24/14  
RESUBMITTED PER STAFF COMMENTS- 4/21/14



**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

**PETITION #: 2014-033**

**PIPER STATION RETAIL**  
CHARLOTTE, NORTH CAROLINA

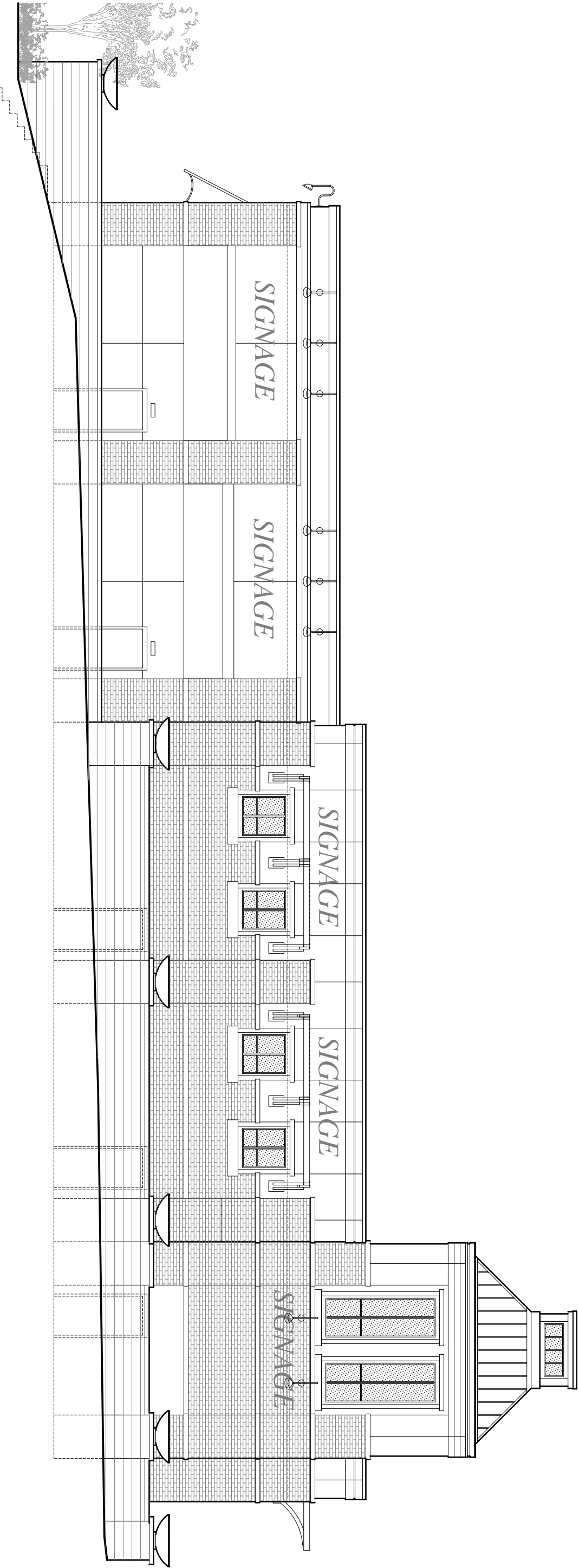
**SITE PLAN AMENDMENT**

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

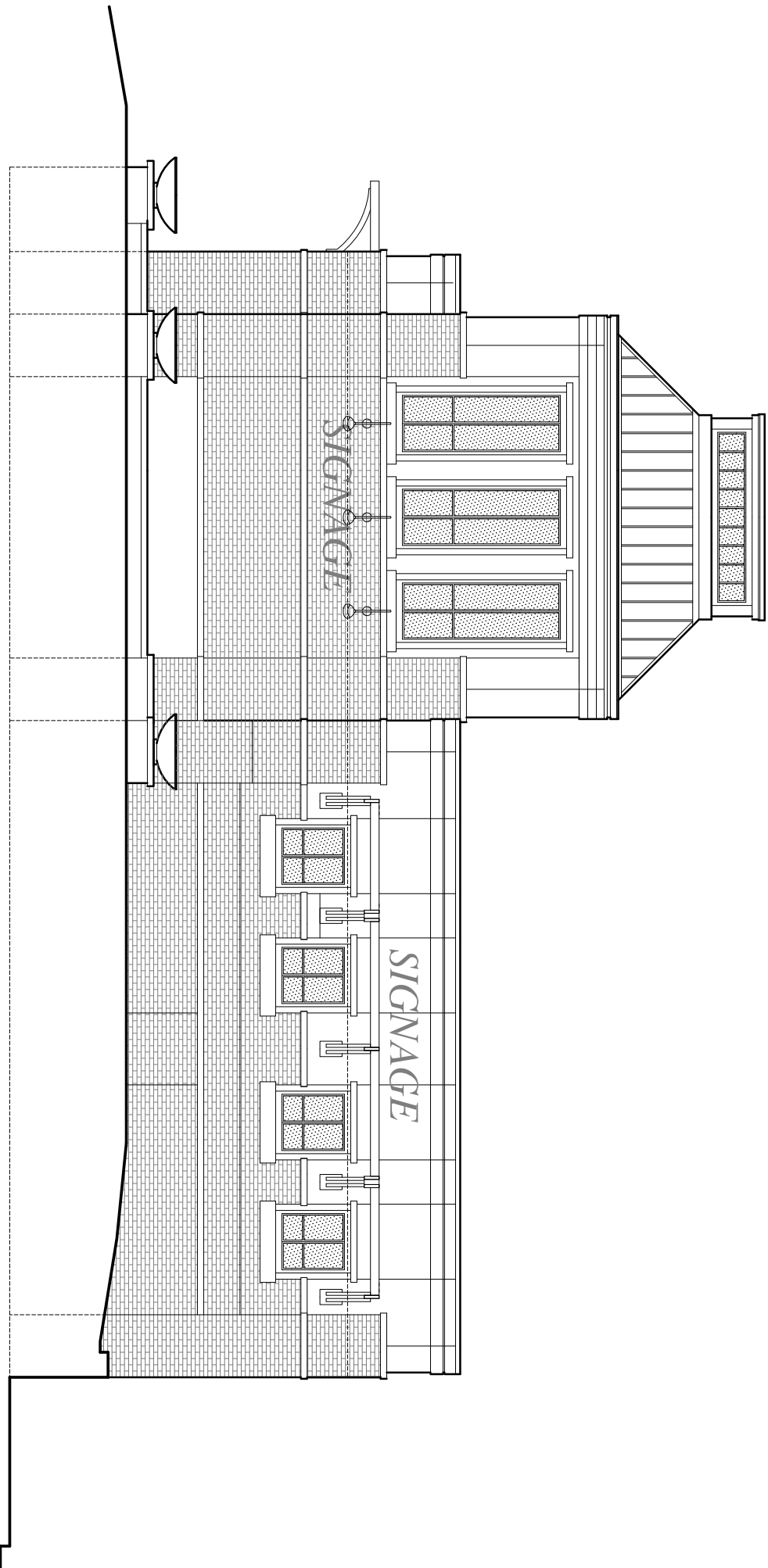
**ISAACS**  
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

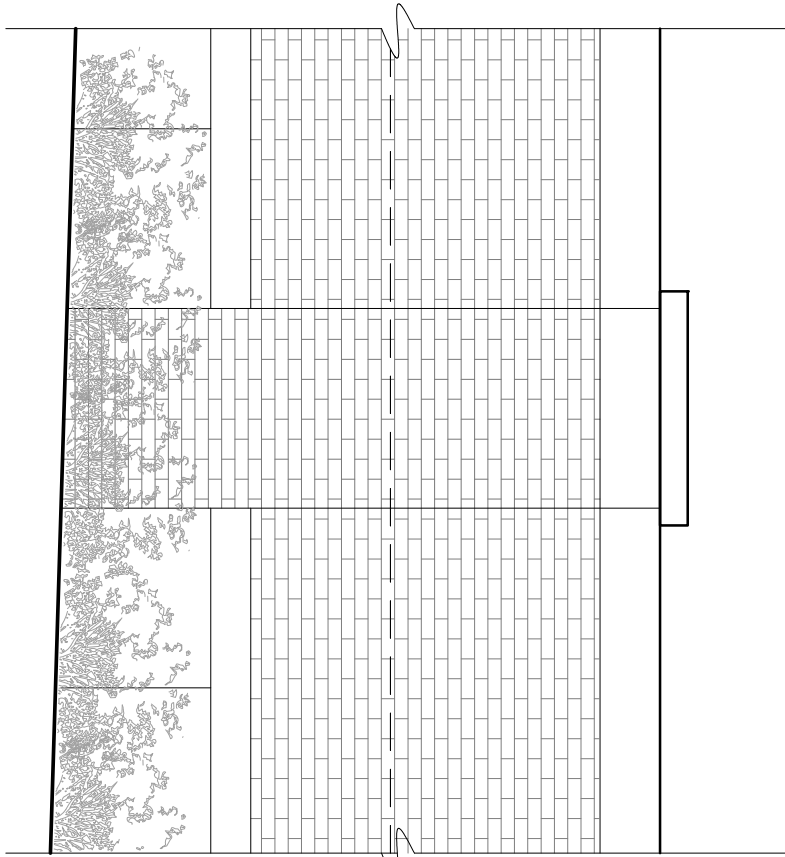
**RZ1.0**



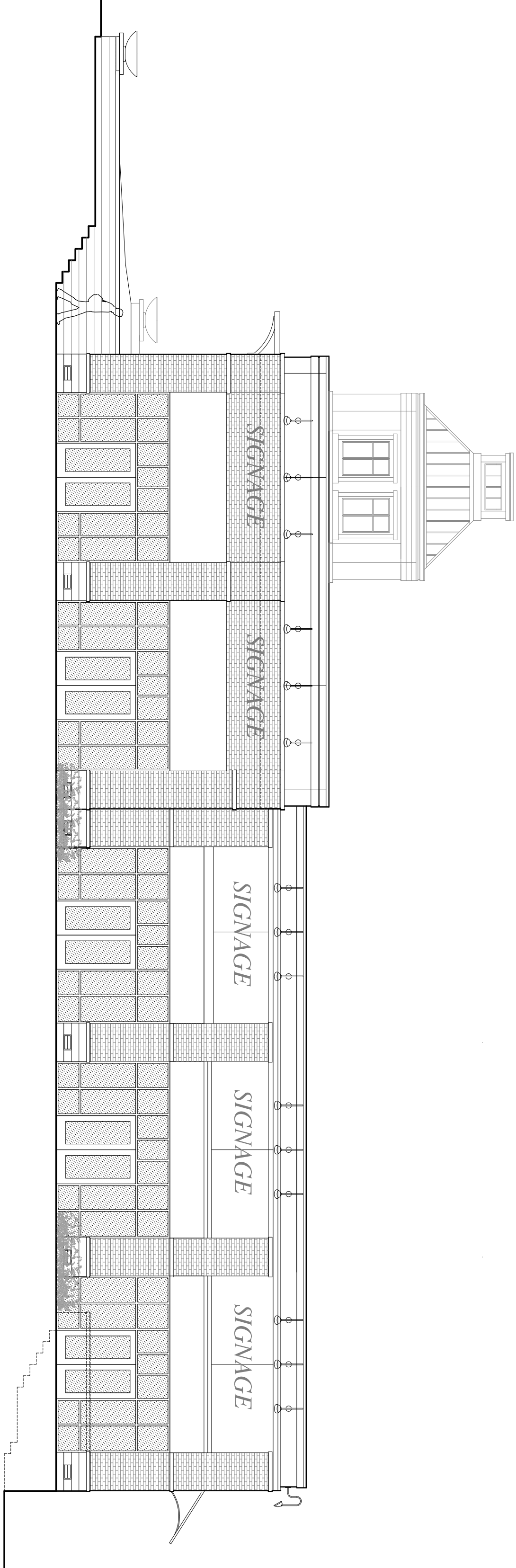
**1** NORTH ELEVATION    PIPER SATION DR.  
SCALE: 1/8" = 1'-0"



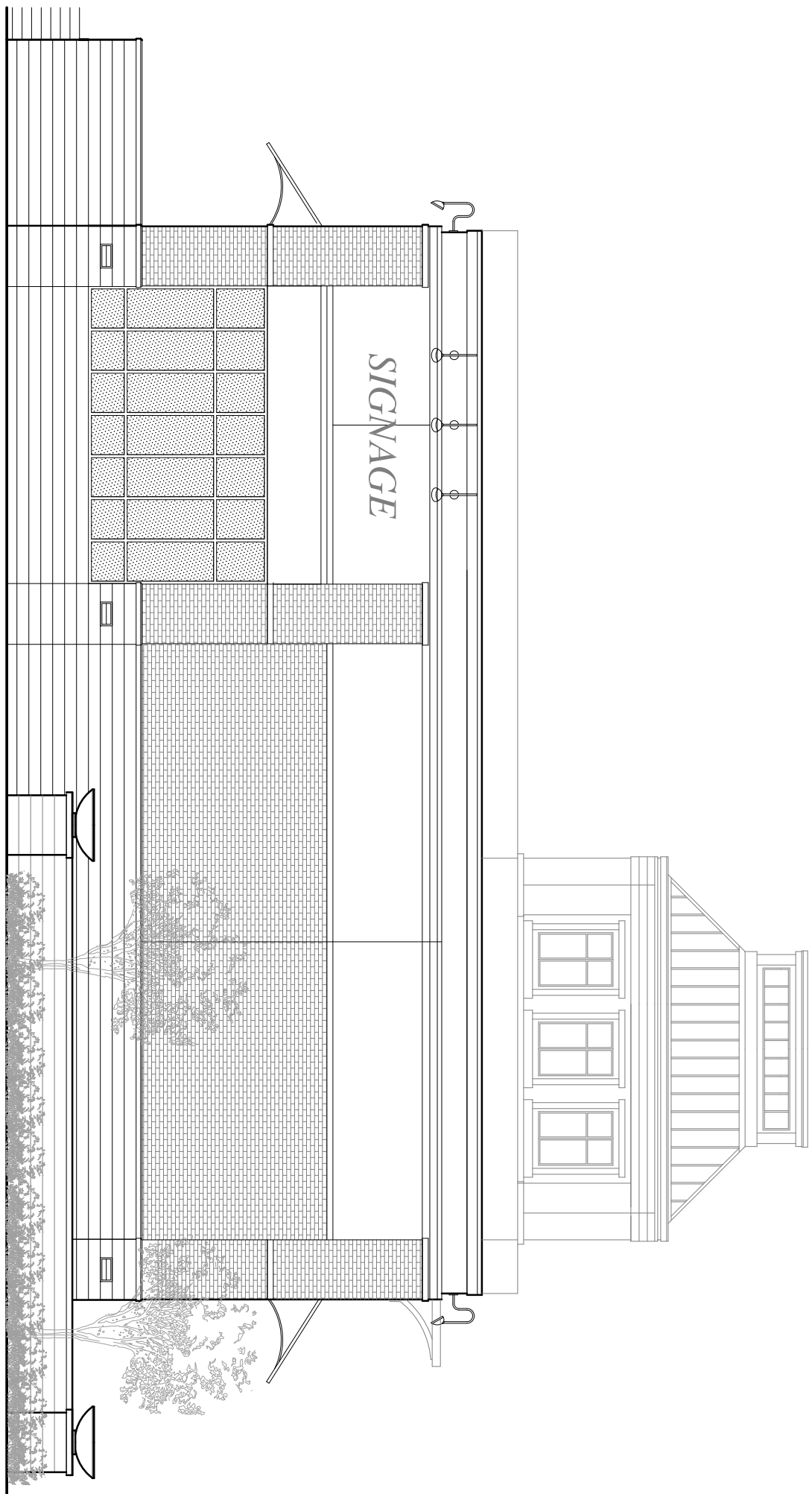
**2** WEST ELEVATION    REA ROAD  
SCALE: 1/8" = 1'-0"



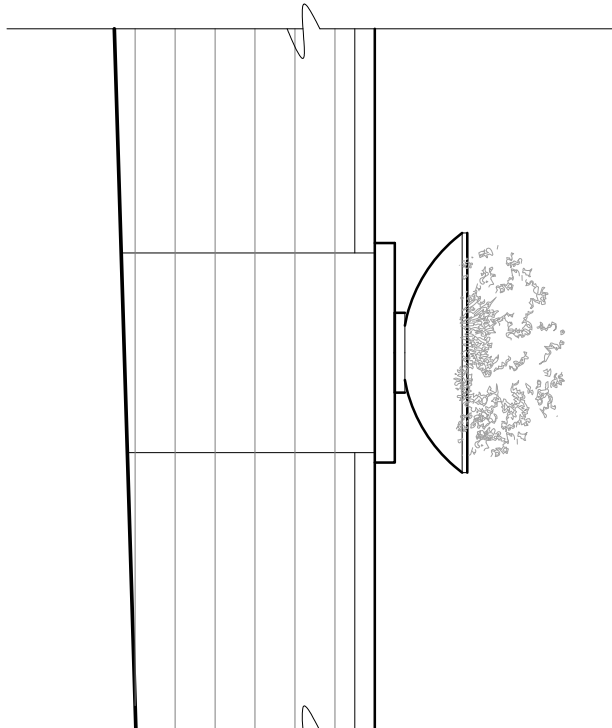
**3** DECK ELEVATION PARTIAL    REA ROAD  
N.T.S.



**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 - 04.21.14

**BUILDING MATERIAL NOTES:**  
brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course.



ROBERT JOHNSON  
architects  
1808 West Morehead St.  
Charlotte, NC 28208  
T 704 / 342.1058  
F 704 / 342.2043  
E info@rjaarchitects.com