

SITE DEVELOPMENT DATA

- ACREAGE: ± 14.958 ACRES
- TAX PARCEL #: 199-59-109, 199-24-126, 199-24-125, 199-24-124, 199-24-123, 199-24-122, 199-24-302, 199-24-155, 199-24-306, 199-24-307, 199-24-308, AND 199-24-301.
- EXISTING ZONING: R-3(LLWPA) AND CC (LLWPA)
- PROPOSED ZONING: O-2(CD)(LLWPA) AND NS(LLWPA)
- EXISTING USES: VACANT
- PROPOSED USES: RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), GENERAL AND MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE AS ALLOWED IN THE NS ZONING DISTRICT, AND A HOTEL AND GENERAL AND MEDICAL OFFICE USES AS ALLOWED IN THE O-2 ZONING DISTRICT, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS AND O-2 ZONING DISTRICTS (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 35,000 SQUARE FEET OF GROSS FLOOR AREA WITHIN THE PORTION OF THE SITE ZONED NS, AND A HOTEL WITH UP TO 180 ROOMS, OR 50,000 SQUARE FEET OF GROSS FLOOR AREA OF GENERAL OR MEDICAL OFFICE USES IN THE PORTION OF THE SITE ZONED O-2, AND AS ALLOWED BY THE CONVERSION PROVISIONS BELOW.
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

ADJACENT PROPERTY OWNERS:

1	Parcel ID: 19924167 N/A ZONING: CC	DB: 09064 PARTNERSHIP STEELE CREEK (1997) LIMITED USE: N/A	PG:072
2	Parcel ID: 19924166 N/A ZONING: CC	DB: 09064 PARTNERSHIP STEELE CREEK (1997) LIMITED USE: N/A	PG:072
3	Parcel ID: 19924113 8912 OUTLETS BV CHARLOTTE, NC 28278 ZONING: MUDD-O	DB: 09064 PARTNERSHIP STEELE CREEK (1997) LIMITED USE: N/A	PG:072
4	Parcel ID: 20107309 WILLIAM L HARRAMAN, BETTY B HARRAMAN & WILLIAM GRAHAM III CATHEY 9021 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 03903 USE: RURAL HOMESITE	PG:091
5	Parcel ID: 20107312 WILLIAM GRAHAM III CATHEY 9101 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 17397 USE: RURAL HOMESITE	PG:063
6	Parcel ID: 20107314 WILLIAM G CATHEY & NANCY BYRUM 9105 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 09596 USE: RURAL HOMESITE	PG:422
7	Parcel ID: 20107313 BETTY B HARRAMAN & NANCY B BATHEY N/A ZONING: R-3	DB: 26677 USE: RURAL HOMESITE	PG:467
8	Parcel ID: 20107307 JAMES LEE & DELORES B SOSEBEE 9111 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 03903 USE: RURAL HOMESITE	PG:091
9	Parcel ID: 20109103 JEAN BROWN WARD, LEIGHTON PEGRAM BROWN, WALTER VON BROWN AND ROBERTA BROWN HARRIS 9301 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 15713 USE: RURAL HOMESITE	PG:591

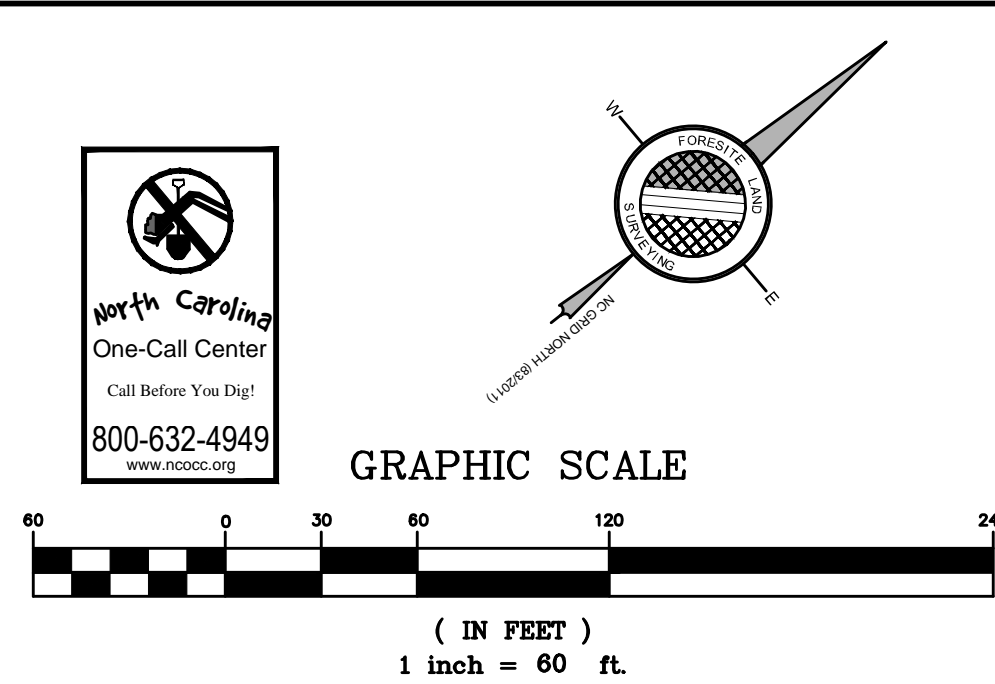
TREE SAVE / NATURAL AREA

A MINIMUM OF 15% OF THE SITE SHALL BE PRESERVED AND/OR MITIGATED AS TREE SAVE AREA AS DEFINED BY THE ORDINANCE.

A MINIMUM OF 10% OF THE SITE SHALL BE PRESERVED AND/OR MITIGATED AS NATURAL AREA AS DEFINED BY THE ORDINANCE.

LEGEND

	O-2(CD)		POSSIBLE TREE SAVE AREA
	NS		SWIM BUFFER



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CIVIL ENGINEERS
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Firm License #C-1157

Seal

Project
PROJECT STEELE - TROJAN
CITY OF CHARLOTTE, NC

Sheet
TECHNICAL DATA SHEET

Project Number
574-007

Sheet
RZ1.0

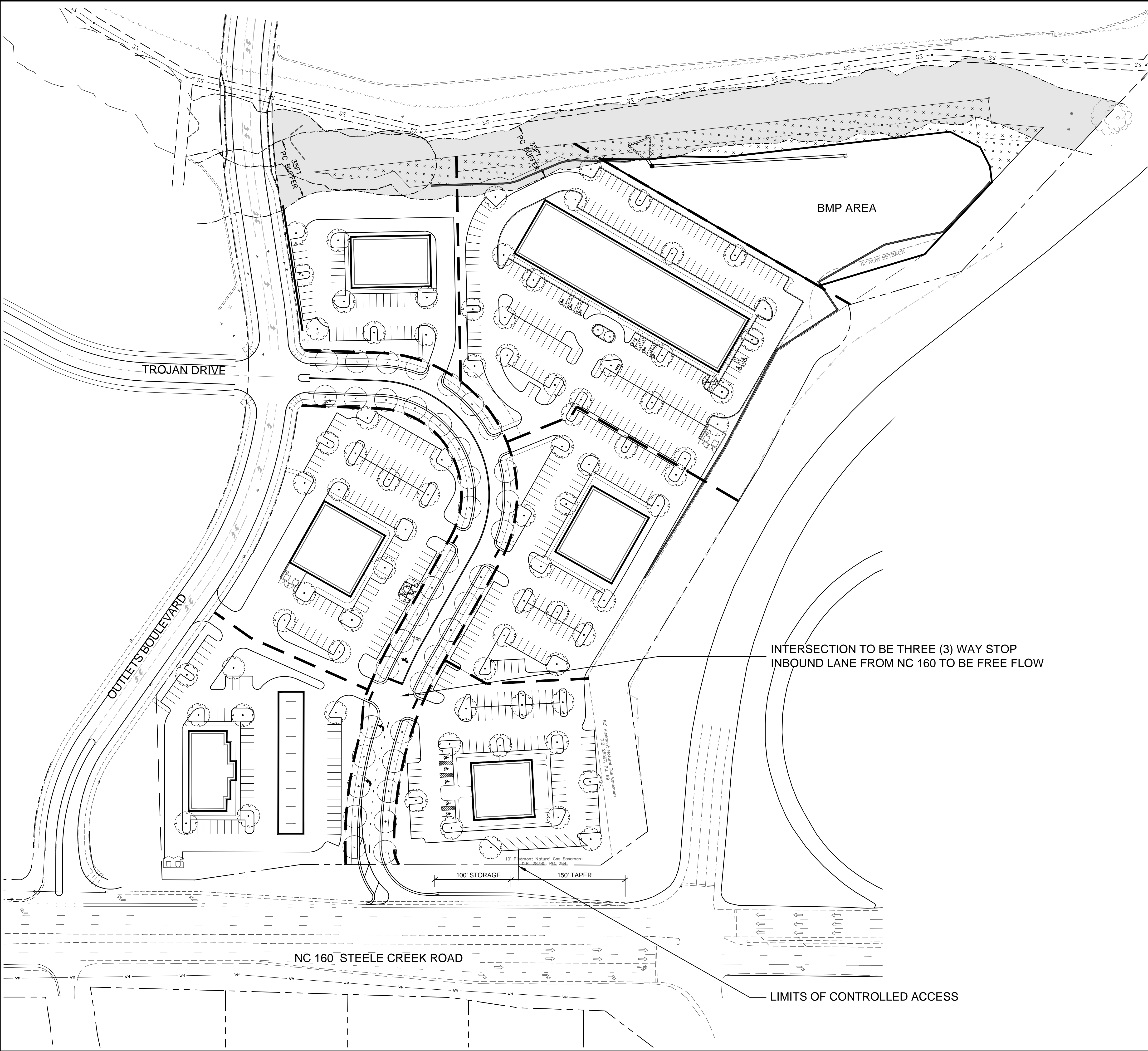
Engineer
ChB/KT

Drawn By
11/28/2016

Date

Revisions

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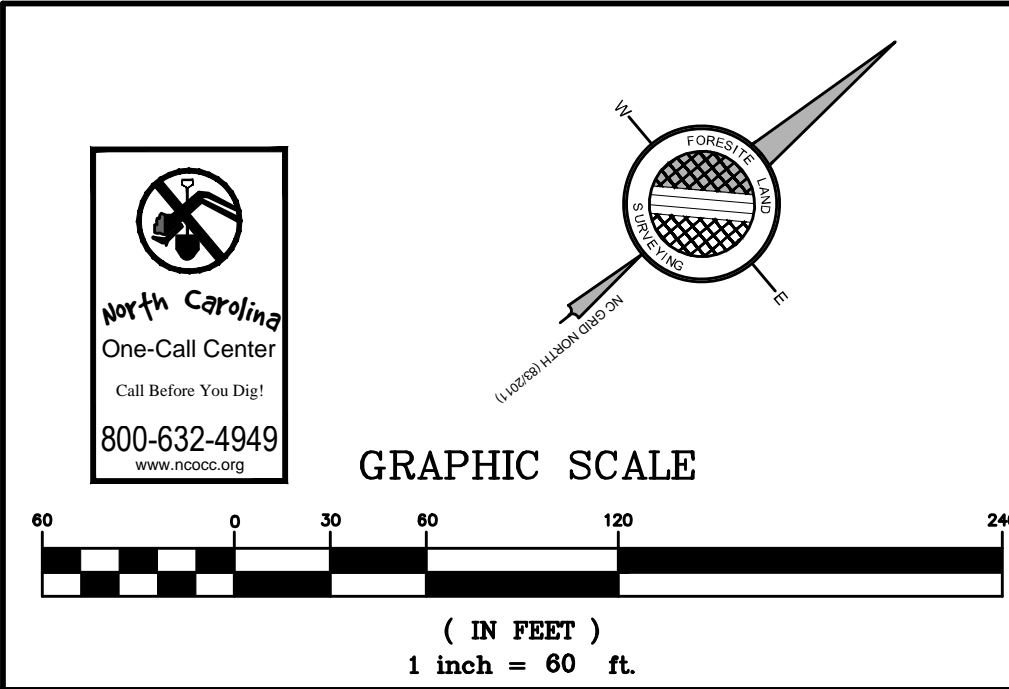


SITE DEVELOPMENT DATA

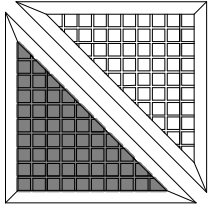
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- **PARKING:** PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

LEGEND

- POSSIBLE TREE SAVE AREA
- SWIM BUFFER



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Project

Sheet Title

PROJECT STEELE - TROJAN
CITY OF CHARLOTTE, NC

CONCEPTUAL SITE PLAN

CTB
Engineer
ChB/KT
Drawn By
11/28/16
Date

Revisions

Project Number
574-007

Sheet

RZ2.0

STEELE TROJAN DEVELOPMENT, LLC
DEVELOPMENT STANDARDS
10/24/2016
REZONING PETITION NO. 2016-000

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Steele Trojan Development LLC ("Petitioner") to accommodate the development of the Site with up to 35,000 square feet of gross floor area of retail, EDEE, a gas station with or without a convenience store and general and medical office uses as allowed in the NS zoning district, and a hotel with 180 rooms or 50,000 square feet of gross floor area of general or medical office uses as allowed in the O-2 zoning district on approximately 14.958 acre site located on Steele Creek Road between I-485 and Outlets Boulevard (the "Site").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by 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 and O-2 zoning classification shall govern.

c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed eight (8). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 35,000 square feet of gross floor area of retail, EDEE, a gas station with or without a convenience store, and general or medical office uses on the portion of the Site zoned NS, and as allowed in the NS zoning district, together with accessory uses as allowed in the NS zoning district.

b. On the portion of the Site zoned O-2(CD) a hotel with up to 180 hotel rooms or up to 50,000 square feet of gross floor area of general or medical office uses as allowed in O-2 zoning district, together with accessory uses as allowed in the O-2 zoning district.

c. Up to two (2) EDEE with accessory drive-through windows will be allowed on the portion of the Site zoned NS. The allowed EDEE with an accessory drive-through window must contain at least 5,000 square feet of gross floor area in order to have an accessory drive-through window.

d. Within the portion of the Site zoned O-2 either; a hotel with 180 rooms may be constructed, or up to 50,000 square feet of general or medical office uses may be constructed in lieu of the allowed 180 hotel rooms.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

3. Access and Transportation:

a. Access to the Site will be from NC 160 Steele Creek Road and from Outlets Boulevard in the manner generally depicted on the Rezoning Plan. Access and connections to the Site from the internal public street will also be allowed as generally depicted on the Rezoning Plan, more or fewer connections to the internal public street will be allowed subject to CDOT approval.

b. The Petitioner will construct a new public street on the Site from Steele Creek Road to Outlets Boulevard as generally depicted on the Rezoning Plan.

c. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT in accordance with applicable published standards.

d. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

4. Transportation Improvements and Access:

1. Proposed Improvements:

The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

The following Transportation Improvements are also illustrated on figure -- located on Sheet -- of the Rezoning Plan. Figure -- on Sheet -- is to be used in conjunction with the following notes to determine the extent of the proposed improvements (reference to a number when describing an improvement corresponds to the number found on Figure -- on Sheet -- for the proposed improvement).

The following roadway improvements will be made by the Petitioner as part of the development of the Site as proposed by the Rezoning Plan:

To be Completed upon the Completion of the Traffic Impact Analysis for the Site.

II. Standards, Phasing and Other Provisions.

a. **CDOT/NCDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northwest Mecklenburg area, by way of a private/public partnership effort or other public sector project support.]

b. Phasing and Substantial Compliance.

i. **Development Areas ---- and - .** The Petitioner will be allowed to obtain a certificate of occupancy for any one or all of the buildings located within Development Areas ---- and - upon the substantial completion of the following improvements:

To be Completed upon the completion of the Site's TIA.

c. **Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 4.II.b. above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 4.II.a above provided, however, in the event all roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

d. **Right-of-way Availability.** It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

e. **Alternative Improvements.** Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition. The proposed signalized directional cross-over along Providence Road may not be replaced with other improvements.

f. In connection with improvements to Mt. Holly-Huntersville Road, a major-thoroughfare, the Petitioner reserve the right to request the maximum reimbursement amount permitted under CDOT policy.

5. Architectural Standards:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, EIFS, decorative block, architectural metal panels and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings.

b. Architectural and Design Controls

i. Buildings fronting on the existing and proposed public streets will be articulated such that expanses of solid walls exceeding 20 linear feet will be avoided with either horizontal and vertical variations in wall planes, materials and/or building color. A blank wall is a façade that does not add to the character of the streetscape and does not contain transparent windows or door or sufficient ornamentation, decoration or articulation. When this approach is not feasible architectural elements must be used on the building façade at street level. Elements may include, but are not limited to: molding; string courses; belt courses; changes in material or color; architectural lighting; works of art; display areas, porches, or stoops

ii. Facades fronting on public streets shall include a minimum of 40% transparent glass between zero feet (0') and ten feet (10') on the first floor. Shadow boxes or window graphics may be utilized behind transparent glass to screen bathrooms, back of house or kitchens.

iii. All buildings must be sited maintaining pedestrian interconnectivity between buildings and through parking areas. This will be done by providing a minimum of a five (5) foot sidewalk between buildings and through parking areas and connecting each building to the sidewalk network that will be provided throughout the Site.

iv. All buildings located within the Site will be architecturally integrated to complement one another by using similar or compatible architectural styles, building materials, landscape elements, plants and signage treatments to create a unified and cohesive development. In addition, buildings located on the Site must be designed using a similar, (i) architectural style, (ii) building materials, (iii) colors and (iv) signage so that development on these Parcels creates a cohesive whole and not a series of buildings with unrelated and wholly dissimilar architectural styles, building materials, colors and signage.

c. Meter banks will be screened from view from each of the abutting public streets. HVAC and related mechanical equipment will be screened from public view and from view of each of the abutting public streets at grade.

d. The service side of the buildings may not be oriented towards Steele Creek Road.

6. Streetscape, Buffers, Yards and Landscaping:

a. Along the Site's frontage on Steele Creek Road, Outlets Boulevard, and the new internal public street the Petitioner will provide an eight (8) foot planting strip and an eight (8) foot sidewalk as generally depicted on the Rezoning Plan.

b. A 16 foot setback as measured from the future back of curb (Steele Creek Road and the new public street) or existing back of curb (Outlets Boulevard) will be provided. Along I-485 a 50 foot setback will be established as measured from the existing righ-of-way line.

c. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalks along the street or streets that each site abuts in the manner generally depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

d. Screening requirements of the Ordinance will be met.

e. Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

f. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

7. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance.

b. The Site will comply with the Tree Ordinance.

8. Signage:

a. Reserved.

9. Lighting:

a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting on the Site will be limited to 26 feet in height.

10. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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Seal

PROJECT STEELE - TROJAN
CITY OF CHARLOTTE, NC

DEVELOPMENT STANDARDS

Project

Sheet
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Engineer
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