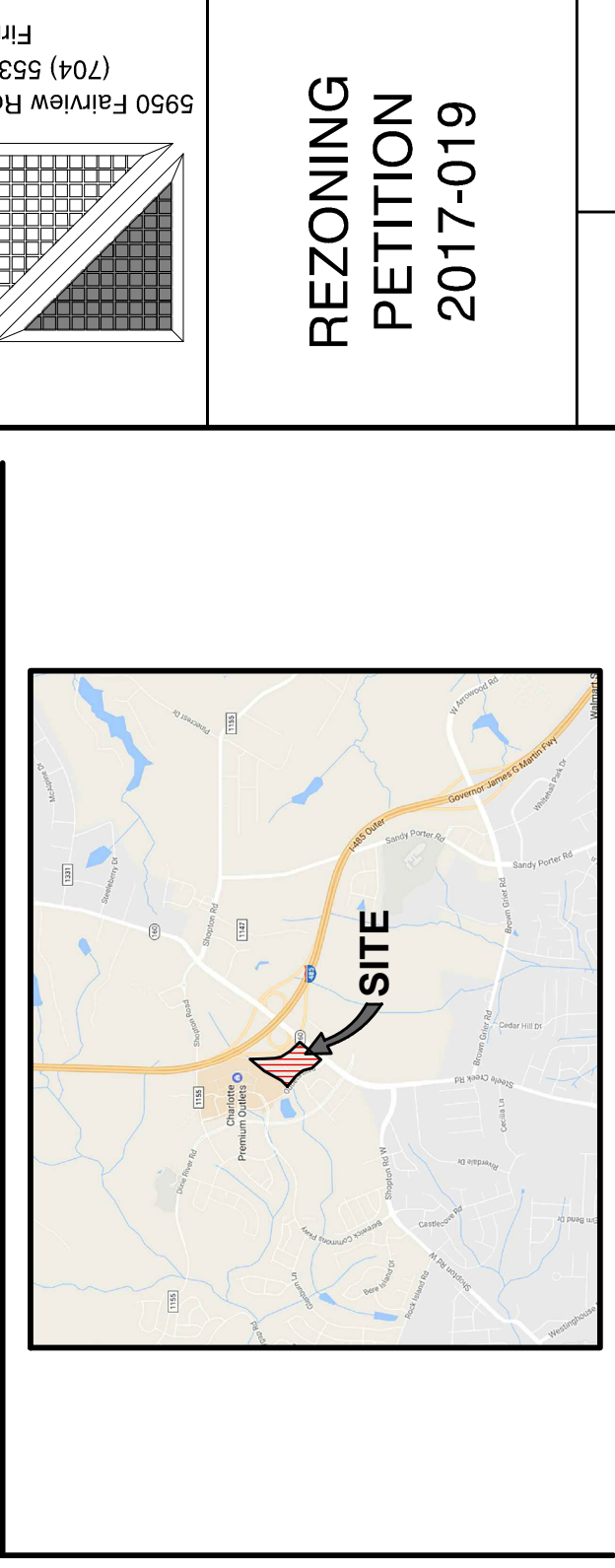


SITE DEVELOPMENT DATA

- ACREAGE ± 15.487 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 (DEER, GENERAL AND MEDICAL OFFICE USES, AS WELL AS RESTAURANTS, BARS, AND NIGHT CLUBS), GENERAL 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 IN SECTION 2 ON SHEET RZ-3.0).
- 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 ON SHEET RZ-3.0.
- MAXIMUM BUILDING HEIGHT: A MAXIMUM HEIGHT OF SEVEN (7) STORIES AND UP TO 85 FEET WILL BE ALLOWED IN THE O-2 PORTION OF THE SITE. A MAXIMUM HEIGHT OF TWO (2) STORIES AND UP TO 40 FEET WILL BE ALLOWED ON THE PORTION OF THE SITE ZONED NS.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

VICINITY MAP



TREE SAVE / NATURAL AREA

NS

A MINIMUM OF 15% OF THE NS ZONED 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.

O-2(CD)

A MINIMUM OF 15% OF THE O-2(CD) ZONED SITE SHALL BE PRESERVED AND/OR MITIGATED AS TREE SAVE AREA AS DEFINED BY THE ORDINANCE.

REQUIRED:
5.84 AC x .15 = 0.876 AC

PROVIDED:
0.876 AC

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

ADJACENT PROPERTY OWNERS:

1	Parcel ID: 19924167 PARTNERSHIP STEELE CREEK (1997) LIMITED N/A ZONING: CC	DB: 09064 USE: N/A	PG:072
2	Parcel ID: 19924166 PARTNERSHIP STEELE CREEK (1997) LIMITED N/A ZONING: CC	DB: 09064 USE: N/A	PG:072
3	Parcel ID: 19924113 PARTNERSHIP STEELE CREEK (1997) LIMITED 8912 OUTLETS BY CHARLOTTE, NC 28278 ZONING: MUDD-O	DB: 09064 USE: N/A	PG:072
4	Parcel ID: 20107309 WILLIAM 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 9106 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 STEELE CREEK B SCOBEE 9111 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 03903 USE: RURAL HOMESITE	PG:091
9	Parcel ID: 20108103 JEAN BROWN WARD, LEIGHTON PEGRAM BROWN, WALTER VON BROWN AND ROBERTA BROWN HARRIS 5801 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 15713 USE: RURAL HOMESITE	PG:591

REZONING PETITION 2017-019

PROJECT STEELE - TROJAN

TECHNICAL DATA SHEET

CITY OF CHARLOTTE, NC

Project Title

Engineer: CTB

Drawn By: CHB/KT

Date: 3/24/2017

Revisions:

- 1 - 01/23/17 2nd Submittal
- 2 - 02/20/17 3rd Submittal
- 3 - 03/27/17 4th Submittal
- 4 - 04/10/17 5th Submittal

Project Number: 574-007

Sheet: RZ1.0

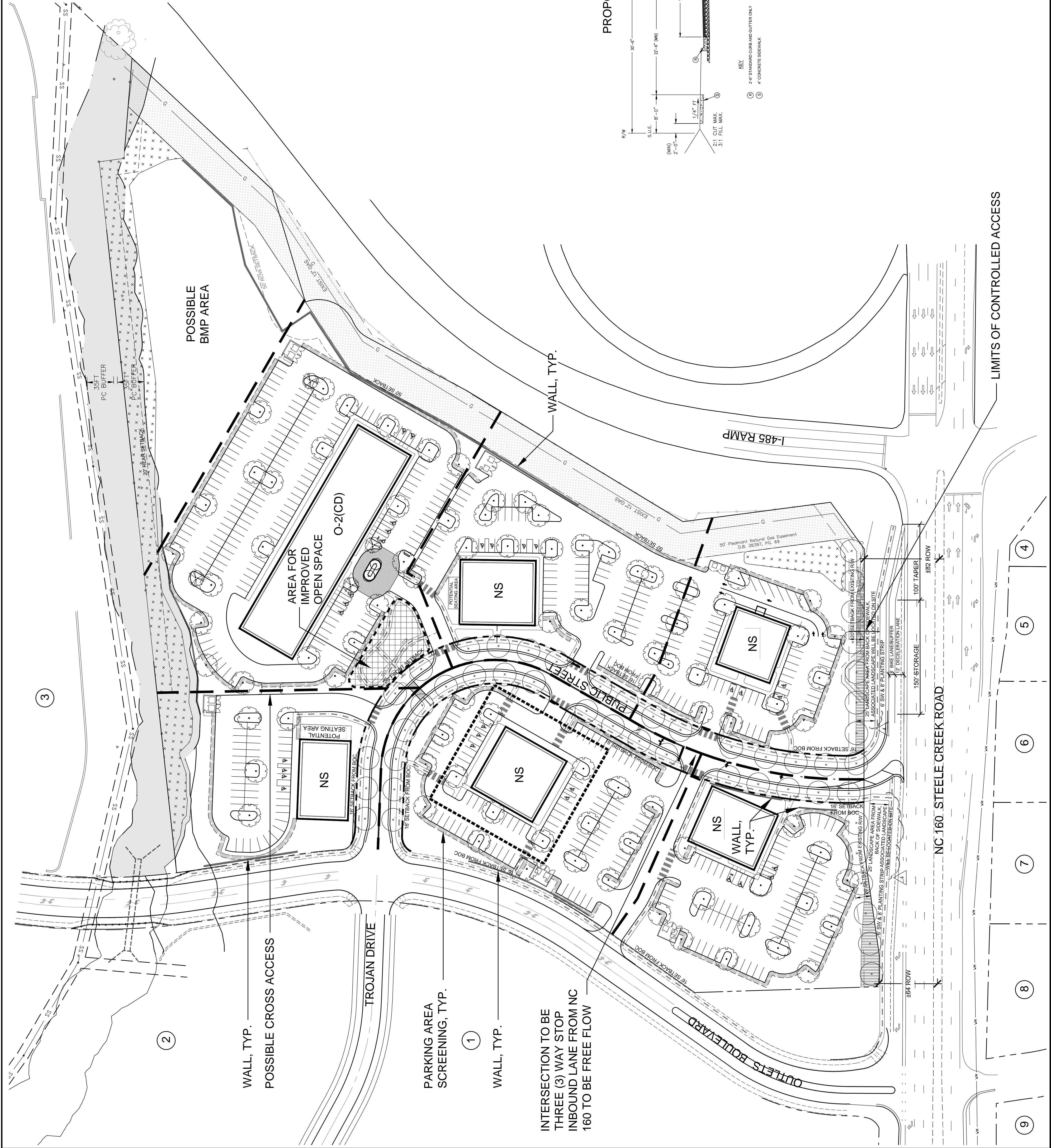
Graphic Scale: 1 Inch = 80 ft.

One-Call Center: 800-632-4949

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Firm License #C-1157
5950 Fairview Rd., Suite 100 Charlotte, NC 28210
(704) 553-8881 Fax (704) 553-9660

BURTON ENGINEERING ASSOCIATES
LAND PLANNERS AND ENGINEERS



SITE DEVELOPMENT DATA

- ACREAGE: ± 15.487 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.
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- EXISTING USES: VACANT
- PROPOSED USES: RETAIL EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (DEER), GENERAL AND MEDICAL OFFICE USES, AS WELL AS OFFICE USES, RESTAURANTS, AND HOTELS. 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 IN SECTION 2 ON SHEET RZ-3.0).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 95,000 SQUARE FEET OF GROSS FLOOR AREA WITHIN THE PORTION OF THE SITE ZONED NS AND A HOTEL WITH UP TO 160 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 ON SHEET RZ-3.0.
- MAXIMUM BUILDING HEIGHT: A MAXIMUM HEIGHT OF SEVEN (7) STORIES AND UP TO 65 FEET WILL BE ALLOWED IN THE O-2 PORTION OF THE SITE. A MAXIMUM HEIGHT OF TWO (2) STORIES, AND UP TO 40 FEET WILL BE ALLOWED ON THE PORTION OF THE SITE ZONED NS.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

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BURTON ENGINEERING ASSOCIATES
 CIVIL ENGINEERS AND LAND PLANNERS
 5950 Rainview Rd. • Suite 100 • Charlotte, NC 28210
 (704) 553-8881 • Fax (704) 553-9860
 Firm License #C-157

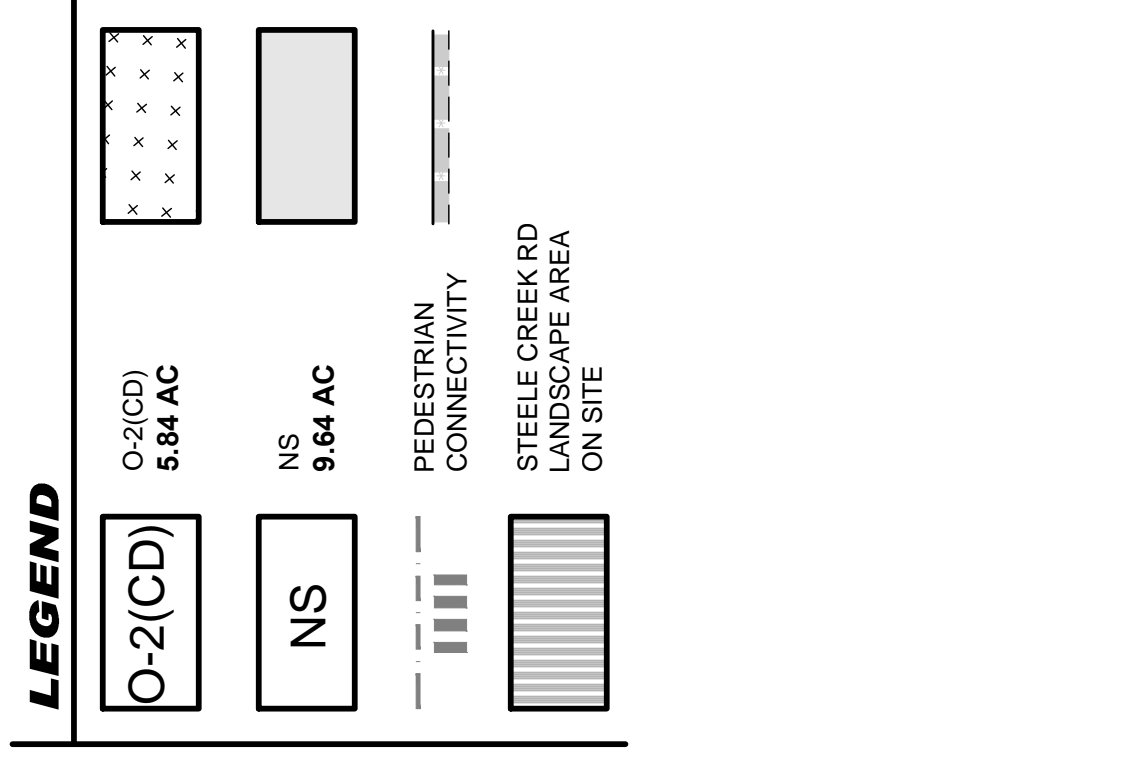
REZONING PETITION 2017-019

PROJECT STEELE - TROJAN
 CITY OF CHARLOTTE, NC
CONCEPTUAL SITE PLAN

CTB Engineer	ChB/KT
Drawn By	3/24/17
Date	
Revisions	
1 - 01/23/17 2nd Submittal	
3 - 02/20/17 3rd Submittal	
4 - 03/27/17 4th Submittal	
5 - 04/10/17 5th Submittal	
Project Number	574-007
Sheet	RZ2.0

LEGEND

- O-2(CD) 5.84 AC
- NS 9.64 AC
- POSSIBLE TREE SAVE AREA
- STORMWATER BUFFER
- PEDESTRIAN CONNECTIVITY
- STEEL CREEK RD LANDSCAPE AREA ON SITE
- PARKING SCREENING



- NOTE:**
- USE OF VALLEY GUTTER PROHIBITED.
 - WIDER SIDEWALKS MAY BE REQUIRED UNDER CIRCUMSTANCES AS IDENTIFIED IN THE USDC.
 - CONTRACTOR MUST SUBMIT AN ALTERNATIVE PAVEMENT DESIGN TO CITY ENGINEER.
 - AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY CITY ENGINEER.
 - AMENITY ZONE (LANDSCAPE) ALLOWED IN LIEU OF PLANTING STRIP PRIOR APPROVAL FROM ENGINEERING, GOLF, AND PLANNING.
 - FOR EXPLANATION OF RIGHT-OF-WAY WIDTHS REFER TO CITY OF CHARLOTTE SUBDIVISION ORDINANCE SECTION 29-256(a).

NOT TO SCALE

One-Call Center
 800-632-4949
 www.nc811.com

