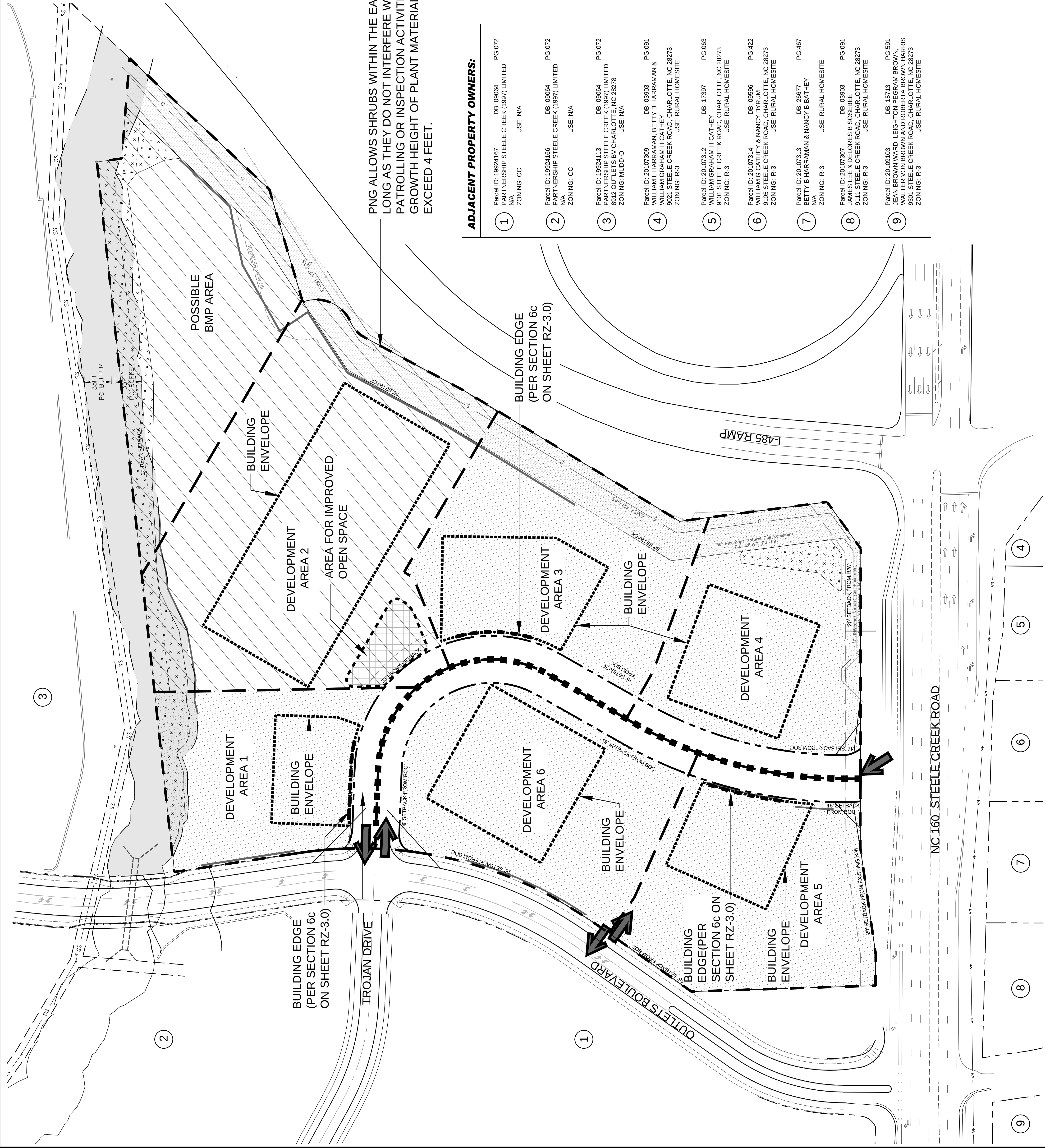




SITE DEVELOPMENT DATA

- **ACREAGE:** ± 15.481 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 EATING DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE) STORE 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 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:** O-2(CD) IS 7 STORIES WITH 85 FOOT MAXIMUM HEIGHT; NS IS 2 STORIES WITH 40 FOOT MAXIMUM HEIGHT.
- **PARKING:** PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

PNG ALLOWS SHRUBS WITHIN THE EASEMENT AS LONG AS THEY DO NOT INTERFERE WITH PATROLLING OR INSPECTION ACTIVITIES; MATURE GROWTH HEIGHT OF PLANT MATERIAL SHALL NOT EXCEED 4 FEET.

ADJACENT PROPERTY OWNERS:

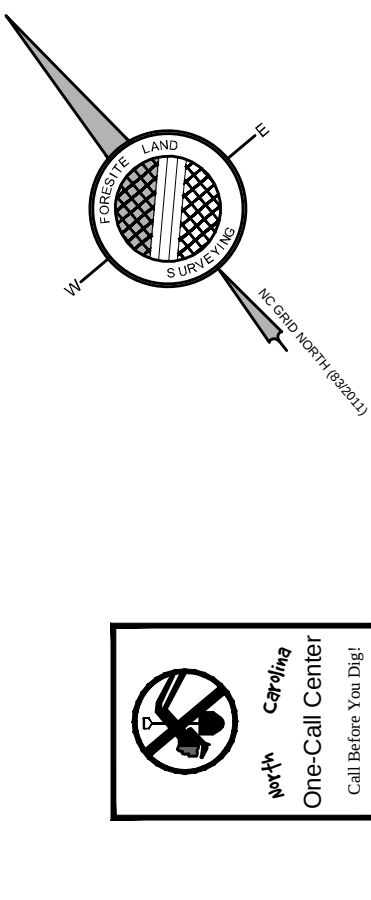
①	Parcel ID: 19924167 N/A ZONING: CC	DR: 09064 PARTNERSHIP STEELE CREEK (1997) LIMITED USE: N/A	PG:072
②	Parcel ID: 19924166 N/A ZONING: CC	DR: 09064 PARTNERSHIP STEELE CREEK (1997) LIMITED USE: N/A	PG:072
③	Parcel ID: 19924113 PARTNERSHIP STEELE CREEK (1997) LIMITED ZONING: MUDD-O	DR: 09064 8912 OUTLETS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

LEGEND

	O-2(CD) 5.84 AC		POSSIBLE TREE SAVE AREA
	NS 9.64 AC		STORMWATER BUFFER

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.



GRAPHIC SCALE

(IN FEET)
1 Inch = 60 ft.

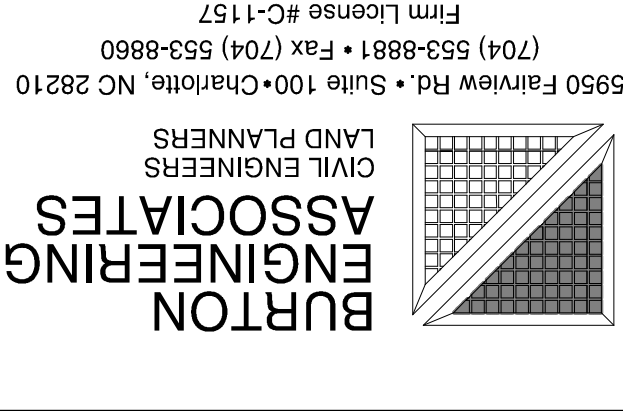
Project Number
574-007

Sheet

RZ1.0

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Seal



REZONING
PETITION
2017-019

PROJECT STEELE - TROJAN
CITY OF CHARLOTTE, NC

TECHNICAL DATA SHEET

Project
Title
Sheet

CTB
Engineer
CHB/KT
Drawn By
2/20/2017
Date

Revisions
1 - 01/23/17 2nd Submittal
3 - 02/20/17 3rd Submittal

