Colony at Piper Glen Development Standards
Site Plan Amendment

1. 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, 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.

2. Purpose

The purpose of this Rezoning application is to provide for the redevelopment of a portion of an existing office development with frontage along Rea Road and Ballantyne Commons Parkway. This redevelopment will provide the location for the installation of pathways and structures for outdoor activity for the tenants and visitors to the office park. To achieve this purpose, the application seeks to modify the current B-1 SCD zoning for a portion of site with an NS district.

3. Permitted Uses

Uses allowed on the property included in this Petition are limited to pathways, small structures such as gazebos, picnic shelters, foot bridges, performance stages and other amenities for the tenants and visitors of the office park.as generally depicted on the site plan. The exact number and specific location will be determined during the design and development phase.

4. 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. Existing sidewalks will remain along Rea Road and Piper Station Drive.

5. Architectural Standards

Reserved

6. Streetscape and Landscaping

Reserved.

7. Environmental Features

Reserved.

8. Parks, Greenways, and Open Space

Reserved

9. Fire Protection

Reserved

10. Signage

Reserved

11. Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaries, except that architectural lighting on the exterior of buildings will be permitted. Pedestrian scale lighting, ornamental landscaping lighting, and decorative lighting will be permitted throughout the site.

12. Phasing

Reserved

Initial Submission- 4-17-17
Revised per staff comments- 6-12-17: 1.2

NOTICE

ROBERT JOHNSON ARCHITECTS CANNOT GUARANTEE THE ACCURACY IF ANY BOUNDARY INFORMTION CONTAINED. A COMPLETE AND CURRENT SURVEY WAS NOT USED, AS THIS INFORMATION WAS NOT SUPPLIED BY THE LAND OWNER. IT IS IMARATIVE THAT PROPER SURVEY INFORMATION BE OBTAINED TO VERIFY THE VALIDITY OF THIS CONCEPTUAL PLAN AS SHOWN.

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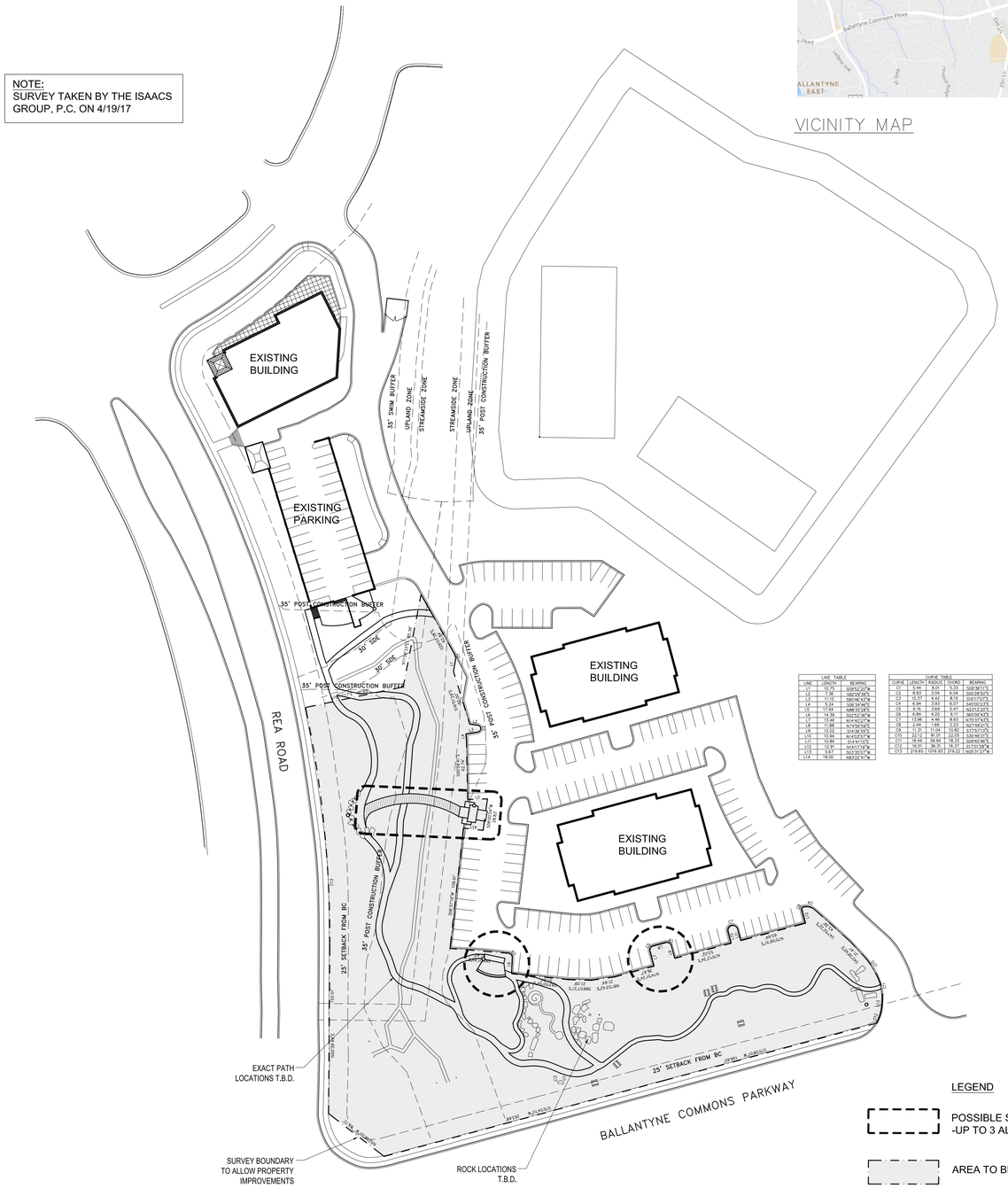
Development Data Table:

Acreage:	±2.23 acres
Tax Parcels:	22504505
Existing Zoning:	B-1 (SCD)
Proposed Zoning:	NS
Existing Use:	Open Green Space
Proposed Use:	Improved Open Green Space

NOTE:
SURVEY TAKEN BY THE ISAACS GROUP, P.C. ON 4/19/17



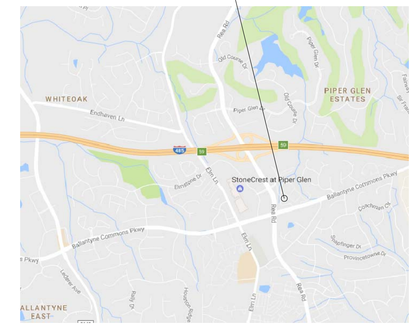
LINE TABLE		
LINE	LENGTH	BEARING
L1	10.75	S09°52'20"W
L2	7.36	S82°08'38"E
L3	11.13	S80°06'43"E
L4	6.00	S08°34'48"E
L5	19.24	S08°34'48"E
L6	14.38	S65°54'46"W
L7	13.48	N14°02'27"W
L8	11.88	N14°56'50"E
L9	12.02	S14°36'30"E
L10	10.84	N14°03'27"W
L11	10.84	S14°03'27"E
L12	12.97	N14°56'50"W
L13	9.87	S03°55'27"W
L14	18.00	N85°22'41"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	5.44	8.01	5.33	S09°36'17"E
C2	8.83	3.04	6.04	S05°28'36"E
C3	11.13	3.04	5.91	S06°17'07"E
C4	6.94	5.55	6.51	S08°03'42"E
C5	6.16	3.69	5.41	N23°00'49"E
C6	6.84	4.20	6.11	S63°08'43"E
C7	13.98	4.46	8.93	N70°47'43"E
C8	2.44	1.66	2.23	N27°49'27"E
C9	11.31	11.04	10.82	S27°57'13"E
C10	11.31	11.04	10.82	N27°57'13"W
C11	18.49	30.94	18.20	S74°06'06"E
C12	16.51	26.31	16.23	N74°06'06"W
C13	219.65	1104.93	219.21	N02°07'27"W

1
RZ-01

PIPER STATION OPEN SPACE IMPROVEMENTS
SCALE: 1"=60'-0"

SITE



VICINITY MAP

NORTH

ROBERT JOHNSON
architects
1808 WEST MOREHEAD ST.
CHARLOTTE, NC 28208
T 704 / 342.1058
F 704 / 342.3043

PIPER STATION OPEN SPACE IMPROVEMENTS
CHARLOTTE, NC

PROJECT NUMBER 1627

ISSUE DATE

ISSUED FOR REZONING 06.12.17

DRAWING DATA

DRAWN BY: JL
CHECKED BY: RJ
FILE NUMBER:

SHEET TITLE

REZONING PETITION

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SHEET NUMBER

RZ-01