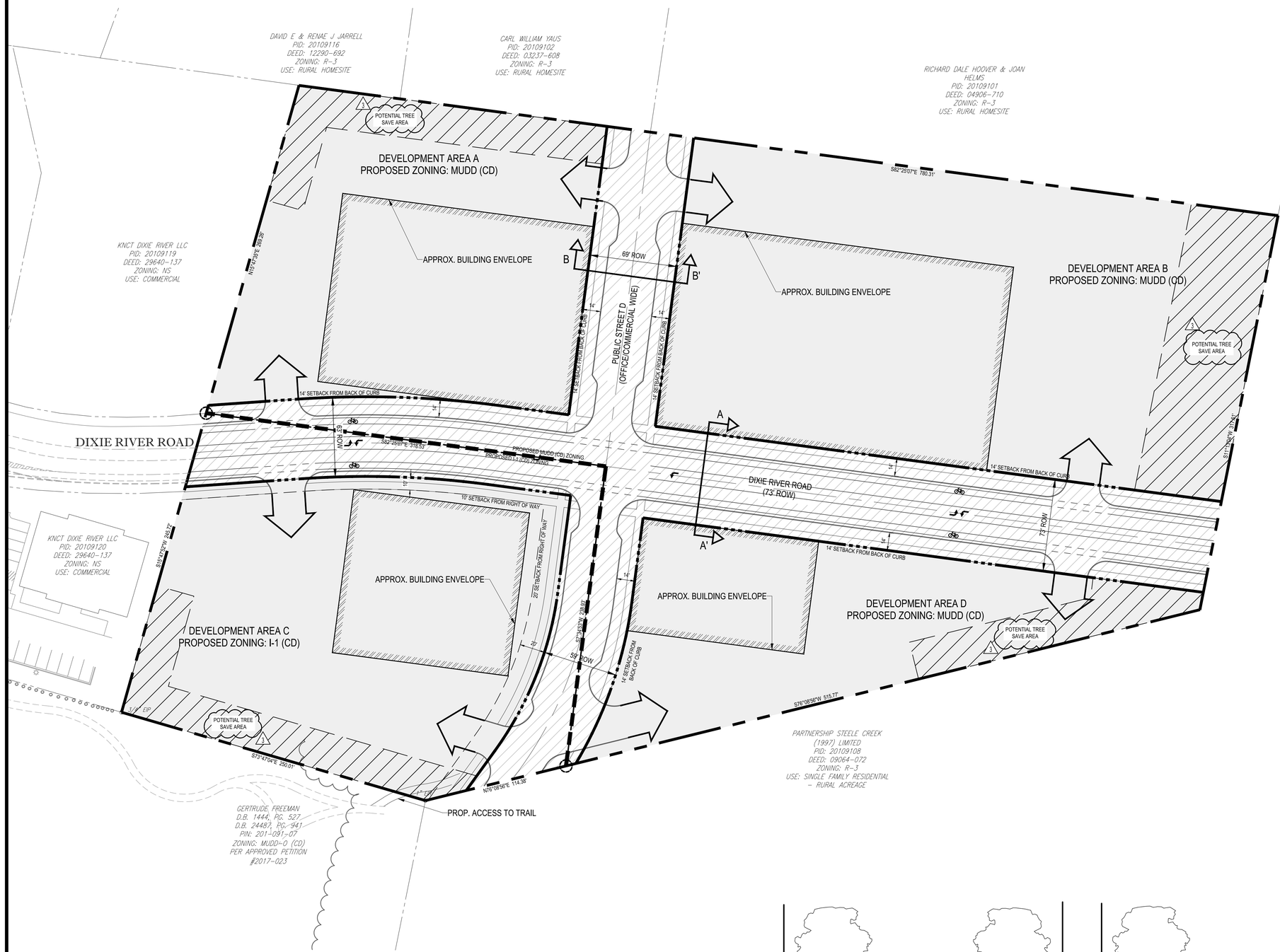
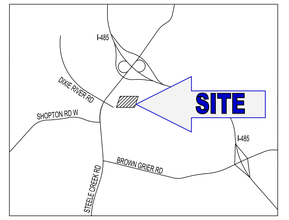




LOCATION MAP

3

TREE SAVE CALCULATION				
	TOTAL AREA	TREE SAVE REQUIRED (15%)		TREE SAVE PROVIDED
		I-1 (CD)	MUDD (CD)	
DEVELOPMENT AREA A	1.44 AC		0.216 AC	0.216 AC
DEVELOPMENT AREA B	2.42 AC		0.363 AC	0.363 AC
DEVELOPMENT AREA C	1.59 AC	0.238 AC		0.238 AC
DEVELOPMENT AREA D	1.06 AC		0.159 AC	0.159 AC

*PETITIONER RESERVES THE RIGHT TO SELECT PAYMENT IN LIEU MITIGATION FOR TREE SAVE IN I-1 (CD) ZONING DISTRICT
**TREE SAVE AREAS SHOWN ARE FOR INFORMATION PURPOSES ONLY AND EXACT LOCATION IS SUBJECT TO CHANGE DURING THE SITE PLAN PERMITTING PROCESS.

REZONING PETITION NO. 2018-155

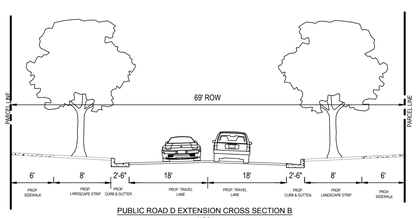
SITE DEVELOPMENT DATA:

--ACREAGE: ± 8.39 ACRES
--TAX PARCEL #S: 201-091-15
--EXISTING ZONING: R-3
--PROPOSED ZONING: MUDD(CD), AND I-1(CD)
--EXISTING USES: VACANT
--PROPOSED USES: GENERAL AND MEDICAL OFFICE USES, HOTEL(S), PERSONAL SERVICE USES, INDOOR RECREATIONAL USES, RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), AND OTHER USES AS ALLOWED IN THE MUDD ZONING DISTRICT. GENERAL AND MEDICAL OFFICE USES, OFFICE/FLEX USES, SHOWROOMS, TELECOMMUNICATION AND DATA STORAGE FACILITIES, INDOOR RECREATION, GOVERNMENT BUILDINGS, FINANCIAL INSTITUTIONS (WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW(S)), PRINTING AND GRAPHIC PRODUCTION, SCHOOLS, LABORATORIES, RESEARCH FACILITIES, RADIO AND TELEVISION STATIONS, PROTOTYPE PRODUCTION FACILITIES FOR COMPUTERS, ROBOTICS, ELECTRONIC, ELECTRICAL, MEDICAL, ORTHOTICS, OPTICAL AND SIMILAR PRODUCTS, DEVICES, EQUIPMENT AND INSTRUMENTS, LIGHT ASSEMBLY AND REPAIR OF COMPUTERS, ROBOTICS, ELECTRONIC, ELECTRICAL, MEDICAL, ORTHOTICS AND OPTICAL PRODUCTS, DEVICES, EQUIPMENT AND INSTRUMENTS AND OTHER SIMILAR USES FROM PREVIOUSLY MANUFACTURED COMPONENTS, WAREHOUSING AND DISTRIBUTION OF SUCH PRODUCTS WITH ASSOCIATED LOADING DOCK(S), AND RETAIL AND WHOLESALE SALES AS ALLOWED IN THE I-1 ZONING DISTRICT. TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD AND I-1 ZONING DISTRICTS, INCLUDING AN ACCESSORY HELIPORT. SEE SECTION 2 BELOW FOR ADDITIONAL RESTRICTIONS AND DESCRIPTIONS OF THE ALLOWED USES.
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 160,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE MUDD ZONING DISTRICT, PLUS A HOTEL(S) WITH UP TO 140 ROOMS (OR 260 ROOMS IF THE TOTAL AMOUNT OF SQUARE FEET OF GROSS FLOOR AREA OF OTHER ALLOWED USES IS REDUCED TO 90,000 SQUARE FEET OR LESS) WITHIN THE PORTION OF THE SITE ZONED MUDD(CD), AS FURTHER OUTLINED IN SECTION 2 BELOW. IN THE AREA ZONED I-1(CD) UP TO 30,000 SQUARE FEET OF GROSS FLOOR AREA OF: GENERAL AND MEDICAL OFFICE USES, OFFICE/FLEX USES, SHOWROOMS, TELECOMMUNICATION AND DATA STORAGE FACILITIES, INDOOR RECREATION, GOVERNMENT BUILDINGS, FINANCIAL INSTITUTIONS (WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW(S)), PRINTING AND GRAPHIC PRODUCTION, SCHOOLS, LABORATORIES, RESEARCH FACILITIES, RADIO AND TELEVISION STATIONS, PROTOTYPE PRODUCTION FACILITIES FOR COMPUTERS, ROBOTICS, ELECTRONIC, ELECTRICAL, MEDICAL, ORTHOTICS, OPTICAL AND SIMILAR PRODUCTS, DEVICES, EQUIPMENT AND INSTRUMENTS, LIGHT ASSEMBLY AND REPAIR OF COMPUTERS, ROBOTICS, ELECTRONIC, ELECTRICAL, MEDICAL, ORTHOTICS AND OPTICAL PRODUCTS, DEVICES, EQUIPMENT AND INSTRUMENTS AND OTHER SIMILAR USES FROM PREVIOUSLY MANUFACTURED COMPONENTS, WAREHOUSING AND DISTRIBUTION OF SUCH PRODUCTS WITH ASSOCIATED LOADING DOCK(S), AND RETAIL AND WHOLESALE SALES.

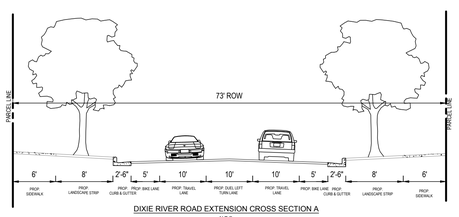
--MAXIMUM BUILDING HEIGHT: A MAXIMUM HEIGHT OF SIX (6) STORIES AND UP TO 90 FEET WILL BE ALLOWED IN THE MUDD PORTION OF THE SITE. A MAXIMUM HEIGHT OF THREE (3) STORIES AND UP TO 70 FEET WILL BE ALLOWED ON THE PORTION OF THE SITE ZONED I-1.
--PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

LEGEND

EXISTING PROPERTY BOUNDARY
PROPOSED RIGHT-OF-WAY BOUNDARY
PROPOSED ZONING DISTRICT BOUNDARY
RIGHT-OF-WAY TO BE DEDICATED (±2.05 AC)
DEVELOPMENT AREA
PROPOSED ACCESS
APPROXIMATE BUILDING ENVELOPE (PARKING MAY BE LOCATED WITHIN BUILDING ENVELOPE)



PUBLIC ROAD D EXTENSION CROSS SECTION B
N.T.S.



DIXIE RIVER ROAD EXTENSION CROSS SECTION A
N.T.S.

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	BY
1	02/11/2019	RZ SUBMITTAL 2	RCB
2	03/18/2019	RZ SUBMITTAL 3	RCB
3	04/22/2019	RZ SUBMITTAL 4	RCB

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PROJECT No.:	NCC182134
DRAWN BY:	RB
CHECKED BY:	RH
DATE:	11/21/2018
SCALE:	1"=40'
CAD I.D.:	NCC182134RZ3

PROJECT:
STEELE CREEK CROSSING
FOR
NORTH STATE DEVELOPMENT, LLC
LOCATION OF SITE
STEELE CREEK ROAD
CITY OF CHARLOTTE, NC

BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

REZONING PLAN PETITION #2018-155

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1

C:\USERS\RBRINKMAN\APPDATA\LOCAL\TEMP\ACPUBLISH_1552\NCC182134RZ3.DWG PRINTED BY: RBRINKMAN 4.22.19 @ 1:26 PM LAST SAVED BY: RBRINKMAN

NORTH STATE DEVELOPMENT, LLC
DEVELOPMENT STANDARDS
03/18/19
REZONING PETITION NO. 2018-155

SITE DEVELOPMENT DATA:

--ACREAGE: ± 8.39 ACRES
--TAX PARCEL #S: 201-091-15
--EXISTING ZONING: R-3
--PROPOSED ZONING: MUDD(CD), and I-1(CD)
--EXISTING USES: VACANT
--PROPOSED USES: GENERAL AND MEDICAL OFFICE USES, HOTEL(S), PERSONAL SERVICE USES, INDOOR RECREATIONAL USES, RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), AND OTHER USES AS ALLOWED IN THE MUDD ZONING DISTRICT. GENERAL AND MEDICAL OFFICE USES, OFFICE/FLEX USES, SHOWROOMS, TELECOMMUNICATION AND DATA STORAGE FACILITIES, INDOOR RECREATION, GOVERNMENT BUILDINGS, FINANCIAL INSTITUTIONS (WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW(S)), PRINTING AND GRAPHIC PRODUCTION, SCHOOLS, LABORATORIES, RESEARCH FACILITIES, RADIO AND TELEVISION STATIONS, PROTOTYPE PRODUCTION FACILITIES FOR COMPUTERS, ROBOTICS, ELECTRONIC, ELECTRICAL, MEDICAL, ORTHOTICS, OPTICAL AND SIMILAR PRODUCTS, DEVICES, EQUIPMENT AND INSTRUMENTS, LIGHT ASSEMBLY AND REPAIR OF COMPUTERS, ROBOTICS, ELECTRONIC, ELECTRICAL, MEDICAL, ORTHOTICS AND OPTICAL PRODUCTS, DEVICES, EQUIPMENT AND INSTRUMENTS AND OTHER SIMILAR USES FROM PREVIOUSLY MANUFACTURED COMPONENTS, WAREHOUSING AND DISTRIBUTION OF SUCH PRODUCTS WITH ASSOCIATED LOADING DOCK(S), AND RETAIL AND WHOLESALE SALES AS ALLOWED IN THE I-1 ZONING DISTRICT. TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD AND I-1 ZONING DISTRICTS, INCLUDING AN ACCESSORY HELIPORT. SEE SECTION 2 BELOW FOR ADDITIONAL RESTRICTIONS AND DESCRIPTIONS OF THE ALLOWED USES.
-- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 140,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE MUDD ZONING DISTRICT, PLUS A HOTEL/S WITH UP TO 140 ROOMS (OR 260 ROOMS IF THE TOTAL AMOUNT OF SQUARE FEET OF GROSS FLOOR AREA OF OTHER ALLOWED USES IS REDUCED TO 90,000 SQUARE FEET OR LESS) WITHIN THE PORTION OF THE SITE ZONED MUDD(CD), AS FURTHER OUTLINED IN SECTION 2 BELOW. IN THE AREA ZONED I-1(CD) UP TO 30,000 SQUARE FEET OF GROSS FLOOR AREA OF; GENERAL AND MEDICAL OFFICE USES, OFFICE/FLEX USES, SHOWROOMS, TELECOMMUNICATION AND DATA STORAGE FACILITIES, INDOOR RECREATION, GOVERNMENT BUILDINGS, FINANCIAL INSTITUTIONS (WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW(S)), PRINTING AND GRAPHIC PRODUCTION, SCHOOLS, LABORATORIES, RESEARCH FACILITIES, RADIO AND TELEVISION STATIONS, PROTOTYPE PRODUCTION FACILITIES FOR COMPUTERS, ROBOTICS, ELECTRONIC, ELECTRICAL, MEDICAL, ORTHOTICS, OPTICAL AND SIMILAR PRODUCTS, DEVICES, EQUIPMENT AND INSTRUMENTS, LIGHT ASSEMBLY AND REPAIR OF COMPUTERS, ROBOTICS, ELECTRONIC, ELECTRICAL, MEDICAL, ORTHOTICS AND OPTICAL PRODUCTS, DEVICES, EQUIPMENT AND INSTRUMENTS AND OTHER SIMILAR USES FROM PREVIOUSLY MANUFACTURED COMPONENTS, WAREHOUSING AND DISTRIBUTION OF SUCH PRODUCTS WITH ASSOCIATED LOADING DOCK(S), AND RETAIL AND WHOLESALE SALES.

--MAXIMUM BUILDING HEIGHT: A MAXIMUM HEIGHT OF SIX (6) STORIES AND UP TO 90 FEET WILL BE ALLOWED IN THE MUDD PORTION OF THE SITE. A MAXIMUM HEIGHT OF THREE (3) STORIES AND UP TO 70 FEET WILL BE ALLOWED ON THE PORTION OF THE SITE ZONED I-1.
--PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

a. **SITE LOCATION**. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY NORTH STATE DEVELOPMENT, LLC ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF USES ALLOWED IN THE MUDD ZONING DISTRICT, AND A LIGHT COMPUTER ASSEMBLY USE ON THE APPROXIMATELY 8.39 ACRE SITE LOCATED AT THE END OF DIXIE RIVER ROAD ACROSS STEELE CREEK ROAD (THE "SITE") AS GENERALLY DEPICTED ON THE REZONING PLAN.

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, (I) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD(CD) ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SUCH PORTION OF THE SITE, AND (II) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1(CD) ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SUCH PORTION OF THE SITE.

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:

i. 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 SEVEN (7). 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 REZONING PLAN SETS FORTH FOUR (4) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN AS DEVELOPMENT AREAS A, B, C, AND D (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").
b. DEVELOPMENT AREAS A, B, AND D, THE PORTION OF THE SITE ZONED MUDD(CD), MAY BE DEVELOPED WITH USES ALLOWED IN THE MUDD ZONING DISTRICT AS LIMITED BELOW AND PER THE DEVELOPMENT OPTIONS DESCRIBED BELOW:

OPTION ONE (1):

(i) UP TO 140,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE MUDD ZONING DISTRICT, OF WHICH NO MORE THAN 25,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVOTED TO RETAIL, PERSONAL SERVICE USES, AND EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE); AND

(ii) UP TO 140 HOTEL ROOMS, AS ALLOWED IN THE MUDD ZONING DISTRICT, SUBJECT THE CONVERSION OPTION LISTED BELOW; AND

(iii) ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT.

OPTION TWO (2):

(i) UP TO 90,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE MUDD ZONING DISTRICT, OF WHICH NO MORE THAN 25,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVOTED TO RETAIL, PERSONAL SERVICE USES, AND EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE); AND

(ii) UP TO 260 HOTEL ROOMS, AS ALLOWED IN THE MUDD ZONING DISTRICT; AND

(iii) ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT.

c. WITHIN DEVELOPMENT AREA C, THE PORTION OF THE SITE ZONED I-1(CD), UP TO 30,000 SQUARE FEET OF GROSS FLOOR AREA OF; GENERAL AND MEDICAL OFFICE USES, OFFICE/FLEX USES, SHOWROOMS, TELECOMMUNICATION AND DATA STORAGE FACILITIES, INDOOR RECREATION, GOVERNMENT BUILDINGS, FINANCIAL INSTITUTIONS (WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW(S)), PRINTING AND GRAPHIC PRODUCTION, SCHOOLS, LABORATORIES, RESEARCH FACILITIES, RADIO AND TELEVISION STATIONS, PROTOTYPE PRODUCTION FACILITIES FOR COMPUTERS, ROBOTICS, ELECTRONIC, ELECTRICAL, MEDICAL, ORTHOTICS, OPTICAL AND SIMILAR PRODUCTS, DEVICES, EQUIPMENT AND INSTRUMENTS, LIGHT ASSEMBLY AND REPAIR OF COMPUTERS, ROBOTICS, ELECTRONIC, ELECTRICAL, MEDICAL, ORTHOTICS AND OPTICAL PRODUCTS, DEVICES, EQUIPMENT AND INSTRUMENTS AND OTHER SIMILAR USES FROM PREVIOUSLY MANUFACTURED COMPONENTS, WAREHOUSING AND DISTRIBUTION OF SUCH PRODUCTS WITH ASSOCIATED LOADING DOCK(S), AND RETAIL AND WHOLESALE SALES AS ALLOWED IN THE I-1 ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE I-1 ZONING DISTRICT INCLUDING BUT NOT LIMITED TO LOADING DOCKS AND AN ACCESSORY HELIPORT.
d. THE FOLLOWING USES WILL NOT BE ALLOWED ON THE SITE (BOTH THE AREA ZONED I-1 AND MUDD) RESIDENTIAL USES, AUTOMOBILE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE, AND USES WITH AN ACCESSORY DRIVE-THROUGH WINDOW. THE FOLLOWING ADDITIONAL USES WILL NOT BE ALLOWED ON THE PORTION OF THE SITE ZONED I-1: AMUSEMENT, COMMERCIAL OUTDOORS; ANIMAL CREMATORIUMS; ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS; ASSEMBLY OF FABRICATION OF PREVIOUSLY MANUFACTURED PARTS OF APPAREL AND OTHER TEXTILE PRODUCTS, FABRIC SAMPLES, FURNITURE AND FIXTURES, INDUSTRIAL MACHINERY AND EQUIPMENT, LEATHER AND LEATHER PRODUCTS, LUMBER AND WOOD PRODUCTS, PAPER AND ALLIED PRODUCTS, PLASTIC AND RUBBER PRODUCTS, METAL PRODUCTS, TRANSPORTATION EQUIPMENT; AUCTION SALES; AUTOMOBILES, TRUCK AND UTILITY RENTAL; AUTOMOTIVE REPAIR GARAGES; AUTOMOTIVE SALES AND REPAIR INCLUDING TRACTOR-TRUCKS AND ACCOMPANYING TRAILER UNITS; BOAT & SHIP SALES AND REPAIR; BUILDING MAINTENANCE SERVICE; BUS & TRAIN TERMINALS; CAR WASHES; CATALOG AND MAIL-ORDER HOUSES; CONTRACTOR OFFICES & ACCESSORY STORAGE; DISTRIBUTIVE BUSINESSES; ENGRAVING; HELIPORTS & HELISTOPS AS A PRINCIPLE USE; LOCKSMITHS & GUNSMITHS; MANUFACTURING HOUSING SALES AND REPAIR; PEST CONTROL & DISINFECTION SERVICES; PROTOTYPE PRODUCTION FACILITIES AND PILOT PLANTS (EXCEPT AS LISTED ABOVE); RECYCLING CENTERS, INCLUDING DROP-OFF CENTERS; SIGN PAINTING; THEATERS, MOTION PICTURE; WAREHOUSING, WITHIN AN ENCLOSED BUILDING AS A PRINCIPLE USE; ABATTOIRS; ADULT ESTABLISHMENTS; BUILDING MATERIAL SALES, RETAIL & WHOLESALE; COMMERCIAL ROOMING HOUSES; CREMATORY FACILITIES; DAY LABOR SERVICE AGENCY; EQUIPMENT RENTAL & LEASING; FENCE & FENCE MATERIALS, RETAIL & WHOLESALE; MANUFACTURING USES; PETROLEUM STORAGE FACILITIES; RACEWAYS & DRAGSTRIPS; AND TIRE RECAPPING & RETREADING.
e. PARKING AND MANEUVERING FOR PARKING WILL NOT BE ALLOWED BETWEEN THE PROPOSED BUILDINGS AND THE PROPOSED PUBLIC STREETS, EXCEPT FOR PARALLEL ON-STREET PARKING. PARKING AREAS AND MANEUVERING FOR PARKING AREAS MAY BE LOCATED ADJACENT AND ALONG THE SIDES OF THE BUILDINGS AS GENERALLY DEPICTED ON THE REZONING PLAN.

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 IMPROVEMENTS:

a. ACCESS TO THE SITE WILL BE FROM THE EXTENSION OF DIXIE RIVER ROAD AND FROM A NEW NORTH SOUTH PUBLIC STREET ("PUBLIC STREET D") AS GENERALLY DEPICTED ON THE REZONING PLAN. ACCESS AND CONNECTIONS TO THE DEVELOPMENT AREAS FROM PUBLIC STREET D ARE ALLOWED AS GENERALLY DEPICTED ON THE REZONING PLAN, HOWEVER, MORE OR FEWER CONNECTIONS TO PUBLIC STREET D WILL BE ALLOWED SUBJECT TO CDOT APPROVAL.
b. THE PETITIONER WILL CONSTRUCT THE EXTENSION OF DIXIE RIVER ROAD AS A THREE- (3) LANE PUBLIC STREET, WITH A FIVE (5) FOOT BIKE LANE ON BOTH SIDES, AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL ALSO CONSTRUCT THE PUBLIC STREET D TO THE STANDARDS FOR A LOCAL OFFICE/COMMERCIAL WIDE STREET CROSS-SECTION AS GENERALLY DEPICTED ON THE REZONING PLAN.
c. THE PETITIONER AGREES TO MAKE THE FOLLOWING OFF-SITE ROADWAY IMPROVEMENT AS PART OF THE DEVELOPMENT OF A PORTION OF THE SITE AS OUTLINED BELOW.

(i) THE PETITIONER SHALL IMPROVE THE SIGNALIZED INTERSECTION OF STEELE CREEK ROAD AND DIXIE RIVER ROAD AS FOLLOWS:

a. CONSTRUCT AN ADDITIONAL SOUTHBOUND LEFT-TURN LAND ALONG STEELE CREEK ROAD (NC 160) WITH A MINIMUM OF 150 FEET OF STORAGE (CREATING DUAL LEFT-TURN LANES); STORAGE SHALL BE MAXIMIZED WITHIN THE EXISTING MEDIAN TO MAINTAIN THE MINIMUM MEDIAN WIDTH REQUIRED BY CDOT/NCDOT WITHOUT MODIFICATION OF THE THROUGH LANES ALONG STEELE CREEK ROAD (NC 160).
b. CONSTRUCT A SECOND EASTBOUND RECEIVING LANE ALONG DIXIE RIVER ROAD EXTENSION TO ACCOMMODATE THE DUAL SOUTHBOUND LEFT TURN LANES; THIS LANE SHALL MAXIMIZED WITHIN THE EXISTING MEDIAN ALONG DIXIE RIVER ROAD EXTENSION WITHOUT REQUIRING WIDENING EAST OF THE CROSS-ACCESS EASEMENT LOCATED BETWEEN TAX PARCEL # 201-091-04 AND 201-091-20.

(ii) THE PETITIONER WILL NOT BE REQUIRED TO MAKE THIS OFF-SITE IMPROVEMENT UNTIL THE FOLLOWING DEVELOPMENT THRESHOLDS ARE EXCEEDED. (I) UP TO 30,000 SQUARE FEET OF GROSS FLOOR AREA WITHIN DEVELOPMENT AREA C; AND (II) UP TO 50,000 SQUARE FEET OF GROSS FLOOR AREA OF ALLOWED USES OR 140 HOTEL ROOMS WITHIN DEVELOPMENT AREA A, B, AND D.

(iii) IF AT THE TIME A BUILDING PERMIT IS REQUESTED THAT WILL EXCEED THE DEVELOPMENT THRESHOLDS OUTLINED ABOVE, AND THESE IMPROVEMENTS HAVE NOT BEEN MADE BY OTHERS, THEN THE PETITIONER WILL BE REQUIRED TO SUBMIT CONSTRUCTION PLANS FOR, AND CONSTRUCT THESE OFF-SITE IMPROVEMENTS AS PART OF THE DEVELOPMENT THAT EXCEEDS THESE THRESHOLDS. THE IMPROVEMENTS MUST BE COMPLETED OR BONDED BEFORE THE FIRST CERTIFICATE OF OCCUPANCY FOR THE ADDITIONAL DEVELOPMENT BEYOND THE INITIAL THRESHOLDS IS RELEASED.

c. THE CONFIGURATION AND ALIGNMENT OF PUBLIC STREET D AND DIXIE RIVER ROAD MAY VARY FROM WHAT IS GENERALLY INDICATED ON THE REZONING PLAN.
d. 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. THE DEVELOPMENT AREAS MAY BE INTERCONNECTED BY MEANS OF DRIVEWAYS OR PARKING AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN.
e. ANY RIGHT-OF-WAY TO BE DEDICATED FOR THE REQUIRED ROADWAY IMPROVEMENTS WILL BE DEDICATED VIA FEE SIMPLE CONVEYANCE BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
f. ANY REQUIRED TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY POST A BOND OR LETTER OF CREDIT FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED, SUBJECT TO CDOT APPROVAL.
f. 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.
3 g. THE PETITIONER SHALL COORDINATE WITH CDOT ON THE INSTALLATION OF ONE (1) 25 MILES PER HOUR MUTCD SIGN ALONG DIXIE RIVER ROAD.

4. 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:

1). BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:

2). BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL STREETS.

3). FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 50% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS, INCLUDING VISION GLASS, BETWEEN 2' AND 10' ON THE FIRST FLOOR, EXCEPT FOR THE PROPOSED HOTEL WHICH WILL ONLY BE REQUIRED TO PROVIDE A MINIMUM OF 25% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL. GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK. SPANDREL GLASS MAY BE USED ON THE PROPOSED BUILDINGS, BUT NOT ON THE FIRST FLOOR OF THE BUILDINGS FACING THE PROPOSED PUBLIC STREETS.

4). DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.

5). BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

6). BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.

7). MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

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.

5. STREETSCAPE, BUFFERS, BUILDING EDGES, OPEN SPACE, YARDS AND LANDSCAPING:

a. ALONG THE EXTENSION OF DIXIE RIVER ROAD AND PUBLIC STREET D, THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.
b. FOR THE PORTION OF THE SITE ZONED MUDD(CD) A 14 FOOT SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB OF DIXIE RIVER ROAD AND PUBLIC STREET D WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. ALONG THE PORTION OF THE SITE ZONED I-1(CD) A 10 FOOT SETBACK AS MEASURED FROM THE RIGHT-OF-WAY LINE OF DIXIE RIVER ROAD WILL BE ESTABLISHED, AND A 20 FOOT SETBACK FROM THE RIGHT-OF-WAY OF PUBLIC STREET D WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
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 SIX (6) FEET.
d. THE PETITIONER WILL CONSTRUCT A SIX (6) FOOT TRAIL CONNECTION FROM THE SIDEWALK ALONG PUBLIC STREET D ACROSS DEVELOPMENT AREA C TO THE OPEN SPACE AREA ON THE REZONING PETITION FOR THE ADJOINING PROPERTY (REZONING PETITION NO. 2017-023).
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.

6. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
b. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE 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 SITE DISCHARGE POINTS.
c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

7. SIGNAGE:

a. RESERVED.

8. 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 A MAXIMUM OF 26 FEET IN HEIGHT.

9. 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.

10. 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.

BOHLER ENGINEERING
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LAND SURVEYING
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REVISIONS

REV	DATE	COMMENT	BY
1	02/11/2019	RZ SUBMITTAL 2	RCB
2	03/18/2019	RZ SUBMITTAL 3	RCB
3	04/22/2019	RZ SUBMITTAL 4	RCB

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCC182134
DRAWN BY:	RB
CHECKED BY:	RH
DATE:	11/21/2018
SCALE:	1"=40'
CAD I.D.:	NCC182134RZ3

PROJECT:
STEELE CREEK CROSSING
FOR
NORTH STATE DEVELOPMENT, LLC
LOCATION OF SITE
STEELE CREEK ROAD
CITY OF CHARLOTTE, NC

BOHLER ENGINEERING NC, PLLC
NCBELS P-1152
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REZONING PLAN PETITION #2018-155

SHEET TITLE:
DEVELOPMENT STANDARDS

SHEET NUMBER:
RZ-2