

REZONING PLAN NOTES

FIRE

1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS.
2. TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
3. FOR BUILDINGS THAT IS EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM.
4. FIRE HYDRANT SHALL BE LOCATED WITHIN 400' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR AL BUILDINGS.

STORMWATER

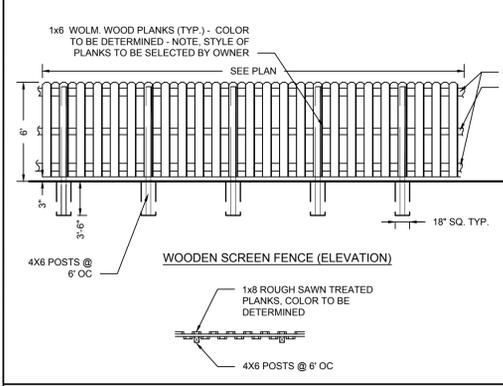
1. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

TRANSPORTATION

1. LOCATION OF MULTI-USE PATH IS BASED ON FUTURE NCDOT ROADWAY WIDENING CROSS SECTION.

PARKS AND RECREATION

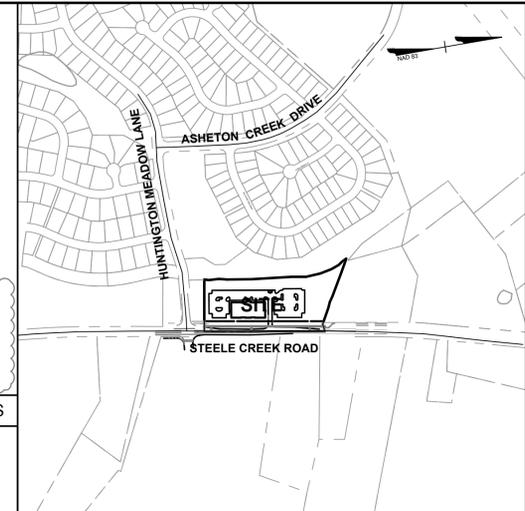
1. COORDINATION BETWEEN DEVELOPER AND MECKLENBURG COUNTY PARKS AND RECREATION WILL OCCUR DURING DESIGN AND PERMITTING IN ORDER TO PROVIDE TRANSPARENCY BETWEEN THE WALKER HOOVER GREENWAY ALIGNMENT, CURRENTLY PLANNED ALONG THE EAST SIDE OF WALKER'S BRANCH, AND THIS PROJECT.
2. SEE SWIM BUFFER DEDICATION INSET ON SHEET RZ-101 FOR AREA OF SWIM BUFFER TO BE DEDICATED TO MECKLENBURG COUNTY PARKS & RECREATION.



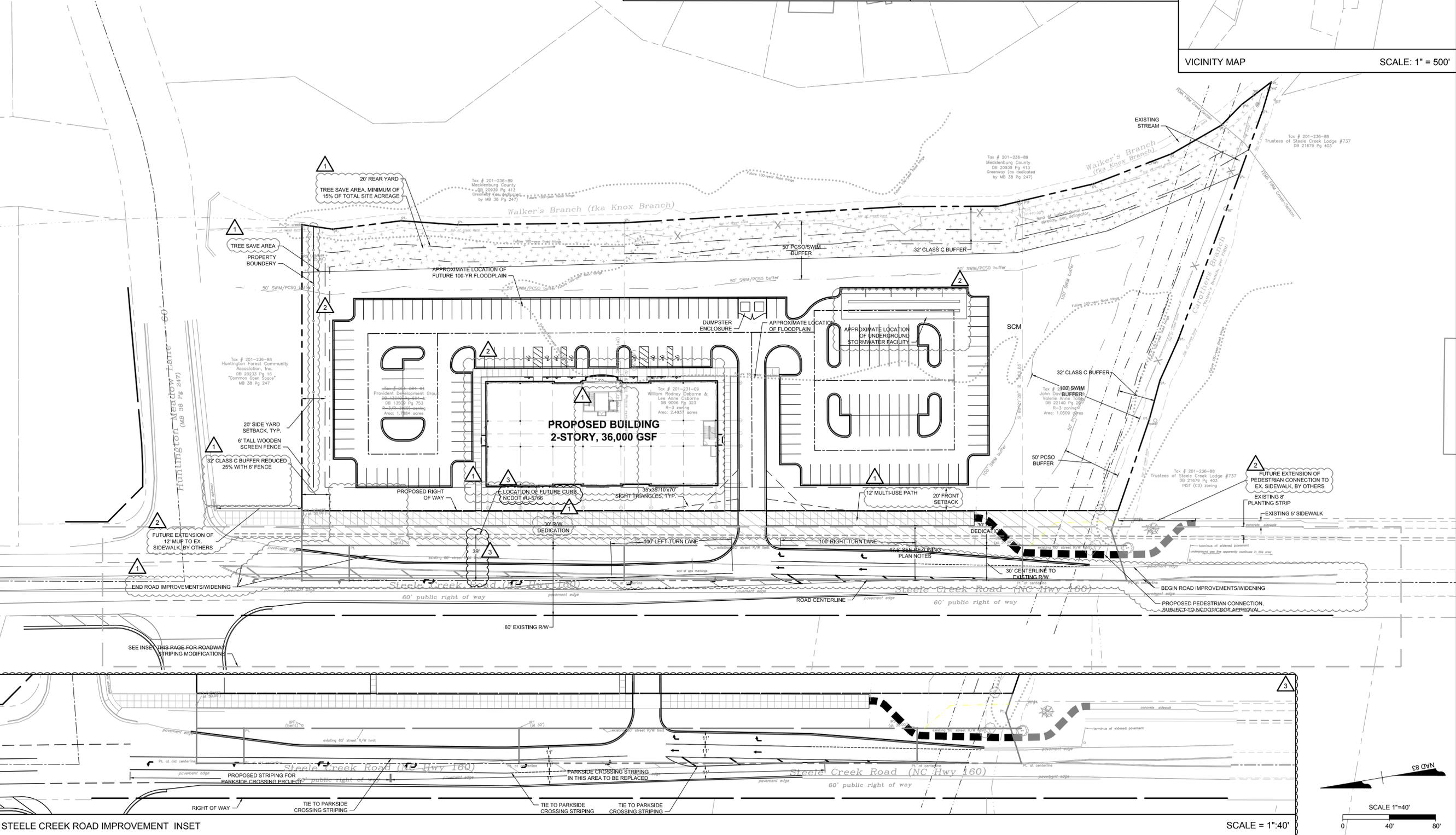
6' TALL WOODEN SCREEN FENCE NTS

1. SITE ADDRESS: 13515 STEELE CREEK ROAD CHARLOTTE, NC 28278
2. PARCEL ID: 20123104, 20123105, 20123109
3. CURRENT ZONING: R-3
4. PROPOSED ZONING: O-1(CD)
5. SETBACKS: 20 FT FRONT SETBACK
20 FT SIDE SETBACK
20 FT REAR SETBACK
6. REQUIRED BUFFER: 32' CLASS C ADJACENT TO R-3 ZONING (REDUCED TO 24' WITH 6' TALL OPAQUE FENCE)
7. TOTAL SITE AREA: 5.2 ACRES

SITE SUMMARY NTS



VICINITY MAP SCALE: 1" = 500'



STEELE CREEK ROAD IMPROVEMENT INSET

SCALE = 1" = 40'

THIS DRAWING PREPARED AT THE
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DATE	REVISION DESCRIPTION
10/11/2021	ADDRESS PLANNING STAFF COMMENTS
11/15/2021	REVISED SITE PLAN
12/22/2021	ADDRESS STAFF COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

DATE	DRAWN BY
05/07/2021	J.DOLAN

DATE	DESIGNED BY
	J.DOLAN

DATE	CHECKED BY
	J.DOLAN

SCALE
1" = 40'

TIMMONS GROUP

Charlotte, North Carolina

FLAGSHIP HEALTHCARE - STEELE CREEK

REZONING PLAN - PETITION # 2021-127

JOB NO.
49748

SHEET NO.
RZ-100

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SITE DEVELOPMENT DATA:

- ACREAGE: ± 5.20 ACRES
- TAX PARCEL #S: 201-231-04, 201-231-05 AND 201-231-09
- EXISTING ZONING: R-3
- PROPOSED ZONING: O-1(CD)
- EXISTING USES: OFFICE
- PROPOSED USES: USES AS ALLOWED BY RIGHT UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE O-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN SECTION 2 BELOW WHICH CONTROLS).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 36,000 SQUARE FEET OF GROSS FLOOR AREA OF MEDICAL AND GENERAL OFFICE USES, AND CLINICS (DENTAL, MEDICAL, AND OPTICAL) AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE O-1 ZONING DISTRICT
- MAXIMUM BUILDING HEIGHT: THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE 50 FEET; BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY FLAGSHIP HEALTHCARE PROPERTIES, INC. ("PETITIONER") IN CONNECTION WITH DEVELOPMENT ON AN APPROXIMATELY 5.20-ACRE SITE LOCATED ON THE EAST SIDE OF HWY. 160 JUST SOUTH OF HUNTINGTON MEADOWS LN. (THE "SITE").

b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN THE ASSOCIATED OPTIONAL PROVISIONS 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 O-1 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDING ELEVATIONS, DRIVEWAYS, STREETS, 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.** NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO TWO (2). 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(S).

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

a. THE SITE MAY BE DEVELOPED WITH UP TO 36,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO MEDICAL OR GENERAL OFFICE USES, AND CLINICS (DENTAL, MEDICAL, OPTICAL) AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES ALLOWED IN THE O-1 ZONING DISTRICT.

3. TRANSPORTATION & ACCESS:

a. ACCESS TO THE SITE WILL BE FROM STEELE CREEK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT.

b. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE 60 FEET OF RIGHT-OF-WAY AS MEASURED FROM THE CENTER LINE OF HWY. 160 AS GENERALLY PREDICTED ON THE REZONING PLAN, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. IF THE PROPOSED SIDEWALK IS LOCATED OUTSIDE OF THE PROPOSED RIGHT-OF-WAY A PERMEANT SIDEWALK EASEMENT LOCATED TWO (2) FEET BEHIND THE SIDEWALK WILL BE PROVIDED.

c. THE PETITIONER WILL PROVIDE A SOUTHBOUND LEFT-TURN LANE IN HWY. 160 TO SERVE THE PROPOSED ACCESS TO THE SITE. THE LEFT-TURN LANE WILL HAVE 150 FEET OF STORAGE AND WILL BE CONSTRUCTED AS PART OF A THREE-LANE SECTION AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL ALSO PROVIDE A RIGHT-TURN LANE ALONG HWY. 160 TO SERVE THE PROPOSED ACCESS TO THE SITE. THE RIGHT-TURN LANE WILL HAVE 150-FEET OF STORAGE AND AN APPROPRIATE BAY TAPER AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. AS DETERMINED BY NCDOT AND CDOT CURB AND GUTTER WILL NOT BE REQUIRED ALONG HWY. 160 DUE TO THE FUTURE WIDENING OF HWY. 160 BY NCDOT AS PART OF U-5766.

d. ALL ROADWAY IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE BUILDING SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

e. ALL 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 SOUTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT."

4. SETBACKS, BUFFERS AND SCREENING.

a. A TWENTY (20) FOOT SETBACK AS MEASURED FROM THE FUTURE RIGHT-OF-WAY LINE WILL BE PROVIDED ALONG STEELE CREEK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. A TWELVE (12) FOOT MULTI-USE PATH AND AN EIGHT (8) FOOT PLANTING STRIP WILL BE PROVIDED ALONG THE SITE'S FRONTAGE OF STEELE CREEK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. BUFFERS AS REQUIRED BY THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE PROVIDED. BUFFERS MAY BE REDUCED IN WIDTH AS ALLOWED BY THE ORDINANCE BY THE INSTALLATION OF A FENCE.

d. THE PETITIONER MAY OFFER TO DEDICATE TO MECKLENBURG COUNTY PARK AND RECREATION ANY REQUIRED BUFFER THAT ABUTS A PROPOSED GREENWAY AS ALLOWED BY SECTION 12.302.113). IF MECKLENBURG COUNTY AGREES TO ACCEPT THE DEDICATION OF THE LAND AREA ASSOCIATED WITH THE REQUIRED BUFFER, THEN THE BUFFER REQUIREMENT WILL BE WAIVED.

5. ARCHITECTURAL STANDARDS DESIGN GUIDELINES.

a. THE PROPOSED BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT FACADE TO STEELE CREEK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. A DOOR FACING THE STREET IS NOT REQUIRED AS PART OF THIS STANDARD.

b. THE FACADE FRONTING ON STEELE CREEK ROAD SHALL INCLUDE WINDOWS FOR A MINIMUM OF 40% OF THE STEELE CREEK ROAD ELEVATION. TRANSPARENT GLASS BETWEEN 2' FEET AND 10' FEET 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" FOOT CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED WITH FILM, DECALS, AND OTHER OPAQUE MATERIAL, OR GLAZING FINISHES. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" FEET ABOVE ADJACENT STREET SIDEWALK.

c. THE FACADE OF FIRST/GROUND FLOOR OF THE BUILDING ALONG STEELE CREEK ROAD SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIAL SUCH AS BRICK OR STONE.

d. A PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN THE BUILDINGS AND STEELE CREEK ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.

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

f. BUILDING ELEVATION/FACING STEELE CREEK ROAD 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 OFF-SETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.

g. THE MULTI-STORY BUILDING WILL HAVE A MINIMUM OF 20% TRANSPARENCY ON UPPER STORIES

6. ENVIRONMENTAL FEATURES:

a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS 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 SHALL COMPLY WITH TREE ORDINANCE.

7. SIGNAGE:

a. SIGNAGE AS ALLOWED BY THE ORDINANCE SHALL BE ALLOWED.

8. LIGHTING:

a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING AND BUILDING ACCENT LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

b. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 26 FEET.

c. ANY LIGHTING FIXTURES ATTACHED TO A BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

9. DEDICATION OF SWIM BUFFERS ON WALKER BRANCH AND WALKER BRANCH TRIBUTARY TO MECKLENBURG COUNTY FOR GREENWAY USE:

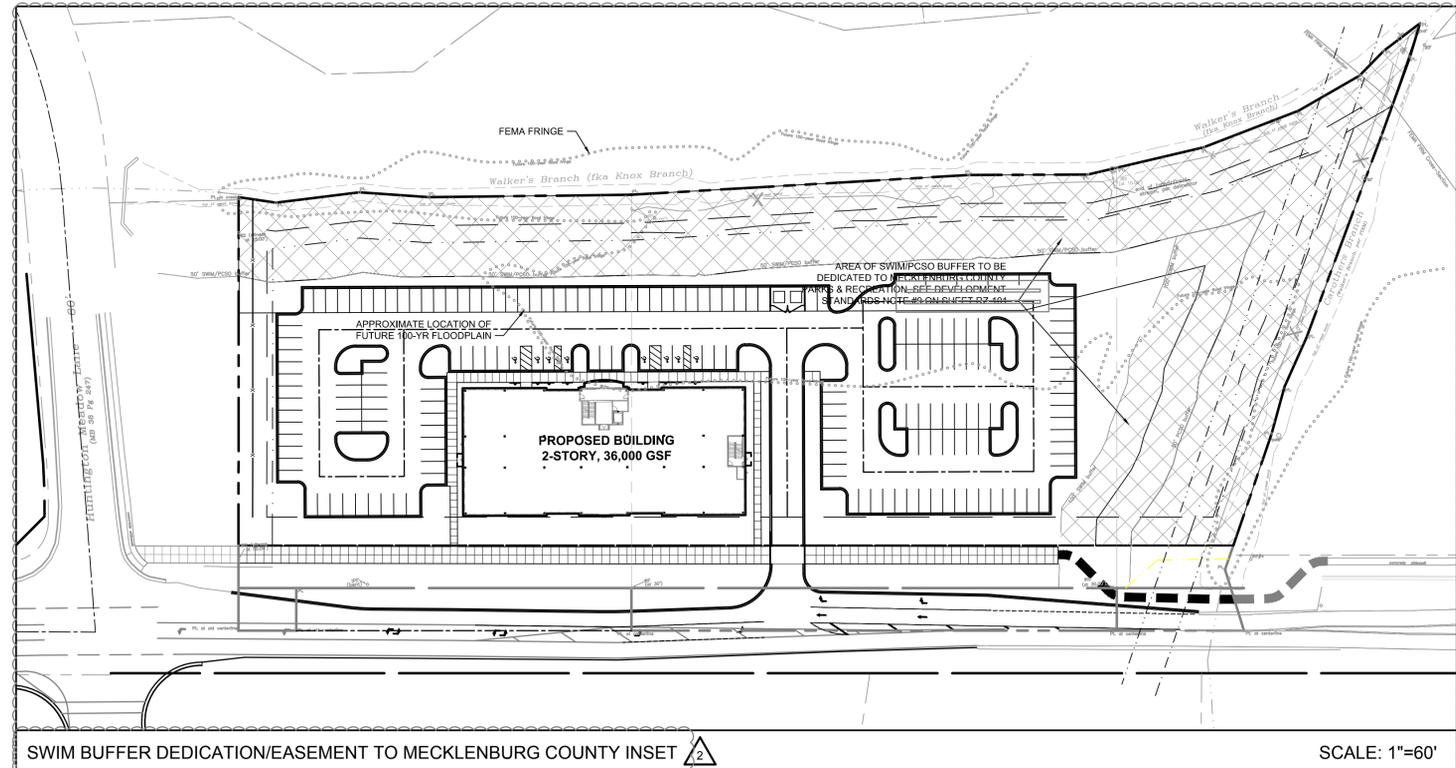
THE PETITIONER WILL EITHER: (I) DEDICATE AND CONVEY TO MECKLENBURG COUNTY VIA FEE SIMPLE INTEREST THE 50- AND 100-FOOT SWIM BUFFERS ASSOCIATED WITH WALKER BRANCH AND WALKER BRANCH TRIBUTARY FOR USE AS A GREENWAY; OR (II) WILL CONVEY TO MECKLENBURG COUNTY A GREENWAY AND STORM WATER EASEMENTS OVER THE SWIM BUFFERS. THE PETITIONER MAY ALSO PROVIDE A COMBINATION OF EASEMENTS AND LAND CONVEYANCE. THE DETERMINATION OF HOW THE SWIM BUFFERS ARE TO BE CONVEYED TO MECKLENBURG COUNTY (EASEMENT OR FEE SIMPLE) WILL BE DETERMINED DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE BY THE PETITIONER AND MECKLENBURG COUNTY.

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 IN ACCORDANCE WITH THE PROVISIONS HEREIN AND 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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



THIS DRAWING PREPARED AT THE
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10/11/2021	ADDRESS PLANNING STAFF COMMENTS
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DATE
05/07/2021

DRAWN BY	J.DOLAN
DESIGNED BY	J.DOLAN
CHECKED BY	J.DOLAN
SCALE	NTS

TIMMONS GROUP
 Charlotte, North Carolina

FLAGSHIP HEALTHCARE - STEELE CREEK

DEVELOPMENT STANDARDS - PETITION # 2021-127

JOB NO. 49748
 SHEET NO. RZ-101

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