

PUBLIC LIBRARY OF
CHARLOTTE &
MECKLENBURG COUNTY EX
DEED BOOK 12296 PG 670
PARCEL ID:19951101
ZONING: INST

MECKLENBURG COUNTY
DEED BOOK 20939 PG 413
PARCEL ID: 20123689
ZONING: R-4(CD)

MAX. OFFICE SF PROPOSED: ±49,000SF TOTAL) / 1

SEE DE

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SCBP DEVELOPER, LLC (THE "PETITIONER") TO REQUEST AN AMENDMENT TO THE APPROVED CONDITIONAL REZONING PLAN RELATING TO REZONING PETITION NO. 1908-00000, AS AMENDING THE AMENDMENT TO THE REZONING PLAN ATTACHED HEREON TO THE ATTACHED HIGHWAY MAP SHEET NO. 1908-00000. THE "APPROVED PLAN" CURRENTLY GOVERNS THE DEVELOPMENT OF THE SITE SUBJECT TO THIS SITE PLAN AMENDMENT REQUEST, WHICH IS AN APPROXIMATELY 8.645 ACRE SITE LOCATED ON THE EAST SIDE OF STEELE CREEK ROAD, NORTH OF THE INTERSECTION OF STEELE CREEK ROAD AND STEELCROFT PARKWAY (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 201-231-22, 201-231-23, 201-231-24, 201-231-25 AND 201-231-26.

B. PORTIONS OF THE SITE ARE CURRENTLY UNDER DEVELOPMENT PURSUANT TO THE APPROVED PLAN AND THE RELEVANT PERMITS (LC-2018-00060).

C. THE USE AND DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THIS REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

D. UNLESS THE REZONING PLAN OR THIS DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE C-1 ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.

E. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE DRIVES AND PARKING AND CIRCULATION AREAS DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

F. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.202 OF THE ORDINANCE.

A. SUBJECT TO THE LIMITATIONS SET OUT BELOW IN PARAGRAPHS B AND C, THE SITE MAY BE DEVOTED ONLY TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE O-1 ZONING DISTRICT.

- (1) PROFESSIONAL BUSINESS AND GENERAL OFFICES SUCH AS, BUT NOT LIMITED TO, BANKS, CLINICS, MEDICAL, DENTAL AND DOCTOR'S OFFICES, VETERINARIAN CLINICS, GOVERNMENT OFFICES, POST OFFICES, OPTICIAN'S OFFICES AND SIMILAR USES.
- (2) LABORATORIES, MEDICAL, DENTAL AND OPTICAL.
- (3) STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY.
- (4) CHILDCARE CENTERS, SUBJECT TO THE REGULATIONS OF SECTION 12.502 OF THE ORDINANCE.
- (5) LARGE CHILDCARE CENTERS, SUBJECT TO THE REGULATIONS OF SECTION 12.502 OF THE ORDINANCE.

B. THE TOTAL COMBINED MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDINGS LOCATED ON THE SITE SHALL BE 70,000 SQUARE FEET.

- C. THE SETBACK FROM STEELE CREEK ROAD SHALL BE 30 FEET AS MEASURED AND DEPICTED ON THE REZONING PLAN. TREES WITHIN THE SETBACK THAT ARE 8 INCHES IN CALIPER OR GREATER SHALL BE PRESERVED.
3. TRANSPORTATION
- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, AND THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).
- B. THE ALIGNMENTS OF THE PRIVATE DRIVES AND THE PARKING AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE BUILDING STANDARDS.
- C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- D. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE (OTHER THAN THE CHILD CARE CENTER BUILDING THAT IS CURRENTLY UNDER CONSTRUCTION), PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT (SUBJECT TO NCDOT ACCEPTANCE) OF THE CITY OF CHARLOTTE, THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO STEELE CREEK ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 15 FEET FROM THE EASTERN EDGE OF THE EXISTING RIGHT OF WAY FOR STEELE CREEK ROAD.

A. THE MAXIMUM HEIGHT IN STORIES OF ANY BUILDING LOCATED ON THE SITE SHALL BE 2 STORIES

- B. THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING LOCATED ON THE SITE SHALL BE 40 FEET AS MEASURED UNDER THE ORDINANCE.
- C. BUILDINGS CONSTRUCTED ON THE SITE SHALL BE RESIDENTIAL STYLED (UTILIZATION OF PITCHED ROOFS, COLORS, MATERIALS, ETC.). LARGER BUILDINGS ON THE SITE SHALL BE DESIGNED TO INCORPORATE A MIXTURE OF DESIGN STYLES/ANCES AND A VARIETY OF BUILDING COLORS AND MATERIALS TO REDUCE BUILDING ELEVATIONS/FACADES, THEREBY ESTABLISHING THE EFFECT OF PREVENTING AND DISCOURAGING A LONG MONOTONOUS BUILDING FACADE.
- D. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF VARIOUS ELEVATIONS OF THE BUILDING DESIGNATED ON THE MAP. THESE CONCEPTUAL ARCHITECTURAL RENDERINGS ARE NOT TO BE CONSIDERED A FINAL DESIGN OR TO BE USED TO DETERMINE THE VARIOUS ELEVATIONS OF THE DAYCARE BUILDING. ACCORDINGLY, THE ELEVATIONS OF THE DAYCARE BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS. HOWEVER, THE ELEVATIONS OF THE BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO THAT ANY CHANGES TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.

A. A CLASS C BUFFER SHALL BE ESTABLISHED ALONG THE NORTHERN BOUNDARY LINE OF THE SITE AS DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO SECTION 12.302(B) OF THE ORDINANCE, THE WIDTH OF THIS CLASS C BUFFER HAS BEEN REDUCED TO 33 FEET AS DEPICTED ON THE REZONING PLAN AS A RESULT OF PETITIONER'S COMMITMENT TO INSTALL A FENCE THAT MEETS THE STANDARDS OF SECTION 12.302(C) OF THE ORDINANCE.

B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.

C. ANY DUMPSTERS LOCATED ON THE SITE SHALL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.

6. LIGHTING 1

- A. ANY NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING 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 NEWLY INSTALLED FREESTANDING LIGHTING FIXTURE ON THE SITE SHALL BE 21 FEET.

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

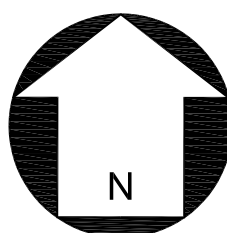
B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS, INTERESTS AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

CK STEELE CREEK PHASE II LLC, JCO
CHILDRESS KLEIN PROPERTIES INC,
DEED BOOK 30099 PG 109
PARCEL ID: 20123116
ZONING: CC

KEY:				
	PROPOSED STREET TREE	2' MIN CAL.	35' O.C.	LARGE MATURING
	PROPOSED SCREENING SHRUB	5 GAL.	4' O.C.	LARGE EVERGREEN
	PROPOSED PARKING LOT TREE	2' MIN CAL.	40' O.C.	LARGE MATURING
	PROPOSED PARKING LOT TREE	2' MIN CAL.	40' O.C.	SMALL MATURING

This Plan Is A Preliminary Design. NOT Released For Construction.



No.	Date	By	Description
1	9/10/18	DRW	PER STAFF COMMENTS

CORPORATE CERTIFICATIONS
 NC PE : C-2930 NC LA : C-253
 SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDI

Drawn By: KKE

Checked By: LHC

Date: 07/10/2018

Project Number: 16081

Sheet Number:

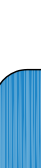
RZ-1

SHEET # 1 OF 4

MCALISTER COURT
STEELE CREEK ROAD, CHARLOTTE, NC
SCBP DEVELOPER LLC
CHARLOTTE NC

REZONING SITE PLAN

REZONING PETITION
2018-091/1



Landworks
Design Group, PA

CREATING SPACES TO LIVE, WORK AND PLAY

tel: 704-841-1604
fax: 704-841-1604

7621 Little Avenue, Suite 111
Charlotte, NC 28276

P:\2016 Jobs\16081 - Steele Creek Offices\Phase 3\16081_RZ Plan.dwg



NOTE:
CURRENT PLAN APPROVED - MCALISTER COURT 98-59C
ADMINISTRATIVE AMENDMENT APRIL 20,2017.
EXISTING SITE PLAN SHOWN IS PERMITTED AND UNDER
CONSTRUCTION (LDC-2018-00060)

This Plan Is A
Preliminary Design.
NOT Released For
Construction.

0' 40' 80' 160'			
SCALE: 1"=40'			
REVISIONS:			
No.	Date	By	Description
1	9/10/18	DRW	PER STAFF COMMENTS

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KKF

Checked By: LHC

Date: 07/10/2018

Project Number: 16081

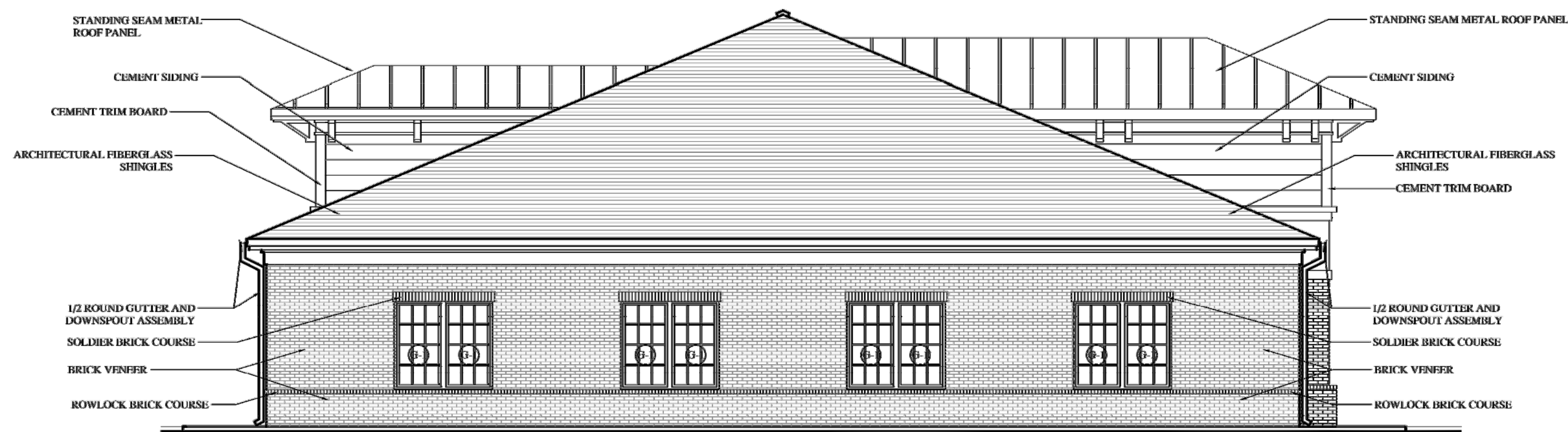
Sheet Number:

RZ-2.2

SHEET # 2 OF 4



1 WEST (STEELE CREEK ROAD) OFFICE ELEVATION
A-2 3/16" = 1'-0"
(G-1) = CLEAR, INSULATED GLAZING



2 NORTH (SIDE) OFFICE ELEVATION
A-2 3/16" = 1'-0"
(G-1) = CLEAR, INSULATED GLAZING

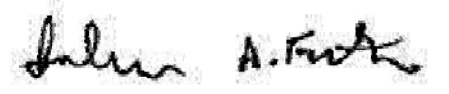
Attached to Administrative
Approval

Solomon A. Fortune \$F
Solomon A. Fortune

REVISIONS	
NO.	DATE

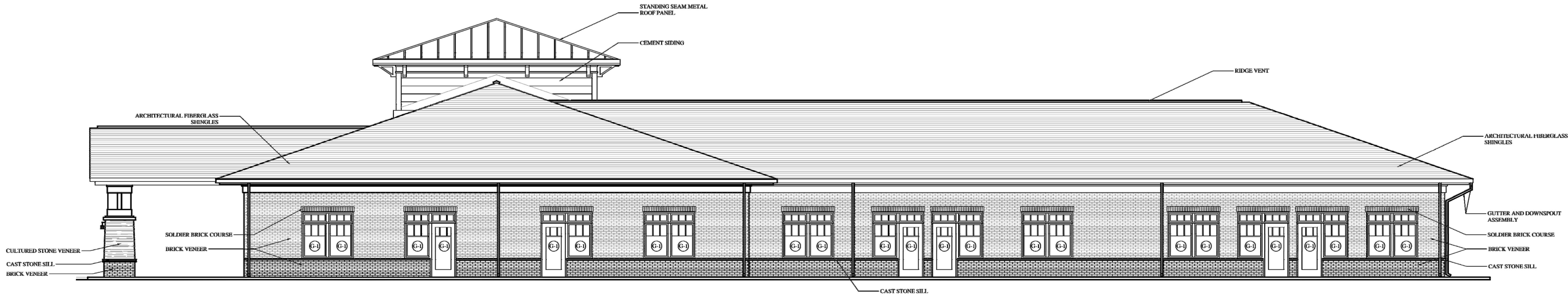
13739 STEELE CREEK ROAD SITE
LIGON COMMERCIAL REAL ESTATE
CHARLOTTE NORTH CAROLINA

Project No:
Scale:
Date Drawn: 3/20/17
Sheet Title
OFFICE
ELEVATIONS

Attached to Administrative
Approval

Solomon A. Fortune



1 SOUTH (MAIN ENTRANCE) DAYCARE ELEVATION
A-1 3/16" = 1'-0" 6-1 = CLEAR, INSULATED GLAZING



2 WEST (STEELE CREEK ROAD) DAYCARE ELEVATION
A-1 3/16" = 1'-0" 6-1 = CLEAR, INSULATED GLAZING

REVISIONS	
NO.	DATE

13739 STEELE CREEK ROAD SITE
LIGON COMMERCIAL REAL ESTATE
CHARLOTTE NORTH CAROLINA

Project No:
Scale:
Date Drawn: 3/20/17
Sheet Title
DAYCARE
ELEVATIONS