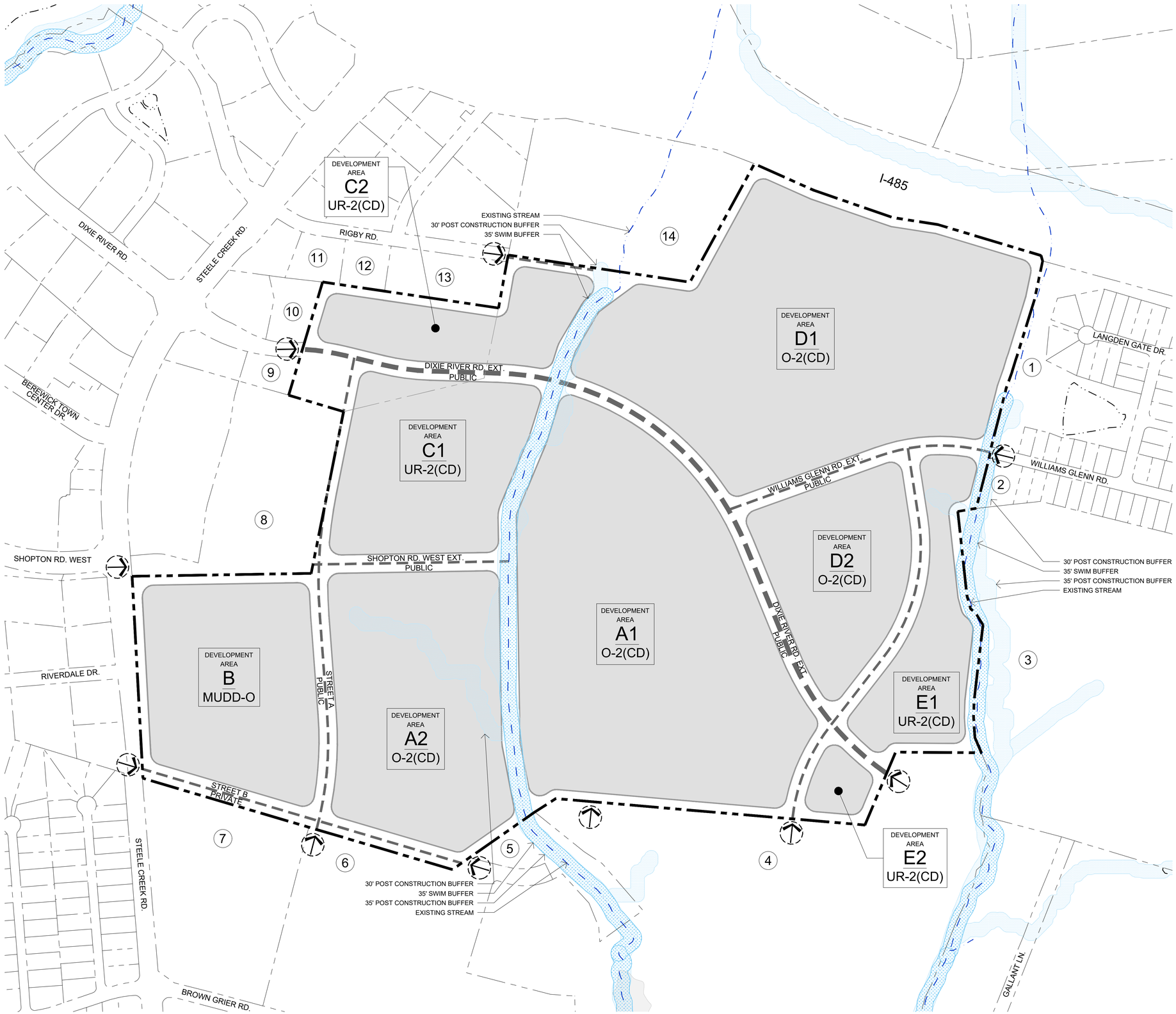
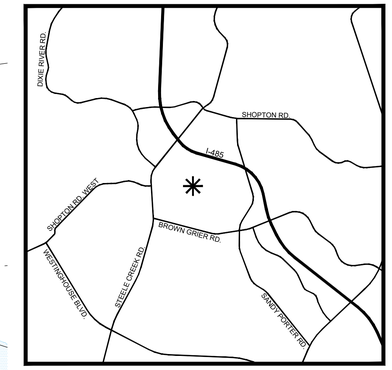




VICINITY MAP

NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 184.90 ACRES

TAX PARCEL #S: #201-091-15 AND #201-091-08

EXISTING ZONING: R-3

PROPOSED ZONING: (I) O-2 (CD); (II) MUDD-O; (III) AND UR-2(CD), WITH FIVE (5) YEAR VESTED RIGHTS

EXISTING USES: VACANT

PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN (I) THE O-2(CD) ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED O-2(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN); (II) THE MUDD-O ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED MUDD-O (AS GENERALLY DEPICTED ON THE REZONING PLAN); AND (III) UR-2(CD) ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED UR-2(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3 (WHICH SHALL CONTROL).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:

A. WITHIN THE O-2(CD) ZONING DISTRICT: (I) UP TO 1,230,000 S.F. OF GROSS FLOOR AREA OF OFFICE AND/OR MEDICAL OFFICE USES AND (II) A HEATH INSTITUTION (INCLUDING WITHOUT LIMITATION, A COMMUNITY HOSPITAL (OF UP TO 150 BEDS) (ESTIMATED AT 340,000 SQ FT.) AND SUCH OTHER USES AS DESCRIBED BELOW IN SECTION 3;

B. WITHIN THE MUDD-O ZONING DISTRICT, UP TO: (I) 104,200 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE/MEDICAL/BANK, RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), BREWERIES, INDOOR RECREATION, CONVENIENCE/GASOLINE SALES (UP TO ONE SUCH USE), PERSONAL SERVICES, BANKS/FINANCIAL INSTITUTIONS AND OTHER COMMERCIAL USES (OF WHICH NO MORE THAN [80,000] S.F. OF GROSS FLOOR AREA MAY BE "RETAIL/EDEE/PERSONAL SERVICES" AS DESCRIBED BELOW), HOTEL USES WITH UP TO 250 ROOMS, AND SUCH OTHER USES AS DESCRIBED BELOW IN SECTION 3; AND

C. WITHIN THE UR-2 (CD) ZONING DISTRICT, UP TO 275 MULTI-FAMILY DWELLING UNITS AND/OR SENIOR LIVING FACILITY COMPRISED OF INDEPENDENT AND/OR DEPENDENT CARE LIVING UNITS AND CONTINUING CARE/RETIREMENT USES AS DESCRIBED BELOW, AND 50 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS, AND SUCH OTHER USES AS DESCRIBED IN SECTION 3; EACH OF A, B AND C BEING SUBJECT TO THE CONVERSIONS AND TRANSFER RIGHTS DESCRIBED BELOW.

MAXIMUM BUILDING HEIGHT: HEIGHT WILL BE AS SET FORTH IN THE ORDINANCE FOR THE APPLICABLE ZONING DISTRICT EXCEPT THAT THE BUILDING HEIGHT FOR HOTEL USES ALLOWED IN DEVELOPMENT AREA B MAY BE UP TO 95 FEET, (OTHER USES IN DEVELOPMENT AREA B MAY BE UP TO 65 FEET) BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE.

1	201-084-99	WILLIAMS GLENN HOA	12615-120	R-4(CD)
2	201-083-31	WILLIAMS GLENN HOA	13683-641	R-4(CD)
3	201-081-05	THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION	31056-341	R-3
4	201-481-02	PULTE HOME COMPANY LLC	33564-795	R-12MF(CD)
5	201-481-41	PRINGLE TOWNS TOWNHOME OWNER ASSOCIATION	35781-073	R-12MF(CD)
6	201-481-08	PRINGLE SQUARE LLC	32504-314	R-12MF(CD)
7	201-481-07	RALPH S GRIER	33367-387	R-3
8	201-091-07	SWEETGRASS BEREWICK LLC	34890-123	MUDD-O
9	201-091-20	KNCT DIXIE RIVER LLC	29640-137	NS
10	201-091-19	KNCT DIXIE RIVER LLC	29640-137	NS
11	201-091-16	DAVID E JARRELL	12290-692	R-3
12	201-091-02	CARL WILLIAM YAUS	03237-608	R-3
13	201-091-01	RICHARD DALE HOOVER	04906-710	R-3
14	201-075-04	HARPER CAPITAL I LLC	31558-711	R-3

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PROJECT

STEELE CREEK (1997), LLC

CHARLOTTE, NC

REZONING

RZP-2021-093

LANDDESIGN PROJ.#
1021001

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.30.21
2	PER CITY COMMENTS	09.13.21

DESIGNED BY: KST
DRAWN BY: JYK
CHECKED BY: KST

SCALE
VERT: N/A
HORZ: 1"=200'
0 100' 200' 400'
ORIGINAL SHEET SIZE: 24" X 36"

NORTH

SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

RZ-1

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PROJECT

STEELE CREEK (1997), LLC

CHARLOTTE, NC

REZONING

RZP-2021-093

LANDDESIGN PROJ.# 1021001

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.30.21
2	PER CITY COMMENTS	09.13.21

DESIGNED BY: KST
DRAWN BY: JYK
CHECKED BY: KST

SCALE

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'
ORIGINAL SHEET SIZE: 24" X 36"

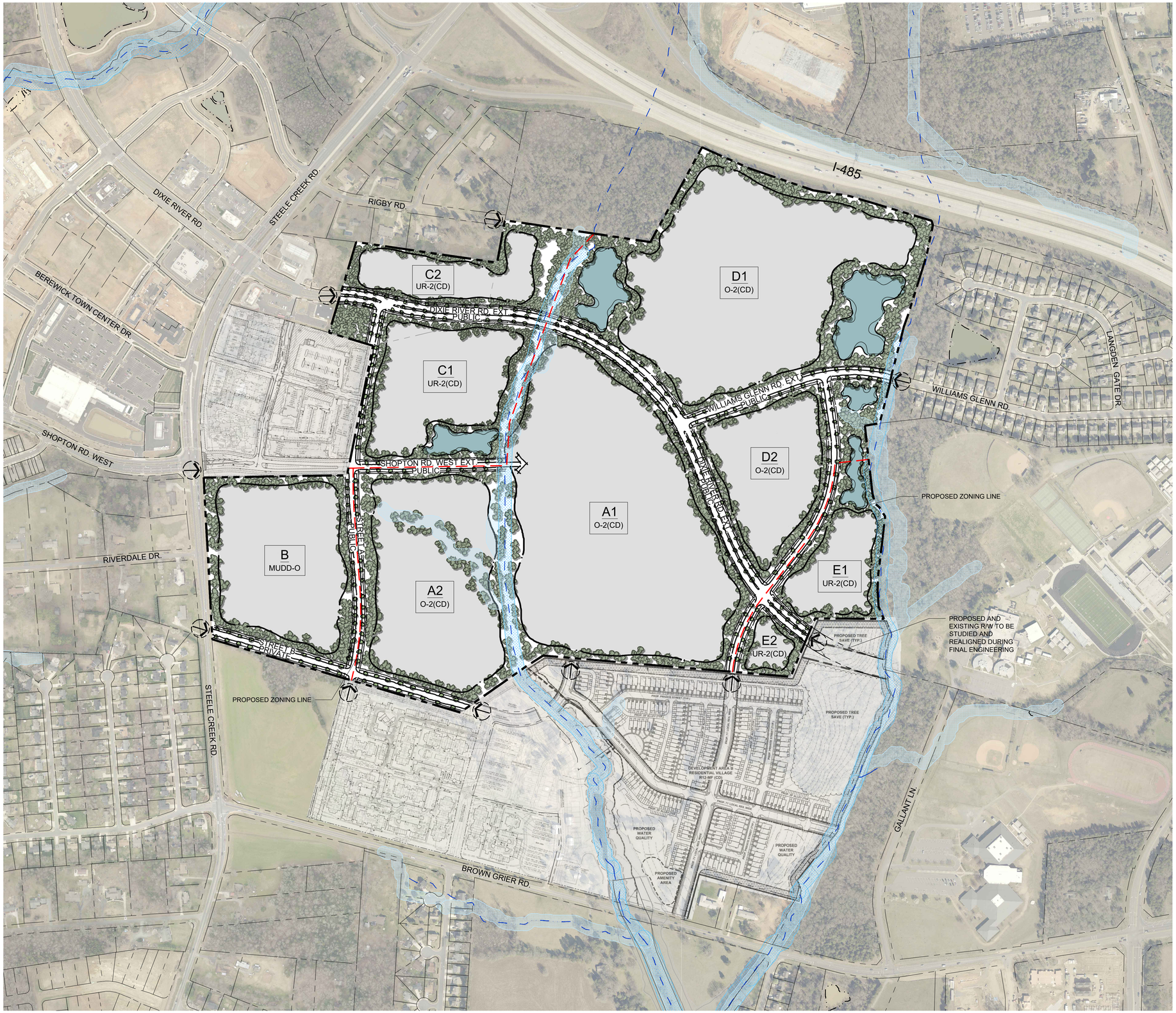
NORTH

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2



LandDesign.
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KEY MAP

SEAL

PROJECT

STEELE CREEK (1997), LLC

CHARLOTTE, NC

REZONING

RZP-2021-093

LANDDESIGN PROJ.#
1021001

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.30.21
2	PER CITY COMMENTS	09.13.21

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DRAWN BY: JYK
CHECKED BY: KST

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VERT: N/A
HORZ: 1"=250'
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ORIGINAL SHEET SIZE: 24" X 36"

NORTH

SHEET TITLE

SCHEMATIC SITE PLAN
ADJACENT DEVELOPMENTS

SHEET NUMBER

RZ-3

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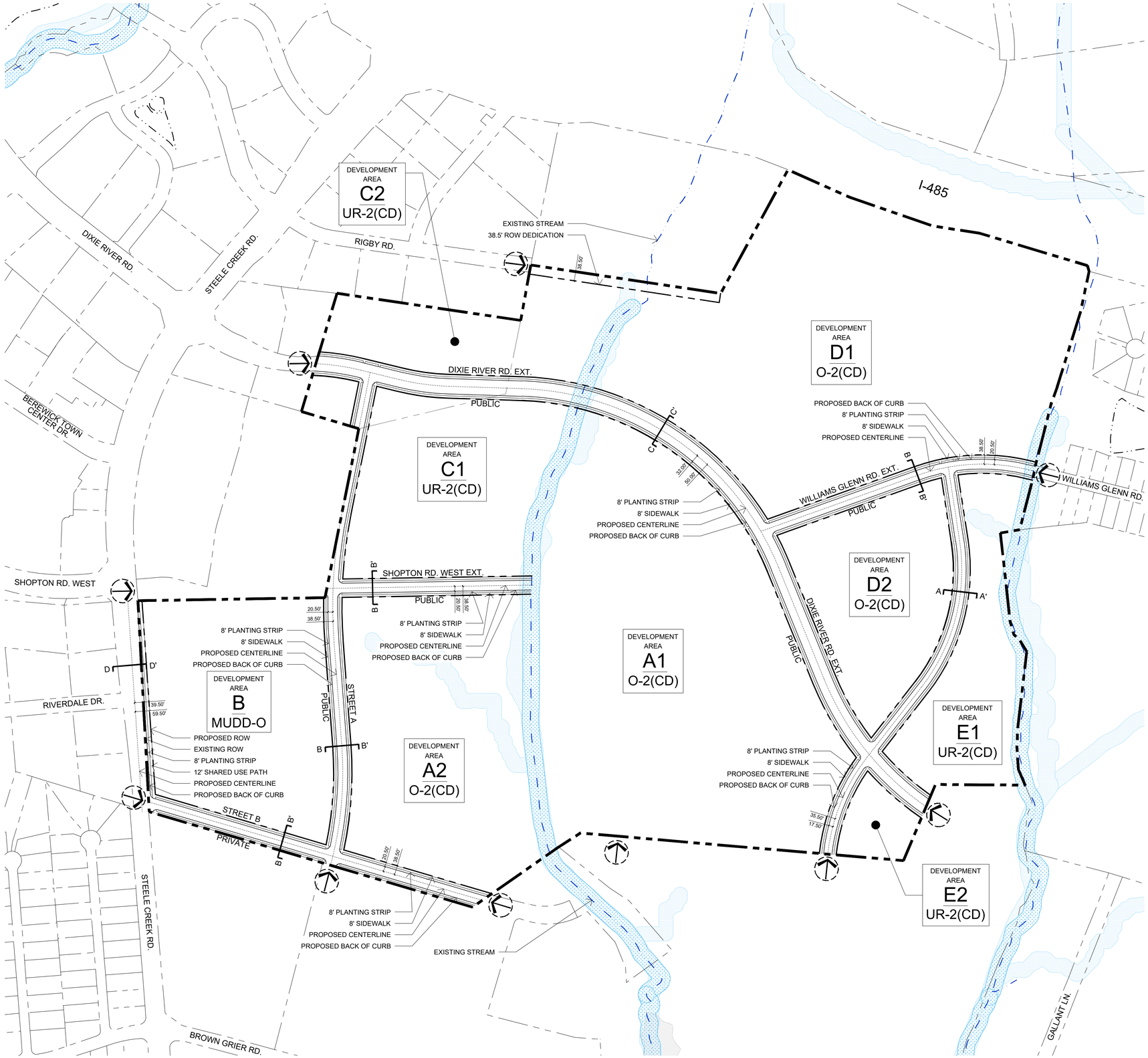
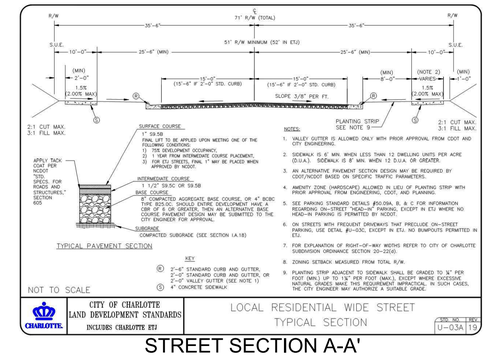
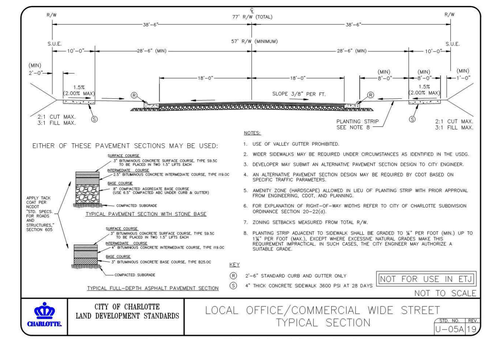




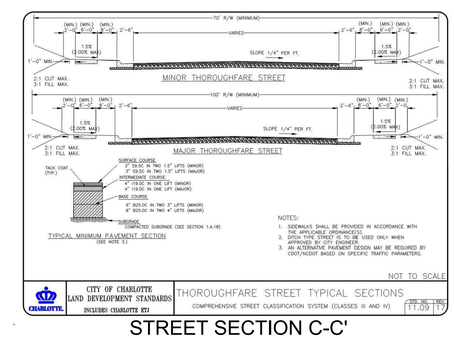
STREET SECTION A-A'

N.T.S.



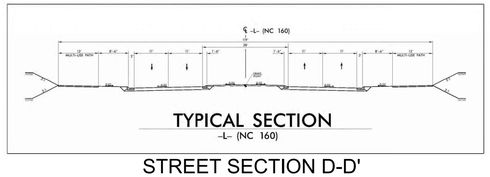
STREET SECTION B-B'

N.T.S.



STREET SECTION C-C'

N.T.S.



STREET SECTION D-D'

N.T.S.

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KEY MAP

SEAL

PROJECT

STEELE CREEK (1997), LLC

CHARLOTTE, NC

REZONING

RZP-2021-093

LANDDESIGN PROJ #
1021001

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.30.21
2	PER CITY COMMENTS	09.13.21

DESIGNED BY: KST
DRAWN BY: JYK
CHECKED BY: KST

SCALE
VERT: N/A
HORZ: 1"=200'
0 100' 200' 400'
ORIGINAL SHEET SIZE: 24" X 36"

NORTH

SHEET TITLE
PROPOSED STREET DIMENSIONS

SHEET NUMBER
RZ-4

9/13/2021 4:58 PM

Steele Creek (1997), LLC
Development Standards
9/13/2021
Rezoning Petition No. 2021- 093 (Steele Creek Road & I-485)

Site Development Data:

--Acreage: ± 184.90 acres
--Tax Parcel #s: #201-091-15 and #201-091-08
--Existing Zoning: R-3
--Proposed Zoning: (i) O-2 (CD); (ii) MUDD-O; (iii) and UR-2(CD), with five (5) year vested rights
--Existing Uses: Vacant
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in (i) the O-2(CD) zoning district for the portion of the Site shown as zoned O-2(CD) (as generally depicted on the Rezoning Plan); (ii) the MUDD-O zoning district for the portion of the Site shown as zoned MUDD-O (as generally depicted on the Rezoning Plan); and (iii) UR-2(CD) zoning district for the portion of the Site shown as zoned UR-2(CD) (as generally depicted on the Rezoning Plan), each as more specifically described below in Section 3 (which shall control).
--Maximum Gross Square feet of Development:

A. Within the O-2(CD) zoning district: (i) up to 1,230,000 s.f. of gross floor area of office and/or medical office uses and (ii) a heath institution (including without limitation, a community hospital of up to 150 beds (estimated at 340,000 sq ft), and such other uses as described below in Section 3;
B. Within the MUDD-O zoning district, up to: (i) 104,200 square feet of gross floor area of office/medical/bank, retail, Eating Drinking Entertainment Establishments (EDEE), breweries, indoor recreation, convenience/gasoline sales (up to one such use), Personal Services, banks/financial institutions and other commercial uses (of which no more than [80,000] s.f. of gross floor area may be "retail/EDEE/personal services" as described below), hotel uses with up to 250 rooms, and such other uses as described below in Section 3; and
C. Within the UR-2 (CD) zoning district, up to 275 multi-family dwelling units and/or senior living facility comprised of independent and/or dependent care living units and continuing care/retirement uses as described below, and 50 single family attached residential units, and such other uses as described in Section 3; each of A, B and C being subject to the conversions and transfer rights described below.

--Maximum Building Height: Height will be as set forth in the Ordinance for the applicable zoning district except that the building height for hotel uses allowed in Development Area B may be up to 95 feet; other uses in Development Area B may be up to 65 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 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 Steele Creek (1997), LLC ("Petitioner") to accommodate development on the approximately [184.9] acre site located off of Steele Creek Road and I-485 (the "Site") of a mixed/multi-use commercial and residential community with a community based hospital/health care facility on the Site.

b. Development Areas. For ease of reference, the Rezoning Plan sets forth various development areas as generally depicted on Sheet RZ-1 as Development Areas A-1 and A-2, Development Area B, Development Areas C-1 and C-2, and Development Areas D-1 and D-2, and Development Areas E-1 and E-2 (each a "Development Area" and collectively the "Development Areas").

c. 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 O-2 zoning classification for the portion of the Site so designated on the Rezoning Plan (i.e. consisting of Development Areas A-1, A-2, D-1 and D-2) shall govern all development taking place on such portion of the Site; (ii) the regulations established under the Ordinance for the MUDD-O zoning classification for the portion of the Site so designated on the Rezoning Plan (i.e. consisting of Development Area B) shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below; and (iii) the regulations established under the Ordinance for the UR-2 zoning classification for the portion of the Site so designated on the Rezoning Plan (i.e. consisting of Development Areas C-1, C-2, E-1 and E-2) shall govern all development taking place on such portion of the Site.

d. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas 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) expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
(ii) minor and don't materially change the overall design intent generally 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.

e. Number of Buildings Principal and Accessory; Accessory Building Design. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed: (i) in the O-2(CD) zoned portion of the Site that consists of Development Area A-1 and A-2 shall not exceed 5 ; (ii) in the O-2(CD) zoned portion of the Site that consists of Development Area D-1 and D-2 shall not exceed 10 ; (iii) in the MUDD-O zoned portion of the Site shall not exceed 8; (iv) on the portion of the Site zoned UR-2(CD) that consists of Development Areas C-1 and C-2 shall not exceed ____; and (v) in the UR-2(CD) zoned portion of the Site that consists of Development Areas E-1 and E-2 shall not exceed 12; provided, further, the maximum number of principal buildings may be reduced. 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) located within the same Development Area as the accessory structure/building.

f. Planned/Unified Development. The Site (including the various Development Areas) shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owners of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site as a whole and not individual portions or lots located therein.

g. Five Year Vested Rights. Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period, but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise.

h. Personal Services. Personal Service uses will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandised but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, Spa's, Yoga and exercise studios, fitness and wellness facilities, nail salons, martial art training studios, laundries and dry cleaning establishments, locksmiths, limited scale medical services such as optometrists, dental services, and the like.

i. Gross Floor Area. When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities), enclosed loading dock/service areas, balconies, outdoor dining areas and all gathering areas whether on the roof of a building or at street level.

j. Project Phasing. Development taking place on the Site may occur in phases and in such event, except as expressly required in this Rezoning Plan or by the Ordinance, certain streetscape improvements, roadway improvements and the like may take place in connection with the phase of development to which such improvements relate as described herein.

2. Optional Provisions for MUDD-O Areas (Development Area B).

The following optional provisions shall apply to the portion of the Site designated MUDD-O on the Rezoning Plan (i.e. Development Area B):

a. Development Area B Circulation. To allow maneuvering and circulation for accessory drive-through windows and for parking and/or valet to occur between buildings within Development Area B and: (i) Steele Creek Road; (ii) Shopton Road West Extension; (iii) Public Street A; and (iv) Private Street B (in all instances maneuvering and circulation may be located to the side and/or rear of buildings and parking may be located along such roads except for Steele Creek Road); provided, however, the above referenced maneuvering and circulation located on the corner parcel along Steele Creek Road and Shopton Road West Extension within Development Area B shall be limited to two (2) drive lanes between the building thereon and Shopton Road West Extension and Steele Creek Road.

b. Development Area B Circulation (Cont.). To allow maneuvering and circulation for accessory drive-thru windows and for parking and/or valet to occur between the buildings within Development Area B and: (i) Public Street A, (ii) Private Street B, and (iii) the internal private drives generally depicted within Development Area B; it being understood that such maneuvering and circulation shall not be allowed between the buildings located within Development Area B at the intersection of Public Street A and Private Street B, but on-street parking may be allowed along such Public Roads; (in all instances maneuvering and circulation may be located to the side and/or rear of all buildings).

c. **Drive-Through Facilities.** To allow up to two (2) uses with accessory drive-through windows to be constructed within Development Area B as part of the development contemplated by the Rezoning Plan subject to the provisions set forth in Section 3 below.

d. Development Area B Signage. To allow one (1) detached ground mounted sign identifying the uses/tenants located within the MUDD-O zoned area per public road front, such signs being within Development Area B with a maximum height of 20 feet and containing up to 150 square feet of sign area.

e. Master Signage/Sign Flex Option/Existing Outdoor Advertising Sign. To allow a master signage plan for the Site consistent with the above signage provisions and/or "planned development flexibility option" of Chapter 13 of the Ordinance. In addition, to allow the existing previously approved outdoor advertising sign to remain.

Note: *The optional provisions regarding signs are cumulative in nature and are additions/modifications to the standards for signs in the MUDD district and are to be used with the remainder of MUDD standards for signs not modified by these optional provisions.*

f. Doorways. To not require doorways to be recessed into the face of the building(s) when the abutting sidewalk width is greater than 12 feet and to not require doorways to be recessed when the door way is not oriented to a public road (e.g. interior parking areas).

g. Retaining Walls in MUDD-O. To allow retaining walls with a maximum height of 6' along Public Roads. If due to the proposed grades retaining walls over six (6) feet are required along a Public Road the retaining walls will be tiered so no single wall will exceed a height of six (6) feet.

3. Permitted Uses, Development Area Limitations, and Transfer & Conversion Rights:

a. Uses within O-2(CD) District/Developments Area A-1 and A-2. Subject to the restrictions, limitations, benefits and transfer/conversion rights listed below, the principal buildings constructed within Development Areas A-1 and A-2 may be developed with up to (i) 320,000 s.f. of gross floor area of office and/or medical office uses, banks/financial institutions, and (ii) a health institution (including without limitation a community hospital) of up to 150 beds (estimated at 340,000 sq ft), together with other uses, including without limitation accessory uses, permitted within the O-2 zoning district; provided that certain permitted uses such as retail/Eating Drinking Entertainment Establishments (EDEE) are subject to the limitations set forth within the O-2 zoning district.

b. Uses within O-2(CD) District/Development Areas D-1 and D-2. Subject to the restrictions, limitations, benefits and transfer/conversion rights listed below, the principal buildings constructed within Development Areas D-1 and D-2 may be developed with up to 910,000 s.f. of gross floor area of office and/or medical office uses, banks/financial institutions, together with other uses, including without limitation accessory uses, permitted within the O-2 zoning district; provided that certain permitted uses such as retail/Eating Drinking Entertainment Establishments (EDEE) are subject to the limitations set forth within the O-2 zoning district.

c. Uses within MUDD-O District/Development Area B. Subject to the restrictions, limitations, benefits and transfer/conversion rights listed below, the principal buildings constructed within Development Area B on the Site may be developed: (i) with up to 104,200 square feet of gross floor area of general and medical office uses, banks/financial institutions, retail, Eating Drinking Entertainment Establishment (EDEE), breweries, indoor recreation, convenience/gasoline sales uses, Personal Services and other commercial uses (all such uses excluding general and medical office uses and banks/financial institutions uses, being referred to as "retail/restaurant/personal service uses"); together with other uses, including without limitation, accessory uses as permitted in the MUDD-O zoning district; provided however no more than 80,000 square feet of gross floor area of the uses set out in item (i) above shall be retail/EDEE/personal service uses (subject to increases pursuant to the transfer and conversion rights described below.

d. Uses within the UR-2(CD) District/Development Areas C-1 and C-2. Subject to the restrictions, limitations, benefits and transfer/conversion rights listed below, the principal buildings constructed within Development Areas C-1 and C-2 may be developed with up to 275 residential dwelling units of all types and/or senior living facility with independent and dependent living units including without limitation continuing care/retirement uses, together with other uses, including without limitation accessory uses, permitted within the UR-2(CD) zoning district, such accessory uses may include, without limitation, community clubhouse, recreation, open space and related uses (e.g. improved passive and active open spaces, picnic/gathering shelters, gazebos, ball fields, maintenance buildings, outdoor recreational uses, and other uses typically associated with residential communities etc.).

e. **Uses within the UR-2(CD) District/Development Areas E-1 and E-2**. Subject to the restrictions, limitations, benefits and transfer/conversion rights listed below, the principal buildings constructed within Development Areas E-1 and E-2 may be developed with up to 50 single family attached residential dwelling units and/or other types of residential dwelling units, together with other uses, including without limitation accessory uses, permitted within the UR-2(CD) zoning district, such accessory uses may include, without limitation, community clubhouse, recreation, open space and related uses (e.g. improved passive and active open spaces, picnic/gathering shelters, gazebos, ball fields, maintenance buildings, outdoor recreational uses, and other uses typically associated with residential communities etc.).

f. Conversion Rights. Notwithstanding the provisions of Section 3 above, the following adjustments to the development levels may be permitted:

i. Retail, EDEE, Personal Services and other non-office commercial uses may be converted into office uses, or vice versa (office converted into retail, EDEE, personal services, etc.), at a rate of one (1) square foot of gross floor of such uses so converted to one square-foot of increased uses, up to a total of 30% of the amount of square feet of such uses so converted.

ii. In addition to the above and in light of the long-term master planned nature of the Site, the development levels associated with the principal uses as described above may vary based on market conditions and other considerations. Accordingly, in order to provide appropriate flexibility in the mix of uses over time while still accounting for traffic adequacy considerations, the principal permitted uses described above may be converted among such uses using a formula based on average daily trip ratios from the then current International Traffic Engineers Manual for the uses in question. Applicant shall work with CDOT in the determination of the applicable conversion levels for the principal uses as described above and no such increases in allocable development levels shall be implemented without the written approval of such transportation officials. Applicant shall provide to the Planning, Design, and Development Department a written summary of the entitlements so converted and the resulting modifications to the development levels permitted in this Rezoning Plan.

g. Transfer Rights. In order to provide flexibility in responding to market and other factors, provided that applicable uses are permitted within the designated Development Areas, up to 20% of the development levels set forth for applicable Development Areas may be transferred to other Development levels where such use is permitted.

h. Drive Through Window Uses. Two (2) restaurants with an accessory drive-through window and one (1) bank/financial institution use with accessory drive-through window facilities may be constructed within Development Area B as allowed by the Optional Provisions above, and one convenience store with gasoline sales may be constructed within Development Area B in lieu of a restaurant with an accessory drive-through window facility. Furthermore, two (2) banks/financial institutions with accessory drive-through window facilities may be located within Development Areas A-1, A-2, D-1 and D-2.

i. Parking Prohibited as a Principal Use. Parking will not be allowed within the MUDD-O zoned area as a principle use. Parking areas constructed within each Development Area will be constructed as part of an allowed non-residential or residential use and shall be allowed on an interim basis as construction takes place.

j. Tracking. A development level tracking table shall be provided with each land development submittal.

4. Transportation Improvements and Access/Pedestrian Circulation:

I. Proposed Improvements:

The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

The following roadway improvements will be made by the Petitioner as part of the redevelopment of the Site as proposed by the Rezoning Plan in accordance with the phasing described below:

a. *Phase I.A. Improvements:*

[TO BE FORTHCOMING]

The following roadway improvements shall be substantially completed prior to_______________, subject to exercise by Petitioner of the conversion rights set forth in Section 3.f, may be developed prior to completion of additional improvements (the "Phase I.A. Permitted Development"):

[TO BE FORTHCOMING]

b. *Phase I.B. Improvements:*

The following roadway improvements together with those described in subsection a. above shall be substantially completed prior to ______________________, and upon substantial completion of such improvements, development equal to the Phase I.A. Development together with _______________ (together with the Phase I.A. Development, being the "Phase I.B. Development"), subject to the Petitioner's exercise of the conversion rights set forth in Section 3.I. above, may be developed prior to completion of additional improvements:

[TO BE FORTHCOMING]

c. *Phase 2 Improvements - Full Build-Out:*

The following roadway improvements together with those described in subsections a. and c. above shall be substantially completed prior to ________________________ associated with development beyond the Phase I.B. Development, and upon substantial completion of such improvements, development equal to the Phase I.B. Development together with the remaining ________________ (together with the Phase I.C Development being "Full Build-out") may be developed without completion of any additional improvements:

[TO BE FORTHCOMING]

II. Standards, Phasing and Other Provisions.

a. CDOT Standards. All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT (as it relates to the roadway improvements within its 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 Steele Creek, by way of any applicable private/public partnership effort or other public sector project support.

b. Phasing. Phasing of the roadway improvements is set forth in subsection a. above but can be altered with the mutual written consent of Petitioner, CDOT and as applicable NCDOT on an administrative basis.

c. Right-of-Way Dedication. Subject to the qualifications set forth herein, right-of-way to be dedicated for the required roadway improvements described in above will be dedicated via fee simple conveyance before the certificate of occupancy is issued for the level of improvements required by the phasing tied to the identified roadway improvements as described above and on this Rezoning Plan. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located at a minimum of two (2) feet behind the sidewalk where feasible.

d. **Substantial Completion.** Reference to "substantial completion" or "substantially completed" for certain improvements as set forth in the provisions of Section 4.II above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 4.II.a above provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

e. Right-of-way Availability. It is understood that some of the public roadway improvements referenced in subsection I. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body may agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

f. Alternative Improvements; Mitigation in Lieu. In addition to other provisions set forth herein, changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT and the Planning Director; provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition. In addition to the foregoing, in the event the right of way is not available for any reason after the good faith efforts of the Petitioner, the Petitioner may work with the CDOT and/or NCDOT as applicable to either (i) identify alternative improvements to implement traffic mitigation in lieu of the improvements impacted by the lack of right of way as described in subsection f. below; or (ii) contribute to the City and/or NCDOT as applicable, an amount equal to the estimated cost of the road improvements not completed due to the lack of available right of way, such funds to be used to complete such alternative roadway improvements in the general area of the Site in a manner reasonable agreeable to the Petitioner, the CDOT and/or NCDOT as applicable.

g. Street Network. The overall street network is conceptual in nature and may be adjusted during the permitting process so long as the provisions of the Ordinance related to connectivity, block lengths and links are adhered to.

III. Access, and Pedestrian Circulation.

a. **External Access Points.** Access to the Site will be in the manner generally depicted on the Rezoning Plan including without limitation Dixie River Road Extension, Shopton Road West Extension and Williams Glenn Road Extension.

b. **Internal Access Points**. The number and location of access points internal to the Site to and from the Public Roads and internal driveways will be determined during the building permit process and thereafter additional or fewer driveways and/or additional roads may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances and regulations.

c. **Cross-section for Designated Public Network Streets.** The Public Roads as generally depicted on Sheet RZ-1 will be designed to meet an acceptable public street cross-section as depicted on Sheet RZ-2.

d. Modifications. Minor modifications to the alignment of the internal vehicular circulation and driveways may be made by the Petitioner, with the approval of Planning and CDOT, to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval in accordance with published standards.

e. Public Road Designations and Installations. Public roads will be extended, constructed and dedicated as public roads in accordance with the phasing plan described above in this Section 4.

5. Architectural Standards and Parking Location Restrictions

a. MUDD-O Design Standards. It is intended that Rezoning Plan for the portion of the Site zoned MUDD-O provide a horizontal mix of uses that includes office, retail, EDEE, personal service uses, and other permitted uses in a manner that creates a unified development pattern with generally coordinated streetscape elements, landscaping, open spaces and quality building materials. The Rezoning Plan for the portion of the Site zoned MUDD-O will seek to emphasize pedestrian connections between uses and create a link between the non-residential uses along Steel Creek Road the adjacent uses. Long expanses of blank walls in excess of 20 feet will be limited, and where they are necessary will be treated with a combination of architectural expressions such as changes in materials, fenestration, windows, building setback and landscaping, artwork, display cases or other similar items.

b. Non-residential Design Standards. In addition to subsection 5.a. above as to the portion of the Site zoned MUDD-O, non-residential buildings shall adhere to the following standards:

i. Building Materials. The principal buildings constructed on the portion of the Site zoned MUDD-O may use a variety of building materials. The building materials used for such buildings (other than structured parking facilities, if any) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.

ii. **Building Placement and Site Design. Building placement and site design** shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:

a) Buildings shall be placed so as to present a front or side façade to all streets.

b) Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation 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 Urban Design Open exceed 4'-0" above adjacent street sidewalk.

c) The facades of first/ground RZ-4 floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.

d) Direct pedestrian con such as but to limited to banding, medallions or design features or materialsnection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.

e) Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features walls

f) 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.

g) Buildings should be a minimum height of 22'.

h) Multi-story buildings should have a minimum of 20% transparency on all upper stories.

iii. Service Areas, Drive-Through Lanes & Mechanical Equipment. The service areas of the new buildings constructed within Development Area B will be screened from the adjoining Public Roads with walls designed to complement the building architecture of the adjacent buildings and/or landscaping. Architectural features such as, but not limited to, banding, medallions, changes in color or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls. Drive-throughs located between the building and the street shall be screened with landscaping and/or low masonry walls.

iv. **Screening of Structures**. Meter banks, transformers and similar utility structures will be screened where visible from public view at grade level.

v. Backflow Preventers. Above ground back flow preventers and transformers will not be located within the Open Space Areas or within the required Urban Open Space unless they are required to serve the Open Space Areas in which they are located. Above ground back flow preventers and transformers that are located within the Open Space Areas as allowed by this Section will be screened.

vi. **Mechanical Equipment Screening.** Roof top HVAC and related mechanical equipment will be screened from public view at grade level at the right-of-way location.

vii. **Dumpster Screening.** 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.

c. Multi-Family Design Guidelines. The following provisions shall only apply to multi-family development taking place on the Site:

General Site Considerations:

i. Buildings shall front a minimum of 50% of the total required street frontage along Dixie River Road and Public Street A on the Site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).

ii. All principal and accessory buildings abutting Dixie River Road and Public Street shall comprise a minimum of 30% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director. Vinyl shall be prohibited except for handrails, windows or door trim.

Facade Composition & Articulation

iii. The principal entrance of a building shall be articulated and expressed in greater architectural detail than other building entrances.

iv. Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs, art work and landscaping. Blank walls cannot be addressed with landscape elements only.

v. The Facades of first/ground floor of the buildings along Public Roads shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.

vi. Public Road fronting Facades and End fronting Facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.

vii. First Story Facades of all buildings along Public Roads shall incorporate columns, awnings, arcades, windows, doors, or other architectural elements.

viii. Facades shall provide visual divisions between the first two stories and the upper level stories, when the building height is more than two stories, through architectural means such as courses, awnings, or a change in primary façade materials or colors.

ix. Facades above the first two stories shall incorporate windows, arches, or other architectural details.

x. Foundations, where provided, shall be constructed as a distinct building element that contrasts with Facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with facade materials.

xi. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

xii. Buildings shall be designed with a recognizable architectural base on all facades facing public roads. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.

xiii. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

d. **Attached Single Family Design Guidelines**. The following provisions shall only apply to single-family attached development taking place on the Site:

i. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.

ii. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

iii. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

iv. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.

v. Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

vi. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.

vii. Townhouse and Attached Single Family buildings fronting public or private network required streets should be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5 unit buildings are adjacent.

6. Streetscape, Landscaping and Buffer:

a. **Steele Creek Road.** A thirty-foot (30') setback as measured from the existing back of curb of Steel Creek Road will be provided in Development Area B. An eight (8) foot sidewalk and minimum eight (8) foot planting strip will be provided along Steele Creek Road.

b. **Shopton Road West Extension.** A twenty-foot (20') setback as measured from the right-of-way will be provided along Shopton Road West Extension. An eight (8) foot sidewalk and a minimum of an eight (8) foot planting strip will be provided along Shopton Road West Extension.

c. Dixie River Road Extension. A thirty-foot (30') setback as measured from the existing back of curb of Dixie River Road Extension will be provided. An eight (8) foot sidewalk and minimum eight (8) foot planting strip will be provided along Dixie River Road Extension.

d. Public Street A. Along Site's frontage on Public Street A, a 20 foot setback as measured from the back of curb will be provided. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided within this setback.

d. **Private Street B.** A 20 foot setback as measured from the back of curb will be provided along Private Street B. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along Private Street B.

e. Williams Glenn Road Extension. A 20 foot setback as measured from the back of curb will be provided along Williams Glenn Extension. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along Williams Glenn Extension.

f. Buffer and/or Landscape Areas. Buffers and landscaped areas shall be provided in the manner as generally depicted on the Rezoning Plan. *All buffers can be reduced per the provisions of the Ordinance.*

7. Environmental Features

a. **Post Construction Ordinance**. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. **Storm Water Approval**. The location, size, and type of storm water management system 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. Tree Ordinance. The Site will comply with the Tree Ordinance.

d. SWIM/PCSO Buffer. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions."

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KEY MAP

SEAL

PROJECT

STEELE CREEK (1997), LLC

CHARLOTTE, NC

REZONING

RZP-2021-093

LANDDESIGN PROJ.#
1021001

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.30.21
2	PER CITY COMMENTS	09.13.21

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE

NORTH

VERT: N/A
HORZ: N/A

ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-5

8. Signage:

a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.

9. CATS:

a. At the request of CATS, the Petitioner shall install two (2) ADA compliant standard concrete bus waiting pads along the Dixie River Road Extension and one (1) along Steele Creek Road frontage in locations reasonably acceptable to CATS and the Petitioner. Installation of the pads shall take place prior to issuance of the first certification occupancy for the first building within the adjacent Development Area.

10. Lighting:

a. All new lighting within the Site shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas in portions of the Site.

b. Detached lighting within the Site, except street lights located along Public Roads and within parking areas for the health care facility on the Site, will be limited to 25 feet in height in the portions of the Site for non-residential uses and 20 feet in height in the portions of the used for residential uses.

c. Lighting for the portion of the Site used for the health care facility on the Site shall comply with Ordinance standards.

11. 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 applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

12. 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 and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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KEY MAP

SEAL

PROJECT

STEELE CREEK (1997), LLC

CHARLOTTE, NC

REZONING

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DESIGNED BY: KST
DRAWN BY: JYK
CHECKED BY: KST

SCALE

VERT: N/A
HORZ: N/A

NORTH

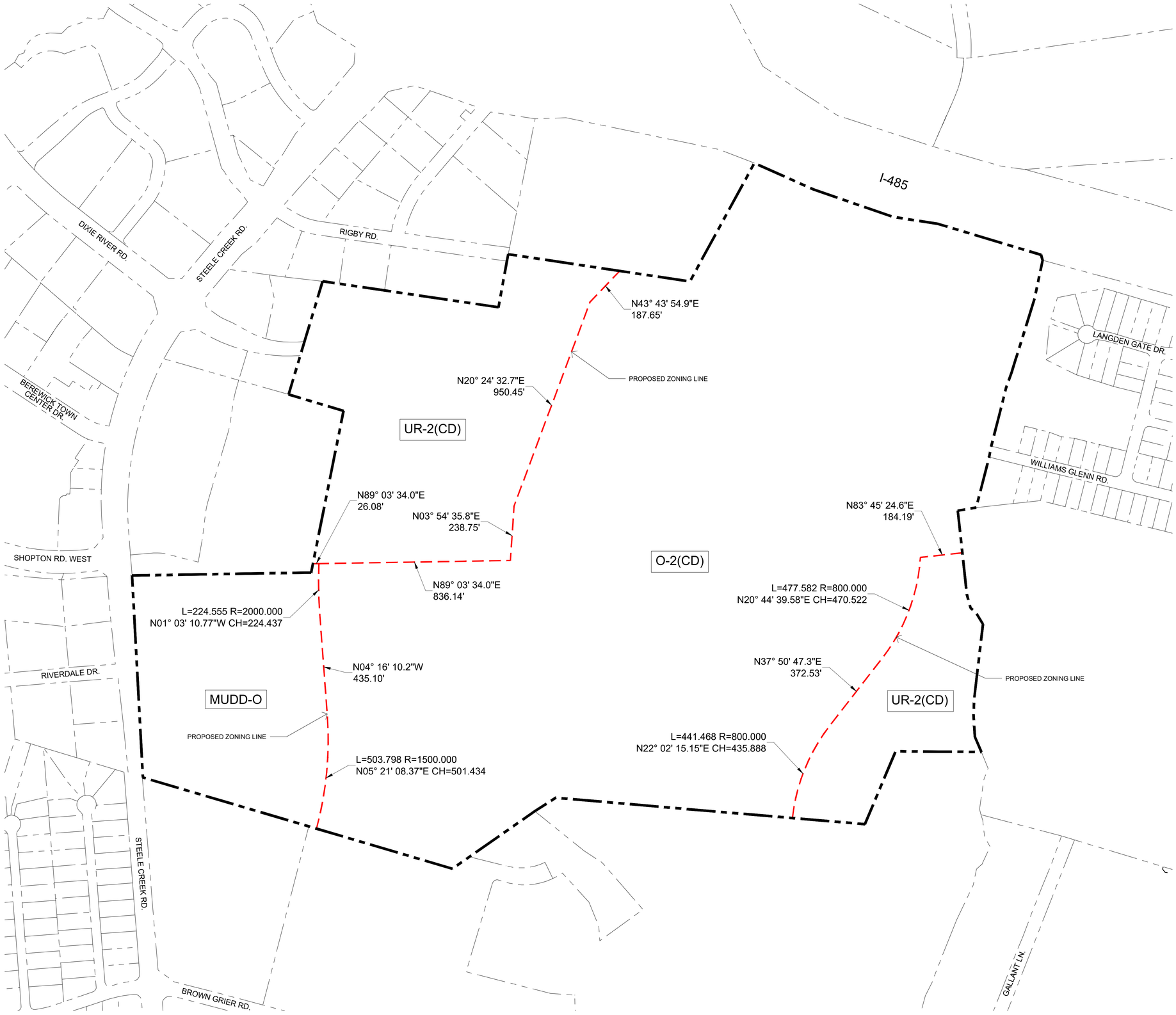
ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-6



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KEY MAP

SEAL

PROJECT

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DESIGNED BY: KST
DRAWN BY: JYK
CHECKED BY: KST

SCALE

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'
ORIGINAL SHEET SIZE: 24" X 36"

NORTH

SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-7

9/13/2021 4:58 PM 1021001_REZONING.DWG