

REZONING PLAN

± 0.987 ACRES

SINGLE FAMILY RESIDENTIAL 4,000 SF OF COMMERCIAL USES AS ALLOWED WITHIN THE NS DISTRICT

7 SPACES (1 SPACE/600 SF) PROVIDED PARKING WILL MEET ORDINANCE REQUIREMENTS 14' FROM EX. OR FUTURE BACK OF CURB

20' ADJACENT TO RESIDENTIAL 10' ADJACENT TO NONRESIDENTIAL

VICINITY MAP



DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS:

a. Site Description. These Development Standards and the Technical Data Sheet from the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Coastal Acquisition Entity, LLC ("Petitioner") to accommodate the development of a mixed use development on an approximately 0.987 acre property located at 9301 Steele Creek Road, more particularly described as Mecklenburg Tax Parcel 201-091-03 (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Ordinance. Unless the Rezoning Plan establishes more stringent standards, the regulations under the Ordinance for the NS zoning classification shall govern all new development taking place on the Site, subject to the Optional Provisions provided below.

c. <u>Graphics and Alterations</u>. The depictions of the building envelopes, sidewalks, 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. Therefore, there may be instances where minor modifications will be permitted without requiring the administrative amendment process per Section 6.207 of the Ordinance.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Section 6.207 of the Ordinance, as applicable.

PERMITTED USES: a The Site may be developed with all commercial uses along with accessory uses allowed in the NS zoning district. TRANSPORTATION:

a. Vehicular access to the Site will be provided from Rigsby Road as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site construction and to any adjustments required for approval by the Charlotte Department of Transportation and North Carolina Department of Transportation

b. Development will comply with the vehicle stacking requirements per the Zoning Ordinance. . Where applicable, the Petitioner shall dedicate and convey in fee simply all rights-of-way and easements to the City of Charlotte and

NCDOT as generally depicted on the site plan, prior to the issuance of the first certificate of occupancy for proposed uses. I. A a northbound right-turn lane on Steele Creek Road, at Rigsby Road shall be constructed as generally depicted on the site plan. Storage and taper lengths will be subject to NCDOT standards and approval.

e. Along the site's frontage on Rigsby Road, pavement and curb & gutter will be constructed in accordance with CLDSM U-05A. . Where applicable, all transportation improvements shall be completed prior to the issuance of the first certificate of occupancy for proposed uses.

g. During permitting, a drive-thru queuing analysis for the AM and PM peak hours will be provided to CDOT. h. 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 south western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

ARCHITECTURAL STANDARDS:

Buildings placement and site design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:

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' of 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. . The facades of first/ground floor of buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or

d. Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent e. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as 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. 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. i. Meter banks will be screened where visible from public streets.

complimentary to the principal structure.

5. ENVIRONMENTAL FEATURES:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

b. The Site shall comply with the City of Charlotte Tree Ordinance.

c. The Site shall comply with all required screening, landscape, and buffers set forth by the City of Charlotte Zoning Ordinance. Screeping and/or buffers may be removed if the zoning of the abutting property becomes a similar or more intensive zoning. as part of the full land 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.

a. A 14' setback measured from the back of curb (existing or proposed) along Rigsby Road and Steele Creek Road shall be provided. b. Along Rigsby Road an 8' planting strip and 8' sidewalk will be installed in accordance with CLDSM U-05A, as generally depicted on

Along Steele Creek Road a 12' multi-use path will be constructed per the NCDOT U-5766 STIP project, as generally depicted on the site plan

a. As allowed by the Ordinance.

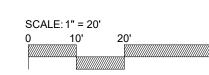
a. All new lighting shall be full cut-off type lighting fixtures excluding low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.

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 applicable Development Area or portion of the Site affected by such amendment 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 under the Rezoning Plan will, unless amended in the manner herein and under the Ordinance, be binding upon and inure to benefit 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.







master planning . civil engineering urban design . landscape architecture 919 berryhill rd. ste 101 . charlotte, nc 28208 704.332.1204 . www.dprassociates.net NC Firm License # C-0560

COASTAL ACQUISITION ENTITY, LLC

CLIENT / OWNER

9301 STEELE **CREEK ROAD** RZP-2021-209

9301 STEELE CREEK RD CHARLOTTE, NC

PROJECT NUMBER

21050

DATE

08/24/2021

ISSUED FOR REZONING

REVISIONS NO. DATE DESCRIPTION **REVISED PER STAFF** COMMENTS 03/14/22

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SCALE AS INDICATED

DRAWING

REZONING PLAN



ORIGINAL SHEET SIZE: 24" X 36"