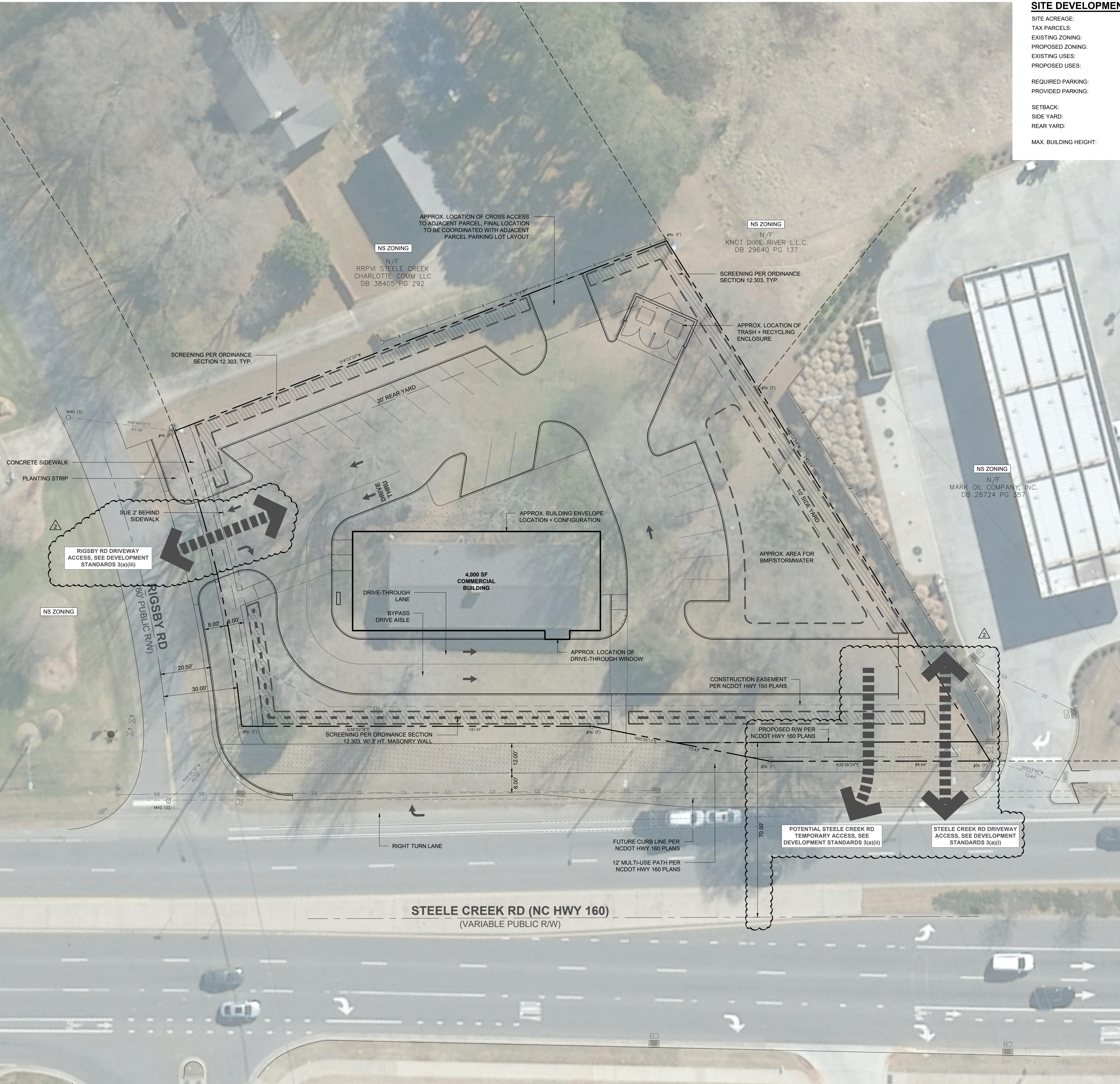


Plotted: 21050-PLAN-SITE_2.dwg / 12/19/2023 11:41 AM

1 REZONING PLAN

PLAN



SITE DEVELOPMENT DATA

SITE ACREAGE: ± 0.987 ACRES
TAX PARCELS: 201-091-03
EXISTING ZONING: N1-A
PROPOSED ZONING: NS
EXISTING USES: SINGLE FAMILY RESIDENTIAL
PROPOSED USES: UP TO 4,000 SF OF COMMERCIAL USES AS ALLOWED WITHIN THE NS DISTRICT
REQUIRED PARKING: 7 SPACES (1 SPACE/600 SF)
PROVIDED PARKING: PROVIDED PARKING WILL MEET ORDINANCE REQUIREMENTS
SETBACK: 14' FROM EX. OR FUTURE BACK OF CURB
SIDE YARD: 10'
REAR YARD: 20' ADJACENT TO RESIDENTIAL
MAX. BUILDING HEIGHT: 10' ADJACENT TO NONRESIDENTIAL
40'

VICINITY MAP



DEVELOPMENT STANDARDS

- GENERAL PROVISIONS:**
 - 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").
 - 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.
 - Graphics and Alterations.** 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:**
 - The Site may be developed with all commercial uses along with accessory uses allowed in the NS zoning district.

3. TRANSPORTATION:

- Final vehicular access to the Site will be determined and coordinated with CDOT and NCDOT during Land Development review. Development will comply with the vehicle stacking requirements per the Zoning Ordinance.
 - Steele Creek Rd Access.** A right-in right-out driveway shared with adjacent parcel 20109114 shall be constructed by NCDOT with STIP U-5766 improvements. The shared-access easement shall be recorded between parcels 20109114 and 20109103 at no cost to NCDOT.
 - Steele Creek Rd Temporary Access.** Should petitioner develop the Site prior to the construction of the right-in right-out shared driveway, petitioner may construct a temporary right-out driveway onto Steele Creek Rd. The temporary right-out driveway onto Steele Creek Rd. shall be removed with STIP U-5766.
 - Rigsby Rd Access.** Rigsby Rd alignment is intended to be shifted north with a median added per roadway improvements associated with RZP- 2022-008, a right-in right-out driveway shall be constructed by petitioner to provide site access to realigned Rigsby Rd. Should petitioner develop the Site prior to the construction of Rigsby Rd realignment/transportation improvements associated with RZP-2022-008, petitioner shall construct a full access driveway as generally depicted on the Rezoning Plan.
- 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 Rezoning Plan, prior to the issuance of the first certificate of occupancy for proposed uses.
- If not already constructed by adjacent development projects or by NCDOT STIP U-5766 the Site is developed, 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.
- Rigsby Rd alignment is intended to be shifted per roadway improvements associated with RZP 2022-008, if Rigsby Rd realignment/transportation improvements are not already constructed when the Site is developed, pavement and curb & gutter will be constructed in accordance with CLDSM U-05A along the site's frontage on Rigsby Road.
- Where applicable, all transportation improvements shall be completed prior to the issuance of the first certificate of occupancy for proposed uses.
- During permitting, a drive-thru queuing analysis for the AM and PM peak hours will be provided to CDOT.
- 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.

4. 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:
- Buildings shall be placed so as to present a front or side facade to all streets.
 - 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 stone.
 - Direct pedestrian connection shall be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
 - 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.
 - 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.
 - Buildings shall be a minimum height of 22'.
 - Multi-story buildings shall have a minimum of 20% transparency on all upper stories.
 - Meter banks will be screened where visible from public streets.
 - All dumpster, recycling, and services areas will be screened from public streets and adjacent residential uses with materials complementary to the principal structure.

5. ENVIRONMENTAL FEATURES:

- The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
 - The Site shall comply with the City of Charlotte Tree Ordinance.
 - The Site shall comply with all required screening, landscape, and buffers set forth by the City of Charlotte Zoning Ordinance. Screening and/or buffers may be removed if the zoning of the abutting property becomes a similar or more intensive zoning.
 - 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 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.
- STREETSCAPE**
 - A 14' setback measured from the back of curb (existing or proposed) along Rigsby Road and Steele Creek Road shall be provided.
 - Rigsby Rd alignment is intended to be shifted north per roadway improvements associated with RZP- 2022-008, should petitioner develop the Site prior to the construction of Rigsby Rd realignment/transportation improvements associated with RZP-2022-008, an 8' planting strip and 8' sidewalk will be installed along Rigsby Rd in accordance with CLDSM U-05A, as generally depicted on the Rezoning Plan.
 - Along Steele Creek Road a 12' multi-use path will be constructed per the NCDOT U-5766 STIP project, as generally depicted on the Rezoning Plan.

7. SIGNAGE:

- As allowed by the Ordinance.

8. LIGHTING:

- 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:

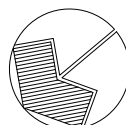
- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

10. BINDING EFFECT OF THE REZONING APPLICATION:

- 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.

SCALE: 1" = 20'

0 10' 20' 40'



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

CLIENT / OWNER

COASTAL ACQUISITION ENTITY, LLC

REZONING PETITION #:
RZP-2021-209

PROJECT

9301 STEELE
CREEK ROAD

9301 STEELE CREEK RD
CHARLOTTE, NC

PROJECT NUMBER

21050

DATE

08/24/2021

ISSUED FOR

REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	03/14/22	REVISED PER STAFF COMMENTS	CY
2	12/19/23	REVISED PER STAFF COMMENTS	CY

SCALE

AS INDICATED

DRAWING

REZONING PLAN

RZ1.0