

SITE DEVELOPMENT DATA

SITE ACERAGE: ± 0.987 ACRES TAX PARCELS: 201-091-03 **EXISTING ZONING:** PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL EXISTING USES: 4,000 SF OF USES AS ALLOWED WITHIN

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

THE NS DISTRICT

SIDE YARD: REAR YARD: 20' ADJACENT TO RESIDENTIAL 10' ADJACENT TO NONRESIDENTIAL

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. 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:

a. The Site may be developed with all uses along with accessory uses as allowed in the

3. TRANSPORTATION:

a. Vehicular access to the Site will be provided from Steele Creek Road and 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.

4. ARCHITECTURAL STANDARDS:

- a. The proposed building may use a variety of building materials. The building materials will be a combination of the following: Glass, Brick, Metal, Stone, Simulated/Manufactured Stone, Precast Stone, Architectural Precast Concrete, Stucco, Cementitious Siding (such as Hardi Siding), or Wood. Vinyl, as a building material, will only be allowed on windows, soffits, and trim features.
- b. Meter banks will be screened where visible from public streets. c. All dumpster, recycling, and services areas will be screened from public streets and
- adjacent residential uses with materials complimentary to the principal structure.

5. ENVIRONMENTAL FEATURES:

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls 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. Screening and/or buffers may be removed if the zoning of the abutting property becomes a similar or more intensive zoning.

6. STREETSCAPE

a. A 14' setback measured from the back of curb (existing or proposed) along Rigsby Road and Steele Creek Road shall be provided. An 8' planting strip and six foot sidewalk will be installed within the setback.

7. SIGNAGE:

a. As allowed by the Ordinance.

8. LIGHTING:

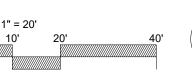
a. All new lighting shall be full cut-off type lighting fixtures excluding low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.

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.





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

9301 STEELE CREEK ROAD

****	9301 STEELE CREEK RD
	CHARLOTTE. NC

PROJECT NUMBER	

08/24/2021

21050

ISSUED FOR **REZONING**

NS	
DATE	DESCRIPTION

AS INDICATED

REZONING PLAN

ORIGINAL SHEET SIZE: 24" X 36"