

# Steele Creek Park

## Technical Data Sheet

Atapco Properties, Inc., Developer  
Charlotte, NC

### DEVELOPMENT SUMMARY

Total Site Area: 48.83 AC  
 Existing Zoning: R-3 and B-1  
 Proposed Zoning: I-1 (CD)  
 Maximum Square Footage: 500,000 sq. ft.  
 Total Office/Flex: 200 rooms  
 Retail/Restaurant: 47,000 sq. ft.

### DEVELOPMENT STANDARDS

- Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this plan as well as other applicable codes and ordinances. The building and parking configuration shown on the site plan represents a firm plan for the development of the site but may be altered or modified during the design and development of the site within the maximum building and parking envelopes indicated.
- Buffers, if required, will conform to the provisions of section 12.301. Required buffers on the site may be eliminated if the adjoining parcels are zoned such that buffers are no longer required. Buffers on the site will be re-evaluated to comply with the Buffer standards of the ordinance. The Petitioner reserves the right to seek a variance from the normal 100' buffer standard for portions of the site that adjoin residentially zoned property. A landscaped area averaging 50' in width with a minimum dimension of 20' will be provided along the boundary of the site at the I-485 ROW.
- Site screening will conform to the provisions of section 12.303. Landscaped areas within the site will be improved as part of the overall site development. All garbage/trash disposal areas, dumpsters, etc. will be screened with a solid enclosure and gates.
- Any detached lighting on the site will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets to prevent glare. Within the retail portion of the site, additional measures will be employed to reduce the occurrence of light leaving the site. Such measures will include reducing the clearance height for any gas station canopy, if constructed, to 15', the use of "boxed" or "full cut-off" fixtures, and other measures so that light from site light will not exceed 2-foot candles per square foot measured outside of the property line of the portion of the site where these measures are employed.
- Signage on the site will be permitted in accordance with applicable ordinance provisions except that outstanding business identification signs will be limited to a maximum height of 7' and a maximum size of 100 sq. ft.
- Stormwater detention will comply with applicable standards of Charlotte/Mecklenburg Stormwater Services and will not be located within any required landscape setback or yard at the exterior of the site, except that if a permanent water feature is part of the overall stormwater plan then the permanent water feature may be located within and considered landscape setback along I-485.
- Signage on the site will be permitted in accordance with applicable ordinance provisions except that outstanding business identification signs will be limited to a maximum height of 7' and a maximum size of 100 sq. ft.
- The proposed use of the site is for any non-manufacturing use allowed in the I-1 district, subject to the limitations contained on this site plan.
- Access will be provided from Steele Creek Rd., Shopton Rd., and from Cable Rd., all of which are existing public streets. Site distance triangles as specified by the ordinance will be maintained for all new driveways requiring a driveway permit. The Petitioner will construct street or drive entrances to the site as generally indicated on the site plan, subject to the review and approval of the transportation agency having jurisdiction over the driveway permit. The Petitioner acknowledges that the driveway indicated on the site plan on Steele Creek Rd. generally opposite the intersection of Shopton Rd. may not be restricted pursuant to a detailed review of that driveway at the time that the permit is sought, taking into account changes in street configuration or future street improvements that may be planned or programmed.
- The Petitioner will establish covenants and restrictions as well as an architectural review process to ensure that all development on the site is architecturally compatible and complies with the Petitioner's overall plan for use on the site. All building plans for the site must be approved through this process prior to the issuance of building permits.
- The site will be limited in terms of certain specific uses as follows: one restaurant with drive in window, one gas station, one hotel limited to 200 rooms, and two sites for any combination of smaller uses including restaurants, banks, day care centers, and similar uses as referred to on the site plan. In addition, nothing in this Petition will be construed to prevent the Petitioner from creating any number of separate ownership tracts within the site for sale or lease that would result in a parcel or tract with a single owner or tenant. In addition the Petitioner may create any number of development sites or tracts within the site which could result in critical mass or fewer buildings than are depicted on the schematic site plan. However, the development of the site will not result in a total number of buildings on the site greater than that referred to on the site plan for each of the various development areas.
- The Petitioner will dedicate right-of-way along Steele Creek Rd. and Shopton Rd. from the centerline for the width prescribed by the Charlotte Subdivision Ordinance depending on the Petitioner's class of street. Such dedication, if necessary, will be accomplished prior to the issuance of Certificates of Occupancy for structures that have their access from these streets.
- The Petitioner will make improvements to Cable Rd. in accordance with the requirements of the Subdivision Ordinance and/or other applicable ordinances as the Petitioner deems appropriate along Cable Rd.
- The required 30' setback along Cable Rd. may be reduced to 20' at such time as the residential property on the west side of Cable Rd. is rezoned to a non-residential zoning district.
- The Petitioner will provide internal sidewalks with connections to walks along roadways. The Petitioner will install a 5' sidewalk with an 8' planting strip along Steele Creek Rd. and Shopton Rd. if sidewalks are permitted by NCDOT within the area being improved by NCDOT as part of the I-485 project. The sidewalks will be located within the road right-of-way.
- The site will be designed to that a street or drive may be connected to Cable Rd. in the future to allow for traffic to have access from Cable Rd. to Steele Creek Rd. At such time that the site is developed with at least 300,000 total square feet of floor area, the Petitioner will make a connection from the site so that there is a private street or drive connection between Cable Rd. and the Petitioner's site to enhance connectivity in the area. The Petitioner reserves the right to construct this connection as a public street. No building permits for additional floor area in excess of 300,000 square feet will be permitted until such connection is completed.
- In addition, the Petitioner's traffic study noted that certain roadway improvements are needed for access management and can be attributed to the site traffic volumes for the specific movements. These improvements will be installed by the developer as the project is developed.
- Steele Creek Road and Shopton Road-Diala River Road-**
  - Construct an additional westbound left-turn lane on Shopton Road with 150 feet of storage, 20:1 bay taper and 45:1 through lane tapers. This additional left-turn lane is not required until all of the development except 275,000 SF of the office/flex space is developed. If a second (receiving) lane southbound through lane has not been constructed or funded by NCDOT, CDOT, and/or in combination with the private developer of Steele Creek/Diala-Berryhill and assuming sufficient right-of-way is available or is provided by the public/other, the developer will construct the portion necessary to receive the dual left-turns. The Petitioner will fund the cost of the additional right-of-way attributed to this specific improvement, if required.
  - Construct a northbound right-turn lane on Steele Creek Road with 200 feet of storage and a 20:1 bay taper.
  - Steele Creek Road and Access "A"
  - Construct a southbound left-turn lane on Steele Creek Road with 150 feet of storage, 20:1 bay taper and 45:1 through lane tapers.
- Construct Access "A" with one entry lane, a right turn exit lane with 150 feet of storage and a through lane that terminates as a left turn lane at the intersection with Steele Creek Road.
- Construct Access "B" (Right-in/Right-out) Shopton Road and Access "B" (Right-in/Right-out)
- Construct Access "H" with one entry lane and an existing right-turn with 150 feet of internal storage. A concrete median in Shopton Road opposite the access will be required to prevent left-turning movements.
- Steele Creek Road and Access "C"
- Construct a westbound left-turn lane on Shopton Road with 150 feet of storage, 20:1 bay taper and 45:1 through lane tapers.
- Construct Access "C" with one entry lane, a right turn exit lane with 150 feet of storage and a through lane that terminates as a left turn lane at the intersection with Shopton Road West.
- Steele Creek Road and Access "D" (Right-in/Right-out)
- Construct Access "D" with one entry lane and an existing right-turn with 150 feet of internal storage. A concrete median in Shopton Road opposite the access will be required to prevent left-turning movements.
- Building height will comply with the provisions of the Zoning Ordinance but will be restricted so that no building will exceed five stories.
- Proposed tree planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.
- The Petitioner reserves the right to transfer office floor area from Parcels B and C to Parcel E and F so long as the total office floor area for the site is not increased and the total number of buildings for both development areas combined does not exceed the total number of buildings as referred to on the site plan. Flex space will be limited to a total of 120,000 sq. ft. for the entire site.

APPROVED BY CITY COUNCIL

DATE: 2/13/02

October 22, 2001  
 Revised 12/23/01 per staff comments.  
 Revised 01/28/02 per staff comments for ZC.  
 Revised 01/29/02 minor wording changes.  
 Revised 02/11/02 to add transportation note.

THE WALTER FIELDS GROUP, INC.  
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Scale: 1" = 100'

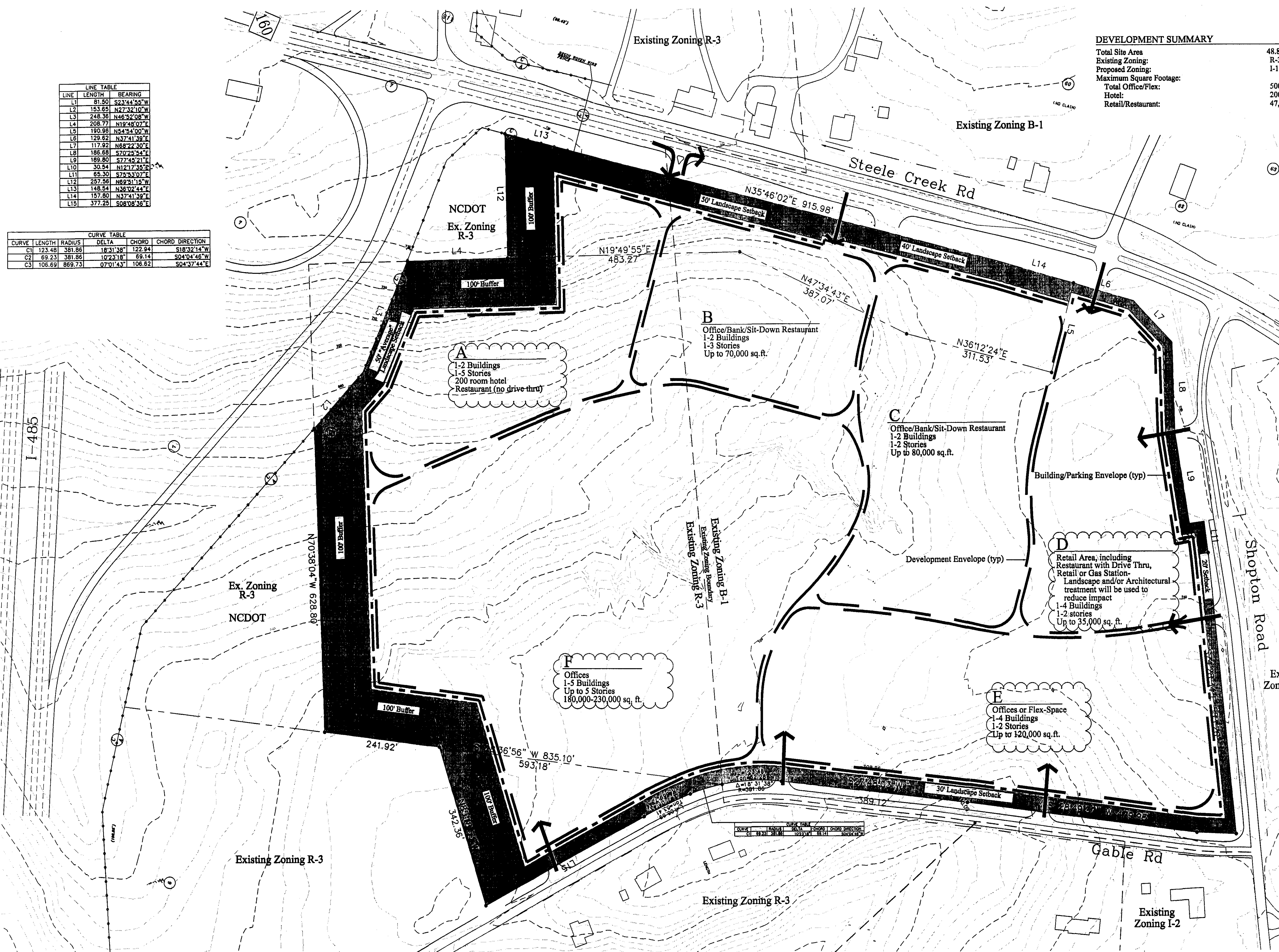
APPROVED  
 FEB 13 2002

For Public Hearing  
 Petition No. 2002-05

Date: October 22, 2001  
 Project Number: 1001188  
 Revision 1: 12-17-2001  
 Revision 2: 01-29-2002  
 Revision 3: 02-11-2002

LINE	LENGTH	BEARING
L1	81.50	S23°44'55"W
L2	153.85	N27°32'10"W
L3	248.36	N46°52'08"W
L4	208.77	N19°48'07"E
L5	190.98	N54°54'00"W
L6	129.62	N37°41'39"E
L7	117.92	N68°22'30"E
L8	186.88	S70°23'54"E
L9	189.80	S77°42'21"E
L10	30.54	N12°17'35"E
L11	65.30	S72°53'07"E
L12	257.58	N69°51'15"W
L13	148.54	N36°02'44"E
L14	157.80	N37°41'39"E
L15	377.25	S08°08'36"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	123.48	381.86	183°13'	122.94	S18°32'14"W
C2	69.23	381.86	102°11'	69.14	S04°04'48"W
C3	106.69	869.73	07°01'43"	106.62	S04°37'44"E





# Steele Creek Park

## Schematic Plan

Atapco Properties, Inc., Developer  
Charlotte, NC



APPROVED BY CITY COUNCIL

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Note:  
This plan is schematic in nature and is intended to show the general concept of building relationships, pedestrian/vehicular circulation, and open spaces. The final design layout may vary due to final architecture or unforeseen site constraints.

Sheet 2

THE WALTER FIELDS GROUP, INC.  
Consultants for Planning, Zoning & Land Development

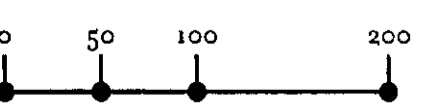
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Date: November 5, 2001  
Project Number: 1001188  
Revision 1: 12-17-01  
Revision 2:  
Revision 3: