

VICINITY MAP  
NOT TO SCALE

**SITE DATA PARCEL A & B**

Tax Parcel #: portion of 199-551-18 & 199-551-16  
 Total Site Area: 1.522 Acres  
 Existing Zoning: O-1(CD) and CC  
 Proposed Zoning: O-1(CD) and CC  
 Proposed Use: See Development Note 2a  
 Building Height: 40' Maximum  
 Building Area: 13,600 Sq. Ft.  
 Parking Required: 36 spaces minimum  
 Parking Provided: 36 spaces minimum

**Parcel A**  
 Area: 0.678 Acres  
 Proposed use: Retail  
 Building Area: 4,999 Sq. Ft.  
 Loading Space: (1) 10' x 25' Space  
 Setbacks: 50' Setback (York Road)  
 10' Side Yard Setback (Grandiflora Drive)  
 0' Side Yard (adjacent to B-1)  
 10' Rear Yard (adjacent to O-1)

Parking Required: Retail 4,999 sq. ft. at 1 space per 250 sq. ft. = 20  
 Parking Provided: 20 spaces minimum

**Parcel B**  
 Area: 0.844 Acres  
 Proposed use: Retail  
 Building Area: 8,601 Sq. Ft.  
 Loading Space: 600 Sq. Ft. Covered and semi-enclosed accessory storage  
 Setbacks: (1) 10' x 50' Space  
 50' Setback (York Road)  
 10' Side Yard Setback (Steelecroft Parkway)  
 0' Side Yard (adjacent to B-1)  
 10' Rear Yard (adjacent to O-1)

Parking Required: ±3,500 sq. ft. at 1 space per 250 sq. ft. = 14  
 ±5,101 sq. ft. at 1 space per 4000 sq. ft. = 2  
 16 spaces minimum

**SITE DATA PARCEL C**

Tax Parcel #: portion of 199-551-18 & 199-551-16  
 Total Site Area: 1.365 Acres  
 Existing Zoning: O-1(CD) and CC  
 Proposed Zoning: O-1(CD) Site Plan Amendment  
 Proposed Use: See Development Note  
 Allowed Square Footage: 15,000 Gross Square Feet

Building Height: 40' Maximum  
 Setbacks: 10' Side Yard Setback (Little Gem Lane)  
 20' Setback (Steelecroft Parkway)  
 20' Setback (Grandiflora Drive)  
 10' Side Yard (adjacent to B-1)

Tax Parcel No. 219-121-08  
 The Charlotte Mecklenburg Hospital Authority  
 ZONING: O-2 (CD)  
 USE: VACANT

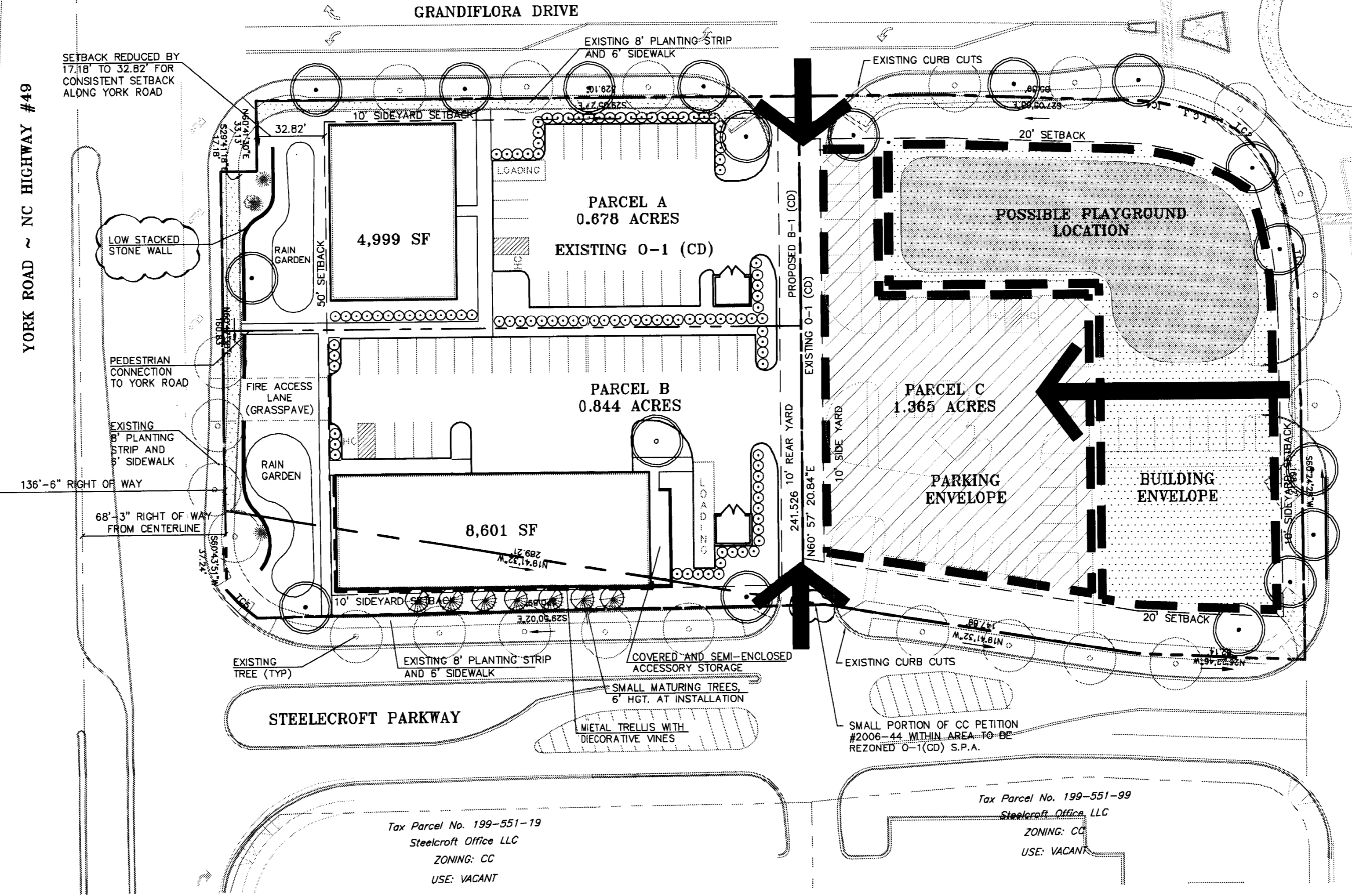
Tax Parcel No. 219-122-06  
 STEELE CREEK VOL. FIRE DEPT.  
 ZONING: R-3  
 USE: WAREHOUSE

Tax Parcel No. 219-122-03  
 The Charlotte Mecklenburg Hospital Authority  
 ZONING: O-2 (CD)  
 USE: VACANT

Tax Parcel No. 219-123-01  
 Charles Grady Whitley & Annie Ruth  
 ZONING: R-3  
 USE: SINGLE FAMILY

Tax Parcel No. 199-551-07  
 Magnolia Station Apartments  
 ZONING: R-17 MF (CD)  
 USE: MULTI-FAMILY

Tax Parcel No. 199-551-07  
 Magnolia Station Apartments  
 ZONING: R-17 MF (CD)  
 USE: MULTI-FAMILY



CURVE	RADIUS	LENGTH	BEARING	CHORD
TC1	180.00	62.23	S50°30'13"W	61.92
TC2	50.00	43.53	S15°39'30"W	42.17
TC3	180.00	16.12	S11°50'52"E	16.11
TC4	88.82	24.36	S22°16'18"E	24.29
TC5	61.50	19.78	N14°06'31"E	19.69

**1. General Provisions:**

- Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 and O-1 zoning district classification shall be followed in connection with development taking place on the Site.
- The configuration, placement and size of the buildings, parking areas, and other site elements depicted on the Rezoning Plan are schematic in nature and may be altered or modified within the constraints defined by Section 6.207 of the Ordinance and by the development areas set forth on the Technical data sheet, during design development and construction document phases.
- The exact configuration and size of Parcel A and Parcel B are schematic in nature and may be altered or modified during design development and construction document phases.
- Any or all portions of the development permitted may be constructed in separate phases or in a single phase at the discretion of the Petitioner.
- The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of the unified development plan.

**2. Permitted Uses:**

- The Site may be developed with the following uses: Parcel A may be developed with retail establishments and business, personal and recreational services uses, and general and medical office uses, Parcel B may be developed with all the same uses listed above plus a automotive service center for minor repairs, adjustments, and lubrication (excluding gasoline sales); as prescribed in the B-1 district. Parcel C may be developed with general and medical office uses, personal and recreational service uses and a child care center as prescribed in the O-1 district. Accessory uses that are incidental and related to the allowed principle uses on site will also be allowed. Accessory covered and semi-enclosed storage associated with the automotive service center will be allowed on Parcel B as indicated on the site plan.
- The following uses will not be allowed on Parcel A or B; restaurants with or without drive-through windows, gas station convenience stores and drive-through windows as an accessory use.
- Maximum allowed gross floor area for Parcel A and B will be 13,600 square feet plus 600 square feet of covered and semi-enclosed accessory storage. Up to 4,999 square feet may be constructed on Parcel A and 8,601 on Parcel B plus the 600 square feet of semi-enclosed accessory storage. Maximum allowed gross floor area allowed on Parcel C will be 15,000 square feet.
- Within the building envelope for Parcel C up to three (3) buildings may be constructed.

For purposes of the development limitations set forth the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory buildings or structures on the site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface parking facilities, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces).

**3. Setbacks, Side Yards, and Rear Yards:**

- Development of the Site shall comply with the setbacks, rear yards, and side yard requirements established under the Ordinance for the B-1 and O-1 zoning district.
- The Petitioner will establish a 50 foot landscape setback along York Road/NC Hwy. 49.
- No buildings, parking spaces, or maneuvering areas may be located within the setbacks, buffers, and landscape setback or landscape areas.
- Parking and maneuvering for parking or vehicular circulation areas will not be allowed between: (i) the building on Parcel A and Grandiflora Drive and York Road/NC Hwy. 49, (ii) between the building on Parcel B and Steelecroft Parkway and York Road/NC Hwy. 49, and (iii) between the building or buildings on Parcel C and Grandiflora Drive, Steelecroft Parkway and Little Gem Lane provided that such parking and maneuvering and vehicular circulation may be allowed to the side and rear of such buildings and between buildings. If a Child Care Center is constructed on Parcel C the required outdoor play space will be located between the proposed building and Grandiflora Drive as indicated on the Site Plan.

**4. Building Heights:**

- Buildings will not exceed 40 feet in height.

**5. Parking/Internal Vehicular Circulation:**

- Off-street parking will be provided as required by the Ordinance for the proposed uses.
- The alignment of internal vehicular circulation and driveways is preliminary and as a result has not been finalized and is subject to final design and engineering plans. Minor modification or alteration of these alignments may therefore take place during design development and construction phases.
- Bicycle parking will be provided on the Site as required by the City of Charlotte parking requirements and standards.

**6. Access Points (Driveways):**

- The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.
- The placement and configuration of each access point is subject to modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

**7. Right-of-Way Dedication:**

- If this Rezoning Petition is approved, the Petitioner commits to dedicate and convey by plat and quitclaim deed to NCDOT or CDOT (as the case may require) where owned by the Petitioner and where not already existing that portion of such additional right of way along the Site's frontage of York Road/NC Hwy. 49 not to exceed 50 feet from the existing center line. This additional right-of-way will be dedicated prior to the issuance of a building permit.

**8. Internal Sidewalks:**

- The petition shall provide an internal sidewalk system that links the proposed building with each other and with the abutting public streets as required by section 12.529 of the zoning regulations.

**9. Stormwater/Wetlands:**

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The following agencies must be contacted prior to construction regarding wetland and water quality permits:
  - Section 401 Permit - NCDENR, Raleigh Office (919.733.1786)
  - Section 404 Permit - US Army Corps of Engineers (704.271.4854)
- Storm water detention will be provided off site on a previously approved regional detention facility located on the adjoining parcel to the West of the Site.

**10. Lighting:**

- Lighting will be provided throughout the Site and shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- Site lighting will be limited to 20 feet in height.
- No "wall pack" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
- Up lighting for the low lying stacked stone wall that will be installed along South Tryon Street will be provided.

**12. Signage:**

- All signs placed on the Site will be erected in accordance with the requirements of the B-1 and O-1 zoning district as described in the Ordinance with the following additional restriction.
- Each Parcel will be allowed one detached ground mounted sign not to exceed four (4) feet in height and not to exceed 50 square feet of sign area (pole signs are not allowed). The design of these signs will be architecturally compatible with buildings on the site through the use of the similar building materials and architectural styles.

- The ground mounted signs may be constructed within the 50 foot landscape setback along York Road/NC Hwy. 49.

**14. Landscape Area:**

- A 50 foot landscape setback will be provided along York Road/NC Hwy. 49. This area will be landscaped with a combination of trees, shrubs and a low lying decorative stacked stone wall with up lighting. Street trees have been previously planted in this setback that are consistent with the street trees planted by others at the intersection of York Road and Steele Creek Road. If any of these existing street trees are removed or die they will be replaced with trees of the same species so that a cohesive and uniform streetscape treatment is maintained along York Road.

**15. Architectural Controls:**

- Buildings on Parcel A, B and C shall have windows, glass and/or landscaping along Steelecroft Parkway, Grandiflora Drive, Little Gem Lane and York Road/NC Hwy. 49. The walls of the buildings on Parcel A and B facing each of the abutting streets shall be varied with a frequency of windows, other architectural treatments as well as varied landscape elements. Long expanses of blank walls over 20 feet long, with no openings, changes in materials, changes in architectural treatment or without landscape elements, will not be allowed. To avoid a blank wall and create an interesting streetscape along Steelecroft Parkway the portion of the building constructed on Parcel B facing Steelecroft Parkway will be constructed to include a minimum of four metal trellises with decorative vines.
- The attached elevations are included to reflect the architectural style and quality of the buildings that will be constructed on the site (the actual buildings constructed on the site may vary from these illustrations as long as the general architectural concepts and intent illustrated is maintained).
- All sides of all buildings will be built using four sided architecture.
- One of the principle building materials will be brick or stone including simulated stone and pre-cast stone. At least 38% of each building facade exclusive of windows, doors and roofs will be constructed of brick, stone, simulated stone, or pre-cast stone. Stucco or EIFS accents will be allowed. Vinyl will not be allowed as a building material.
- If the outdoor play space associated with a child care center is required to be enclosed by a fence it will be decorative fence that complements the architectural style and building materials of the buildings constructed on the site.
- Meter banks will be hidden from public view.

**16. Amendments to the Rezoning Plan:**

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

**17. Binding Effect of the Rezoning Application:**

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided 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.

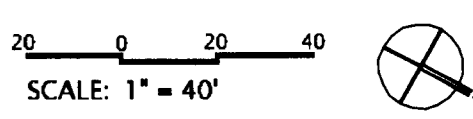
APPROVED BY  
CITY COUNCIL  
SEP 21 2009



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REZONING



PROJECT #: 286-001  
 DRAWN BY: BWG  
 CHECKED BY: DBM

FOR PUBLIC HEARING  
 REZONING PETITION  
 #2009-056

APRIL 27, 2009

- REVISIONS:
- JUNE 5, 09 ADD O-1(CD) S.F.A.
  - JUNE 17, 09 PER CMPC COMMENTS
  - JUNE 19, 09 ADD TRELLIS PER NEIGHBORHOOD REQUEST
  - JULY 24, 09 PER CITY COUNCIL COMMENTS
  - AUG. 6, 09 PER CITY COUNCIL COMMENTS
  - AUG. 20, 09 REVISED NOTE 2.c.

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- EIFS
- Brick Color # 1
- Fabric Awning
- Anodized Alum Storefront
- Clear GLazing
- Brick Color # 2

Roof Height = 26'-0"

- EIFS Cornice
- Brick Soldier Course
- Steel Channel Awning
- Brick Soldier Course
- Brick Watertable



- EIFS
- Brick Color # 1
- Fabric Awning
- Anodized Alum Storefront
- Clear GLazing
- Brick Color # 2

Roof Height = 26'-0"

Roof Height = 22'-0"



- EIFS
- Brick Color # 1
- Fabric Awning
- Anodized Alum Storefront
- Clear GLazing
- Brick Color # 2

Roof Height = 26'-0"



- EIFS
- Brick Color # 1
- Fabric Awning
- Anodized Alum Storefront
- Clear GLazing
- Brick Color # 2

Roof Height = 26'-0"

Roof Height = 26'-0"

Elevations drawings for AAA Commons are for illustrative purposes only. The actual design of the buildings will include similar architectural features; however, the exact layout of storefronts, tower features, awning, etc. are subject to change. The actual combination & final colors of building materials (brick, EIFS, etc.) are also subject to change. The Actual buildings constructed on the site may vary from these illustrations, however the general architectural concepts & intent illustrated will be maintained. Elevations and building perspectives are representational of the building architecture only, reference site plans for all parking layout and site features. Signage shown for illustrative purposes only and will be permitted separately.

JULY 24, 2009 - Planning Dept Re-Submittal-  
**CONCEPTUAL DESIGN**  
 ai DESIGN GROUP Inc

**Building Elevations**  
 Not To Scale

The project is a conceptual design and is not intended to be a final design. All dimensions, materials, and colors are subject to change. The actual buildings constructed on the site may vary from these illustrations, however the general architectural concepts & intent illustrated will be maintained. Elevations and building perspectives are representational of the building architecture only, reference site plans for all parking layout and site features. Signage shown for illustrative purposes only and will be permitted separately.



AAA Commons - Hwy 49 & Steelescrot Parkway

Charlotte, North Carolina

a1

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Building Elevations  
Not To Scale

JULY 24, 2009 - Planning Dept Re-Submittal-  
CONCEPTUAL DESIGN



REAR ELEVATION



FRONT ELEVATION



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Building Elevations  
Not To Scale

JULY 24, 2009 - Planning Dept Re-Submittal-  
CONCEPTUAL DESIGN

