

VICINITY MAP: N.T.S.

DEVELOPMENT DATA:
 TAX PARCEL: 22504505
 EXISTING ZONING: B-1SCD
 TOTAL SITE AREA: 7.057 ACRES
 PROPOSED SITE AREA: 1.72 ACRES
 PROPOSED ZONING: NS
 LOT SETBACK:
 FRONT: 25' FROM BACK OF CURB
 REAR: 10' NONRESIDENTIAL; 20' RESIDENTIAL
 SIDE: 0' NONRESIDENTIAL; 10' RESIDENTIAL

GENERAL PROVISIONS:

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER," "OWNERS," "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE
 THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE REDEVELOPMENT OF A PORTION OF AN EXISTING OFFICE DEVELOPMENT WITH FRONTAGE ALONG PIPER STATION DRIVE AND REA RD. THIS REDEVELOPMENT WILL PROVIDE THE LOCATION FOR UP TO 8,000 SQUARE FEET OF RETAIL AND OFFICE USES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE NS DISTRICT.

PERMITTED USES
 USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES AND ACCESSORY USES THAT ARE PERMITTED IN THE NS DISTRICT INCLUDING RESTAURANTS, EXCEPT THAT A DRIVE THROUGH SERVICE WINDOW WILL NOT BE ALLOWED.

TRANSPORTATION

A. THE SITE WILL HAVE ACCESS TO PIPER STATION DRIVE VIA AN EXISTING PRIVATE DRIVEWAY AS IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
 B. PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.
 C. EXISTING SIDEWALKS WILL REMAIN ALONG REA ROAD AND PIPER STATION DRIVE.

ARCHITECTURAL STANDARDS
 THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE NS. LARGE EXPANSES OF WALL EXCEEDING 20 FEET IN LENGTH WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES, USING VARIOUS MATERIALS SUCH AS BRICK AND OTHER MASONRY PRODUCTS, STONE, DIFFERENT COLORS OF PAINT, GLASS WINDOWS, WATER TABLE, AND/OR SOLDIER COURSE.

STREETScape AND LANDSCAPING
 EXISTING TREES ALONG THE SITE BOUNDARY WITH THE ADJACENT MULTIFAMILY COMMUNITY WILL REMAIN AS PART OF THE BUFFERING OF OFF STREET PARKING. THE PETITIONER RESERVES THE RIGHT TO REPLACE TREES THAT ARE DAMAGED BY RETAINING WALL CONSTRUCTION. THE PROPOSED PARKING ON THE EASTERN PORTION OF THE SITE WILL BE WILL BE SCREENED WITH TREES AND SHRUBS TO SCREEN PARKING FROM THE ADJACENT MULTI-FAMILY DEVELOPMENT AND PUBLIC STREET.

ENVIRONMENTAL FEATURES
 CONCEPTUAL STORM WATER FACILITIES SHOWN ON THE SITE PLAN ARE SUBJECT TO RELOCATION OR ALTERATION DURING THE DESIGN AND DEVELOPMENT PROCESS SO LONG AS THE PROVISIONS OF THE ORDINANCE ARE COMPLIED WITH. TREE SAVE AREAS SHOWN ON THE SITE PLAN ARE SUBJECT TO RELOCATION DURING THE DESIGN AND DEVELOPMENT PROCESS SO LONG AS THE PROVISIONS OF THE ORDINANCE ARE COMPLIED WITH.

PARKS, GREENWAYS, AND OPEN SPACE
 RESERVED

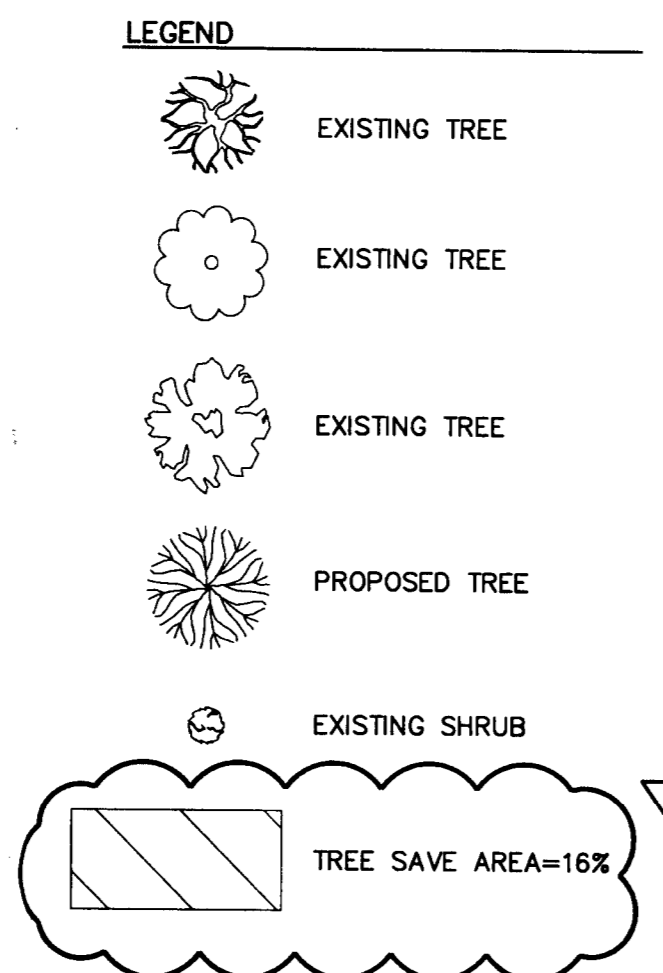
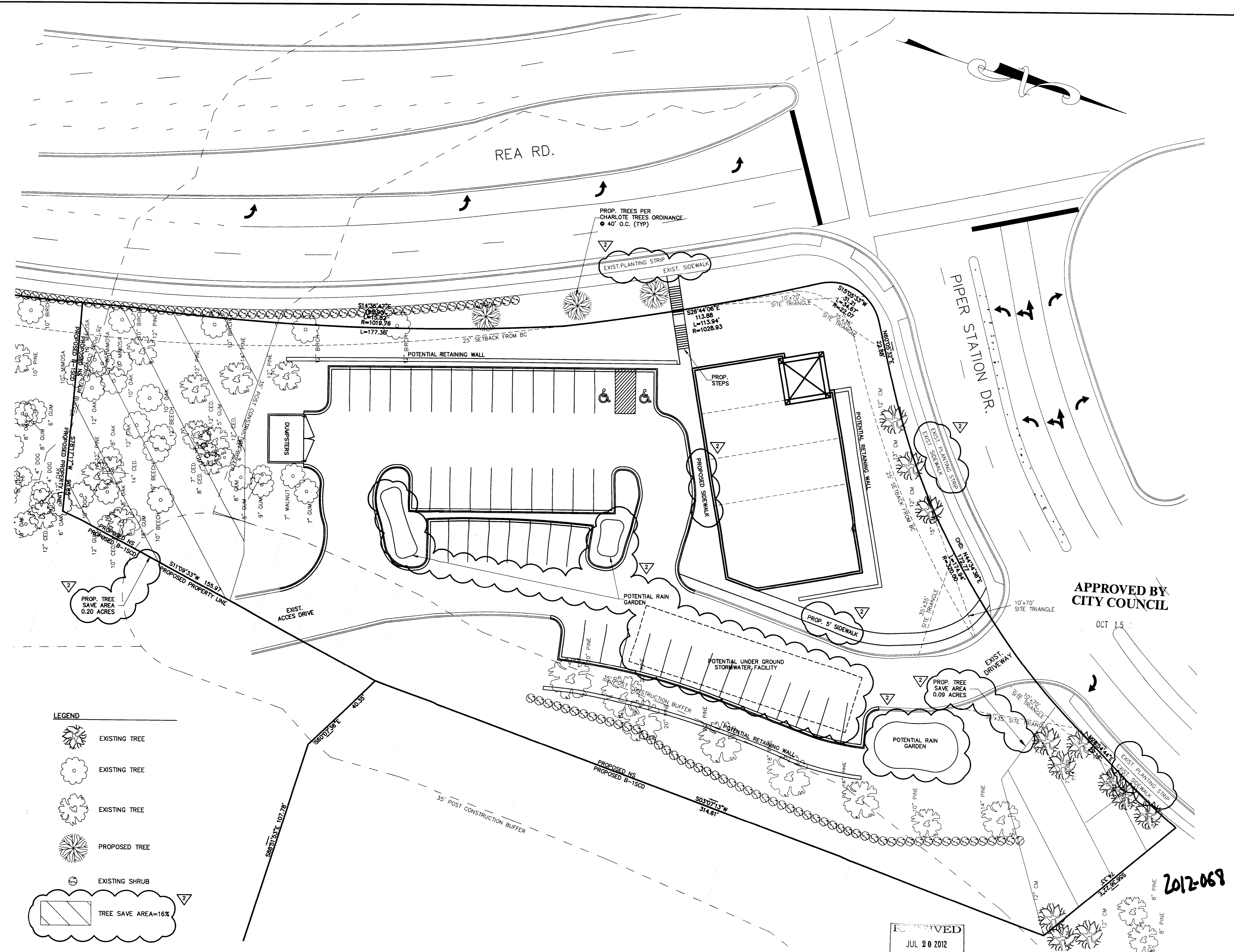
FIRE PROTECTION
 RESERVED

SIGNAGE
 THE SIGNAGE SHOWN ON THE SITE PLAN IS NOT INCLUDED IN THE APPROVAL OF THE REZONING SITE PLAN AND THAT ALL SIGNS WILL COMPLY WITH THE ORDINANCE STANDARDS.

LIGHTING
 A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED

PHASING
 RESERVED

INITIAL SUBMISSION- 04/23/12
 REVISED PER STAFF COMMENTS- 06-15-12
 REVISED PER STAFF COMMENTS- 07-18-12

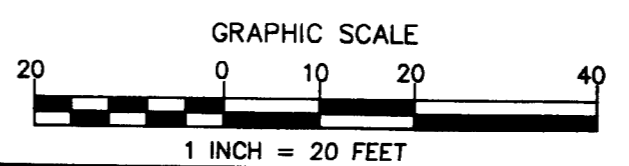


APPROVED BY CITY COUNCIL

OCT 15

RECEIVED
 JUL 20 2012

2012-069



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	6/15/12	REVISED PER COMMENTS
2	CBH	7/18/12	REVISED PER COMMENTS

PIPER STATION RETAIL
 CHARLOTTE, NORTH CAROLINA

REZONING PLAN

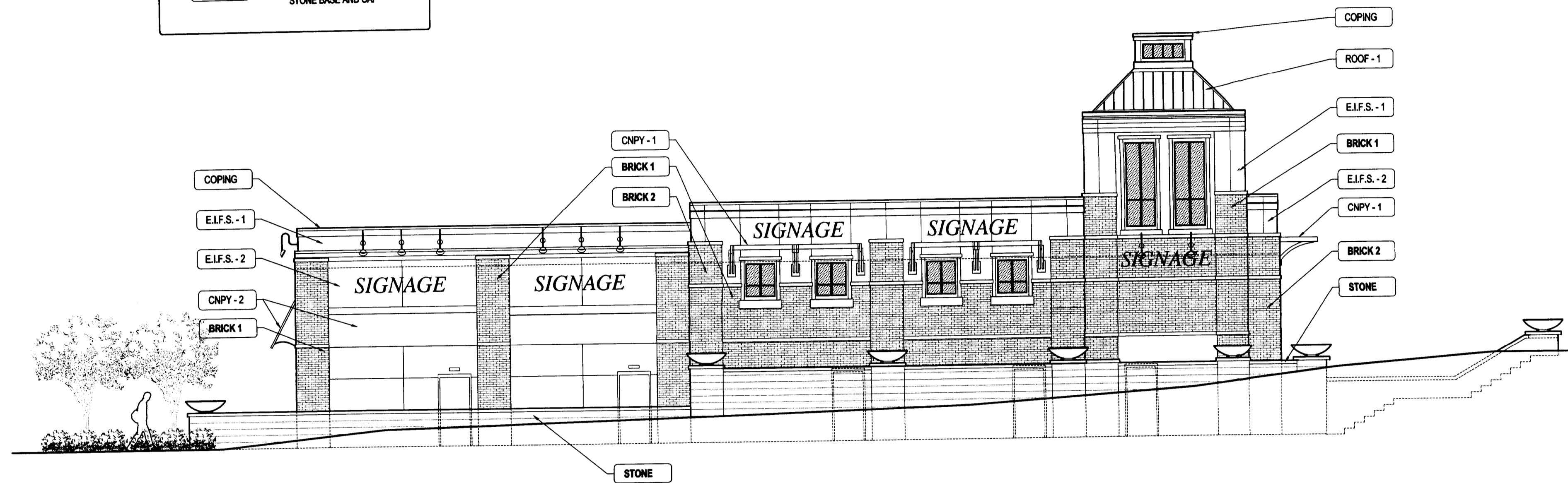
File # 12103-RZ-DWG Date: 4/20/12 Project Egr: BTU
 Design By: BTU
 Drawn By: CBH
 Scale: 1"=20'

ISAACS GROUP
 CIVIL ENGINEERING-GEOTECHNICAL SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0

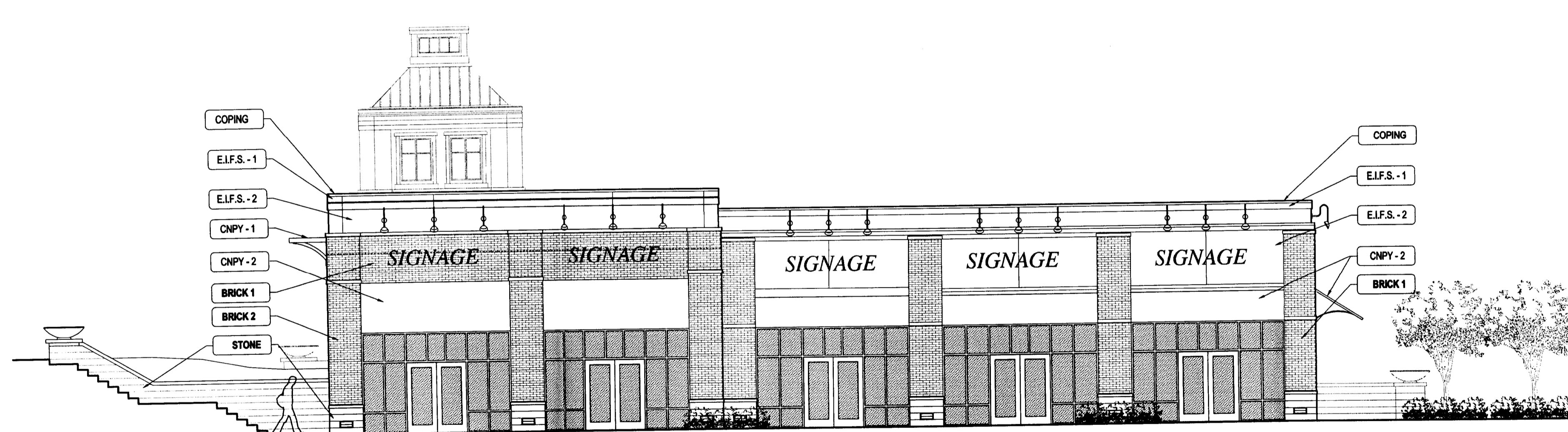
MATERIAL LEGEND	
ROOF	Standing Seam Metal Roof System
COPING	PREFINISHED METAL PARAPET COPING
E.I.F.S. - 1	E.I.F.S. COLOR 1
E.I.F.S. - 2	E.I.F.S. COLOR 2
CNPY - 1	PAINTED WOOD SHADE CANOPY SYSTEM
CNPY - 2	FABRIC CANOPY SYSTEM
BRICK 1	MODULAR BRICK STYLE/COLOR 1
BRICK 2	MODULAR BRICK STYLE/COLOR 2
STONE	ARCHITECTURAL STONE BASE AND CAP



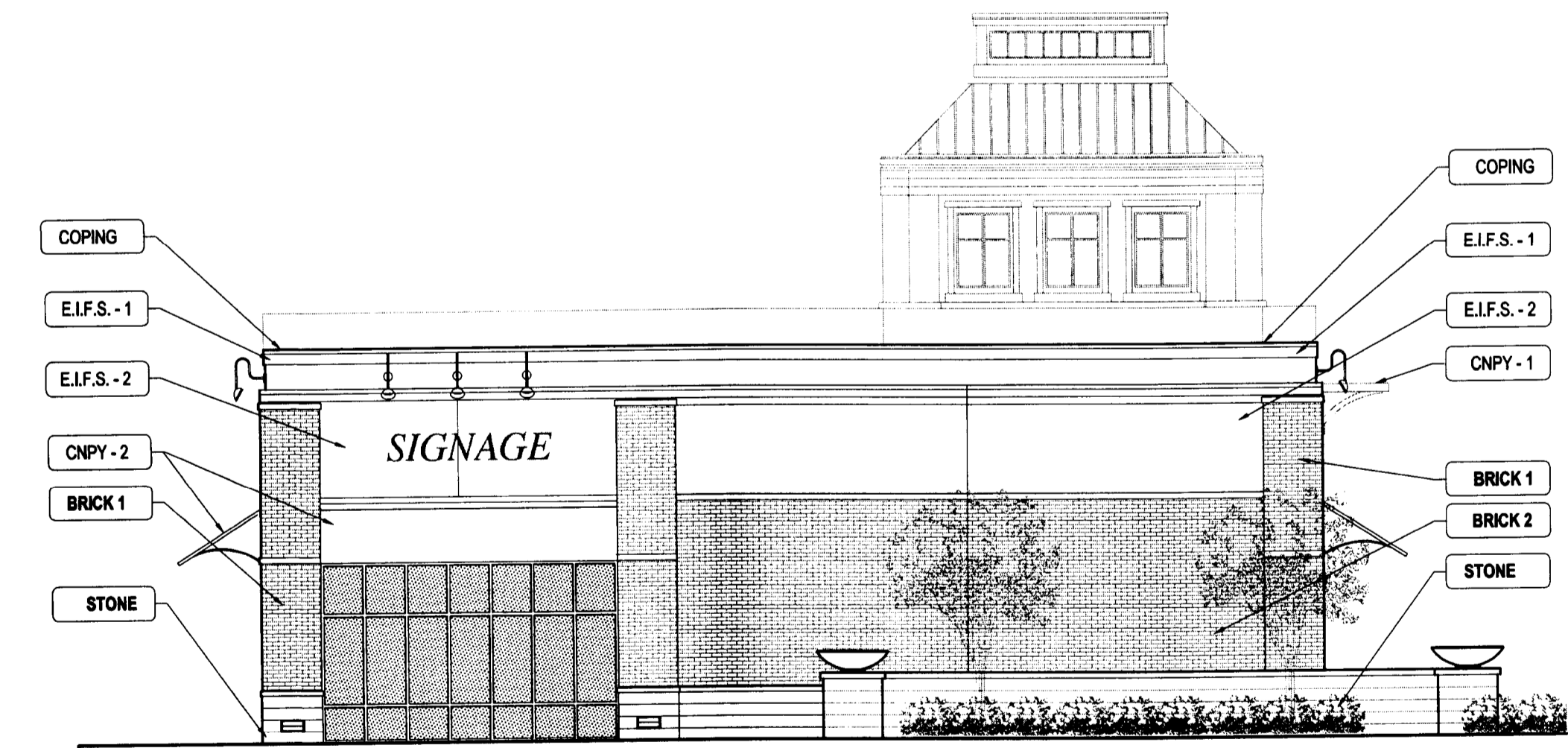
1 NORTH ELEVATION PIPER STATION DR.
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION REA ROAD
SCALE: 1/8" = 1'-0"



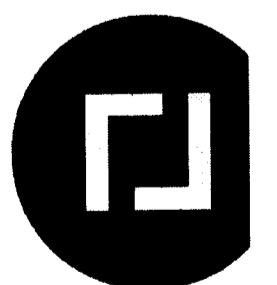
3 SOUTH ELEVATION FROM PARKING AREA
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION AT ENTRY DRIVE
SCALE: 1/8" = 1'-0"

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APPROVED BY
CITY COUNCIL
OCT 15 2011



PIPER STATION RETAIL SCHEMATIC BUILDING ELEVATIONS

CHARLOTTE, North Carolina - RJa Project #SP-663 - 07.18.12

ROBERT JOHNSON
architects
1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043
E info@rjarchitects.com