



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 85°21'21" W	119.48'
L2	N 86°15'20" W	124'
L3	N 03°44'40" E	140.34'
L4	N 86°15'20" W	137.10'
L5	N 85°46'03" E	11.91'
L6	N 03°44'51" W	5.87'
L7	N 85°46'03" E	142.71'
L8	N 82°06'27" E	63.45'
L9	N 18°26'52" E	167.14'
L10	S 12°02'24" E	25.33'
L11	N 03°40'32" E	6.94'
L15	N 03°40'32" E	56.21'

**CURVE TABLE**

NUMBER	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	275.00	48.21	N 06°36'46" W		48.20
C2	206.00	291.46	N 03°44'52" W		214.90
C3	623.63	43.96	N 00°41'25" E		43.95
C4	125.00	65.93	S 86°47'44" E		65.20



**SITE DEVELOPMENT DATA**

1. SITE ACREAGE: APPROXIMATELY 3.22 ACS.
2. TAX PARCELS INCLUDED IN THE REZONING: PORTION OF TAX PARCEL NO. 199-541-01 AND A PORTION OF TAX PARCEL NO. 199-541-02
3. EXISTING ZONING: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)
4. PROPOSED ZONING: R-17MF (CD) LLWPA (multi-family residential, conditional, Lower Lake Wylie Protected Area)
5. EXISTING USES: VACANT
6. PROPOSED USES: MULTI-FAMILY RESIDENTIAL  
MAXIMUM NUMBER OF RESIDENTIAL UNITS: UP TO 48 MULTI-FAMILY DWELLING UNITS
7. MAXIMUM BUILDING HEIGHT: 3 STORIES  
45 FEET (AS MEASURED UNDER THE ORDINANCE)
8. MAXIMUM NUMBER OF BUILDINGS: 2
9. NUMBER OF PARKING SPACES: 82 (SEE THE DEVELOPMENT STANDARDS)
10. SETBACKS AND SIDE & REAR YARDS: PROVIDED PER THE ORDINANCE

**TREE SAVE AREA:**  
TOTAL SITE AREA: 3.22 ACS.  
REQUIRED TREE SAVE AREA:  
15% OF TOTAL SITE AREA:  
15% OF 3.22 ACS. = 0.48 ACS.  
PROVIDED TREE SAVE AREA: 1.37 ACS.

\*\* REMAINING AREA NEEDED FOR TREE SAVE AREA TO BE REFORESTATION AREAS OR FEE IN LIEU OF.

Iron rebar found  
N = 515,049.16  
E = 1,409,557.53  
NAD83 grid coords.

PROPERTY LINE TO BE REMOVED. PROPERTY TO BE COMBINED WITH PHASE I PROJECT.

10510 STEELE CREEK ROAD  
HORIZONS AT STEELE CREEK LLC  
a North Carolina Limited Partnership  
D.B. 29655, Pg. 798 and D.B. 29653, Pg. 715  
Legal Desc. LI 157-220  
TAX I.D. 19954102  
USE: MULTI-FAMILY  
ZONING: R-17MF

APPROVED BY  
CITY COUNCIL  
JUN 20 2016

**CURRENT OWNER:**  
JEN NORTH CAROLINA, LLC (OWNER TAX I.D. 19954101)  
a North Carolina Limited Partnership  
10510 STEELE CREEK ROAD  
CHARLOTTE, NC 28210

**HORIZONS AT STEELE CREEK LLC (OWNER TAX I.D. 19954102)**  
a North Carolina Limited Partnership  
10510 STEELE CREEK ROAD  
CHARLOTTE, NC 28210

**DEVELOPMENT STANDARDS**  
May 19, 2016

**I. General Provisions**  
1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Horizons at Steele Creek, LLC to accommodate the development of two multi-family residential buildings on the rezoning site located on the west side of Steele Creek Road at the current terminus of Calawood Way, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel No. 199-541-01 and a portion of Tax Parcel No. 199-541-02.  
These proposed multi-family residential buildings would be a second phase of the Horizons at Steele Creek multi-family residential community. Phase 1 of the Horizons at Steele Creek multi-family residential community is currently being developed on that portion of Tax Parcel No. 199-541-02 that is located immediately to the east of the Site (the "Phase 1 Property"). The Site and the Phase 1 Property may be combined into one parcel.

2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-17 MF zoning district shall govern the development and use of the Site.

3. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during development and construction document phases.

4. The maximum number of principal buildings to be developed on the Site shall be two.

5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

**II. Permitted Uses**  
1. The Site may only be devoted to a residential community containing a maximum of 48 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-17 MF zoning district.

**III. Transportation**  
1. Vehicular access to the Site shall be 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 and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation in accordance with applicable published standards.

2. Off-street vehicular parking and bicycle parking shall be provided in accordance with the requirements of the Ordinance.

3. To meet the off-street vehicular parking requirements of the Ordinance for the two multi-family residential buildings to be constructed on the Site, Petitioner shall secure a parking agreement or easement with the owner of the Phase 1 Property or any successor in interest to the owner of the Phase 1 Property to utilize excess parking spaces on the Phase 1 Property. This parking agreement or easement shall be executed and recorded prior to the issuance of a building permit for the first multi-family residential building to be constructed on the Site. The terms of the parking agreement or easement may provide that in the event that the Site and the Phase 1 Property are combined into one parcel and under common ownership, the parking agreement or easement may be terminated provided that the combined parcel meets the off-street parking requirements of the Ordinance.

4. The alignment of the internal vehicular circulation areas may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with applicable published standards.

5. The vehicular access points into and out of the Site may be gated at the option of Petitioner.

**IV. Architectural Standards**  
1. The maximum height in stories of the multi-family residential buildings to be constructed on the Site shall be 3 stories.

2. The maximum height in feet of the multi-family residential buildings to be constructed on the Site shall be 45 feet as measured from the average grade at the base of the structure.

3. Attached to the Rezoning Plan are schematic architectural renderings of the multi-family residential buildings to be constructed on the Site that are intended to depict the general conceptual architectural style and character of such buildings. Accordingly, the multi-family residential buildings to be constructed on the Site shall be designed and constructed so that they are substantially similar in appearance to the attached schematic architectural renderings. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character of the multi-family residential buildings are permitted.

4. The exterior building materials for the multi-family residential building to be constructed on the Site are designed on the attached schematic architectural renderings.

**V. Streetscape and Landscaping/Buffer**  
1. A Class C buffer shall be established along portions of the Site's boundary lines as depicted on the Rezoning Plan, and such buffer shall conform to the standards of Section 12.302 of the Ordinance. The width of the Class C buffer as depicted on the Rezoning Plan may not be reduced, and this Class C buffer may not be eliminated.

**VI. Environmental Features**  
1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.  
2. Development of the Site shall comply with the City of Charlotte Tree Ordinance. The tree save areas are depicted on the Rezoning Plan and shall remain in place.

**VII. Binding Effect of the Rezoning Documents and Definitions**  
1. If this Rezoning Petition is approved, all conditions applicable to the use and 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 the current and subsequent owners of the Site and their respective successors in interest and assigns.  
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.  
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

**APPLICANT / DEVELOPER:**  
CIP CONSTRUCTION COMPANY  
201 NORTH ELM STREET  
GREENSBORO, NC 27401  
PHONE: O: (336) 275-6168 x 305  
CONTACT: DENNIS BURTON  
EMAIL: dburton@cipconat.com

**ENGINEER:**  
OPT ENGINEERING & SURVEYING, INC.  
4400 TYNNING STREET  
HIGH POINT, NC 27265  
PHONE: (336) 812-8800 EXT. 304  
FAX: (336) 812-8780  
CONTACT: CHUCK TRUBY, P.E.  
EMAIL: chucky@optengineering.com

RECEIVED  
MAY 18 2016

Ray Holt  
704.634.9591

**REVISIONS**

NO.	DESCRIPTION	DATE
1		
2		

CITY OF CHARLOTTE PLANNING STAFF COMMENTS: TM  
CITY OF CHARLOTTE PLANNING STAFF COMMENTS: TM

**ENGINEERING AND SURVEYING, INC.**  
LAND DEVELOPMENT CONSULTING  
CORPORATE LICENSE NUMBER: C-1975  
4400 TYNNING STREET  
HIGH POINT, NORTH CAROLINA 27265  
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

**GPI**  
NORTH CAROLINA PROFESSIONAL ENGINEER  
SEAL 14984  
4/16/15

**HORIZONS AT STEELE CREEK**  
10510 & 10700 STEELE CREEK ROAD  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY

**SITE PLAN 2016-041**

SCALE: 1" = 40'

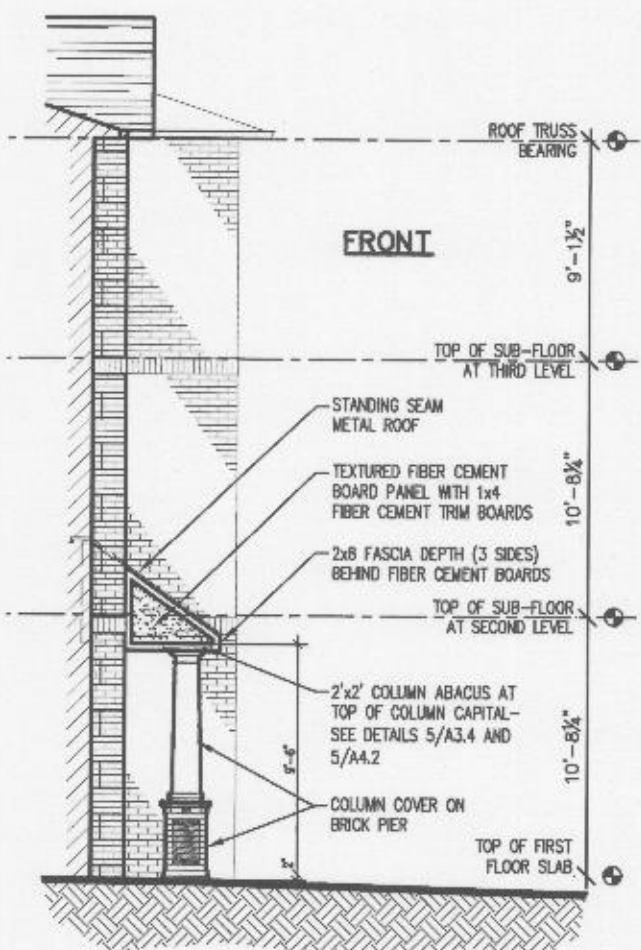
DATE: 4/13/16

PROJECT: 1306-14

DRAWN BY: TM

SHEET **RZ-1**





**SIDE ELEVATION AT MAIN ENTRY**  
SCALE: 1/8" = 1'-0"

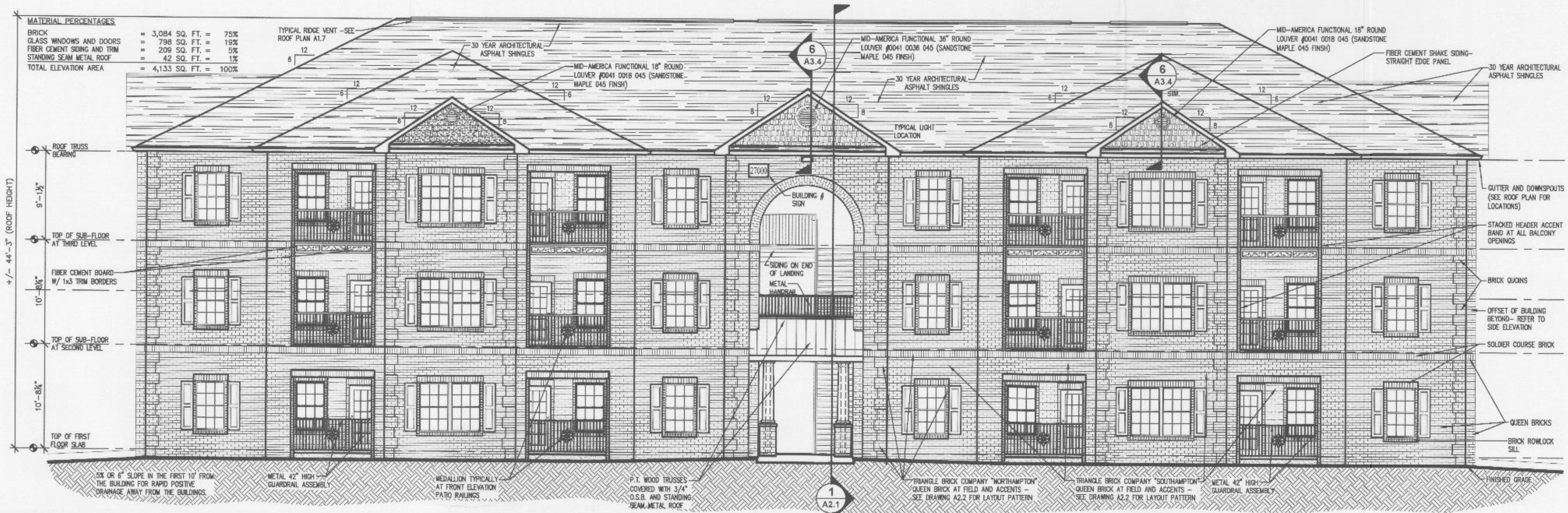
5  
A2.0

**MATERIAL PERCENTAGES FOR TOTAL BUILDING**

BRICK	= 11,162 SQ. FT. = 80%
GLASS WINDOWS AND DOORS	= 1,776 SQ. FT. = 13%
FIBER CEMENT SIDING AND TRIM	= 209 SQ. FT. = 2%
STANDING SEAM METAL ROOF	= 42 SQ. FT. = 1%
TOTAL ELEVATION AREA	= 13,928 SQ. FT. = 100%

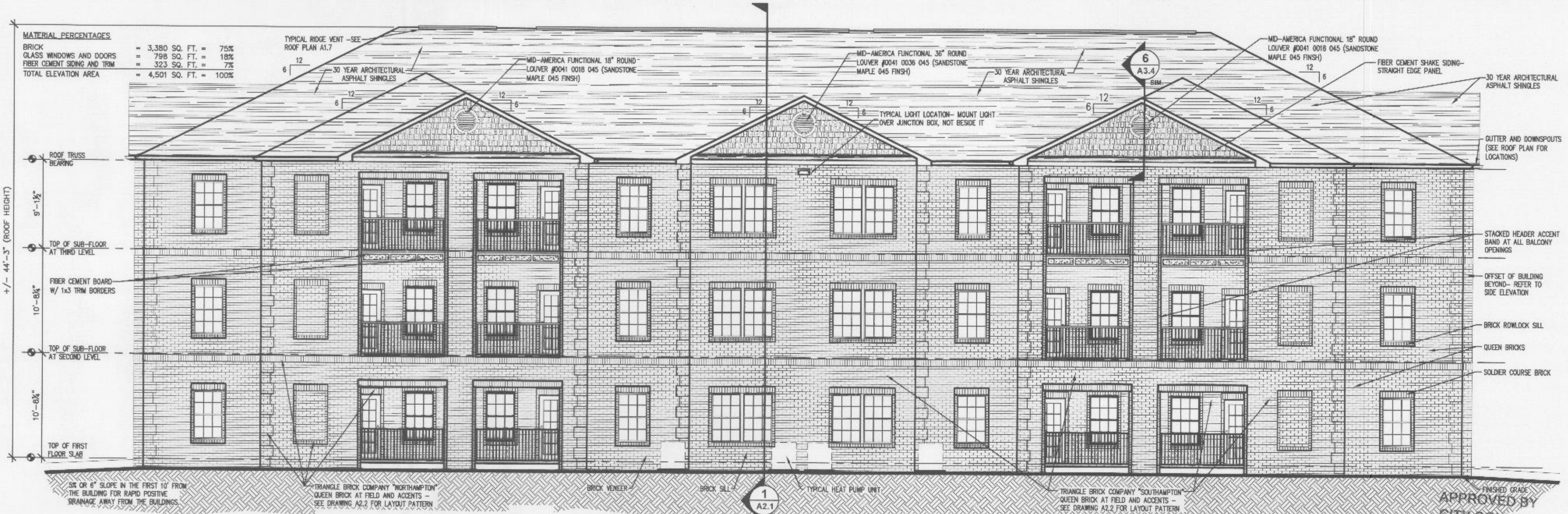
**MATERIAL PERCENTAGES FOR 12 BUILDINGS**

BRICK	= 133,944 SQ. FT. = 80%
GLASS WINDOWS AND DOORS	= 21,312 SQ. FT. = 13%
FIBER CEMENT SIDING AND TRIM	= 2,508 SQ. FT. = 2%
STANDING SEAM METAL ROOF	= 504 SQ. FT. = 1%
TOTAL ELEVATION AREA	= 167,736 SQ. FT. = 100%



**FRONT BUILDING ELEVATION AT STANDARD "T" BUILDING**  
SCALE: 1/8" = 1'-0"

1  
A2.0

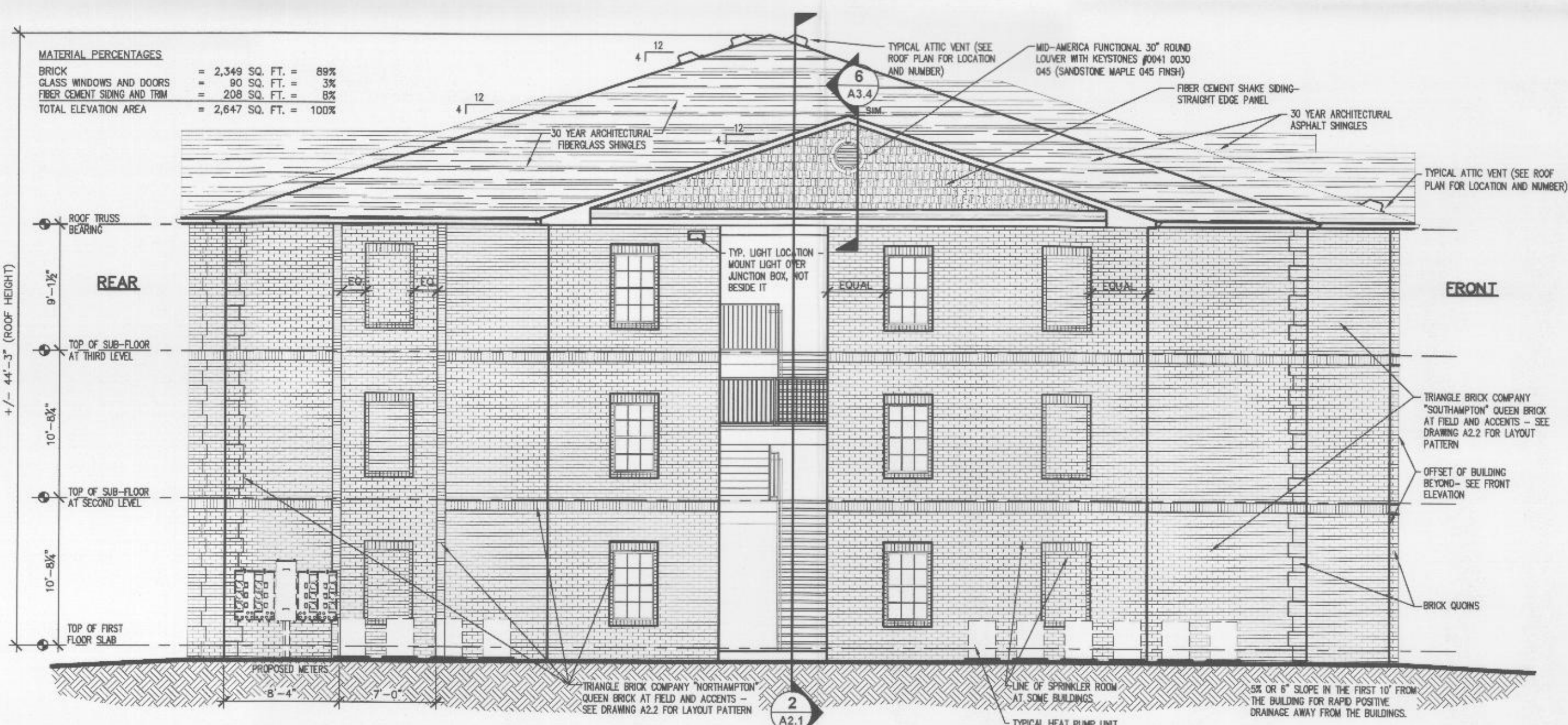


**REAR BUILDING ELEVATION AT STANDARD "T" BUILDING**  
SCALE: 1/8" = 1'-0"

2  
A2.0

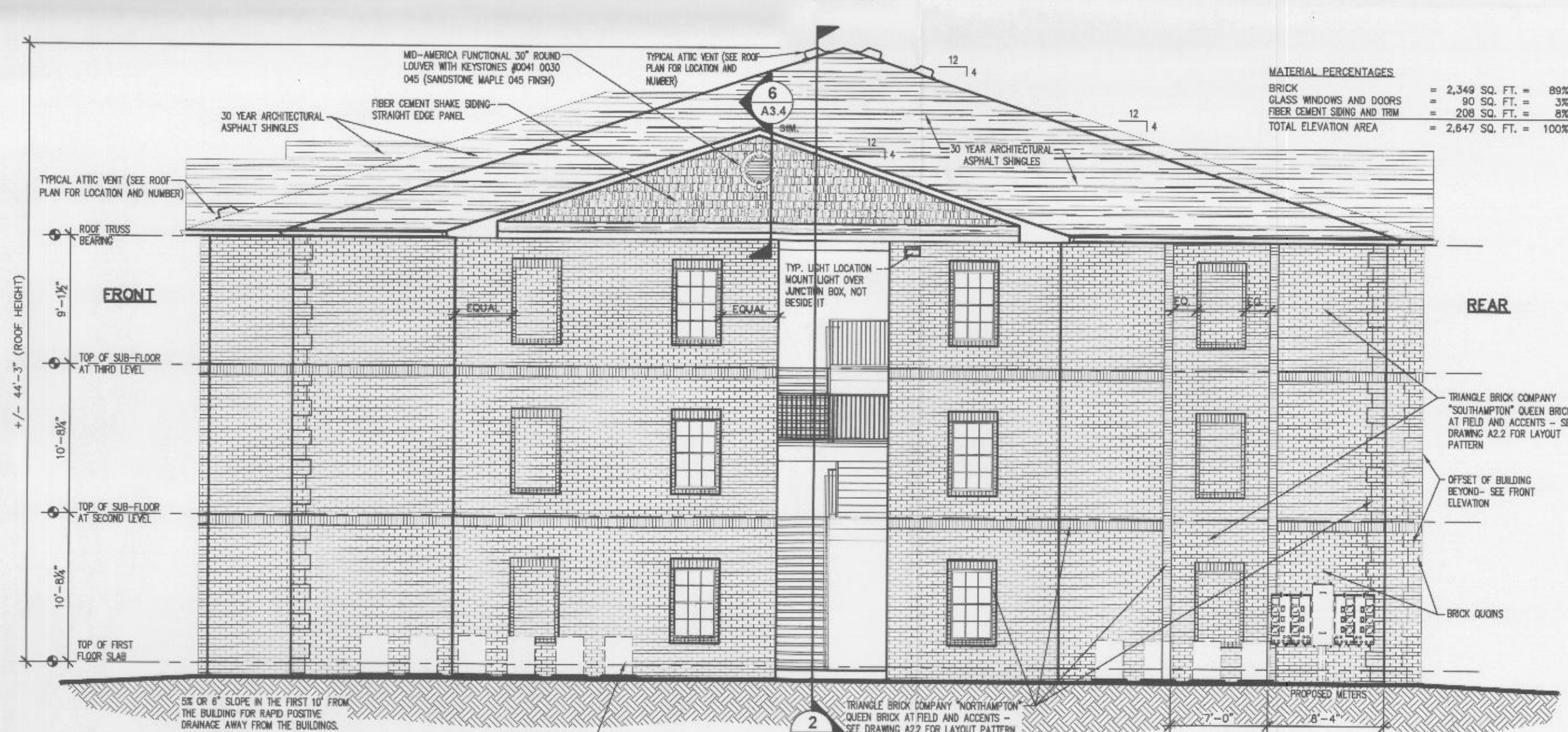
JUN 20 2016

APPROVED BY  
CITY COUNCIL



**LEFT SIDE ELEVATION AT STANDARD "T" BUILDING**  
SCALE: 1/8" = 1'-0"

3  
A2.0



**RIGHT SIDE ELEVATION AT STANDARD "T" BUILDING**  
SCALE: 1/8" = 1'-0"

4  
A2.0

**C.I.P. CONSTRUCTION COMPANY**  
P.O. BOX 9846  
GREENSBORO, N.C.  
Phone (336) 275-6198  
Fax (336) 333-0084

ROY CARROLL  
CIP CONSTRUCTION  
© 2013



**HORIZONS STEEL CREEK**  
10510 Steele Creek Road  
Charlotte, North Carolina  
Mecklenburg County, North Carolina

DATE: 22 NOV 2014

REV:


**STANDARD "T" BUILDING ELEVATIONS**

SHEET NUMBER:  
**A2.0**