

1	201-084-99	WILLIAMS GLENN HOA	12615-120	R-4(CD)
2	201-083-31	WILLIAMS GLENN HOA	13683-641	R-4(CD)
3	201-081-05	THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION	31056-341	R-3
4	201-481-02	PULTE HOME COMPANY LLC	33564-795	R-12MF(CD)
5	201-481-41	PRINGLE TOWNS TOWNHOME OWNER ASSOCIATION	35781-073	R-12MF(CD)
6	201-481-08	PRINGLE SQUARE LLC	32504-314	R-12MF(CD)
7	201-481-07	RALPH S GRIER	33367-387	R-3
8	201-091-07	SWEETGRASS BEREWICK LLC	34890-123	MUDD-O
9	201-091-20	KNCT DIXIE RIVER LLC	29640-137	NS
10	201-091-19	KNCT DIXIE RIVER LLC	29640-137	NS
11	201-091-16	DAVID E JARRELL	12290-692	R-3
12	201-091-02	CARL WILLIAM YAUS	03237-608	R-3
13	201-091-01	RICHARD DALE HOOVER	04906-710	R-3
14	201-075-04	HARPER CAPITAL I LLC	31558-711	R-3



**VICINITY MAP**  
NTS

**SITE DEVELOPMENT DATA**

**ACREAGE:** ± 184.90 ACRES  
**TAX PARCEL #S:** #201-091-15 AND #201-091-08  
**EXISTING ZONING:** R-3  
**PROPOSED ZONING:** (I) O-2 (CD); (II) MUDD-O; (III) AND UR-2(CD), WITH FIVE (5) YEAR VESTED RIGHTS  
**EXISTING USES:** VACANT  
**PROPOSED USES:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN (I) THE O-2(CD) ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED O-2(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN); (II) THE MUDD-O ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED MUDD-O (AS GENERALLY DEPICTED ON THE REZONING PLAN); AND (III) UR-2(CD) ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED UR-2(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3 (WHICH SHALL CONTROL).

**MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT (SEE SECTION 3 FOR MORE DETAILS WHICH SHALL CONTROL):**

- A. WITH RESPECT TO THE O-2(CD) ZONING DISTRICT:
  - (I) WITHIN DEVELOPMENT AREAS A-1 AND A-2, IN THE AGGREGATE UP TO 320,000 S.F. OF GROSS FLOOR AREA OF OFFICE AND/OR MEDICAL OFFICE USES, AND MEDICAL/HEALTHCARE USES; AND A HEALTH INSTITUTION (INCLUDING WITHOUT LIMITATION, A COMMUNITY HOSPITAL) UP TO 150 BEDS (ESTIMATED AT 340,000 SQ. FT.); TOGETHER WITH OTHER USES, INCLUDING WITHOUT LIMITATION ACCESSORY USES, PERMITTED WITHIN THE O-2 ZONING DISTRICT; PROVIDED THAT CERTAIN PERMITTED USES SUCH AS RETAIL/EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE) ARE SUBJECT TO THE LIMITATIONS SET FORTH WITHIN THE O-2 ZONING DISTRICT AND WHEN DEVELOPED SHALL REDUCE THE AMOUNT OF THE S.F. OF FLOOR AREA OF PERMITTED USES SET OUT IN ITEM (I) ABOVE; AND
  - (II) WITHIN DEVELOPMENT AREAS D-1 AND D-2, IN THE AGGREGATE UP TO 910,000 S.F. OF GROSS FLOOR AREA OF OFFICE AND/OR MEDICAL OFFICE USES (PROVIDED MEDICAL OFFICE USES WITHIN DEVELOPMENT AREAS D-1 AND D-2 ARE LIMITED TO 20,000 SQUARE FEET OF GROSS FLOOR AREA IN CONNECTION WITH CONVERSION (REDUCTION) OF GENERAL OFFICE USES AS DESCRIBED IN SECTION 3 BELOW), MEDICAL/HEALTHCARE USES; TOGETHER WITH OTHER USES, INCLUDING WITHOUT LIMITATION ACCESSORY USES, PERMITTED WITHIN THE O-2 ZONING DISTRICT; PROVIDED THAT CERTAIN PERMITTED USES SUCH AS RETAIL/EDEE ARE SUBJECT TO THE LIMITATIONS SET FORTH WITHIN THE O-2 ZONING DISTRICT AND WHEN DEVELOPED SHALL REDUCE THE AMOUNT OF THE S.F. OF FLOOR AREA OF PERMITTED USES SET OUT IN ITEM (I) ABOVE; AND
- B. WITH RESPECT TO THE MUDD-O ZONING DISTRICT (I.E. DEVELOPMENT AREA B), WITH UP TO 104,200 SQUARE FEET OF GROSS FLOOR AREA OF GENERAL AND MEDICAL OFFICE USES (SEE LIMITATION IN AMOUNT OF MEDICAL OFFICE USES BELOW), MEDICAL/HEALTHCARE USES, BANKS/FINANCIAL INSTITUTIONS, RETAIL, EDEE, BREWERIES, INDOOR RECREATION, CONVENIENCE/GASOLINE SALES USES, PERSONAL SERVICES AND OTHER COMMERCIAL USES (ALL SUCH USES EXCLUDING GENERAL AND MEDICAL OFFICE USES AND BANKS/FINANCIAL INSTITUTIONS USES, BEING REFERRED TO AS "RETAIL/EDEE/PERSONAL SERVICE USES" OR "NON-OFFICE COMMERCIAL USES"); TOGETHER WITH OTHER USES, INCLUDING WITHOUT LIMITATION, ACCESSORY USES AS PERMITTED IN THE MUDD-O ZONING DISTRICT; PROVIDED, HOWEVER, NO MORE THAN 80,000 SQUARE FEET OF GROSS FLOOR AREA OF THE USES SET OUT IN ITEM (I) ABOVE SHALL BE RETAIL/EDEE/PERSONAL SERVICES USES (SUBJECT TO INCREASES PURSUANT TO THE TRANSFER AND CONVERSION RIGHTS DESCRIBED BELOW), AND NO MORE THAN 25,200 SQUARE FEET OF GROSS FLOOR AREA OF MEDICAL OFFICE USES SHALL BE PERMITTED WITHIN DEVELOPMENT AREA B; AND
- C. WITH RESPECT TO UR-2 (CD) ZONING DISTRICT: (I) WITHIN DEVELOPMENT AREA C-1, UP TO 275 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AS FURTHER DESCRIBED BELOW; (II) WITHIN DEVELOPMENT AREA C-2, UP TO 200 SENIOR LIVING FACILITY UNITS COMPRISED OF INDEPENDENT AND/OR DEPENDENT CARE LIVING UNITS AND CONTINUING CARE/RETIREMENT; AND (III) WITHIN DEVELOPMENT AREAS E-1 AND E-2 IN THE AGGREGATE UP TO 50 SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL DWELLING UNITS; AND SUCH OTHER USES AS DESCRIBED IN SECTION 3; EACH OF ITEMS A, B AND C ABOVE BEING MORE PARTICULARLY DESCRIBED IN SECTION 3 BELOW WHICH SHALL CONTROL, INCLUDING THE CONVERSIONS AND TRANSFER RIGHTS DESCRIBED BELOW IN SECTION 3.

**MAXIMUM BUILDING HEIGHT:** HEIGHT WILL BE AS SET FORTH IN THE ORDINANCE FOR THE APPLICABLE ZONING DISTRICT EXCEPT THAT THE BUILDING HEIGHT IN THE DEVELOPMENT AREAS B AND C-2 SHALL BE LIMITED AS FURTHER DESCRIBED IN SECTION 3. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

**Parking:** As required by the Ordinance.

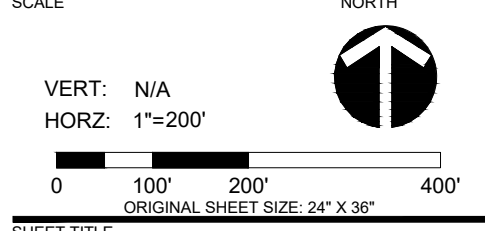
KEY MAP  
 SEAL

**STEELE CREEK (1997), LLC**  
 CHARLOTTE, NC  
 REZONING  
 RZP-2021-093

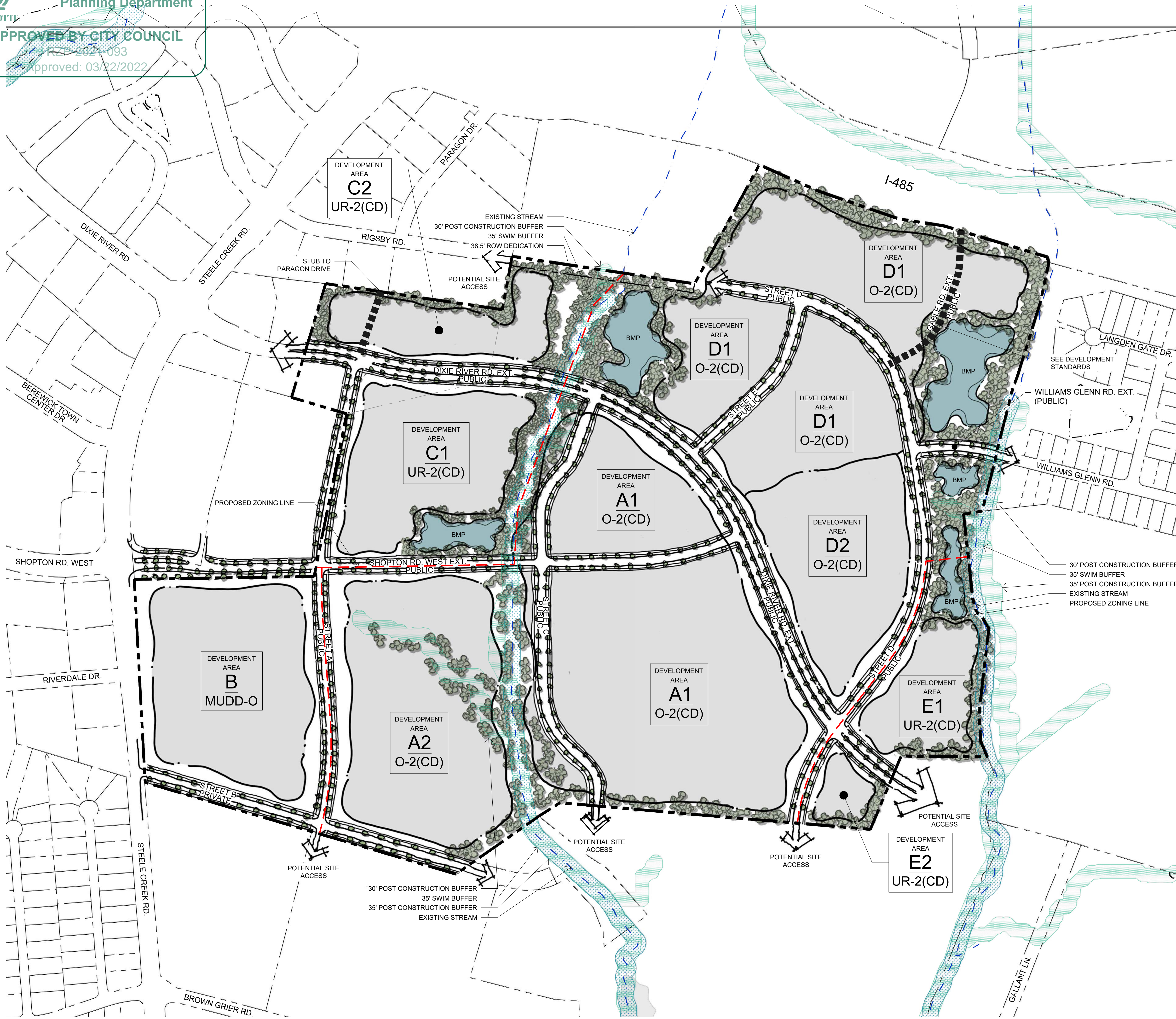
LANDDESIGN PROJ.# 1021001

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.30.21
2	PER CITY COMMENTS	09.13.21
3	PER CITY COMMENTS	11.15.21
4	PER CITY COMMENTS	12.13.21
5	PER CITY COMMENTS	01.17.22
6	PER CITY COMMENTS	02.24.22
7	PER CITY COMMENTS	03.16.22

DESIGNED BY: KST  
 DRAWN BY: JYK  
 CHECKED BY: KST



**TECHNICAL DATA**  
 SHEET NUMBER  
**RZ-1**



KEY MAP

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SEAL

PROJECT

**STEELE CREEK (1997), LLC**

CHARLOTTE, NC  
 REZONING  
 RZP-2021-093

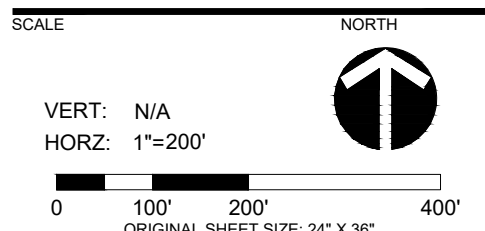
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5	PER CITY COMMENTS	01.17.22
6	PER CITY COMMENTS	02.24.22
7	PER CITY COMMENTS	03.16.22

DESIGNED BY: KST  
 DRAWN BY: JYK  
 CHECKED BY: KST

SCALE

VERT: N/A  
 HORZ: 1"=200'



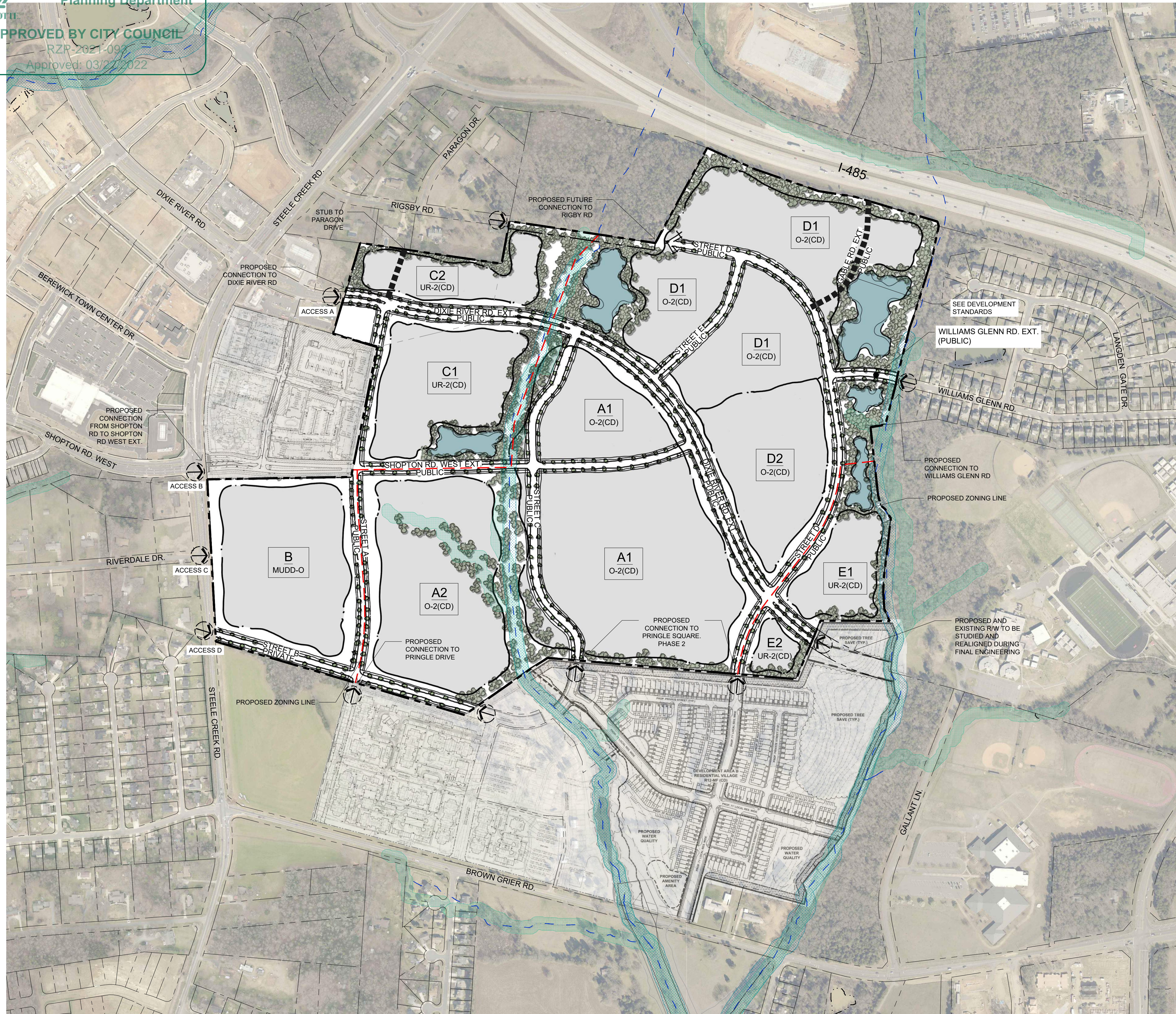
ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE

**SCHEMATIC SITE PLAN**

SHEET NUMBER

**RZ-2**



KEY MAP

SEAL

PROJECT

**STEELE CREEK (1997), LLC**

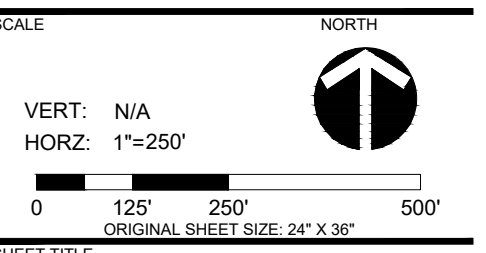
CHARLOTTE, NC  
 REZONING  
 RZP-2021-093

LANDDESIGN PROJ.# 1021001

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
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6	PER CITY COMMENTS	02.24.22
7	PER CITY COMMENTS	03.16.22

DESIGNED BY: KST  
 DRAWN BY: JYK  
 CHECKED BY: KST

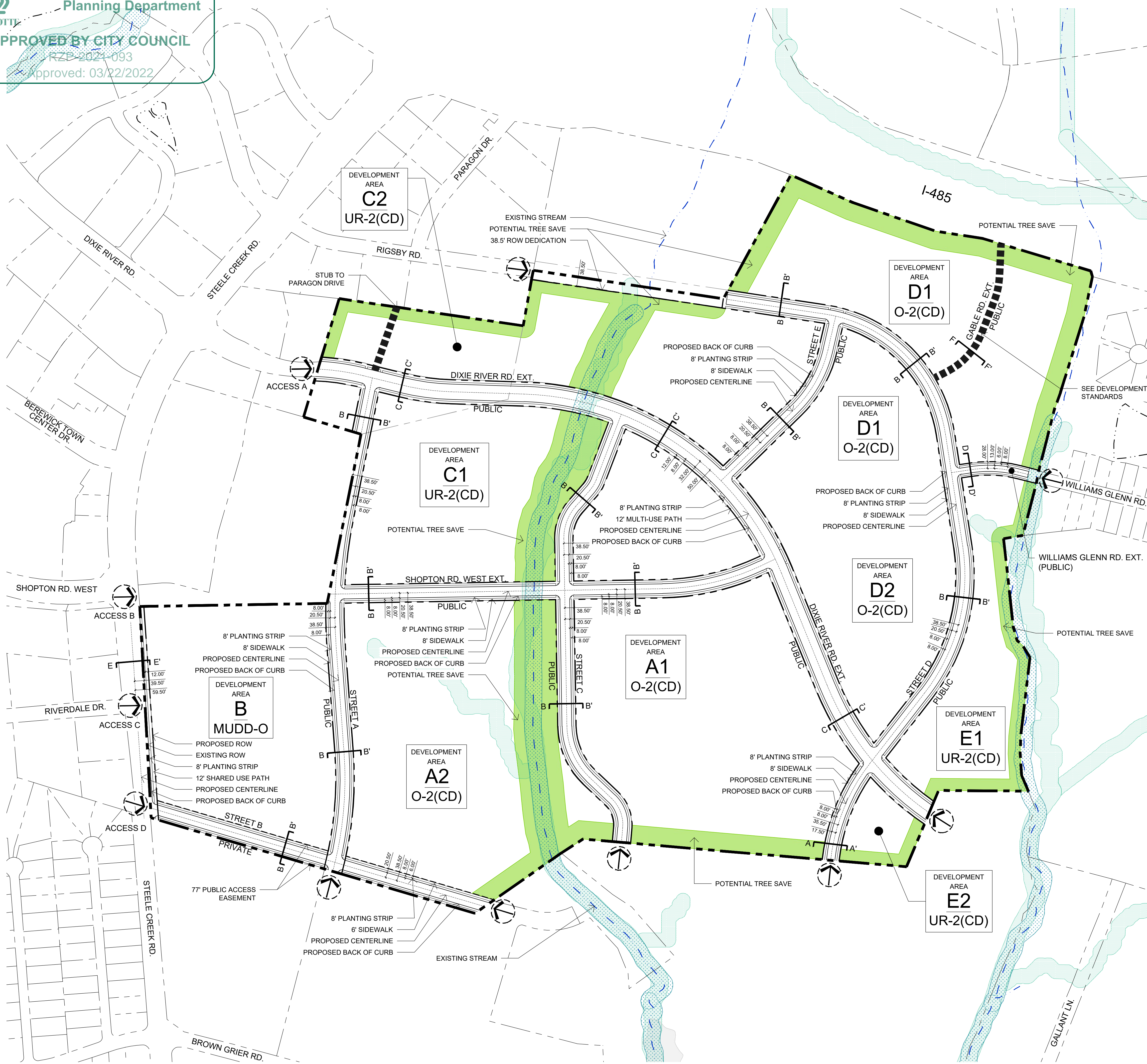


SHEET TITLE

**SCHEMATIC SITE PLAN  
 ADJACENT DEVELOPMENTS**

SHEET NUMBER

**RZ-3**



KEY MAP

SEAL

PROJECT

**STEELE CREEK (1997), LLC**

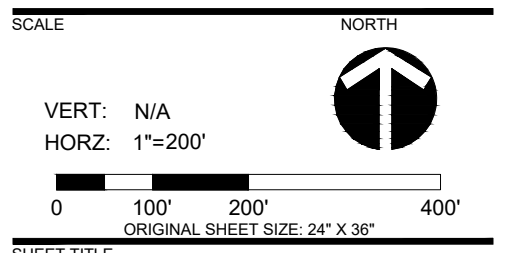
CHARLOTTE, NC  
 REZONING  
 RZP-2021-093

LANDDESIGN PROJ.# 1021001

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
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7	PER CITY COMMENTS	03.16.22

DESIGNED BY: KST  
 DRAWN BY: JYK  
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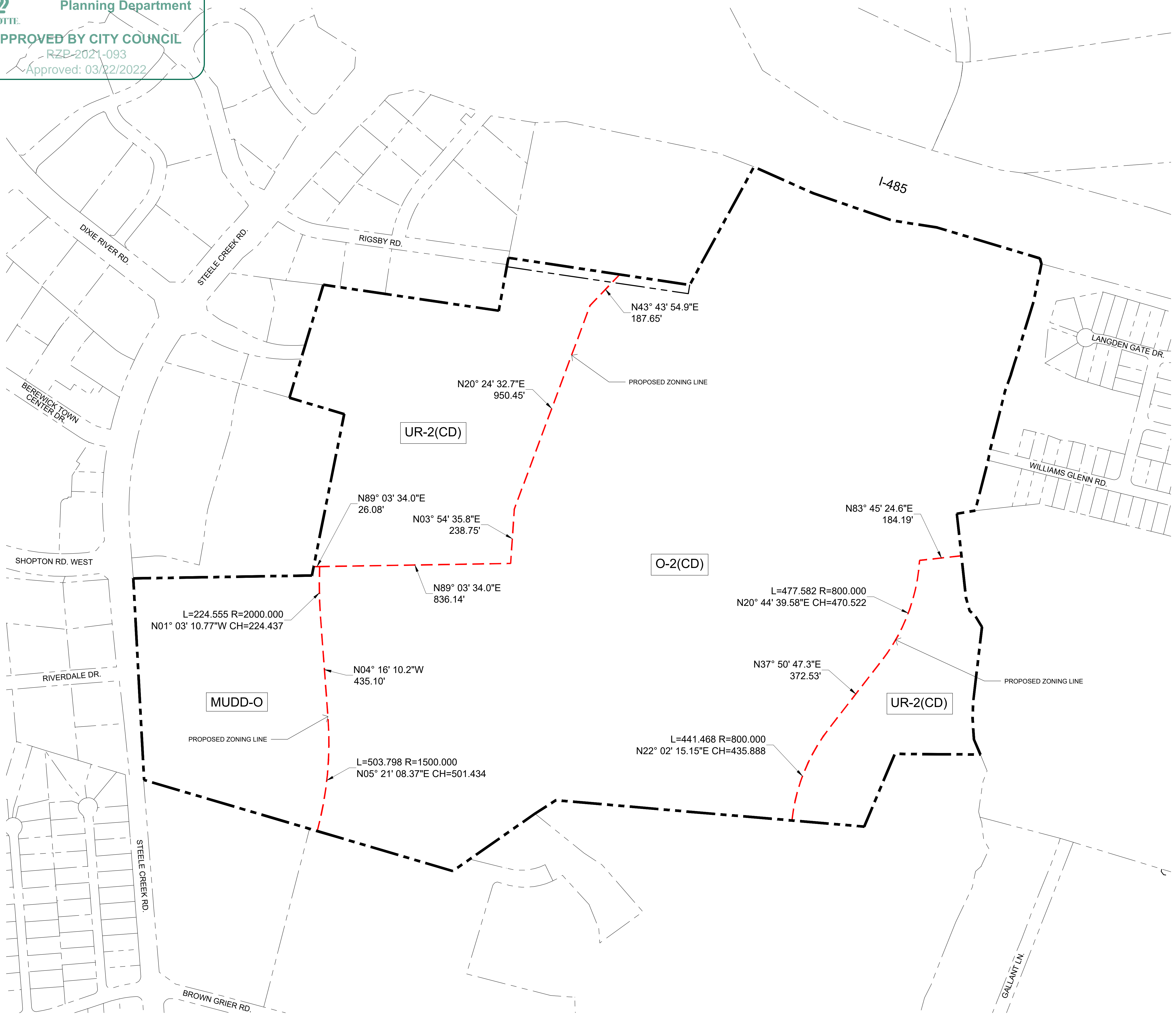


**PROPOSED STREET DIMENSIONS**

SHEET NUMBER **RZ-4**







KEY MAP

SEAL

PROJECT

**STEELE CREEK (1997), LLC**

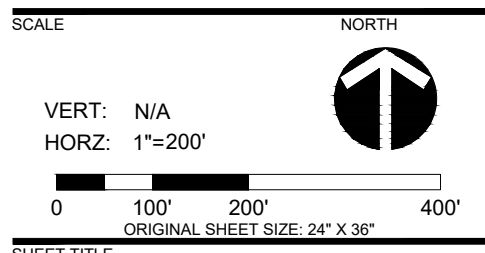
CHARLOTTE, NC  
 REZONING  
 RZP-2021-093

LANDDESIGN PROJ.# 1021001

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7	PER CITY COMMENTS	03.16.22

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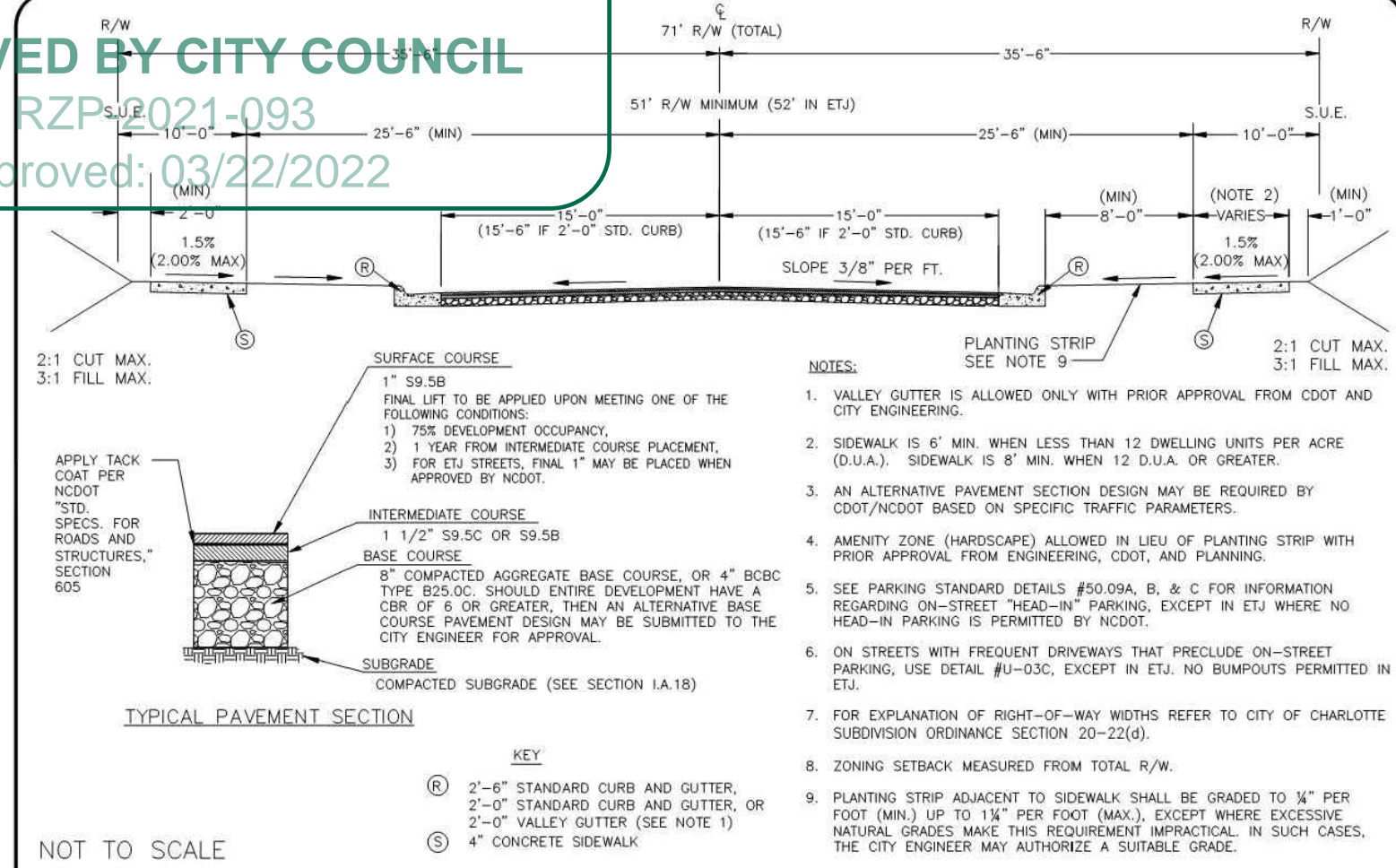


ZONING BOUNDARY

SHEET NUMBER **RZ-7**

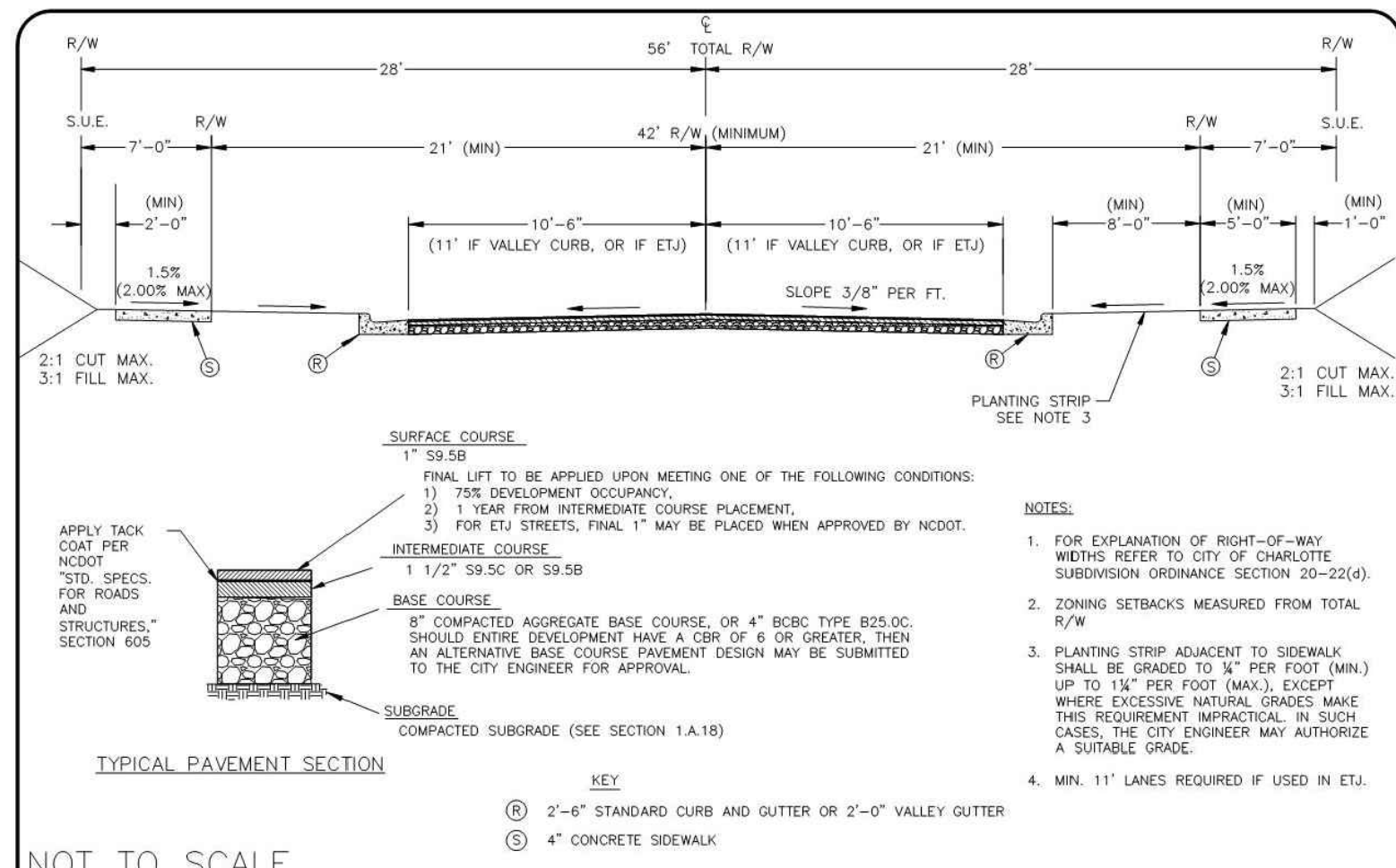
**APPROVED BY CITY COUNCIL**

RZP-2021-093  
 Approved: 03/22/2022



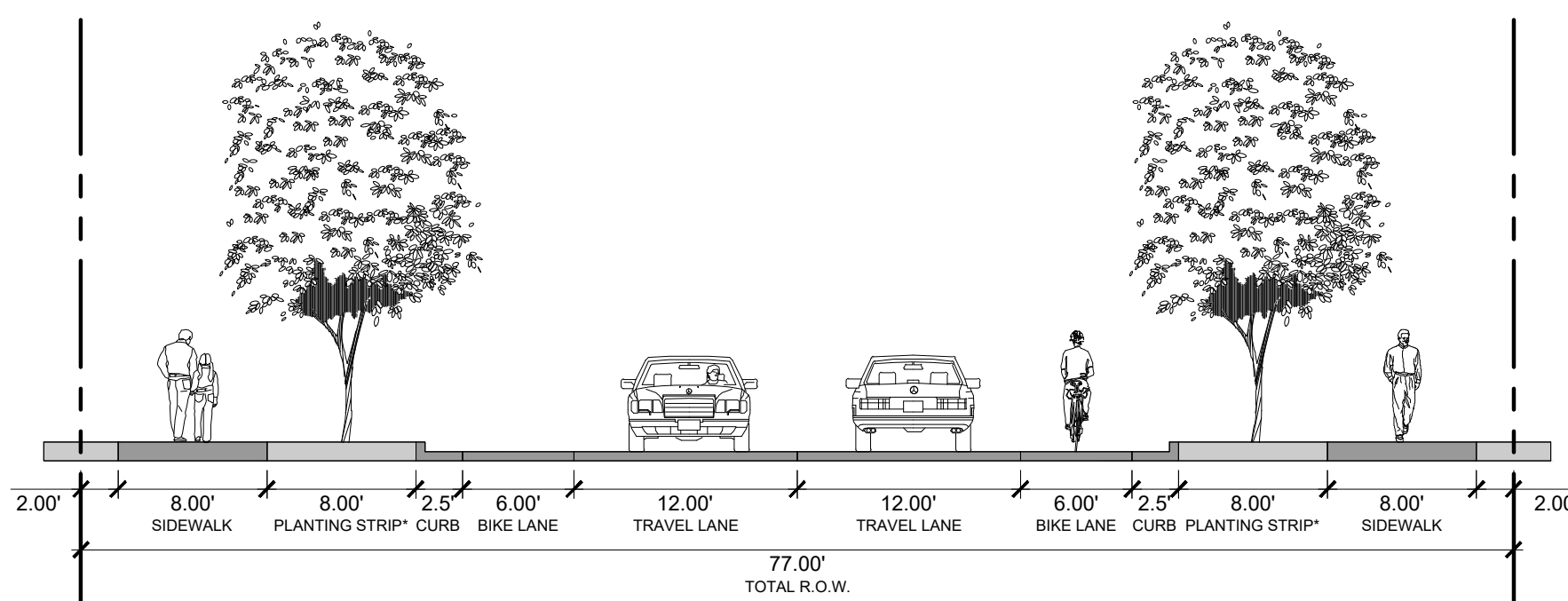
**CITY OF CHARLOTTE**  
 LAND DEVELOPMENT STANDARDS  
 INCLUDES CHARLOTTE ETJ  
 LOCAL RESIDENTIAL WIDE STREET  
 TYPICAL SECTION  
 STD. NO. REV. U-03A | 19

**STREET SECTION A-A'**  
 N.T.S.

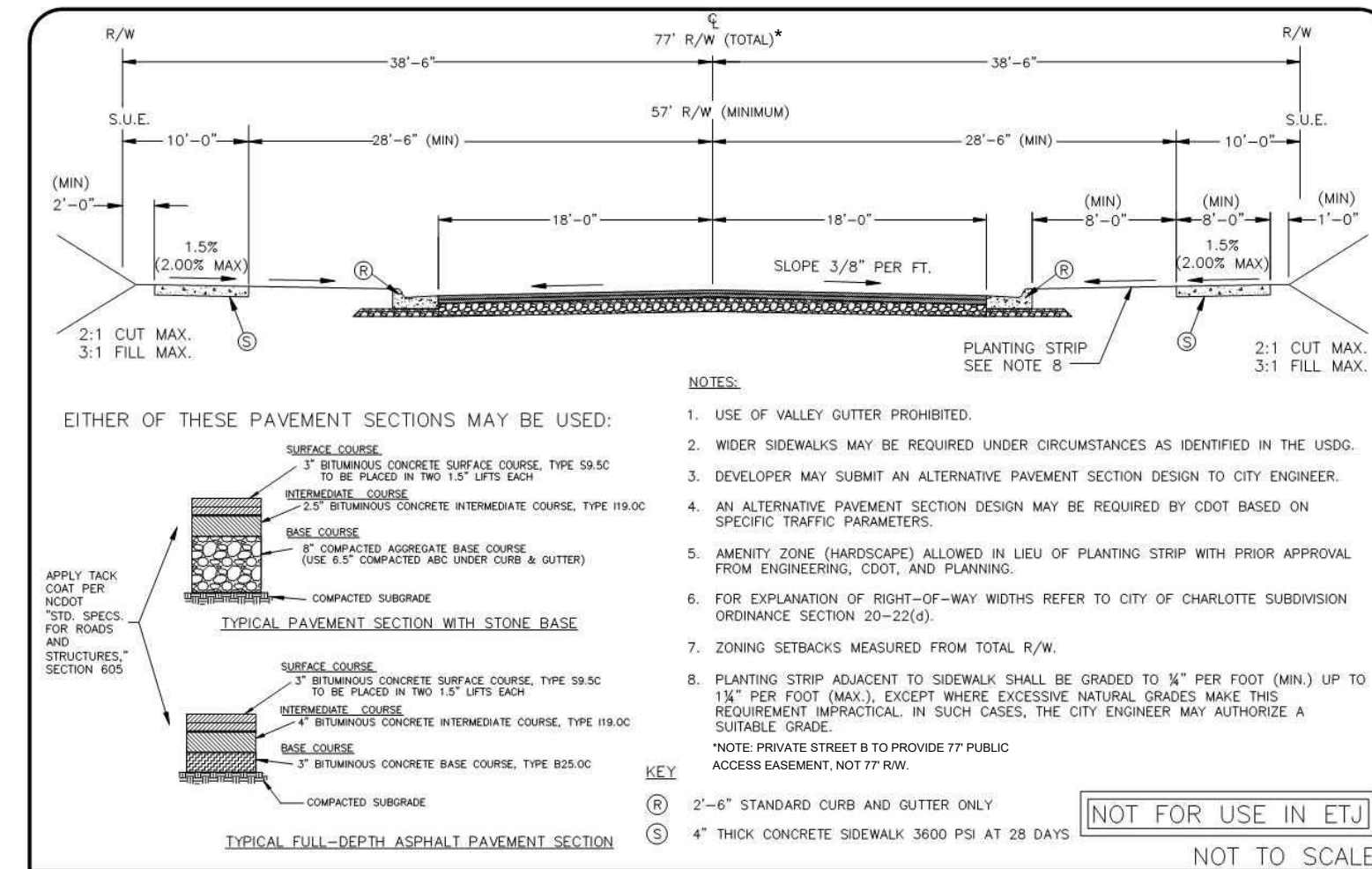


**CITY OF CHARLOTTE**  
 LAND DEVELOPMENT STANDARDS  
 INCLUDES CHARLOTTE ETJ  
 LOCAL RESIDENTIAL MEDIUM STREET  
 TYPICAL SECTION  
 STD. NO. REV. U-02 | 19

**STREET SECTION D-D'**  
 N.T.S.

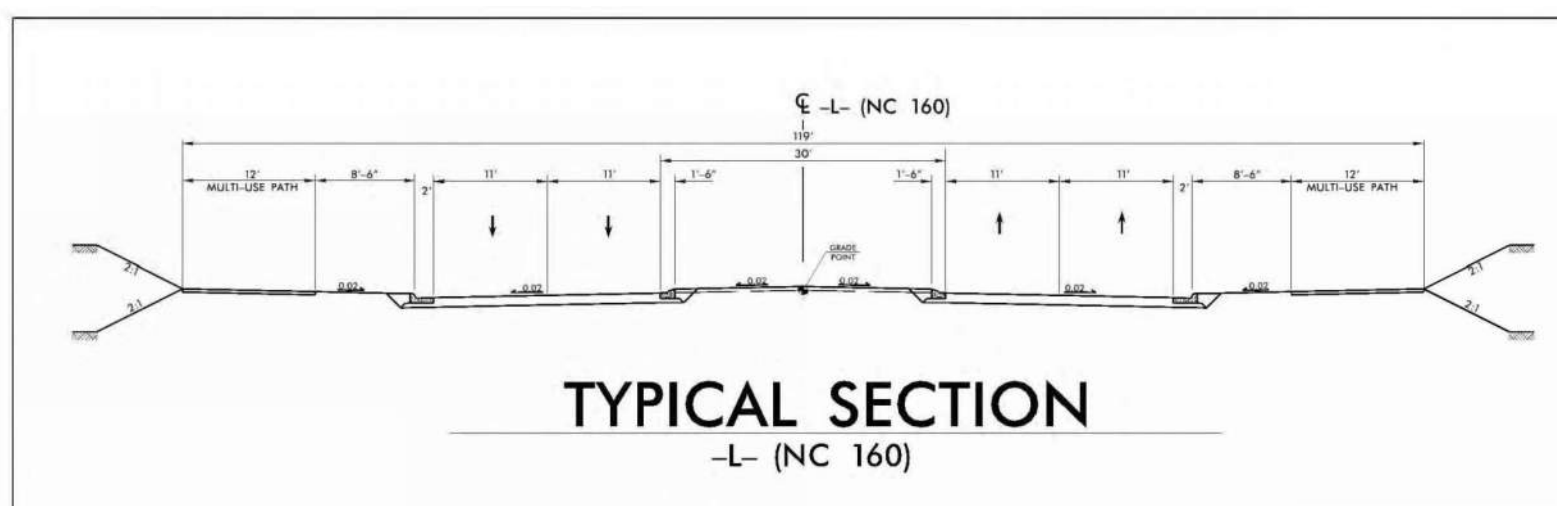


**FUTURE BRIDGE SECTION**  
 N.T.S.

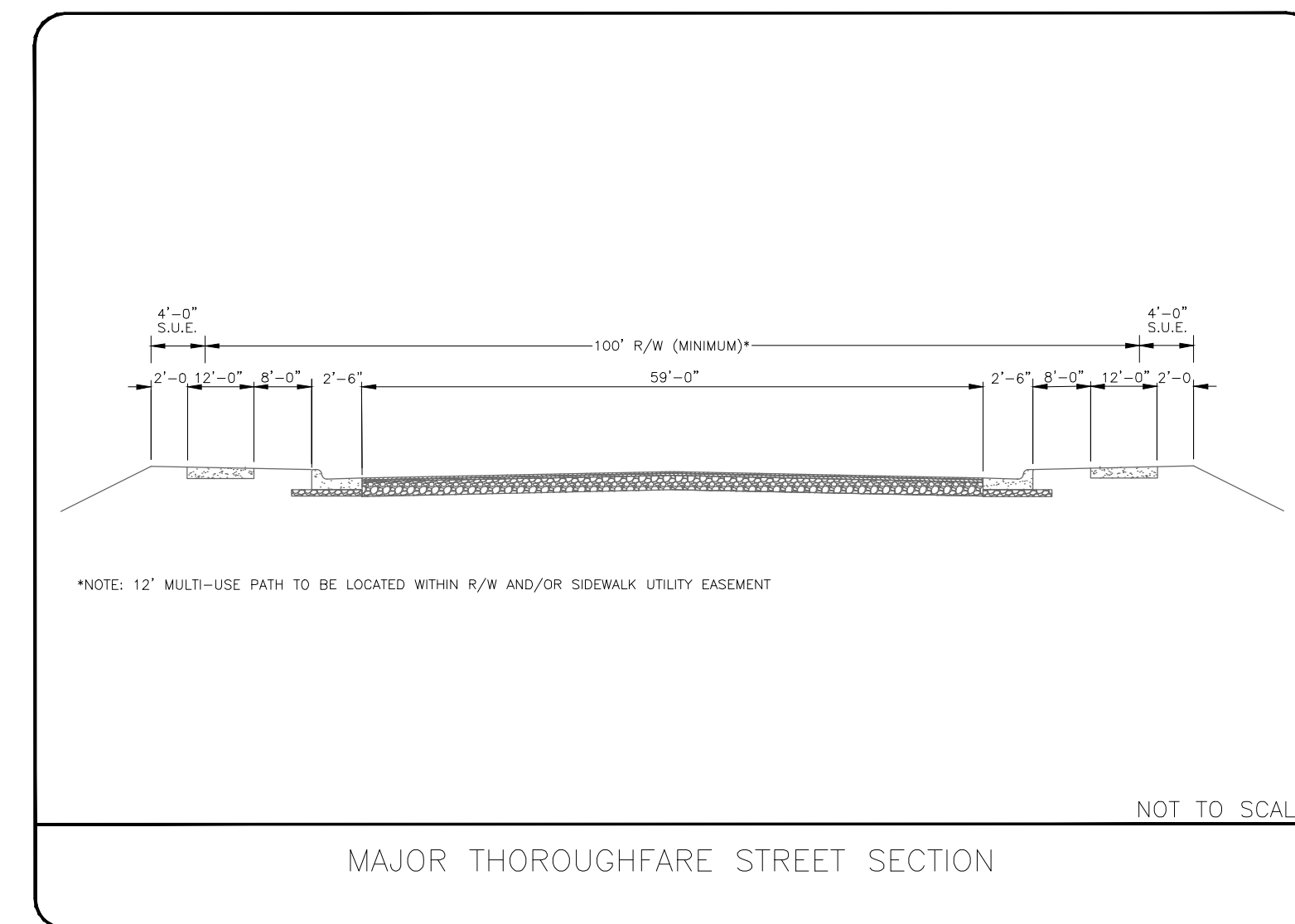


**CITY OF CHARLOTTE**  
 LAND DEVELOPMENT STANDARDS  
 LOCAL OFFICE/COMMERCIAL WIDE STREET  
 TYPICAL SECTION  
 STD. NO. REV. U-05A | 19

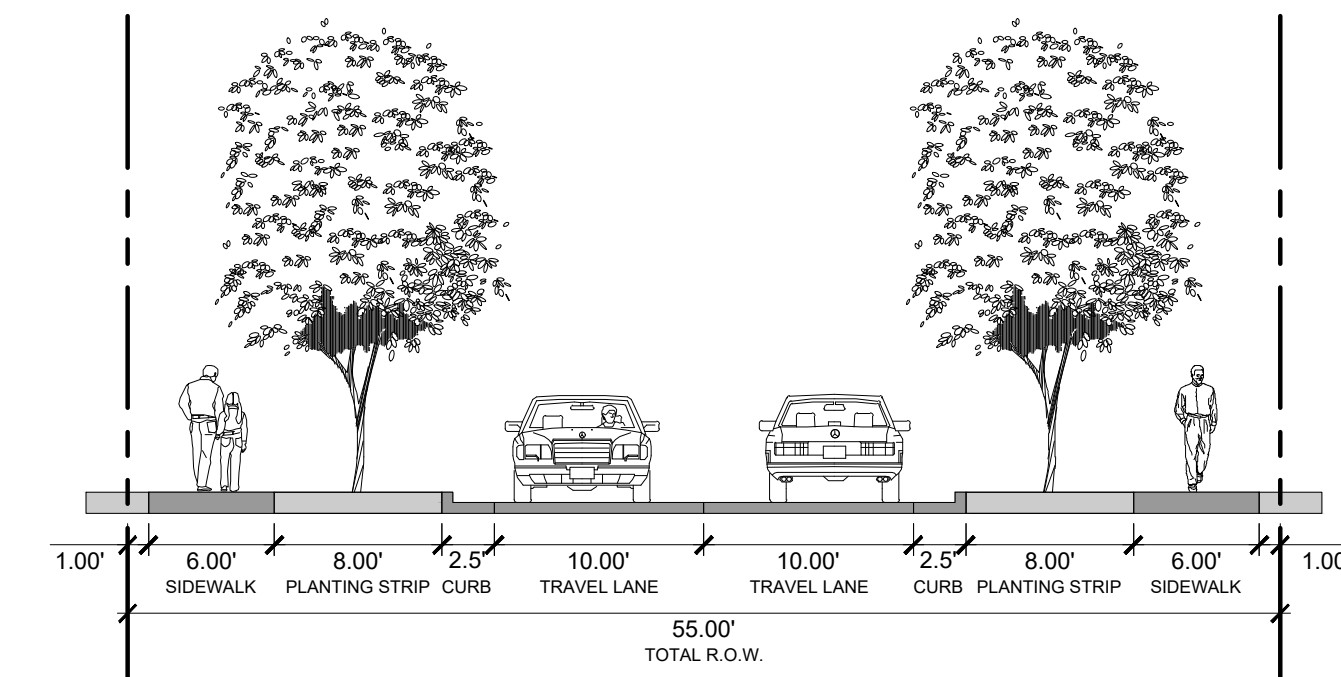
**STREET SECTION B-B'**  
 N.T.S.



**STREET SECTION E-E'**  
 N.T.S.



**STREET SECTION C-C'**  
 N.T.S.



**STREET SECTION F-F'**  
 N.T.S.

KEY MAP

SEAL

PROJECT

**STEELE CREEK**  
 (1997), LLC

CHARLOTTE, NC  
 REZONING  
 RZP-2021-093

LANDESIGN PROJ.# 1021001

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DESIGNED BY: KST  
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 CHECKED BY: KST

SCALE

VERT: N/A  
 HORZ: 1"=200'  
 0 100 200 400  
 ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE  
**PROPOSED STREET SECTIONS**

SHEET NUMBER

**RZ-8**