

TP 199-55-119
CHARLOTTE MED LLC
AND ANNIE RUTH
EXISTING ZONING: CC
(RETAIL/OFFICE)

TP 199-55-120, 125
STEELECROFT OFFICE LLC AND
C/O MERRIFIELD PATRICK
EXISTING ZONING: CC
(RETAIL/OFFICE)

PLANNED
TRAFFIC
SIGNAL

YORK ROAD (HWY 49)

PROPOSED RIGHT-IN/OUT
MOVEMENT ACCESS 1

TP 219-12-303
ROR PROPERTIES LLC
EXISTING ZONING: B-2(CD)
(RESTAURANT)

PHASE 1
(SEE INSERT)
PHASE 2
(SEE INSERT)

SEE INSERT

TP 219-12-203, 202, 201
AUTHORITY LEGAL DEPT
CHARLOTTE-MECKLENBURG
HOSPITAL
EXISTING ZONING: O-2(CD)
(HOSPITAL)

PROPOSED FULL
MOVEMENT ACCESS 2

TP 219-06-109
PARTNESHIP STEELE CREEK
(1997) LIMITED
EXISTING ZONING: CC
(RETAIL)

PROPOSED FULL
MOVEMENT ACCESS 3

LEGEND

- BUILDING ENVELOPE
- OPEN SPACE
- TRAFFIC CIRCULATION
- PEDESTRIAN CIRCULATION

SITE PLAN AMENDMENT REZONING PLAN CITY OF CHARLOTTE, NC PETITION 2013-060



Charlotte-Mecklenburg Planning Department

TO: Mark Fowler
Zoning Supervisor

DATE: February 28, 2014

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2013-060 LandNet, LLC

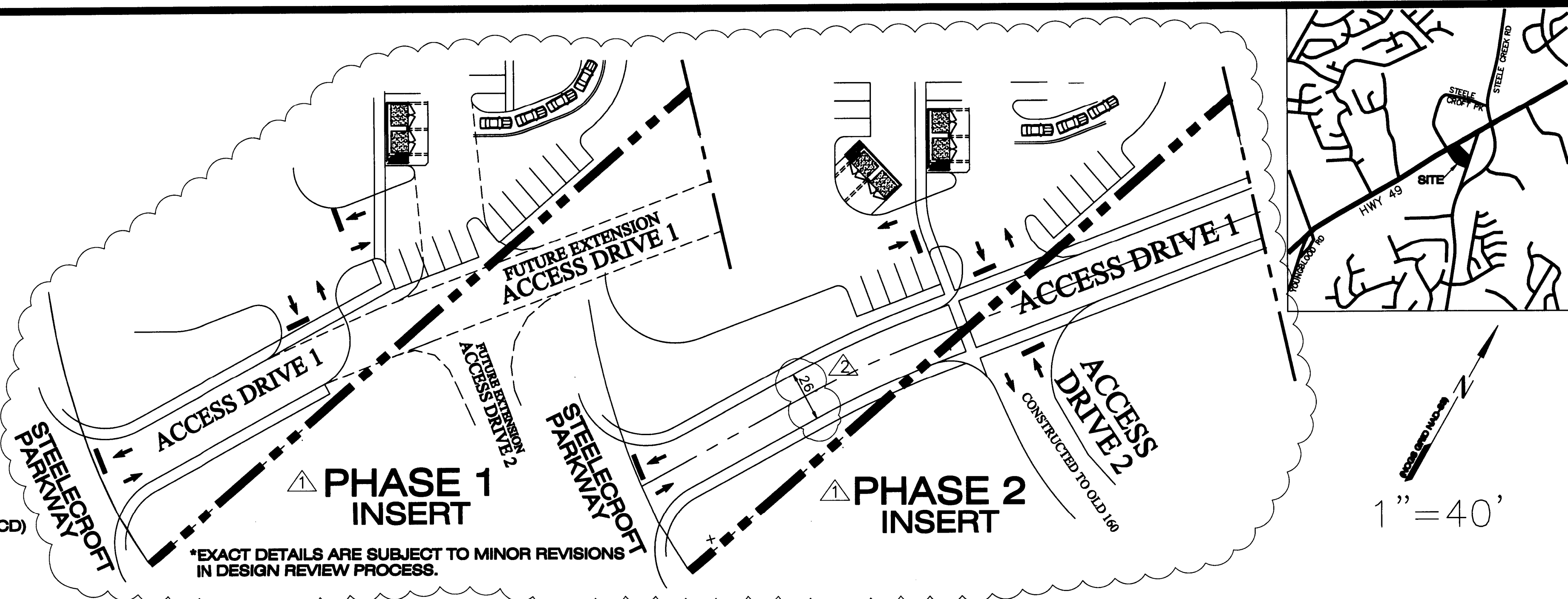
Attached are revised site plans showing a phase I and phase II for the site's access drive and site layout. Since these changes do not alter the intent of the development I am approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note:

- All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.
- Signage was not a part of this review.

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charmeck.org
500 East Fourth Street
Charlotte, NC 28202-2855
PH: (704) 336-2205
FAX: (704) 336-5123



DEVELOPMENT STANDARDS

- General Provisions
 - 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. The buildings will generally be oriented to the roadways and parking will not be allowed between the buildings and S. Tryon Street or the buildings and Steelescرفت Parkway. However, drive-thru lanes will be allowed in these areas on the Site provided that such drive-thru lanes are screened from view through the use of landscaping in accordance with the Ordinance and the provisions of Section 5(e) below.
 - 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.
 - 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 assigns of the owner or owners of the Site who may be involved in its development from time to time.
- Permitted Uses
 - The Site may be developed with up to 30,000 square feet of gross floor area of all uses permitted by right and under prescribed conditions together with all accessory uses allowed within the NS Zoning District. If at least 10,000 square feet of gross floor area is dedicated to office uses. Otherwise, the Site may be developed with up to 25,000 square feet of gross floor area of all uses permitted by right under the NS Zoning District. The Site shall be limited to two uses which may include accessory drive through service windows or one such use with a drive through service window and one convenience store. The following uses will not be permitted: nurseries/greenhouses, equipment rental and leasing, locksmith/gunsmiths, residential, any use that provided automobile repair, and pet services (outdoor).
- Transportation Improvements
 - Access to the site will be from S. Tryon Street, Steelescرفت Parkway and Old Steele Creek Road as generally depicted on the Rezoning Plan. In addition, future access will also be provided by a future connection to properties to the north of the Petitioner's site.
 - The placement and number of vehicular access points are subject to any minor modifications required to accommodate the final site and construction plans and designs.
- Streetscape and Landscaping
 - A 50 foot landscape setback will be provided along S. Tryon Street. Two rows of trees will be planted along South Tryon Street. The first row of trees will be located between the curb and sidewalk and will be placed 40' on center. The second row of trees will be located behind the sidewalk within the setback and will be planted 40' on center. Due to the presence of overhead power lines along South Tryon Street, small maturing trees will be utilized. A 14 foot setback measured from the back of curb will be provided along Steelescرفت Parkway and Old Steele Creek Road as generally illustrated on the Rezoning Plan.
 - The Petitioner will provide 8 foot planting strips and 6 foot sidewalks within the right of way along all public streets adjoining the site if this treatment is not already existing.
 - The Petitioner will provide a minimum 5 foot wide internal sidewalk network along one side of the internal access drives so as to connect all internal buildings with each other and the abutting public streets.
 - The Petitioner will provide a raised crosswalk across any drive through lanes to better delineate the pedestrian path. In addition raised cross walks will be constructed wherever a cross walk crosses the internal access drives.
 - The Petitioner will install trees along NC 49 in two rows with trees located a maximum of 40' on center. The trees located nearest the overhead power lines will be small maturing trees.

c. In accordance with discussions and agreements with CDDT & NCDOT, the Petitioner will be responsible for installing the improvements related to the development at the intersection of Steelescرفت Parkway and South Tryon Street as depicted on Sheet RZ-3 prior to the first building's certificate of occupancy is issued for any parcels fronting along South Tryon Street.

d. The internal access drive connecting to Steelescرفت Parkway will be extended to the property line of parcel 219-123-03 as that part of the site is developed.

e. Street trees will be installed along the internal access drives as depicted on the cross section illustrated on the site plan.

f. All site improvements that involve the installation or modification of site elements such as streets, sidewalks, and planting strips will be completed as each site develops.

4. Architectural Standards

- The buildings constructed on the site will use a variety of building materials. Each exterior building wall, exclusive of doors and windows, will be constructed with a minimum of 50% brick, brick veneer, stone, and/or simulated stone. The masonry material and color chosen shall be consistent throughout the development. The general architecture will be reflective of architecture of buildings in the local area as shown on Sheet RZ-2.
- The design of the building walls that front on Steelescرفت Parkway and the building wall that is parallel to the interior access drive of the building at the corner of the access drive and Steelescرفت Parkway will include elements such as but not be limited to building entrances, clear vision glass along at least one third of the building facade to provide views into the interior activities of the building, outdoor dining area, a patio, outdoor seating area(s), gardens, or other features that are intended to enhance the relationship between the building and the pedestrian environment.

f. If a drive through lane is located between a building and a public street, the Petitioner will construct a screening wall/planting as depicted on Sheet RZ-2 will be installed along that portion of the Site where a drive through lane is located. If a low wall is constructed, it will be a minimum of three feet in height and be constructed using materials consistent with the materials used on the buildings within the development. The screen wall will be located within a minimum five foot wide planting strip behind the required public sidewalk and be placed a minimum of three feet from the back of the sidewalk.

6. Environmental Features

- RESERVED
- Signage
- RESERVED
- Lighting
 - All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative fixtures that may be installed along the driveways, sidewalks, and parking areas.
 - Detached lighting on the Site will be limited to 25 feet in height.
 - No "wall pack" lighting will be allowed. However, architectural lighting on building facades, such as sconces, will be permitted.

9. Other

a. The Petitioner will provide a location for and construct a shelter pad for bus service along Steelescرفت Parkway. The exact location of the pad will be agreed to by CATS and the Petitioner.

10. Phasing

a. The Petitioner reserved the right to develop the site in two phases corresponding to the property line between the two parcels covered by the site plan. It is the Petitioner's intent to develop the portion of the site that fronts along South Tryon St. (York Road) as generally depicted on the sit plan inset map.

b. The development of Phase one will include access to South Tryon Street and to Steelescرفت Parkway. It will provide for internal circulation consistent with the approved site plan and it will include provisions for long term connectivity to the adjoining parcel to the north. At such point that the remainder of the site is developed, the access drive to the parcel to the north will be completed as part of the latter phase and connection will be made from the Phase one development to the access drive as contemplated by the approved site plan for the property.

c. All development on the site will have access to the access drive by virtue of recorded reciprocal easement agreements, copies of which will be provided to the planning staff for the file.

d. The Petitioner will allow for a construction easement over the portion of the access drive that lies in Phase one to the developer of Phase two to allow for the construction of the remainder of the access drive and to assure that the access drive is completed as indicated on the approved site plan for the property. The details of that construction easement will, at a minimum, assure that access to any businesses existing on the site will be maintained during the completion of the access drive constructed as part of Phase two.

Revised per staff comments, 8/30/13
Revised per staff comments, 10/2/13
Revised to add Phasing provisions, 1/20/14, 1.1
Revised per staff SPA comments 2/24/14- 1.2

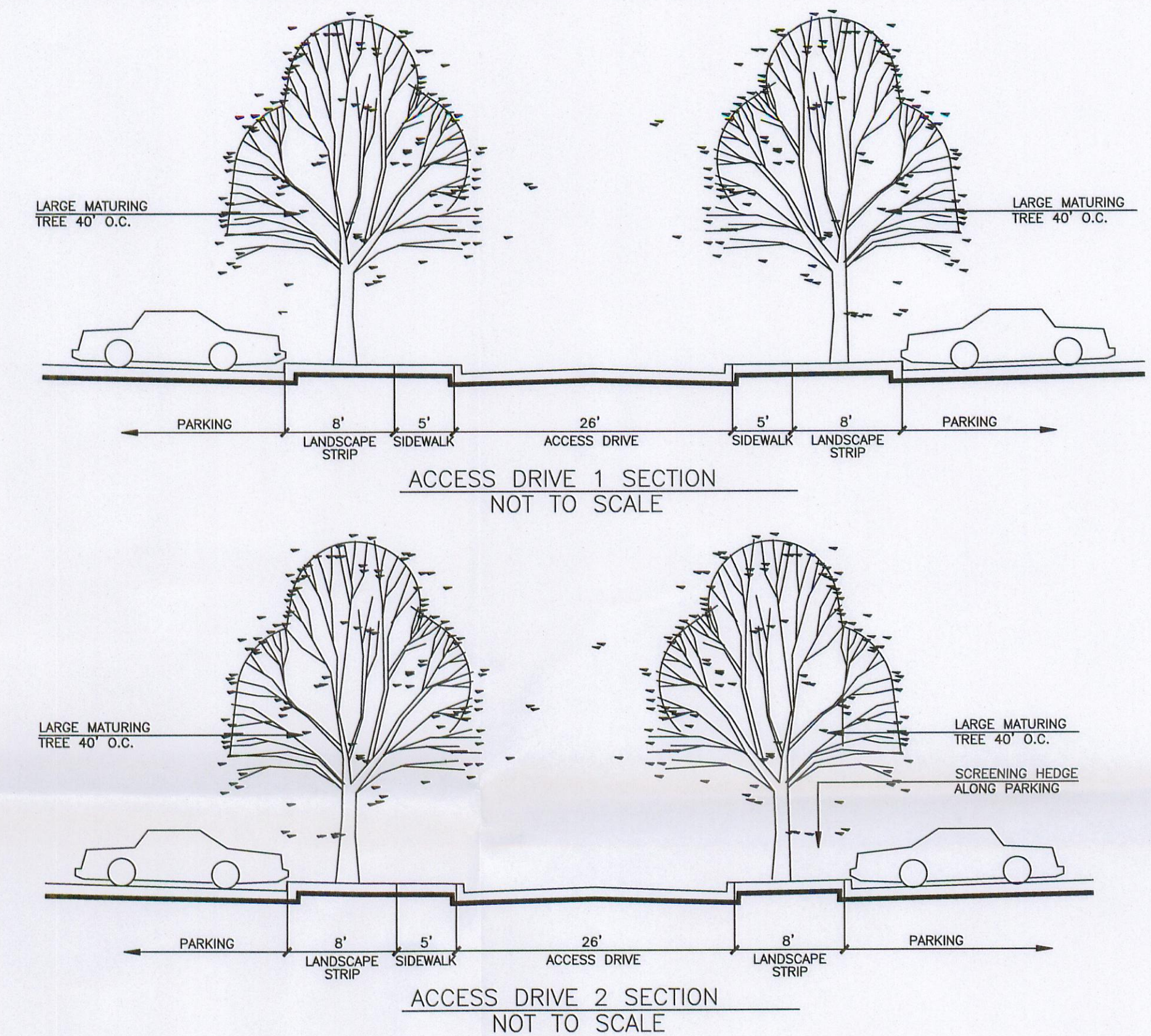
ATTACHED TO ADMINISTRATIVE
APPROVAL

FEB 28 2014

SITE SUMMARY

PETITIONER : Landnet, LLC
1341 East Morehead, Suite 201
Charlotte, NC 28204
704-344-1868, fax 704-344-2305

SITE AREA : 3.55 ACRES
TAX PARCEL : 219-12-301, 219-12-302
EXISTING ZONING : NS



RZ-2

DETAIL SHEET

CITY OF CHARLOTTE, NC

FOR PUBLIC HEARING PETITION 2013-060

ATTACHED TO ADMINISTRATIVE
APPROVAL

FEB 28 2014

BY: DEBRA CAMPBELL

Revised: 2-24-14

MOSES GRID (MAD-89)

1"=40'

GRANDIFLORA DRIVE

REMOVE EXISTING LEFT TURN ARROW
ADD CHEVRON STRIPE
EXISTING STOP BAR
CAUTION TRAFFIC SIGNAL

NEW LEFT TURN LANE
NEW CONCRETE MEDIAN TO BE ADDED

50' TAPER
100' STORAGE

STRIPE OUT MEDIAN

200' STORAGE

250' TAPER

APPROVED BY CITY COUNCIL

OCT 21 2013

MOUNTABLE MEDIAN
FINAL DESIGN TO BE DETERMINED
IN CONSTRUCTION REVIEW
(FOR FIRE TRUCK USE ONLY)

NC 49 - YORK ROAD

±590' STACK
(USING NEW AND EXISTING)

60'

60'

CONVERT EXISTING TRAFFIC SIGNAL TO CAUTION SIGNAL
(BY OTHERS)

EXISTING FIRE STATION

NEW EASTBOUND LEFT TURN LANE
EXISTING MEDIAN TO BE REMOVED

NEW TRAFFIC SIGNAL
(BY OTHERS)

STEELECROFT PKWY

NEW 6' SIDEWALK WITH 8' PLANTING STRIP

NEW RIGHT-TURN LANE WITH 30" C/G

RIGHT-IN/
RIGHT-OUT
ACCESS

SUBJECT PROPERTY

APPROXIMATE MILLED/RESTRIPED AREA TO BE DETERMINED IN CONSTRUCTION REVIEW
(BY OTHERS)



NEW IMPROVEMENTS (BY LN)



EXISTING TO BE REMOVED (BY LN)



APPROXIMATE MILLED AREA'S TO BE DETERMINED IN CONSTRUCTION REVIEW
(BY LN)

*LN- LANDNET, LLC

RZ-3

OFF SITE ROAD IMPROVEMENTS

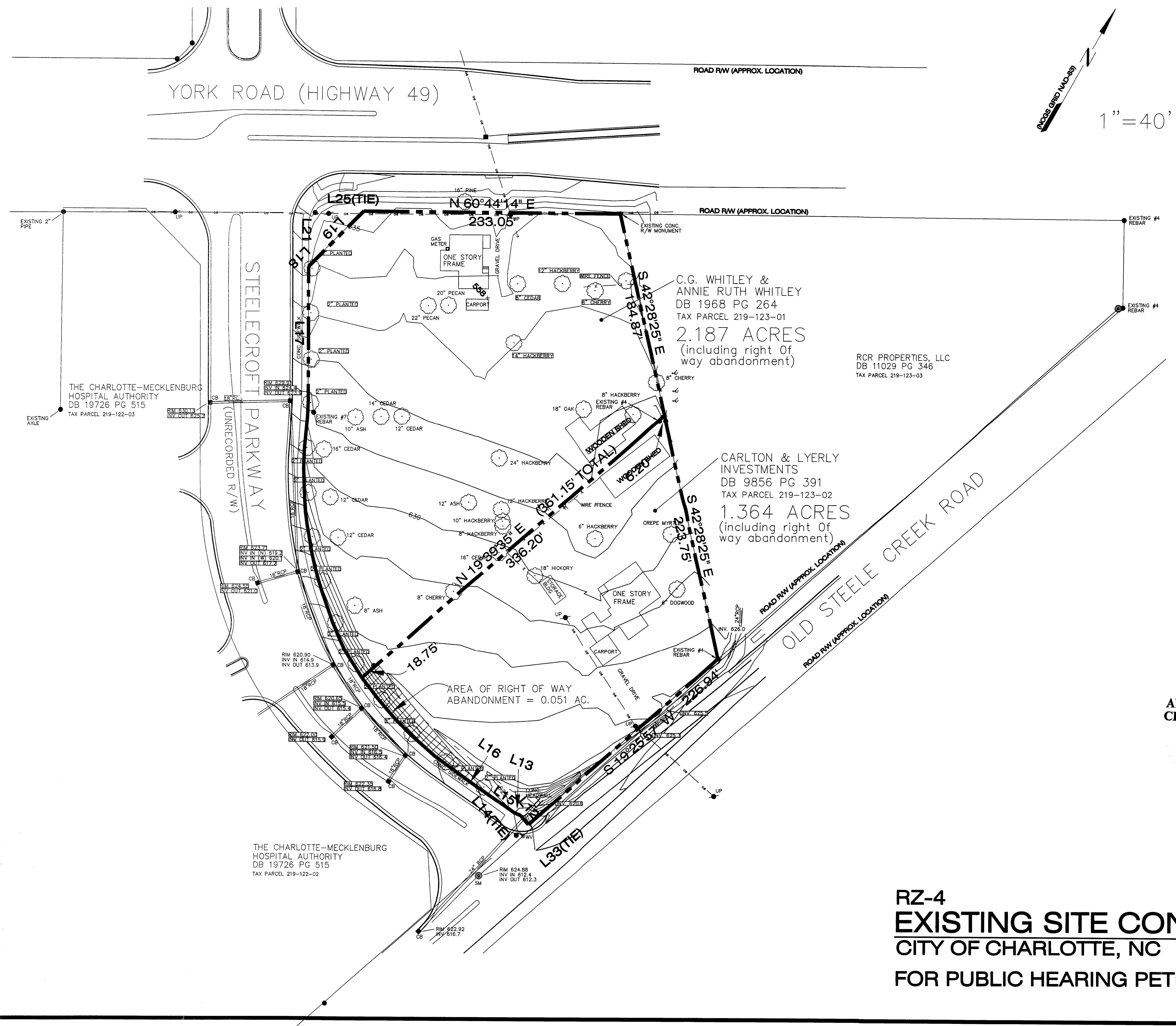
CITY OF CHARLOTTE, NC

FOR PUBLIC HEARING PETITION 2013-60

DATE: 2-22-13

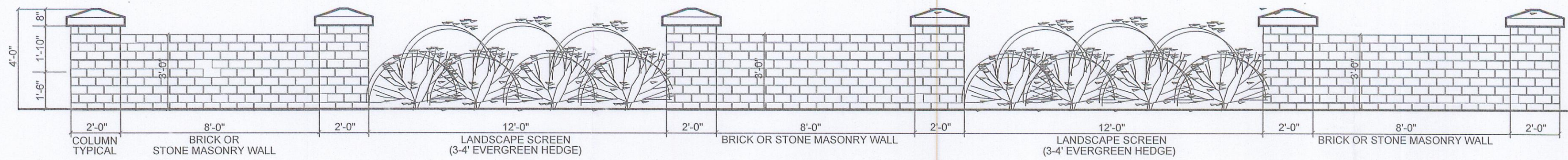
revised: 2-13-13

revised: 10-2-13

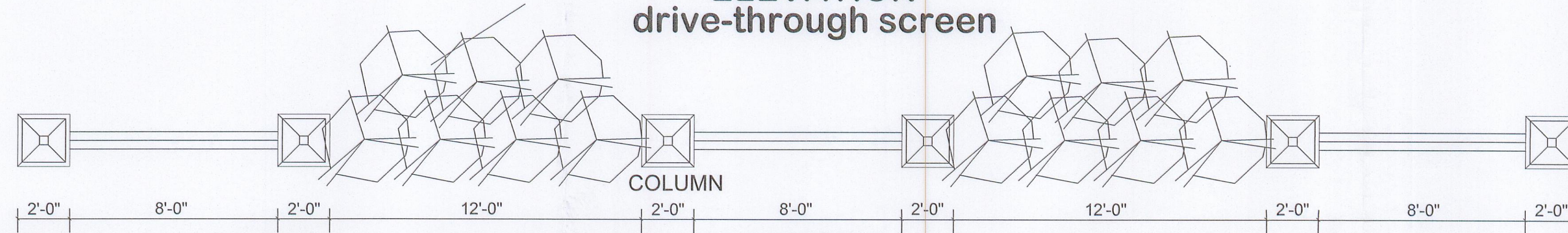


APPROVED BY
CITY COUNCIL
OCT 21 2013

RZ-4
EXISTING SITE CONDITION
CITY OF CHARLOTTE, NC
FOR PUBLIC HEARING PETITION 2013-060
revised: 10-2-13

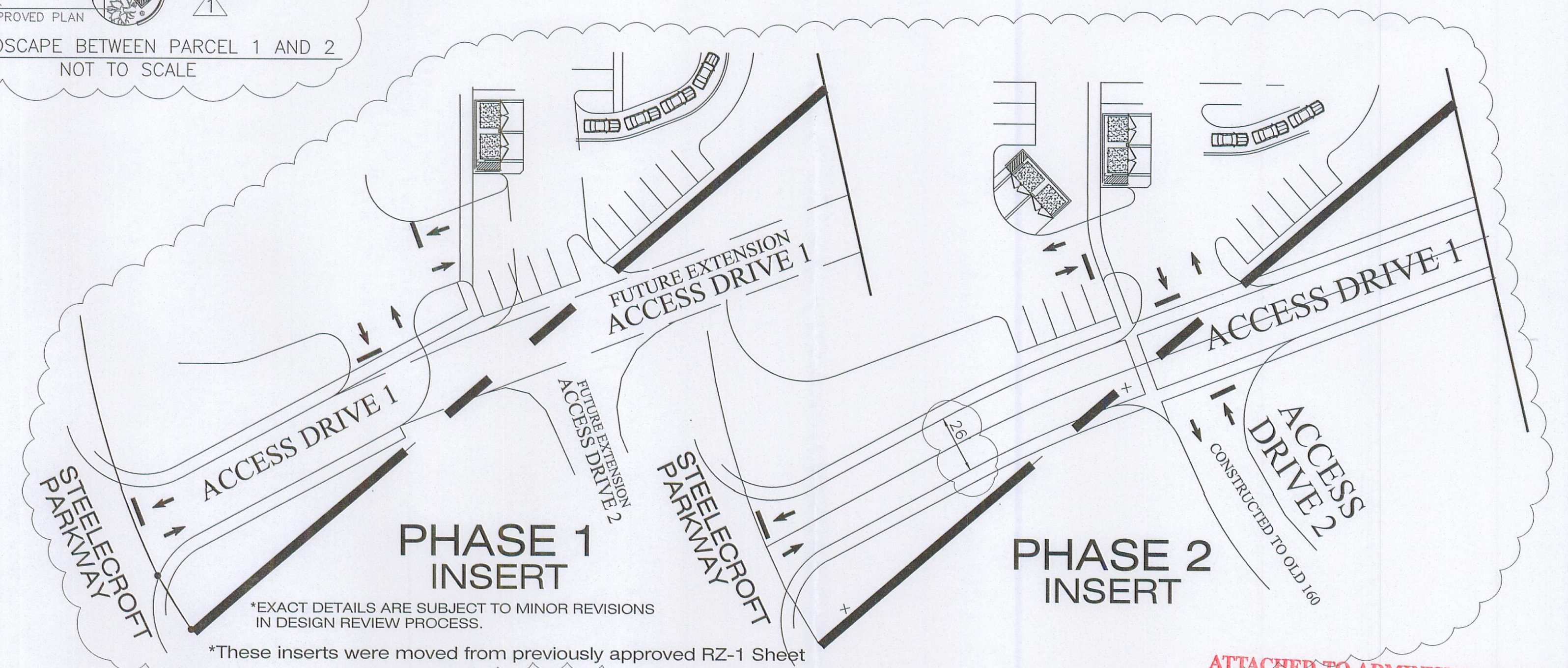
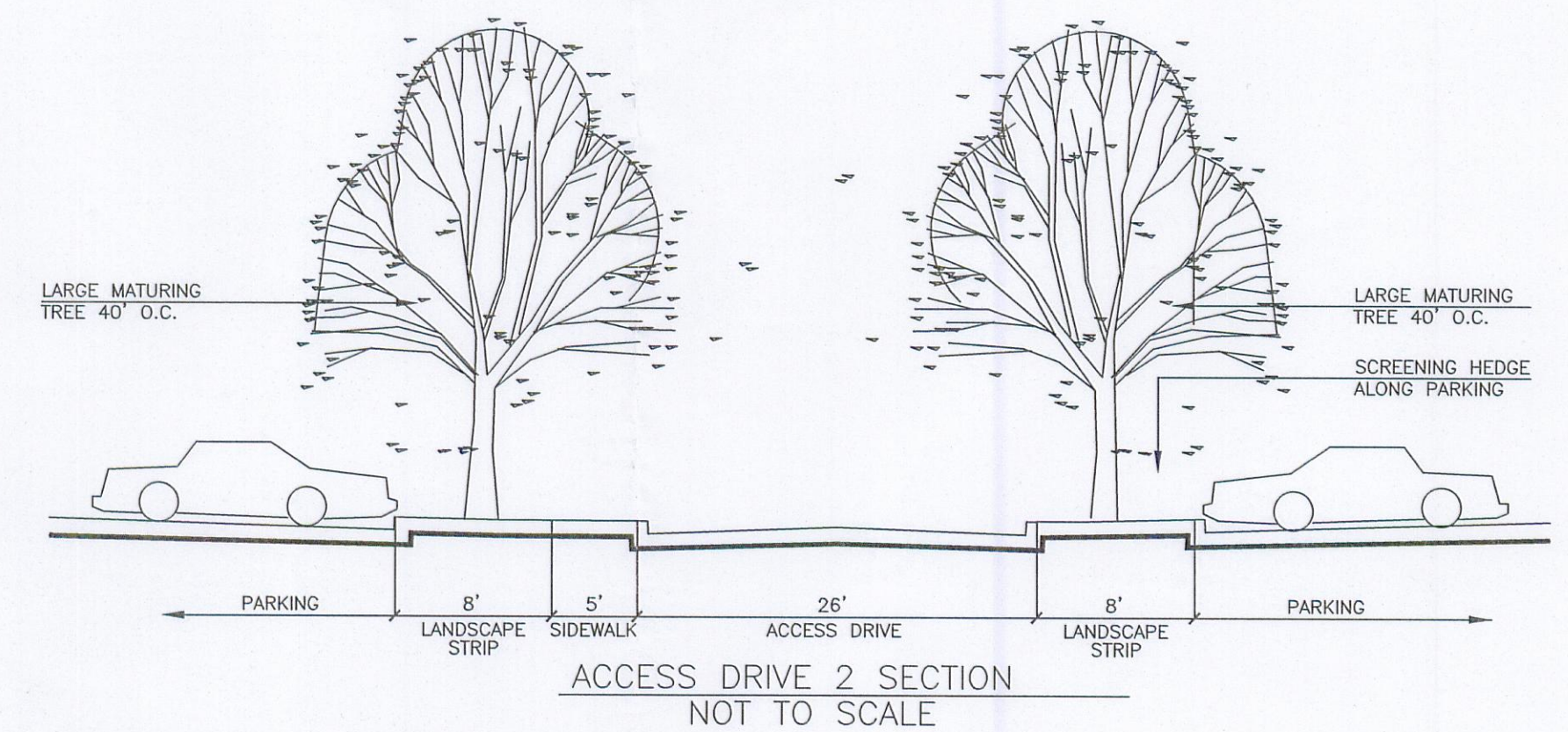
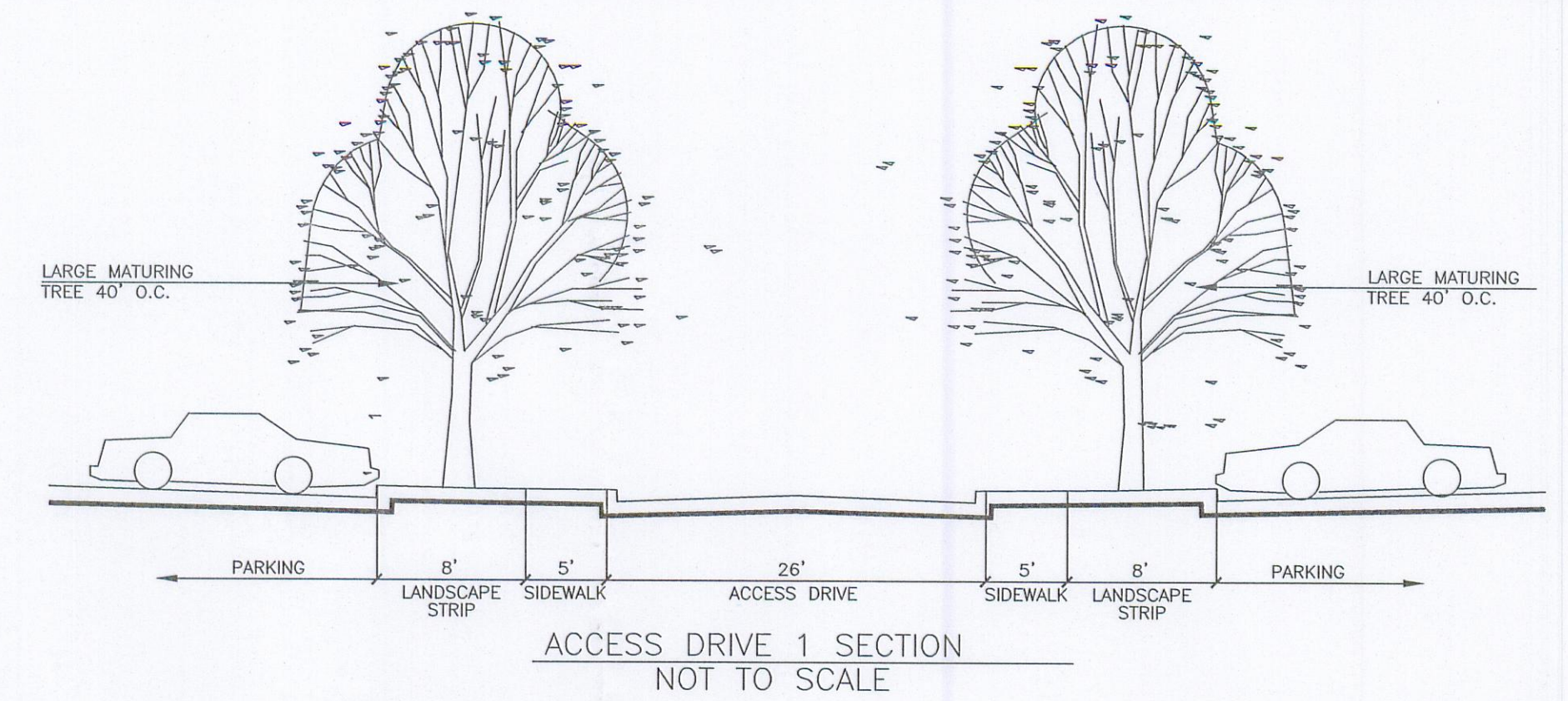
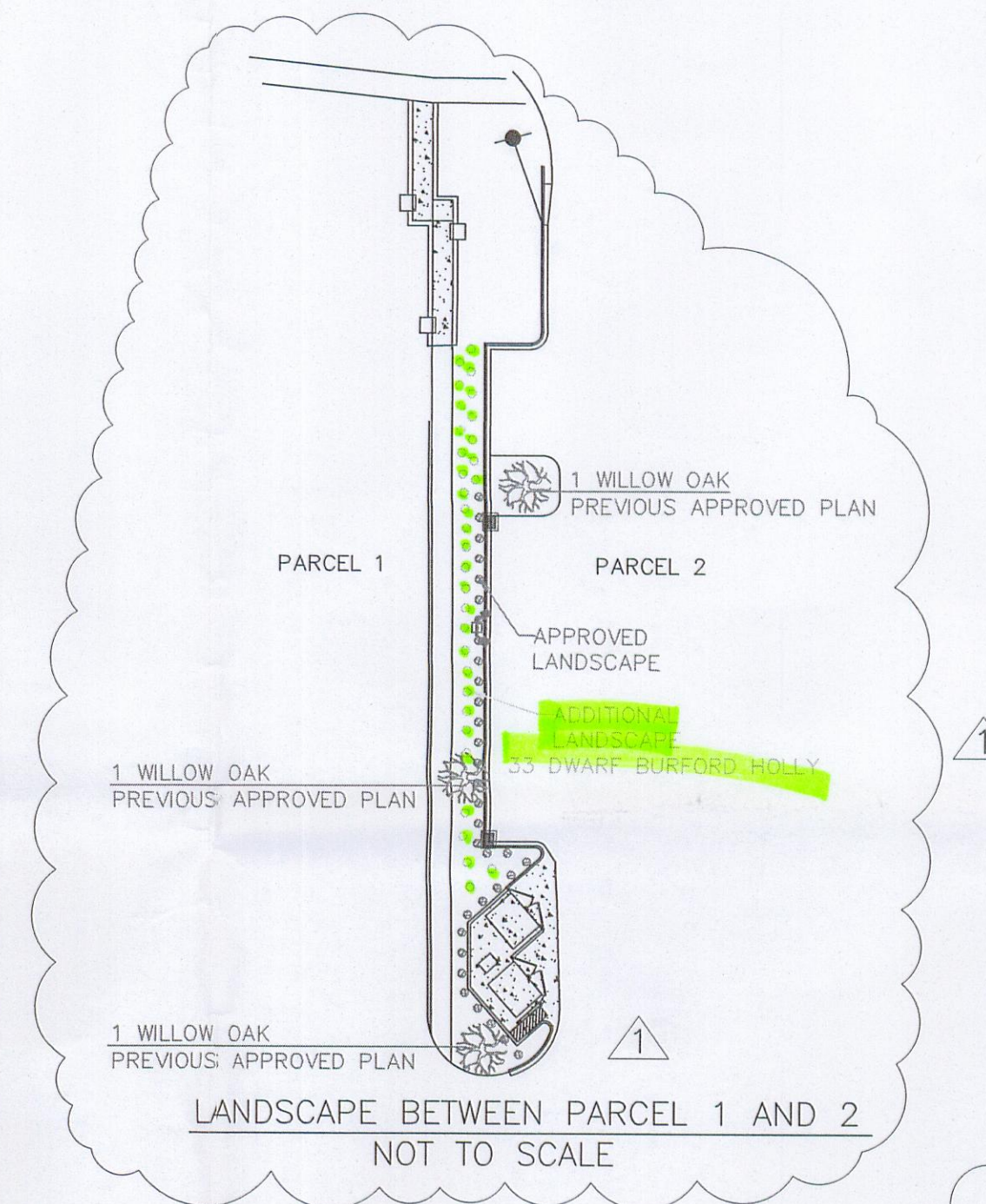
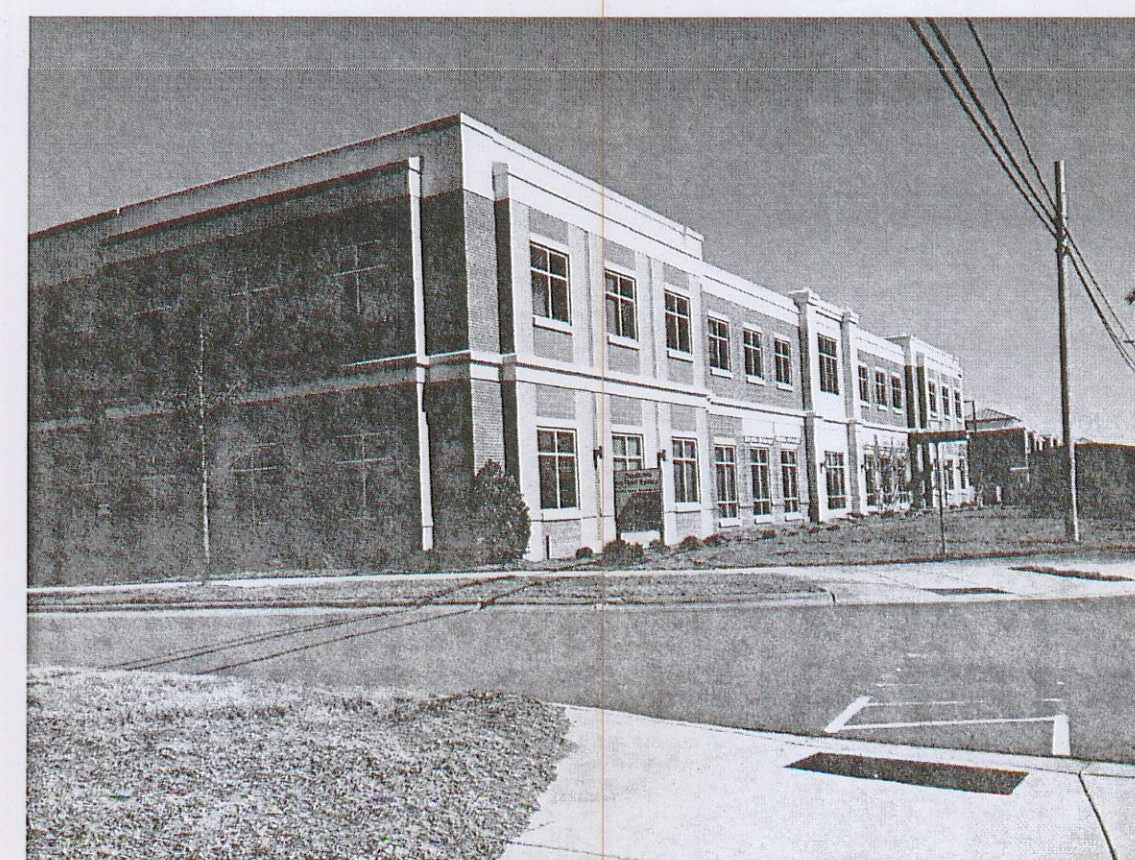
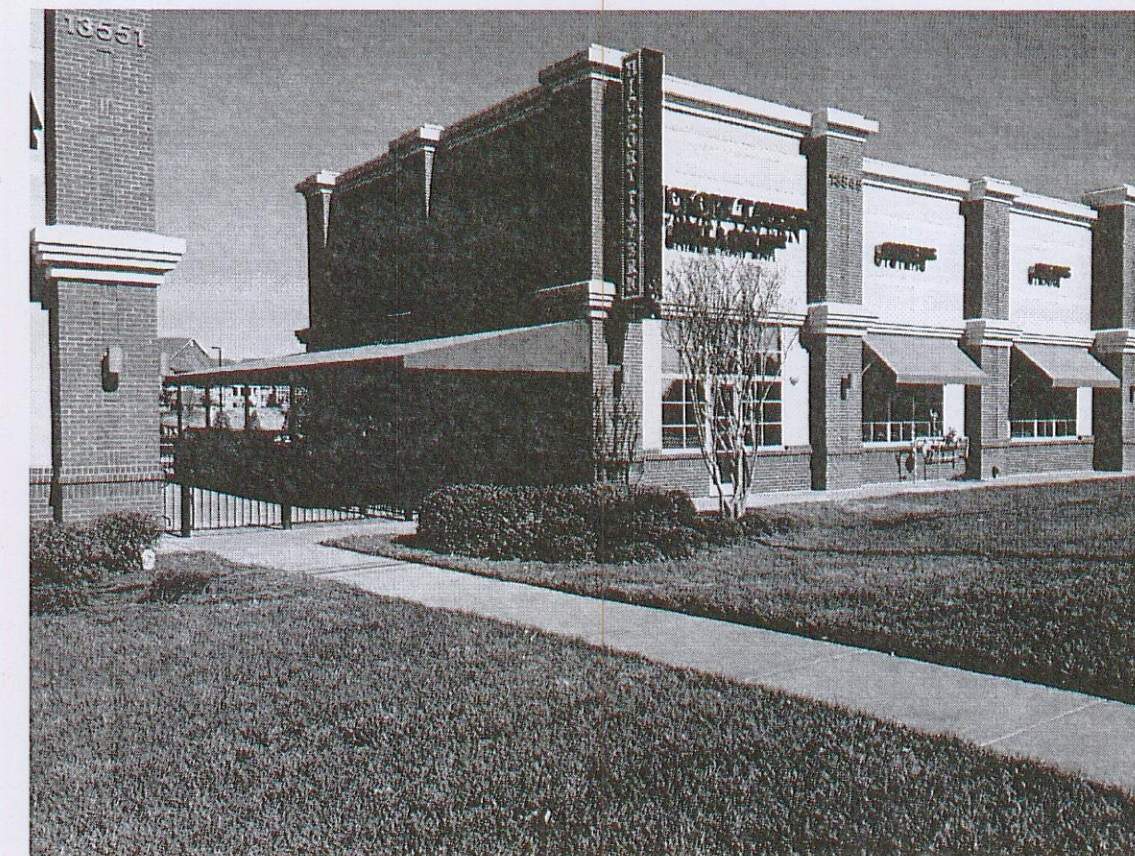


ELEVATION
drive-through screen



PLAN VIEW
drive-through screen

ARCHITECTURE TO REFLECT LOCAL DESIGN



RZ-2
DETAIL SHEET
CITY OF CHARLOTTE, NC
FOR PUBLIC HEARING PETITION 2013-060

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 10-20-2014
APPROVED BY: [Signature]
Revised per Staff comments, 10/26/14
revised: 10-29-14