

Colony at Piper Glen Development Standards  
Site Plan Amendment

1. 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, 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.

2. Purpose

The purpose of this Rezoning application is to provide for the redevelopment of a portion of an existing office development with frontage along Rea Road and Ballantyne Commons Parkway. This redevelopment will provide the location for the installation of pathways and structures for outdoor activity for the tenants and visitors to the office park. To achieve this purpose, the application seeks to modify the current B-1 SCD zoning for a portion of site with an NS district.

3. Permitted Uses

Uses allowed on the property included in this Petition are limited to pathways, small structures such as gazebos, picnic shelters, foot bridges, performance stages and other amenities for the tenants and visitors of the office park as generally depicted on the site plan. The exact number and specific location will be determined during the design and development phase but will not exceed three structures, excluding bridges.

4. 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. Existing sidewalks will remain along Rea Road and Ballantyne Commons Parkway.
- c. The Petitioner will not construct any permanent improvements on the site that would interfere with the ability of the City to acquire easements for the construction and maintenance of a future 16' planting strip (eight-foot buffered bike lane and eight-foot planting strip) and six-foot sidewalk to be constructed by others.

5. Architectural Standards

Reserved

6. Streetscape and Landscaping

The park area the area will remain landscaped with grass, shrubs, trees and other landscaping in order to maintain an open, green space with meandering pathways and small structures and gathering spaces.

7. Environmental Features

Development or disturbance within the PCSO Buffer shall be coordinated with Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

8. Parks, Greenways, and Open Space

Reserved

9. Fire Protection

Reserved

10. Signage

Reserved

11. Lighting

- a. Freestanding lighting on the site will be limited to 21' in height and will utilize full cut-off luminaires, except that architectural lighting on the exterior of buildings will be permitted. Pedestrian scale lighting, ornamental landscaping lighting, and decorative lighting will be permitted throughout the site.

12. Phasing

Reserved

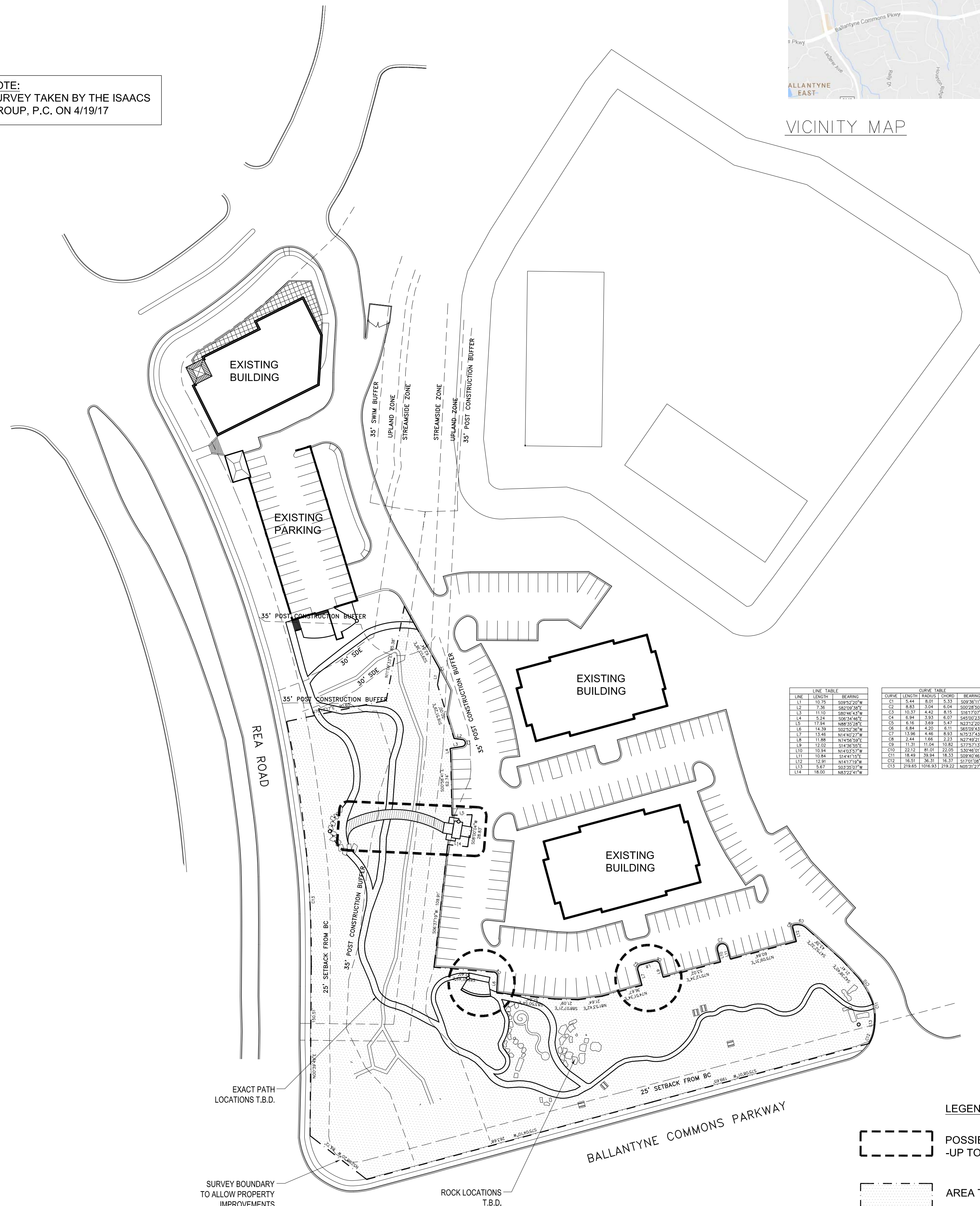
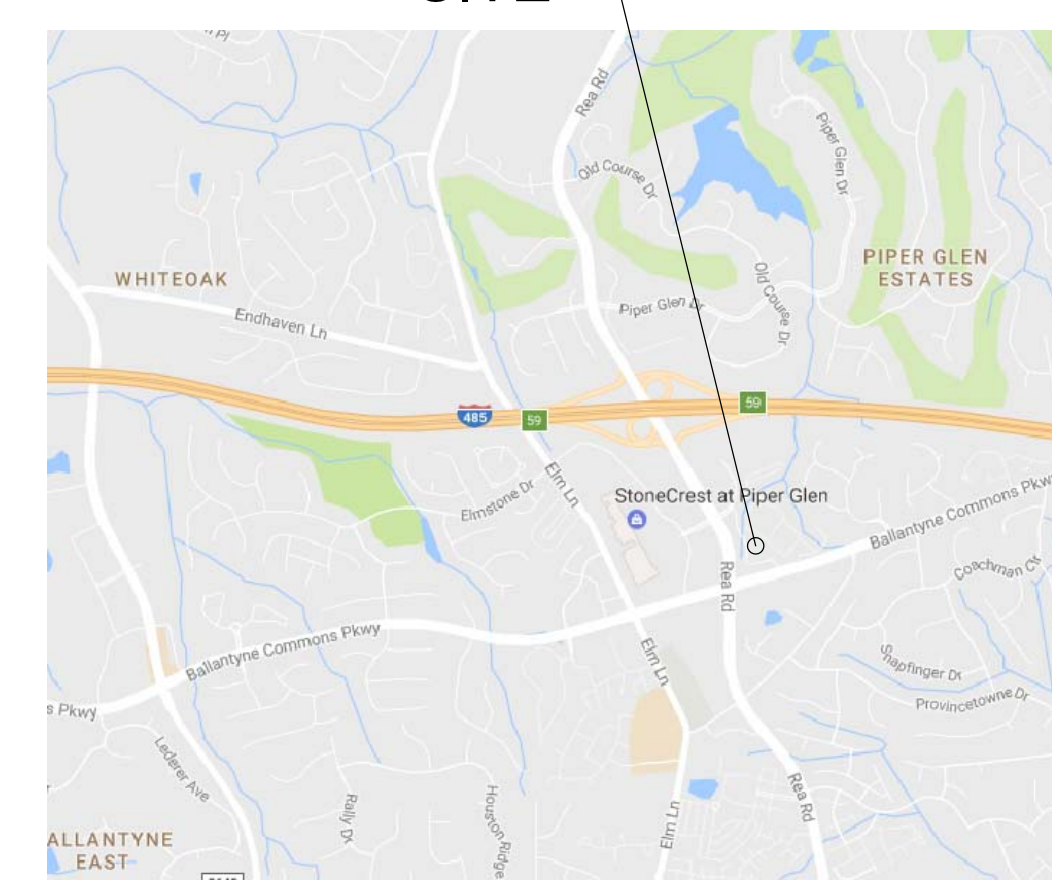
Initial Submission- 4-17-17  
Revised per staff comments- 6-12-17: 1.2  
Revised per staff analysis, 7-24-17, 1.3

Development Data Table:

Acreage:	+2.23 acres
Tax Parcels:	22504505
Existing Zoning:	B-1 (SCD)
Proposed Zoning:	NS
Existing Use:	Open Green Space
Proposed Use:	Improved Open Green Space

NOTE:  
SURVEY TAKEN BY THE ISAACS  
GROUP, P.C. ON 4/19/17

VICINITY MAP



LINE	DESCRIPTION	BEARING	LENGTH	POINT	COORDINATES	MARKING
1	1+00	S89°00'00"W	100.00	1+00	1000.00, 0.00	1+00
2	2+00	S00°00'00"W	100.00	2+00	1000.00, 100.00	2+00
3	3+00	S89°00'00"W	100.00	3+00	1000.00, 200.00	3+00
4	4+00	S00°00'00"W	100.00	4+00	1000.00, 300.00	4+00
5	5+00	S89°00'00"W	100.00	5+00	1000.00, 400.00	5+00
6	6+00	S00°00'00"W	100.00	6+00	1000.00, 500.00	6+00
7	7+00	S89°00'00"W	100.00	7+00	1000.00, 600.00	7+00
8	8+00	S00°00'00"W	100.00	8+00	1000.00, 700.00	8+00
9	9+00	S89°00'00"W	100.00	9+00	1000.00, 800.00	9+00
10	10+00	S00°00'00"W	100.00	10+00	1000.00, 900.00	10+00
11	11+00	S89°00'00"W	100.00	11+00	1000.00, 1000.00	11+00
12	12+00	S00°00'00"W	100.00	12+00	1000.00, 1100.00	12+00
13	13+00	S89°00'00"W	100.00	13+00	1000.00, 1200.00	13+00
14	14+00	S00°00'00"W	100.00	14+00	1000.00, 1300.00	14+00
15	15+00	S89°00'00"W	100.00	15+00	1000.00, 1400.00	15+00
16	16+00	S00°00'00"W	100.00	16+00	1000.00, 1500.00	16+00
17	17+00	S89°00'00"W	100.00	17+00	1000.00, 1600.00	17+00
18	18+00	S00°00'00"W	100.00	18+00	1000.00, 1700.00	18+00
19	19+00	S89°00'00"W	100.00	19+00	1000.00, 1800.00	19+00
20	20+00	S00°00'00"W	100.00	20+00	1000.00, 1900.00	20+00
21	21+00	S89°00'00"W	100.00	21+00	1000.00, 2000.00	21+00
22	22+00	S00°00'00"W	100.00	22+00	1000.00, 2100.00	22+00
23	23+00	S89°00'00"W	100.00	23+00	1000.00, 2200.00	23+00
24	24+00	S00°00'00"W	100.00	24+00	1000.00, 2300.00	24+00
25	25+00	S89°00'00"W	100.00	25+00	1000.00, 2400.00	25+00
26	26+00	S00°00'00"W	100.00	26+00	1000.00, 2500.00	26+00
27	27+00	S89°00'00"W	100.00	27+00	1000.00, 2600.00	27+00
28	28+00	S00°00'00"W	100.00	28+00	1000.00, 2700.00	28+00
29	29+00	S89°00'00"W	100.00	29+00	1000.00, 2800.00	29+00
30	30+00	S00°00'00"W	100.00	30+00	1000.00, 2900.00	30+00
31	31+00	S89°00'00"W	100.00	31+00	1000.00, 3000.00	31+00
32	32+00	S00°00'00"W	100.00	32+00	1000.00, 3100.00	32+00
33	33+00	S89°00'00"W	100.00	33+00	1000.00, 3200.00	33+00
34	34+00	S00°00'00"W	100.00	34+00	1000.00, 3300.00	34+00
35	35+00	S89°00'00"W	100.00	35+00	1000.00, 3400.00	35+00
36	36+00	S00°00'00"W	100.00	36+00	1000.00, 3500.00	36+00
37	37+00	S89°00'00"W	100.00	37+00	1000.00, 3600.00	37+00
38	38+00	S00°00'00"W	100.00	38+00	1000.00, 3700.00	38+00
39	39+00	S89°00'00"W	100.00	39+00	1000.00, 3800.00	39+00
40	40+00	S00°00'00"W	100.00	40+00	1000.00, 3900.00	40+00
41	41+00	S89°00'00"W	100.00	41+00	1000.00, 4000.00	41+00
42	42+00	S00°00'00"W	100.00	42+00	1000.00, 4100.00	42+00
43	43+00	S89°00'00"W	100.00	43+00	1000.00, 4200.00	43+00
44	44+00	S00°00'00"W	100.00	44+00	1000.00, 4300.00	44+00
45	45+00	S89°00'00"W	100.00	45+00	1000.00, 4400.00	45+00
46	46+00	S00°00'00"W	100.00	46+00	1000.00, 4500.00	46+00
47	47+00	S89°00'00"W	100.00	47+00	1000.00, 4600.00	47+00
48	48+00	S00°00'00"W	100.00	48+00	1000.00, 4700.00	48+00
49	49+00	S89°00'00"W	100.00	49+00	1000.00, 4800.00	49+00
50	50+00	S00°00'00"W	100.00	50+00	1000.00, 4900.00	50+00
51	51+00	S89°00'00"W	100.00	51+00	1000.00, 5000.00	51+00
52	52+00	S00°00'00"W	100.00	52+00	1000.00, 5100.00	52+00
53	53+00	S89°00'00"W	100.00	53+00	1000.00, 5200.00	53+00
54	54+00	S00°00'00"W	100.00	54+00	1000.00, 5300.00	54+00
55	55+00	S89°00'00"W	100.00	55+00	1000.00, 5400.00	55+00
56	56+00	S00°00'00"W	100.00	56+00	1000.00, 5500.00	56+00
57	57+00	S89°00'00"W	100.00	57+00	1000.00, 5600.00	57+00
58	58+00	S00°00'00"W	100.00	58+00	1000.00, 5700.00	58+00
59	59+00	S89°00'00"W	100.00	59+00	1000.00, 5800.00	59+00
60	60+00	S00°00'00"W	100.00	60+00	1000.00, 5900.00	60+00
61	61+00	S89°00'00"W	100.00	61+00	1000.00, 6000.00	61+00
62	62+00	S00°00'00"W	100.00	62+00	1000.00, 6100.00	62+00
63	63+00	S89°00'00"W	100.00	63+00	1000.00, 6200.00	63+00
64	64+00	S00°00'00"W	100.00	64+00	1000.00, 6300.00	64+00
65	65+00	S89°00'00"W	100.00	65+00	1000.00, 6400.00	65+00
66	66+00	S00°00'00"W	100.00	66+00	1000.00, 6500.00	66+00
67	67+00	S89°00'00"W	100.00	67+00	1000.00, 6600.00	67+00
68	68+00	S00°00'00"W	100.00	68+00	1000.00, 6700.00	68+00
69	69+00	S89°00'00"W	100.00	69+00	1000.00, 6800.00	69+00
70	70+00	S00°00'00"W	100.00	70+00	1000.00, 6900.00	70+00
71	71+00	S89°00'00"W	100.00	71+00	1000.00, 7000.00	71+00
72	72+00	S00°00'00"W	100.00	72+00	1000.00, 7100.00	72+00
73	73+00	S89°00'00"W	100.00	73+00	1000.00, 7200.00	73+00
74	74+00	S00°00'00"W	100.00	74+00	1000.00, 7300.00	74+00
75	75+00	S89°00'00"W	100.00	75+00	1000.00, 7400.00	75+00
76	76+00	S00°00'00"W	100.00	76+00	1000.00, 7500.00	76+00
77	77+00	S89°00'00"W	100.00	77+00	1000.00, 7600.00	77+00
78	78+00	S00°00'00"W	100.00	78+00	1000.00, 7700.00	78+00
79	79+00	S89°00'00"W	100.00	79+00	1000.00, 7800.00	79+00
80	80+00	S00°00'00"W	100.00	80+00	1000.00, 7900.00	80+00
81	81+00	S89°00'00"W	100.00	81+00	1000.00, 8000.00	81+00
82	82+00	S00°00'00"W	100.00	82+00	1000.00, 8100.00	82+00
83	83+00	S89°00'00"W	100.00	83+00	1000.00, 8200.00	83+00
84	84+00	S00°00'00"W	100.00	84+00	1000.00, 8300.00	84+00
85	85+00	S89°00'00"W	100.00	85+00	1000.00, 8400.00	85+00
86	86+00	S00°00'00"W	100.00	86+00	1000.00, 8500.00	86+00
87	87+00	S89°00'00"W	100.00	87+00	1000.00, 8600.00	87+00
88	88+00	S00°00'00"W	100.00	88+00	1000.00, 8700.00	88+00
89	89+00	S89°00'00"W	100.00	89+00	1000.00, 8800.00	89+00
90	90+00	S00°00'00"W	100.00	90+00	1000.00, 8900.00	90+00
91	91+00	S89°00'00"W	100.00	91+00	1000.00, 9000.00	91+00
92	92+00	S00°00'00"W	100.00	92+00	1000.00, 9100.00	92+00
93	93+00	S89°00'00"W	100.00	93+00	1000.00, 9200.00	93+00
94	94+00	S00°00'00"W	100.00	94+00	1000.00, 9300.00	94+00
95	95+00	S89°00'00"W	100.00	95+00	1000.00, 9400.00	95+00
96	96+00	S00°00'00"W	100.00	96+00	1000.00, 9500.00	96+00
97	97+00	S89°00'00"W	100.00	97+00	1000.00, 9600.00	97+00
98	98+00	S00°00'00"W	100.00	98+00	1000.00, 9700.00	98+00
99	99+00	S89°00'00"W	100.00	99+00	1000.00, 9800.00	99+00
100	100+00	S00°00'00"W	100.00	100+00	1000.00, 9900.00	100+00

LEGEND

- POSSIBLE STRUCTURE LOCATIONS  
-UP TO 3 ALLOWED
- AREA TO BE REZONED

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