

ADJACENT PROPERTY OWNERS

- | | |
|---|---|
| 1 R-15MF (CD)
04315287
HOA WOODCROFT AT DAVIS LAKE
9000 DAVID LAKE PKWY
CHARLOTTE, NC 28269 | 9 I-1
04308512
BOULEVARD HOLDINGS LLC
C/O CWCAPITAL ASSET
MANAGEMENT
7501 WISCONSIN AVE.
BETHESDA, MD 20814 |
| 2 R-15MF (CD)
04315210
HARVEY FLEISHHAKER
4808 WHISTLING OAKS CT.
CHARLOTTE, NC 28269 | 10 I-1
04322109
U-STORE-IT LP
PTA-CS#405
PO BOX 320099
ALEXANDRIA, VA 22320 |
| 3 R-15MF (CD)
04315212
NATHAN AFERI
4812 WHISTLING OAKS CT.
CHARLOTTE, NC 28269 | 11 I-1
04322103
CROW-CHILDRESS-KLEIN #8A
301 S COLLEGE ST.
SUITE 2800
CHARLOTTE, NC 28202 |
| 4 R-15MF (CD)
04315290
MANAGEMENT CO. INC
EAST WEST PARTNERS
190 FINLEY GOLF COURSE RD.
CHAPEL HILL, NC 27514 | 12 MX-2 (INNOV)
04322101
LIMITED PARTNERSHIP HARRIS
WOODS LAND INVESTORS
1515 MOCKING BIRD LN SUITE #550
CHARLOTTE, NC 28209 |
| 5 R-15MF (CD)
04315106
DAVIS COMMONS ARBON LLC
DAVIS COMMONS ARCHER LLC
DAVIS COMMONS ATKINSON LLC
2089 E FORT UNION BLVD.
SALT LAKE CITY, UT 84121 | 13 CC
04322114
CAMBRIDGE-DAVIS LAKE LLC
831 E MOREHEAD ST
SUITE #245
CHARLOTTE, NC 28202 |
| 6 MX-3
04323294
EC GRIFFITH CO
HARRIS WOODS LLC
#2A 1944 BRUSWICK AVE.
CHARLOTTE, NC 28207 | 14 CC
04322113
CAMBRIDGE-DAVIS LAKE LLC
831 E MOREHEAD ST
SUITE #245
CHARLOTTE, NC 28202 |
| 7 MX-3
04306202
HARRIS WOODS LLC
#2A 1944 BRUSWICK AVE.
CHARLOTTE, NC 28207 | 15 CC
04322115
TACO BELL OF AMERICA INC.
C/O TBC TAX #022835
LOUISVILLE, KY 40232 |
| 8 R-12MF (CD)
04308510
MP THE OAKS LLC
C/O MCDOWELL PROPERTIES
601 MONTGOMERY ST. SUITE 2000
SAN FRANCISCO, CA 94111 | 16 CC
04322116
CHICK-FIL-A INC.
5200 BUFFINGTON RD
ATLANTA, GA 30349 |

DEVELOPMENT DATA

Rezoned Acreage: TOTAL 16.56 ac

- Existing Parcel 5-Shopping Center Tract: ±15.826 ac
- Added Acreage-NCDOT excess R/W: ±.614 ac
- Added Acreage-a portion of Parcel 3: ±.125 ac
- Less Subdivided Parcel 6: ±3.247 ac
- Revised Parcel 5 area: ±13.317 ac

*NOTE: The revised Parcel 5 area and the proposed Parcel 6 area (16.56 ac.) hereinafter referred to as the "Property".

Tax Parcel #: 04322108
Existing Zoning: CC
Proposed Zoning: CC SPA
Existing Uses: COMMERCIAL AND RETAIL
Proposed Uses: COMMERCIAL AND RETAIL
Maximum Gross Square feet of Development: TOTAL 160,000 sf (No Change)

Maximum Building Height: 40' MAX

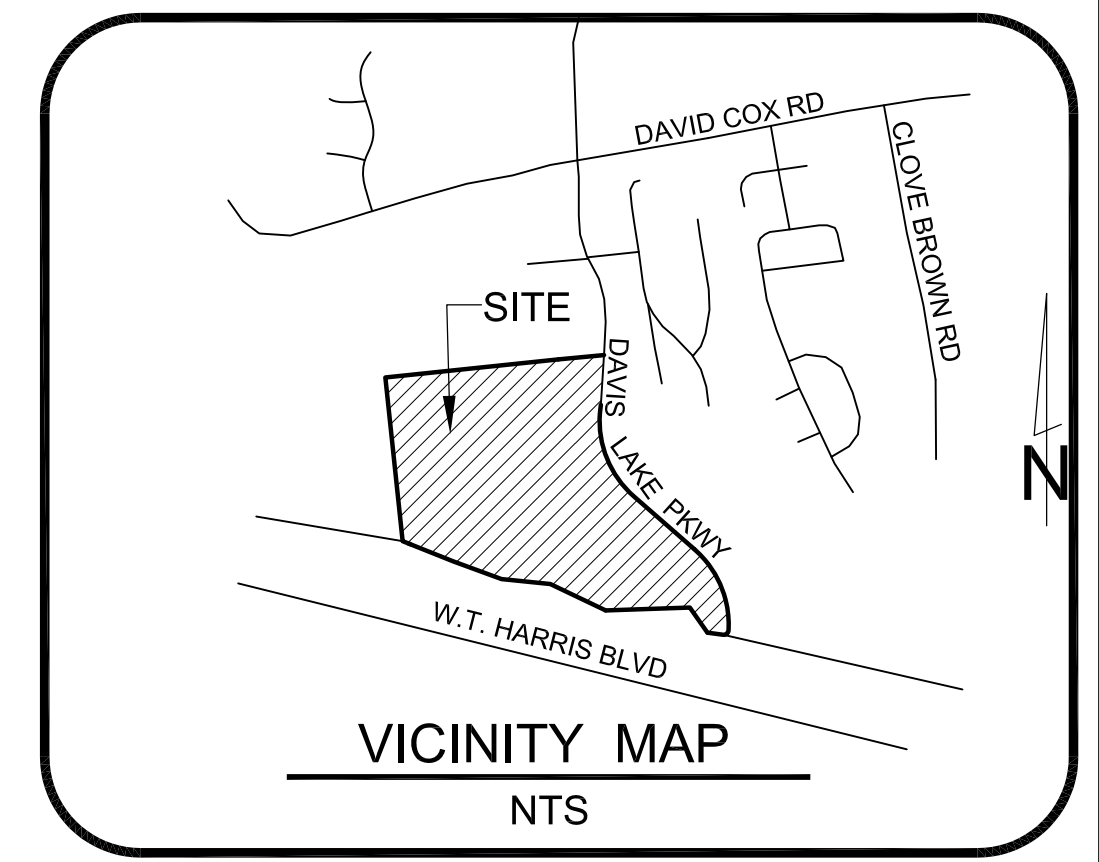
Setbacks:
- W.T. Harris Blvd.: 14' Minimum Setback
- Davis Lake PKWY: 20' Minimum Setback
- Access drive from W.T. Harris Blvd.: 10' Back of Curb Setback
- Existing Drive from W.T. Harris Blvd Entry to Davis Lake Parkway Entry: 5' Back of Curb Setback

Floor Area Ratio: .22 (160,000sf / 721,615 sf)

Parcels 5 Parking: No Change

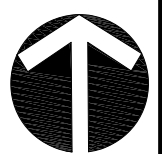
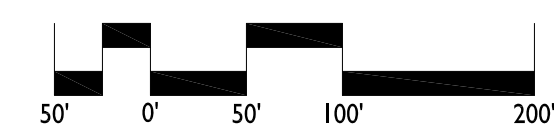
Parcel 6 Parking: Per Ordinance Required

Open Space: Per Ordinance Required

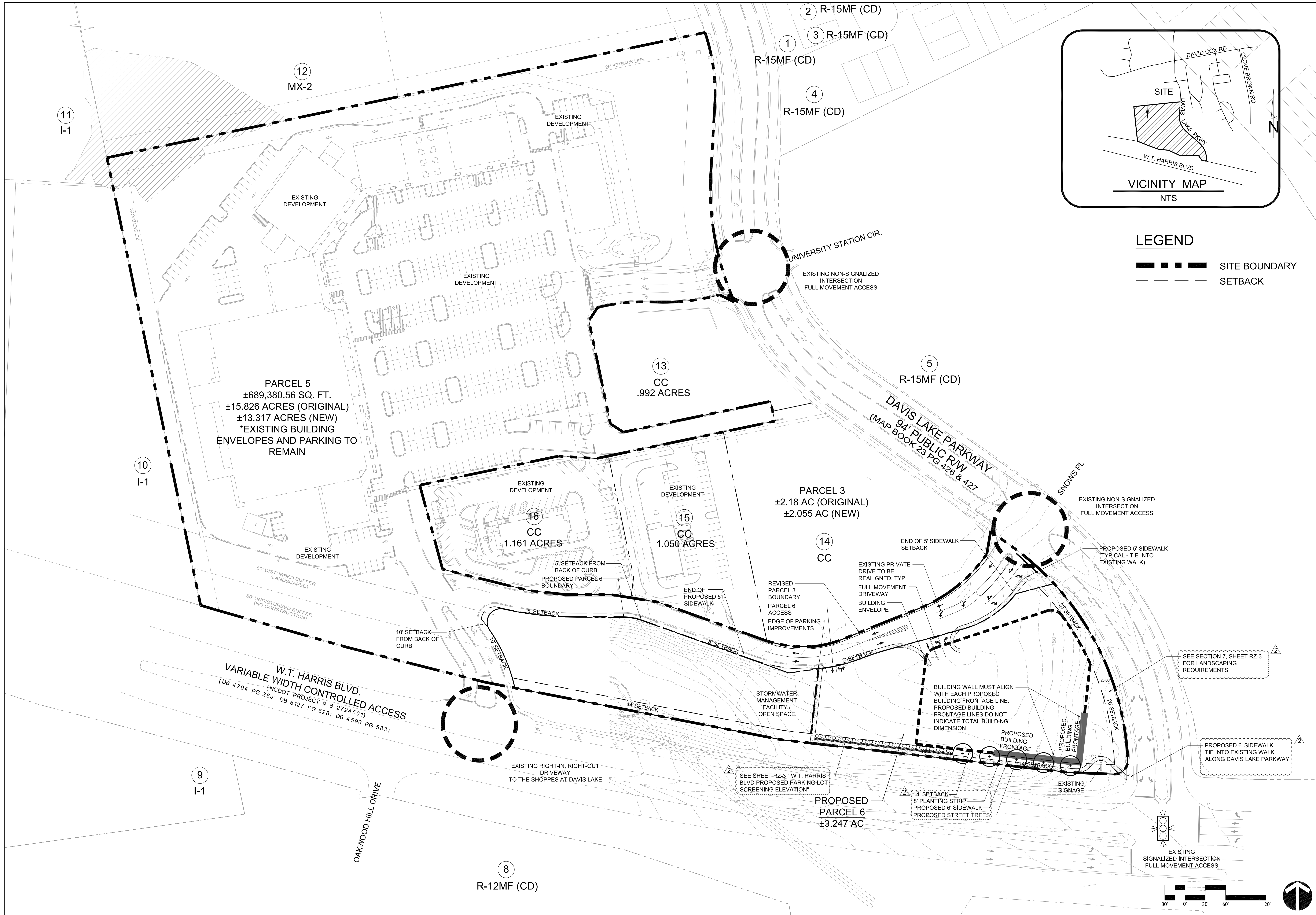


LEGEND

- SITE BOUNDARY
- SETBACK



PETITION NUMBER: 2013-024



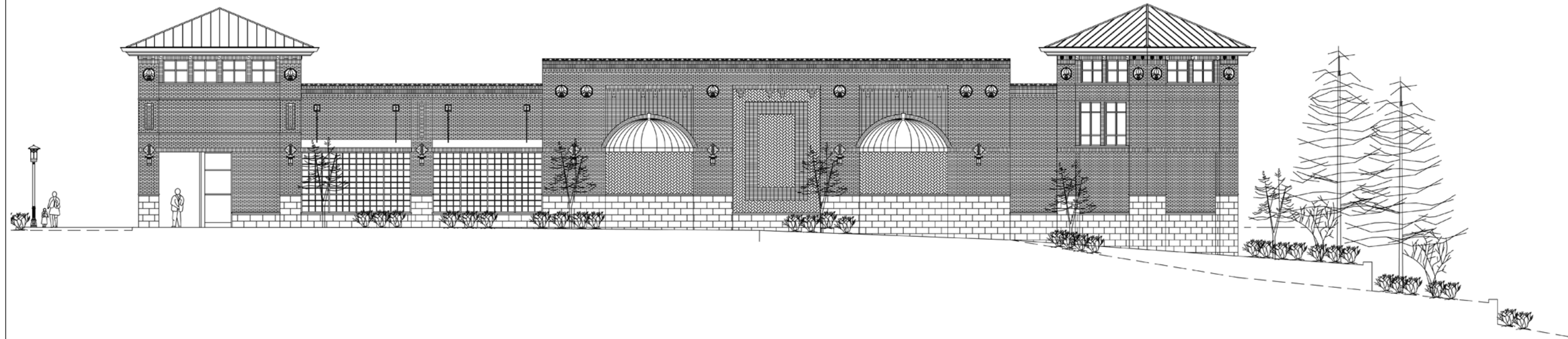
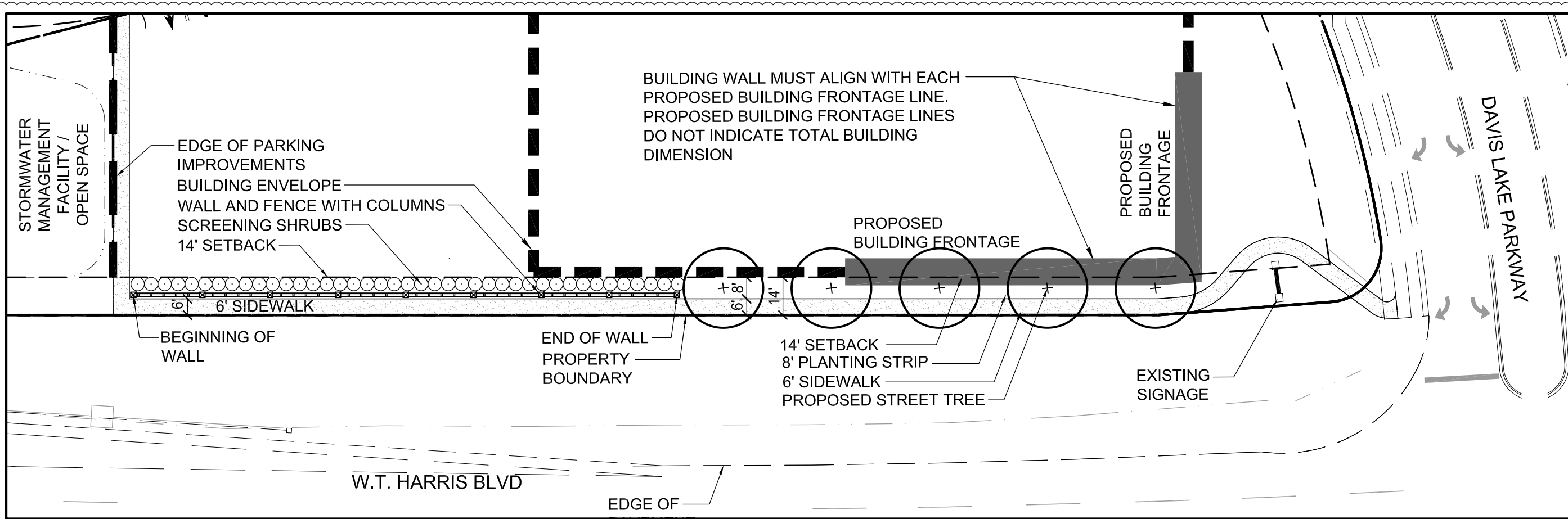
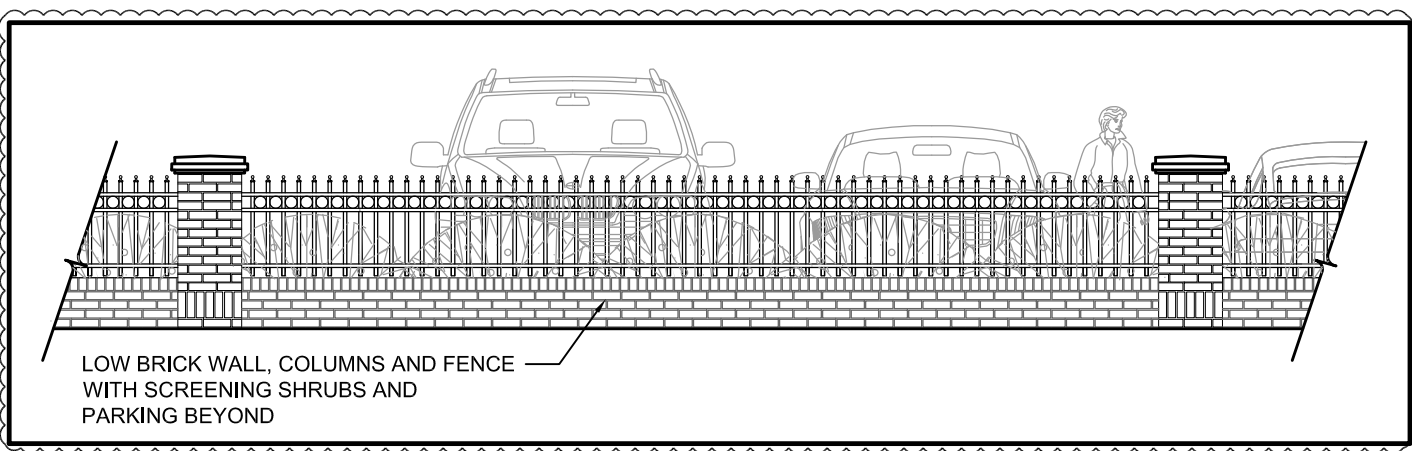


EXHIBIT A: W.T. HARRIS BLVD. BLDG. ELEVATION FOR PARCEL 6 - PROPOSED ARCHITECTURE (NOT TO SCALE)



W.T. HARRIS BLVD - PARKING LOT SCREENING - PLAN VIEW (NOT TO SCALE)



W.T. HARRIS BLVD PROPOSED PARKING LOT SCREENING - ELEVATION (NOT TO SCALE)

SHOPPES AT DAVIS LAKE SHOPPING CENTER DEVELOPMENT STANDARDS

1. DEVELOPMENT DATA

- Total Site Acreage: ± 16.56 ac
Existing Parcel 5 - Shopping Center Tract: ± 15.826 ac
Added Acreage - NCDOT excess RW: ± 0.614 ac
Added Acreage - a portion of Parcel 3: ± 1.125 ac
Less Subdivided Parcel 6: ± 3.247 ac
Revised Parcel 5 area: ± 13.317 ac
NOTE: The revised Parcel 5 area and the proposed Parcel 6 area (16.56 ac.) hereinafter referred to as the "Property".
- Tax Parcels included in Rezoning: 04322108
- Existing Zoning: CC
- Proposed Zoning: CC-SPA
- Existing and Proposed Uses: COMMERCIAL/RETAIL
- Number of Residential Units by Housing Type: N/A
- Residential Density: N/A
- Square footage of Non-Residential Uses by Type (retail, office, industrial, etc.):
Approved Retail: 160,000 sf
Existing Retail: 90,844 sf
Proposed Parcel 6 Retail: $\pm 15,000$ sf
- Floor Area Ratio: .22
- Maximum Building Height: 40' max.
- Parking:
Parcel 5: No Change
Parcel 6: Per Ordinance Req.
- Amount of open space, per ordinance
- Setbacks (Proposed Parcel 6 only):
WT Harris Blvd.: 14' minimum setback
Davis Lake- 20' minimum setback
Access drive from W.T. Harris Blvd.: 10' Back of Curb Setback
Existing Drive from W.T. Harris Blvd Entry to Davis Lake Parkway Entry: 5' Back of Curb Setback

2. GENERAL PROVISIONS

- Development of Parcel 6 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 of Parcel 6, but the exact configuration placement, and size of the 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 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 Parcel 6. 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 Parcel 6 as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner", or "Petitioners", shall, with respect to Parcels 5 and 6, 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 it development from time to time.
- All building materials, colors and architectural design for a building on Parcel 6 will match the existing shopping center and outparcel buildings.

3. PURPOSE

- This Rezoning Application requests three (3) changes to the existing CC Zoning of the property:
- Combine 0.614 acres of NCDOT excess Right-of-Way to Parcel 5 (#04322108).
 - Rezoning the new combined Parcel 5 acreage to CC-SPA in order to subdivide proposed Parcel 6 (3.247 ac) from the enlarged Parcel 5 area to allow development of a retail building up to 15,000 square feet as depicted on the Schematic Site Plan attached.
 - Amend the Undisturbed and Disturbed Buffer Area along W.T. Harris Boulevard and Davis Lake Parkway to the condition of existing vegetation that currently exists as depicted on the Tree Survey attached.
- These three (3) requests are not mutually exclusive and therefore can be considered independently.

4. PERMITTED USES

- Uses allowed on the Property included in this Petition are those uses that are permitted in the CC district except as may be further limited or amended by the specific provisions of the Parcel 6 site plan.

5. TRANSPORTATION

- The Site will continue to have two full access intersections along Davis Lake Parkway and one right in/right out access intersection along W.T. Harris Boulevard at their existing locations.
- Surface parking areas are generally depicted on the concept plan for the site.
- Parcel 6 will have two (2) full access points on the private drive within Parcel 5 as depicted on the site plan.

6. ARCHITECTURAL STANDARDS

- Existing building materials will remain in compliance with regulations of the Zoning Ordinance for the CC district.
Development of Parcel 6 will be governed by the district regulations of the CC district. The petitioner will have architectural approval on all site improvements and buildings including building materials.
- The attached Schematic Elevation for the proposed building located in Parcel 6 represents substantially the architecture design and materials, but not the specific building dimensions, that will be used for the building on Parcel 6.
- The building materials shall be all masonry. The brick shall be modular General Shale in Phoenix Tumbled with accent brick of modular General Shale Palmetto .25 Greystone. The pre-cast concrete shall be Artiscraft smooth face, or comparable.
- All HVAC units will be screened from the view of W.T. Harris Boulevard and Davis Lake Parkway.
- Loading dock, if any, will be fully screened.
- All building materials, colors and architectural design for a building on Parcel 6 will match the existing Shoppes at Davis Lake Shopping Center and other outparcel buildings.

7. STREETScape AND LANDSCAPING

- All required screens and buffer will adhere to the landscape requirements set forth in Chapter 12, Part 3 of the City of Charlotte Zoning Ordinance.
- The Landscape Setback along Davis Lake Parkway shall be subject to the following minimum planting requirements for areas disturbed by grading or other construction activities. For every 2,000 square feet of Buffer or Landscape area there shall be:
 - Two Canopy Trees every 1-1/2 to 2 inch caliper minimum
 - Two Understory Trees of 6-foot height minimum
 - Two Evergreen Trees of 4 to 5 feet minimum
 - Eight Evergreen Shrubs at 3 gallon pot size minimum
 - Six Deciduous Shrubs at 3 gallon pot size minimum
 If existing vegetation to remain meets or exceeds the above standards, no additional planting will be provided; otherwise, supplemental plantings will be installed. Where existing vegetation is to remain, vines, weedy plants, and other scrub growth may be removed to provide proper landscape appearance.
- An 8 foot planting strip and a 6 foot sidewalk will be installed within the 14 foot setback along W.T. Harris Boulevard. A landscape hedge row and metal architectural fence with brick pilasters (to match building) will be installed in front of the parking area that fronts W.T. Harris Boulevard and street trees will be planted in front of the building where it fronts W. T. Harris Boulevard. Additionally, a 6 foot sidewalk will be constructed within the balance of the 14 foot setback along the building and parking area then connect back to the internal street as depicted on the Development Notes sheet.

8. ENVIRONMENTAL FEATURES

- Tree save: Reserved
- PCCO treatment:
 - Parcel 6 within this rezoning petition will adhere to the City of Charlotte's Post Construction Stormwater Ordinance adopted in 2014. Stormwater detention will not be located in any setback or buffer.

9. OPEN SPACE

- Reserved

10. FIRE PROTECTION

- Reserved

11. SIGNAGE

- Parcel 6 will have signage as allowed per the Ordinance for an outparcel. Two (2) ground-mounted monument signs in approximate locations as depicted on the site plan.

12. LIGHTING

- Reserved Lighting will be fully shielded and downward facing.
- Exterior lighting for business and retail areas will be directed or shielded to prevent glare on nearby residential properties. The maximum fixture height will be 25 feet.

13. OTHER

- Reserved

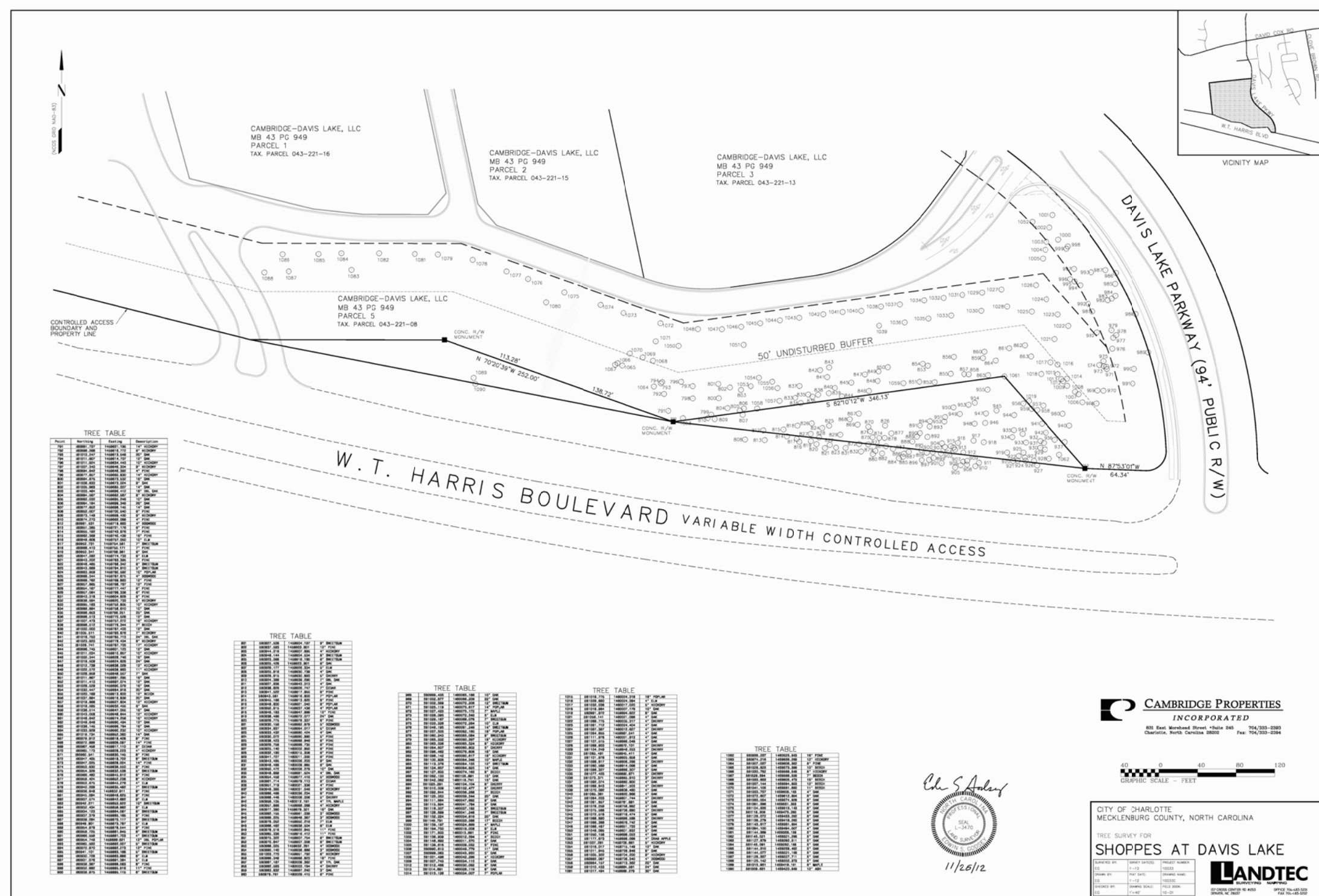
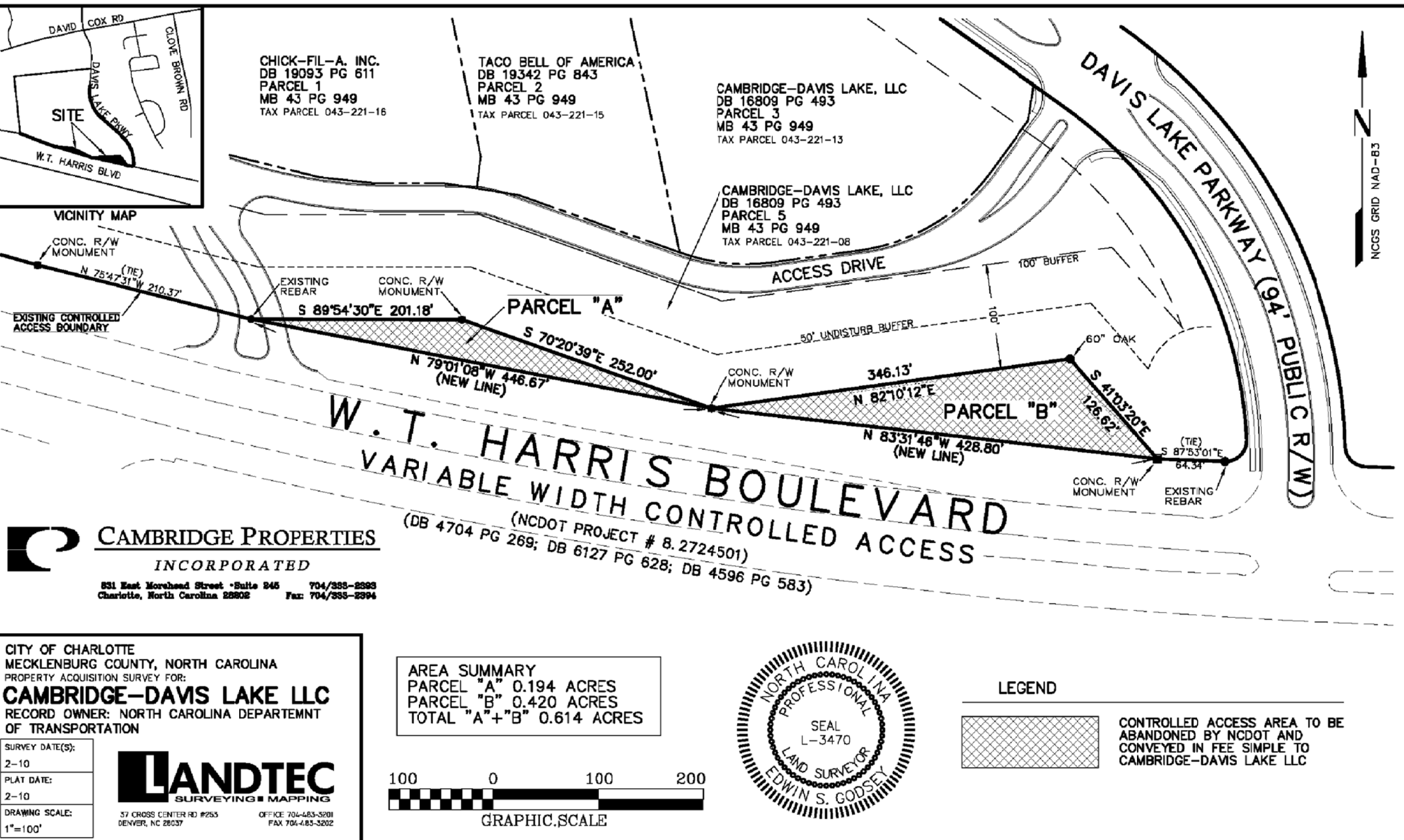


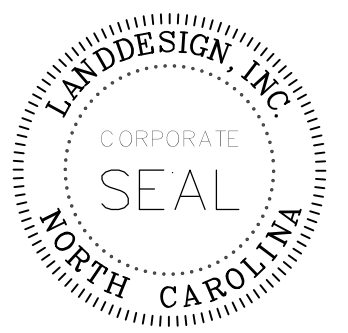
EXHIBIT C: NCDOT EXCESS RIGHT-OF-WAY

EXHIBIT D: Tree Survey Depicting Existing Buffer Vegetation

SHOPPES AT DAVIS LAKE Development Notes Cambridge Properties, Davis Lake LLC REZONING PETITION NO. 2013-024

DATE: November 30, 2012
DESIGNED BY: 07.23.13
DRAWN BY: (2) 09.20.13 - REVS PER CITY COMMENTS
CHECKED BY: SCALE: PROJECT #1012325
SHEET #:
RZ-3

LandDesign
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