

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, 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.
- 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.

Purpose

The purpose of this Rezoning application is to provide for the development of a multifamily community. To achieve this purpose, the application seeks the rezoning of the site to the UR-3 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be multifamily dwelling units and related accessory uses as are permitted in the UR-3 district. The petitioner reserves the right to transfer dwelling units approved as part of this Petition to adjoining tracts of

land so long as any such tracts are properly zoned for multifamily housing as a permitted use and so long as the resulting density of the receiving tract does not exceed that allowed by the zoning standards for that tract.

Transportation

- a. The site will have access via two public street connections to Northlake Parkway as generally identified on the concept plan for the site.
- b. Parking areas are generally indicated on the concept plan for the site.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-3 district.

Streetscape and Landscaping

Any buffers that are called for by the standards of the zoning district or this site plan may be reduced or removed if the adjoining tract where the buffers are located is rezoned to a category or district where no buffers or smaller buffers would have been required. This change can be accomplished with an administrative site plan amendment and will not require any further rezoning for the site.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaries.

Phasing

Reserved

Initial Submission- 6-6-13, 1.1

SITE DEVELOPMENT DATA

SITE AREA:	825,517 SQ FT / 18.95 AC
PARCEL ID NUMBER:	025-103-01 025-103-02 PORTION OF 025-103-03 PORTION OF 025-081-23 PORTION OF
EXISTING ZONING:	R-3
EXISTING USE:	VACANT
PROPOSED ZONING:	UR-3 (CD)
PROPOSED USE:	416 FOR RENT APARTMENT HOMES
BUILDING HEIGHT:	PER ORDINANCE
BUILDING DENSITY:	22 DUA
PARKING REQUIRED:	416 SPACES (1.0/UNIT)
PARKING PROVIDED:	PER ORDINANCE
OPEN SPACE:	15% MIN
TREE SAVE:	PER TREE ORDINANCE

NORTHLAKE LEGAL DESCRIPTION

Lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

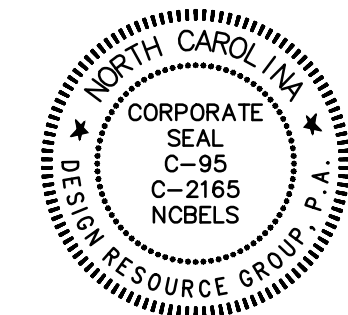
Beginning at an existing #4 rebar, said rebar being the Southwest corner of the Metrolina Properties Limited Partnership property as recorded in Deed Book 17474, at Page 73 in the Mecklenburg County Registry; thence with the westerly boundary line of said property, N. 21-02-50 W., a distance of 336.14 feet to an existing #5 rebar, said rebar being the Southwesterly corner of the Metrolina Properties Limited Partnership property as recorded in Deed Book 17474, at Page 707 in the Mecklenburg County Registry; thence with the westerly boundary line of said property, N. 20-53-12 W., a distance of 381.34 feet to an existing #4 rebar, said rebar being the Southwesterly corner of the Arrowwood 77 Limited Partnership property as recorded in Deed Book 10033, at Page 842 in the Mecklenburg County Registry; thence with the westerly boundary line of said property the following two (2) courses and distances: (1.) N. 30-32-19 W., a distance of 6.23 feet to a planted stone; (2.) N. 10-11-58 E., a distance of 569.64 feet to a #4 set in the Southeastly margin of Interstate 485 (variable width controlled access) (North Carolina Department of Transportation); thence with said Interstate 485 controlled access the following four (4) courses and distances: (1.) N. 34-10-52 E., a distance of 98.10 feet to an existing R/W monument; (2.) N. 43-17-07 E., a distance of 360.01 feet to an existing R/W monument; (3.) N. 39-47-04 E., a distance of 24.12 feet to a #4 rebar set, said rebar being a corner of the Metrolina Properties Limited property, as recorded in Deed Book 5809, at Page 855; (4.) N. 39-47-04 E., a distance of 93.36 feet to a #4 rebar set; thence four new lines through the aforementioned properties of Metrolina Properties Limited Partnership and Arrowwood 77 Associates the following 4 (four) courses and distances: (1.) S. 48-00-27 E., a distance of 393.53 feet to a #4 rebar set; (2.) S. 42-01-21 W., a distance of 350.02 feet to a #4 rebar set; (3.) with the arc of a circular curve to the right having a radius of 60.00 feet, an arc distance of 21.18 feet to a #4 rebar set (said arc subtended by a chord of S. 58-05-31 E., 21.07 feet); (4.) S. 47-58-39 E., a distance of 516.12 feet to a #4 rebar set in the Northerly right-of-way margin of Northlake Centre Parkway, as recorded in Map Book 43, at Page 55 (variable width public right-of-way); thence with said Northlake Centre Parkway right-of-way margin the following three (3.) courses and distances: (1.) with the arc of a circular curve to the right having a radius of 2410.63 feet, an arc distance of 426.63 feet to an existing #4 rebar (said arc subtended by a chord of S. 43-35-47 W., 426.07 feet); (2.) S. 48-40-00 W., a distance of 82.90 feet to an existing #4 rebar; (3.) with the arc of a circular curve to the left having a radius of 743.61 feet, an arc distance of 335.56 feet to a #4 rebar set (said arc subtended by a chord of S. 29-20-19 W., 332.72 feet); thence leaving said Northlake Centre Parkway right-of-way, S. 49-20-24 W., a distance of 209.00 feet to an existing #4 rebar, said rebar being the point and place of Beginning, and being a portion of the Metrolina Properties Limited properties as recorded in Deed Book 5809, at Page 855, Deed Book 17474, at Page 707, and Deed Book 17474, at Page 17474, at Page 711 and portion of the Arrowwood 77 Associates property as recorded in Deed Book 10033, at Page 842, and containing 18.951 acres, more or less.



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

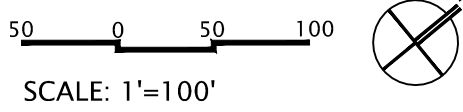
2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
www.drgroup.com



NORTHLAKE CENTRE
APARTMENTS
CHARLOTTE, NORTH CAROLINA
CHARTER PROPERTIES
1520 SOUTH BOULEVARD SUITE 215
CHARLOTTE, NC 28203

FOR PUBLIC HEARING

REZONING PETITION #
2013-___



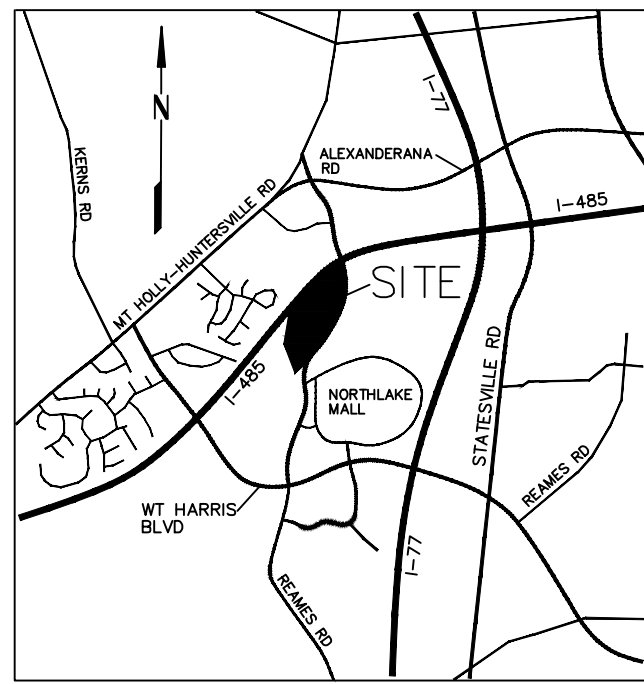
PROJECT #: 278-004
DRAWN BY: CC
CHECKED BY: JC

TECHNICAL
DATA SHEET

JUNE 5, 2013

REVISIONS:

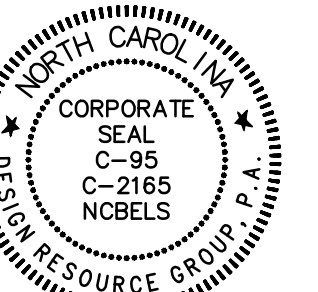
RZ-1.0



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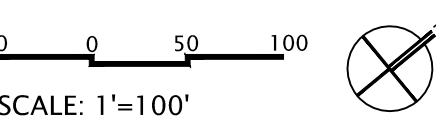


NORTHLAKE CENTRE
APARTMENTS
CHARLOTTE, NORTH CAROLINA

CHARTER PROPERTIES
1520 SOUTH BOULEVARD SUITE 215
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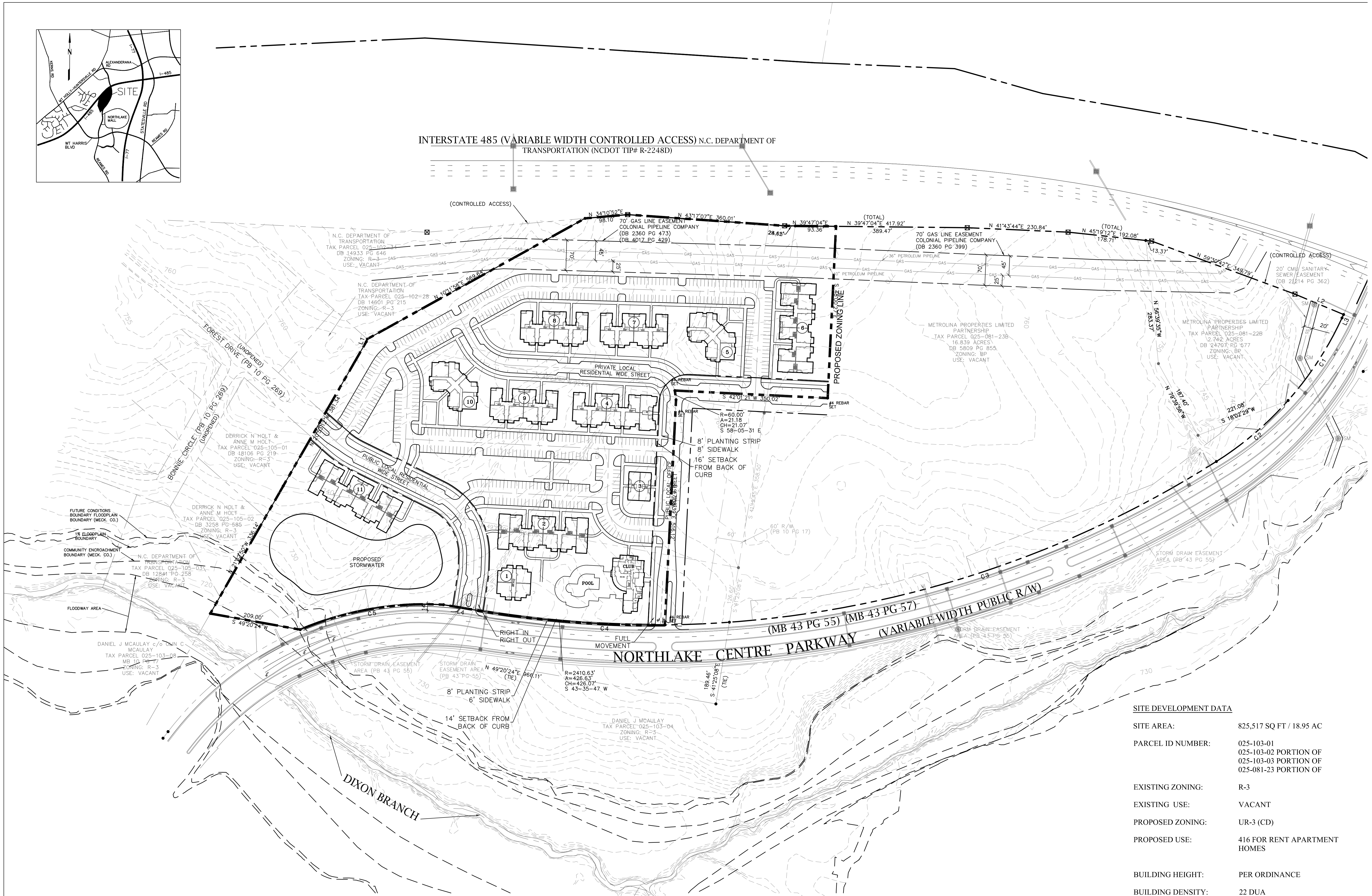
OBJECT #: 278-004
AWN BY: CC
CHECKED BY: JG

SCHEMATIC SITE PLAN

NE 5, 213

VISIONS:

RZ-2.0



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