

VICINITY

SITE DATA
 EXISTING ZONING - R-3
 PROPOSED ZONING - NS
 TAX PARCEL: 025-291-24 @ 0.1380 ACRES
 TAX PARCEL: 025-291-10 @ 1.68 ACRES

BUILDING SQ FT: 3600 sqft
 SET BACK: 10'-0" SIDE
 24'-0" FRONT
 TOTAL PARKING REQUIRED: 15 SPACES

F.A.R. - .113
 BUILDING HEIGHT MAX. 40'

**Sam's Mart Northlake
 Conditional Development Standards**

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 tract of land fronting on Northlake Centre Parkway directly across from one of the main access points to Northlake Mall. This development will provide the location for up to 3,600 square feet of retail uses, including a convenience store. To achieve this purpose, the application seeks the rezoning of the site to the Neighborhood Services (NS) district.

Permitted Uses

Uses allowed on the property included in this Petition are 3,600 square feet of retail, including a convenience store. The following uses will not be permitted: any use that provides automobile repair; nurseries and greenhouses; nightclubs, bars and lounges; locksmiths and gunsmiths; and, pet services (outdoors).

Transportation

a. The site will have a full access connection to Point of Woods Drive and to Northlake Centre Parkway as generally depicted on the concept plan for the site. These connections will be private driveways.

b. Parking areas are generally depicted on the concept plan for the site. The parking will meet or exceed the Ordinance requirement.

- a. The Petitioner will reserve land for a future public street right of way on the northern end of the site as generally depicted on the concept plan. Until that right of way for a future public street is acquired and the street constructed, the Petitioner will construct and utilize a private driveway connection in the location of the future public street. The private driveway will be constructed to public street standards. The Petitioner will dedicate the right-of-way for a future public street at the point in time that the Petitioner gains alternate access to the site from adjoining properties that will also be served by the future public street.
- b. The Petitioner will work with CDOT on changes to the signal located at the intersection of the Petitioner's private driveway and Northlake Centre Parkway.
- c. The Petitioner will work with CDOT on the design and installation of a northbound left turn lane and storage at the signalized intersection that serves the mall and the properties to the west including the Petitioner's site.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the NS district. The building will be located and oriented toward intersection of Northlake Centre Parkway and Point of Woods drive with parking and fueling canopy generally to the rear and the side of the principal structure as generally depicted on the concept plan. The building elevation facing Northlake Centre Parkway will be designed to encourage and complement pedestrian activity by providing windows and/or doors and other architecturally articulated facades that prevent expanses of solid walls that exceed 20 feet in length. The Petitioner has also provided a typical elevation image of the building that represents the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to this building design but the overall design and construction character will be as illustrated.

Streetscape and Landscaping

Although no buffer is required, the Petitioner will install a vegetative screening buffer as indicated on the site plan along the rear of the site for the property currently zoned Commercial Center but which is still used for a single family residence. The Petitioner reserves the right to remove this screening buffer at such time as the residential use of the adjoining property ceases with no further administrative action required.

Environmental Features

The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. The Petitioner reserves the right to utilize off site facilities to meet storm water requirements.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

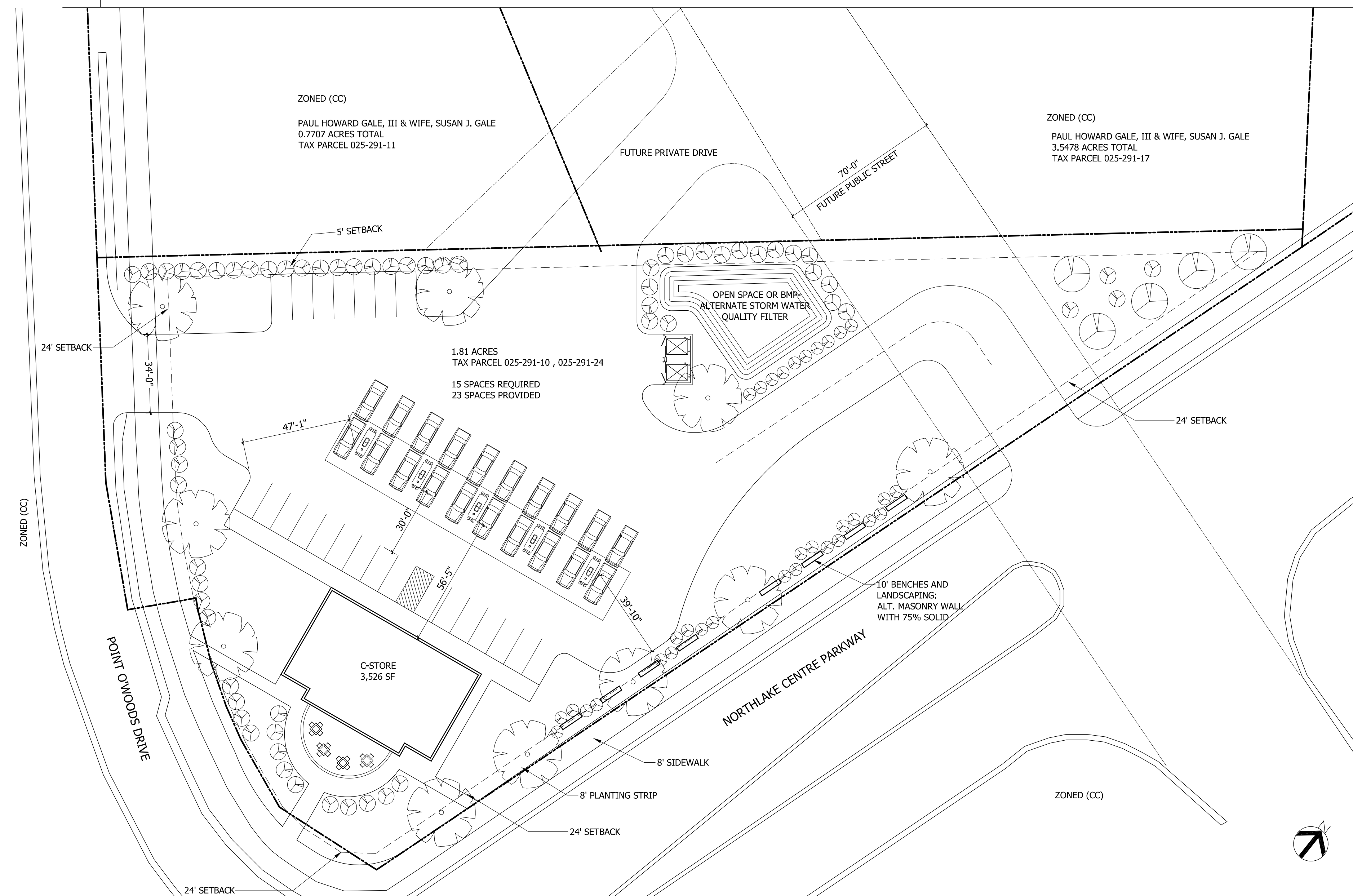
Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaires and architectural lighting on the exterior of buildings will be permitted. Freestanding lights will be limited to 30 feet in height.

Initial Submission-09-22-14

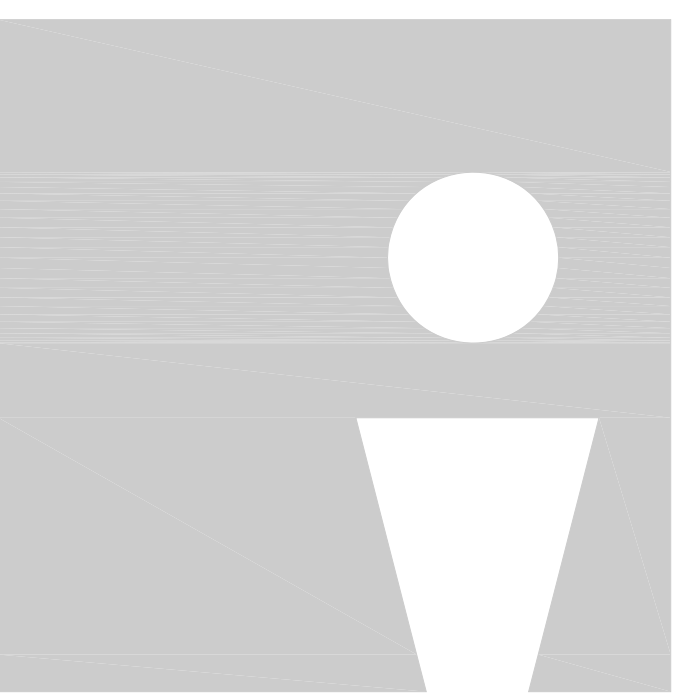


02 PERSPECTIVE



01 SITE PLAN

scale: 1"=30'-0"



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 overcash demmitt

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MIXED USE DEVELOPMENT
 NORTHLAKE MALL
 Charlotte, NC

REZONING PETITION
 NUMBER 2014-014
 FOR PUBLIC HEARING

Rezoning Submittal :10.27.2014

**SITE PLAN &
 REZONE DATA**

RZ-1