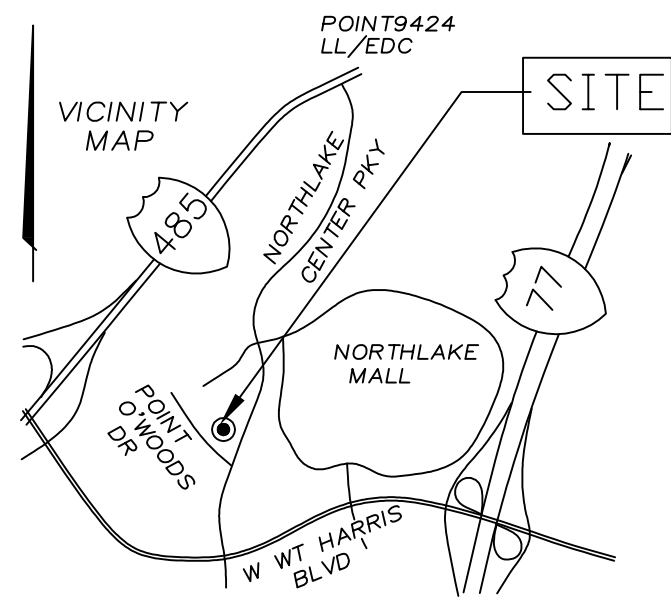


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POINT O' WOODS DRIVE
(60' R/W)

PARCEL # 02529111

PARCEL # 02529110

PARCEL # 02529118

PARCEL # 02529128
PATEL HOLDINGS LLC

MADISON SQUARE
APARTMENTS-TEN10,LLC
TAX PARCEL 025-291-31
ZONING: CC

MADISON SQUARE
APARTMENTS-TEN10,LLC
TAX PARCEL 025-291-32
ZONING: CC

MADISON SQUARE
APARTMENTS-TEN10,LLC
TAX PARCEL 025-291-32
ZONING: CC

MADISON SQUARE
APARTMENTS-TEN10,LLC
TAX PARCEL 025-291-32
ZONING: CC

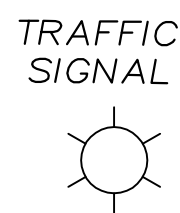
BOUNDARY OF REZONING

BOUNDARY OF REZONING

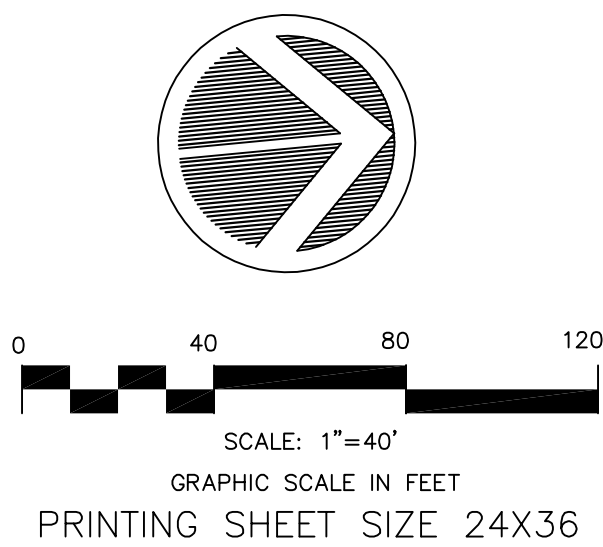
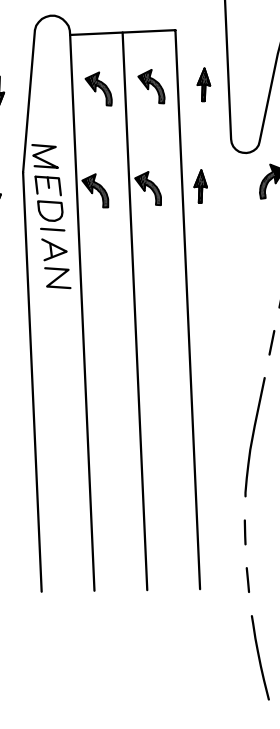
BOUNDARY OF REZONING

END OF PROPOSED SIDEWALK

NORTHLAKE CENTER PARKWAY
VARIABLE PUBLIC R/W
MB 43 PG's 53&55



PRIVATE
DRIVE



SYMBOL LEGEND	
	POWER POLE (P.P.)
	SEWER MAN HOLE
	DRAINAGE MAN HOLE
	ELECTRIC LINE
	LIGHT POLE (L.P.)
	WELL
	U.G. PIPE
	N.I.R. NEW IRON REBAR
	E.I.R. EXISTING IRON REBAR
	E.I.P. EXISTING IRON PIPE
	FIRE HYDRANT
	U.G. FIBER OPTIC CABLE
	CURB INLET

**MANSOUR
EDLIN
CONSULTING**

1200 EAST MOREHEAD ST.
SUITE 275
CHARLOTTE, N. C. 28204
Phone 704-672-1560

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will be subject to legal action.

PROJECT
NUMBER

DESIGN
By

APPROVED
By

DRAWN
By

Date

DIGITAL FILE

1. PER STAFF COMMENTS AND RESULTS
OF TRAFFIC STUDY 4-16-18
REVISION

NORTH LAKE
SYSTEMS LLC

P.O. BOX 1919
HUNTERSVILLE, NC 28037
PHONE#: 704-649-6833
FAX#: 704-598-2356

FOR PUBLIC HEARING

PETITION NUMBER

2017-043

NORTHLAKE
CENTER
PARKWAY

EXISTING
CONDITION

RZ-1

PRINTING SHEET SIZE 24X36

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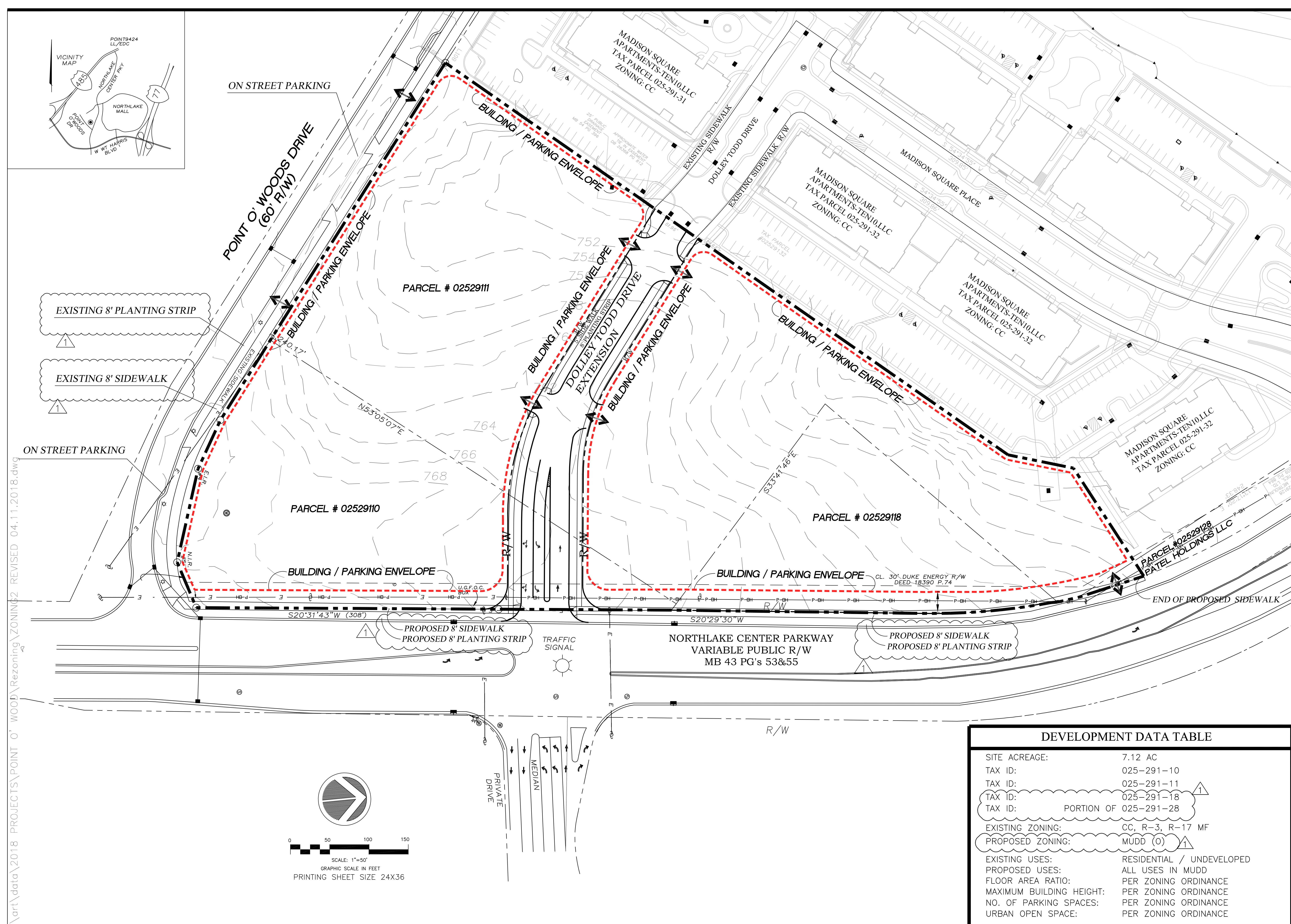
2017-043

NORTHLAKE
CENTER
PARKWAY
CHARLOTTE, NC

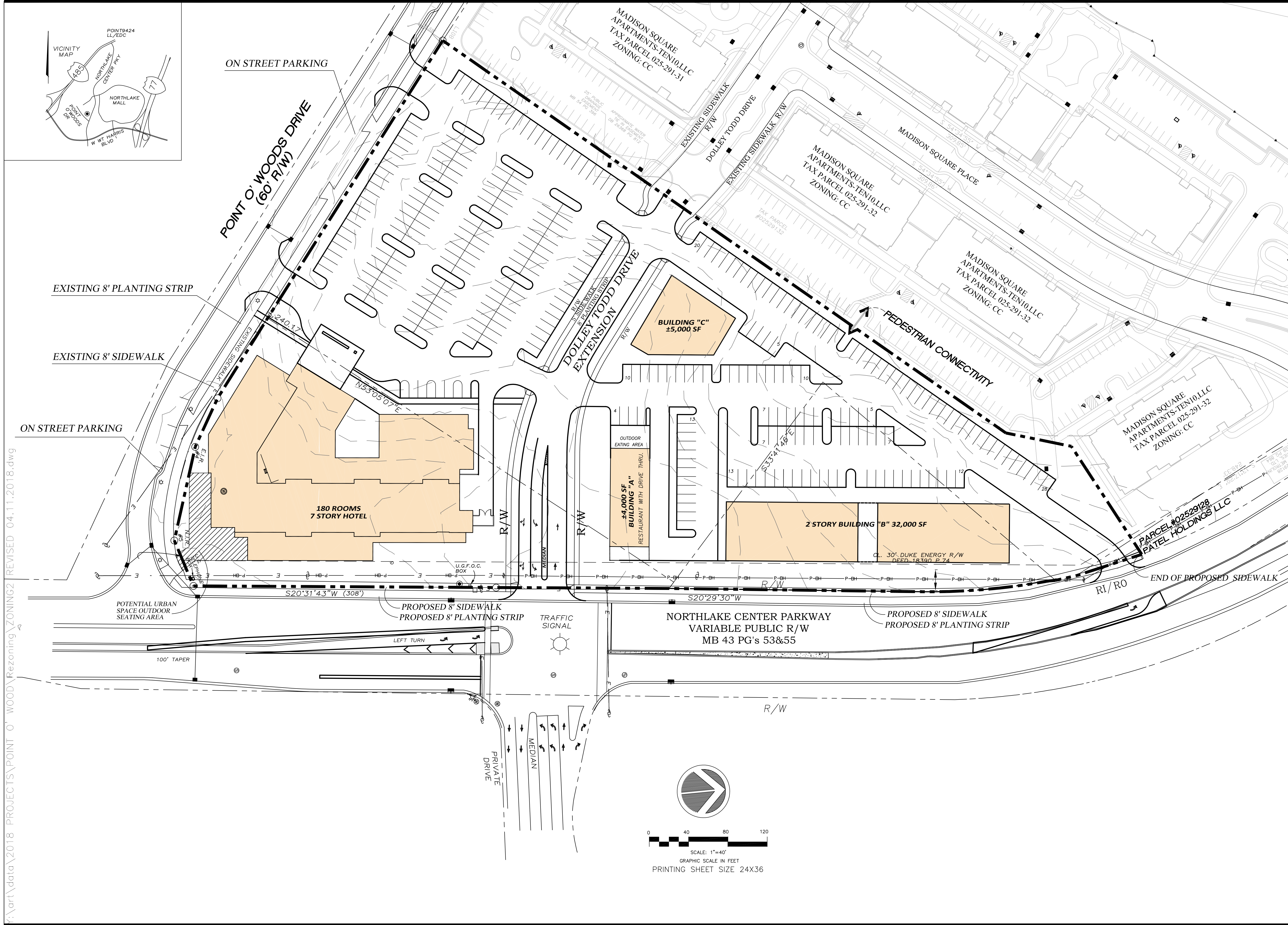
SITE PLAN

RZ-2

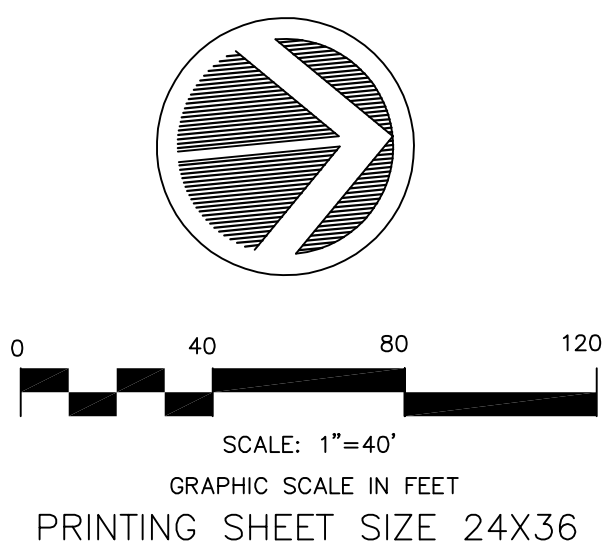
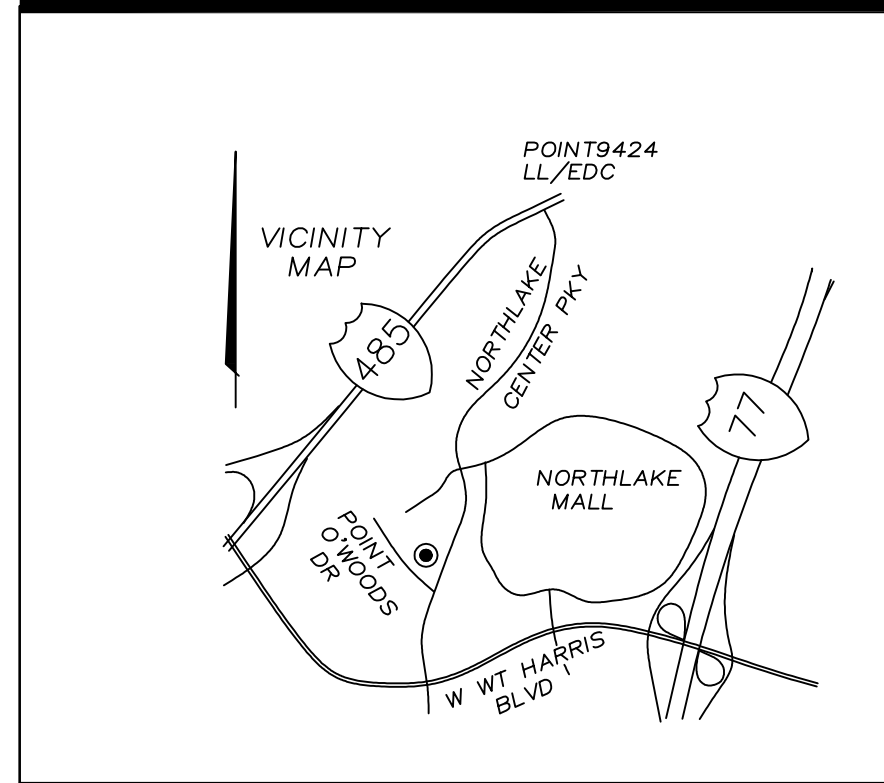
PRINTING SHEET SIZE 24X36



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FOR PUBLIC HEARING

PETITION NUMBER

2017-043

NORTHLAKE CENTER PARKWAY
CHARLOTTE, NC

ILLUSTRATIVE SITE PLAN

RZ-3

PRINTING SHEET SIZE 24X36

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DESIGN By
APPROVED By
DRAWN By
Date
DIGITAL FILE

1. PER STAFF COMMENTS AND RESULTS OF TRAFFIC STUDY	4-16-18
REVISION	

NORTH LAKE
SYSTEMS LLC

P.O. BOX 1919
HUNTERSVILLE, NC 28037

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FAX#: 704-598-2356

FOR PUBLIC HEARING

PETITION NUMBER

2017-043

NORTHLAKE
CENTER
PARKWAY
CHARLOTTE, NC

DEVELOPMENT
STANDARDS

RZ-4

PRINTING SHEET SIZE 24X36

DEVELOPMENT DATA TABLE

SITE ACREAGE:	7.12 AC
TAX ID:	025-291-10
TAX ID:	025-291-11
TAX ID:	025-291-18
TAX ID:	PORTION OF 025-291-28
EXISTING ZONING:	CC, R-3, R-17 MF
PROPOSED ZONING:	MUDD (O)
EXISTING USES:	RESIDENTIAL / UNDEVELOPED
PROPOSED USES:	ALL USES IN MUDD
FLOOR AREA RATIO:	PER ZONING ORDINANCE
MAXIMUM BUILDING HEIGHT:	PER ZONING ORDINANCE
NO. OF PARKING SPACES:	PER ZONING ORDINANCE
URBAN OPEN SPACE:	PER ZONING ORDINANCE

Transportation

- a. The site will have a full access connection to Point of Woods Drive, to Northlake Center Parkway, and to a new street that will connect to Northlake Centre Parkway as generally depicted on the concept plan for the site.
- b. Access will also be provided by a limited access driveway to Northlake Center Parkway on the north end of the site as generally depicted on the concept plan for the site.
- c. Parking areas are generally depicted on the concept plan for the site.
- d. The Petitioner will work with CDOT on changes to the signal located at the intersection of the new public street and Northlake Centre Parkway.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the MUDD district. The first floor of the building elevations 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.

Streetscape and Landscaping

Tree save areas for this site have been provided for as part of the master plan approved as part of Rezoning Petition 2008-060.

Environmental Features

Stormwater management on the site will be developed and designed in concert with the master stormwater plan approved as part of Rezoning Petition 2008-060

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaries and no “wall pak” type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted

Phasing

Reserved

Initial Submission- 1-23-17

Revised per staff comments and results of traffic study- 4-16-18, 1.1

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. This development will provide the location for a 180 room hotel and for up to 40,000 square feet of retail, restaurant, and office uses,. To achieve this purpose, the application seeks the rezoning of the site to the MUDD-O district.

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the MUDD district except as may be further limited by the specific provisions of this site plan.

MUDD-O request.

The applicant seeks permission under the Optional process to be able to include a drive through service lane as an accessory use to a restaurant that may be built on the site.