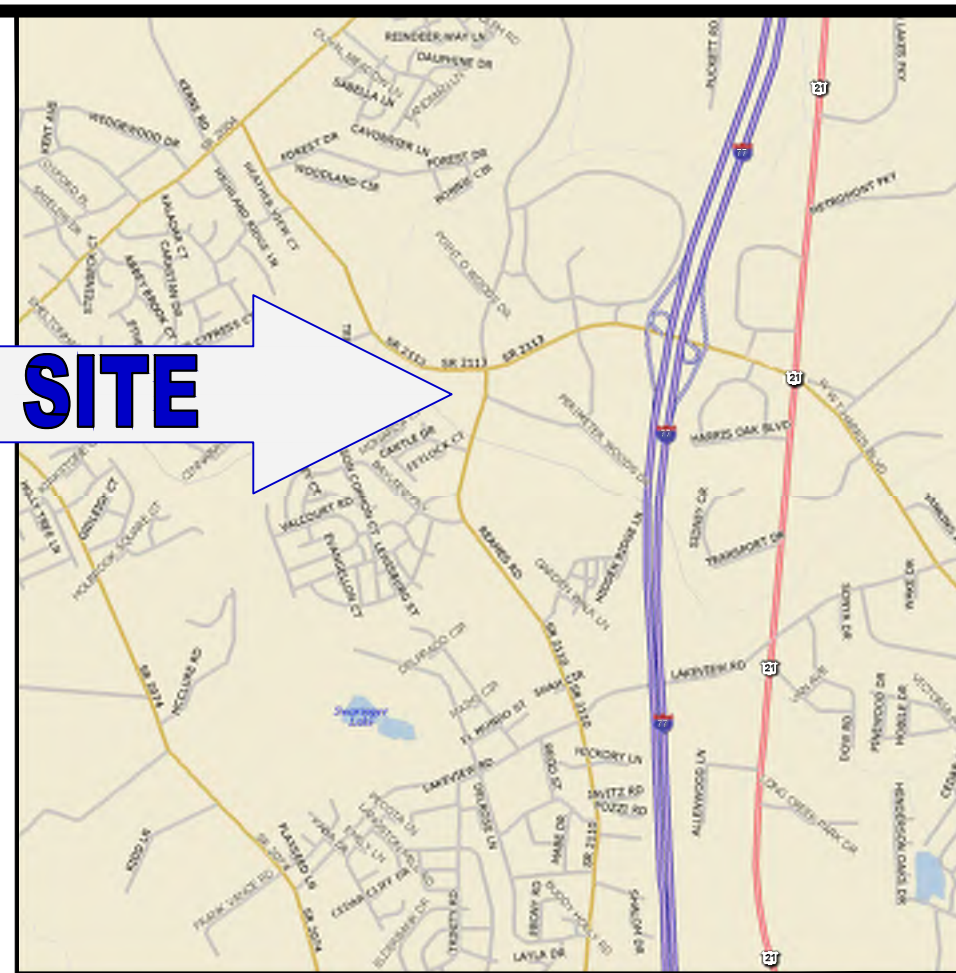
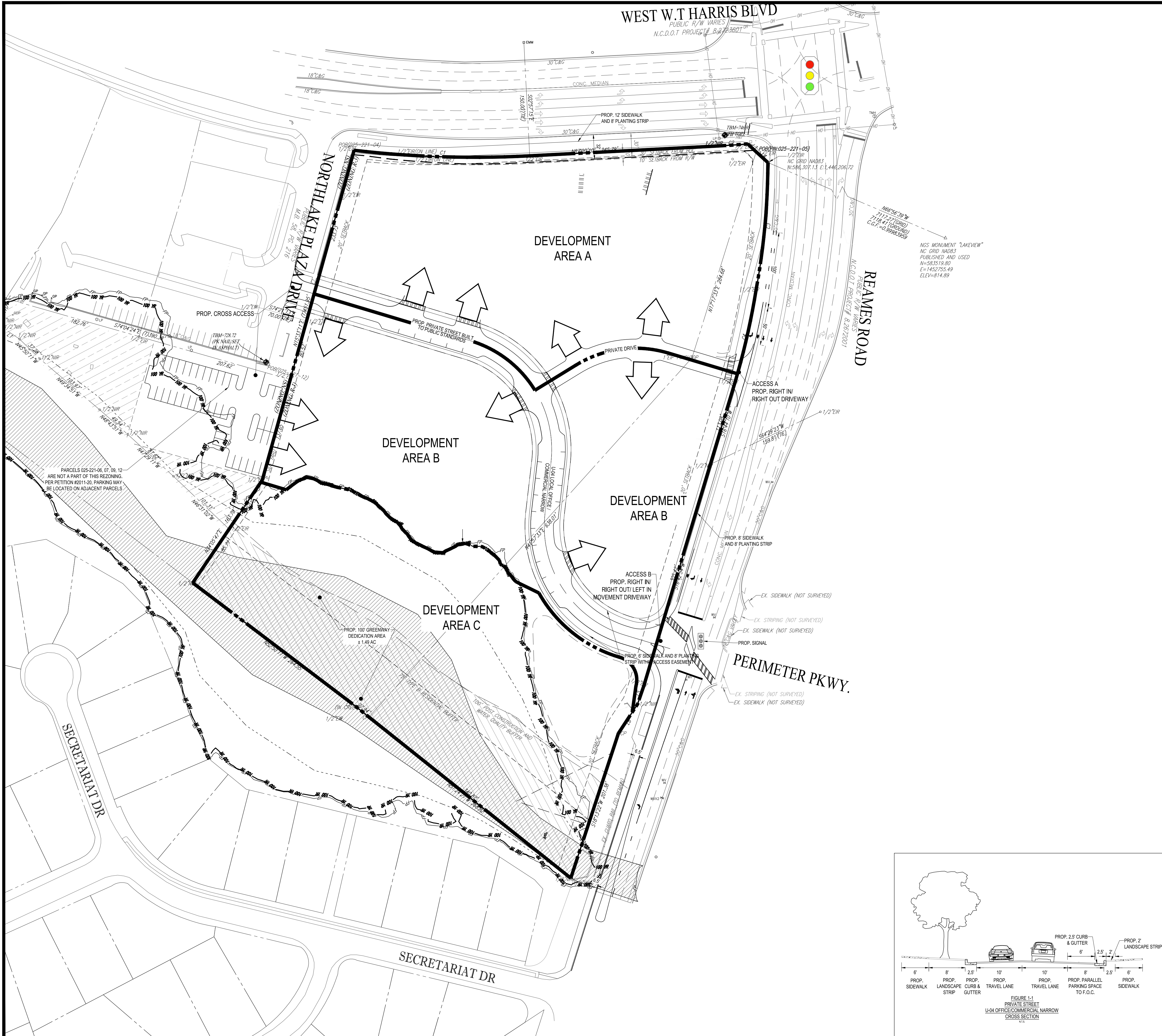




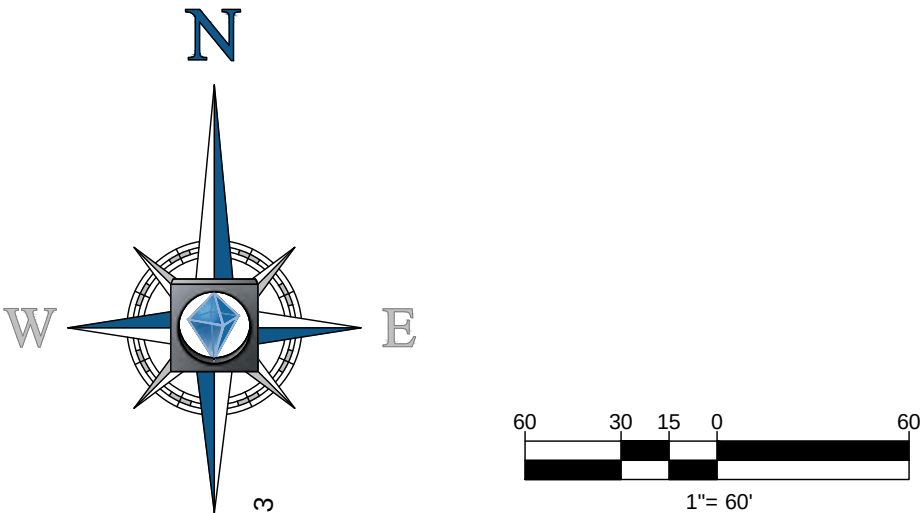
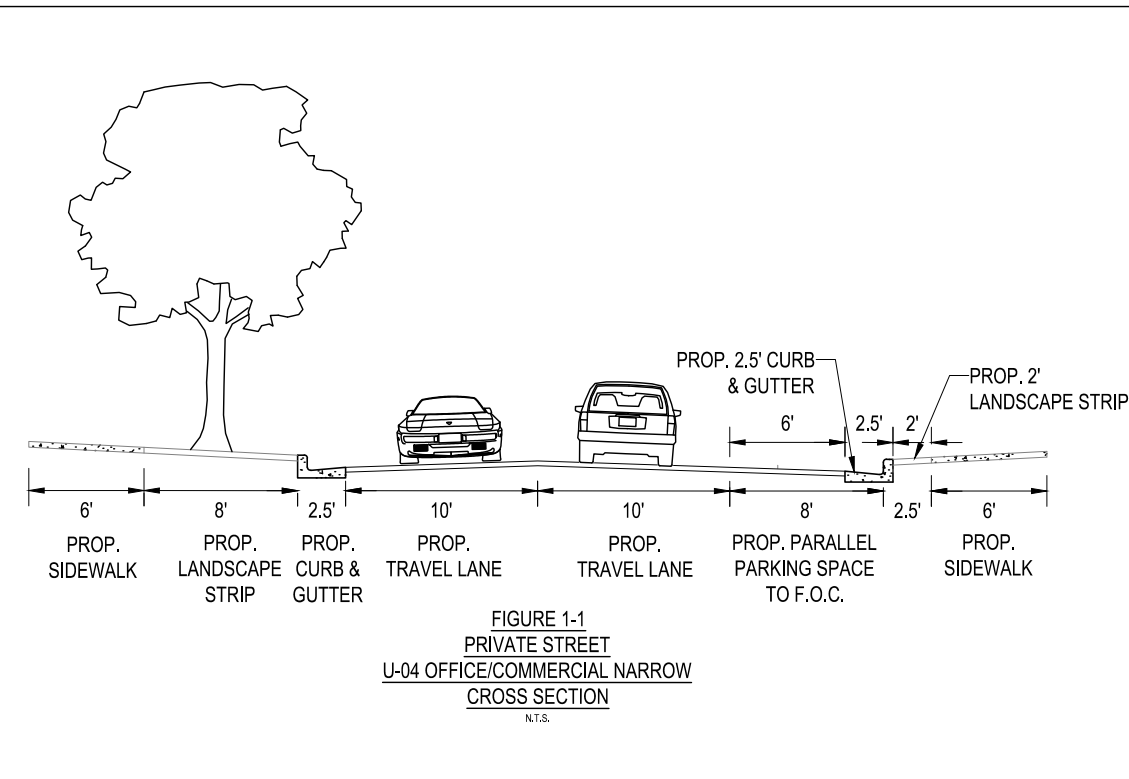
LOCATION MAP

LEGEND

- PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- GREENWAY DEDICATION AREA
- ADJACENT PARCEL GREENWAY AMENITY AREA (PER PETITION 2011-20)

LAND USE AND ZONING INFORMATION

- APPLICANT: NORTHLAKE REAL ESTATE INVESTORS, LLC
4600 PARK ROAD, SUITE 370
CHARLOTTE, NC 28209
CONTACT: TRENT GUSTAFSSON
PHONE: (704) 632-1013
- OWNER: 02522104
DENMAN ROY I
4300 W WACO DR STE B2 #205
WACO TX, 76710
02522105
MUSKRAT POINT PROPERTIES LLC
5250 MASON'S FERRY RD
LAKE WYLIE, SC 29710
- PARCEL: 10.44 AC
025-221-04, 025-221-05
7625 W.T. HARRIS BLVD
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC
- ZONING: EXISTING: R-3 (SINGLE FAMILY)
PROPOSED: B-2(CD) (GENERAL BUSINESS)
- USES: EXISTING: VACANT
PROPOSED: RETAIL USES, GENERAL AND MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, USES THAT PROVIDE LIGHT VEHICLE MAINTENANCE ACTIVITIES SUCH AS ENGINE TUNE-UPS, LUBRICATION, MINOR REPAIRS, AND CARBURETOR CLEANING ARE CONDUCTED, PERSONAL SERVICE USES, EDEE (RESTAURANTS) WITH AND WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW, A FINANCIAL INSTITUTION WITH OR WITHOUT ACCESSORY DRIVE-THROUGH WINDOWS, A HOTEL WITH UP TO 125 ROOMS, AND OTHER NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, INCLUDING A PARKING STRUCTURE, AS ALLOWED IN THE B-2(CD) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- PROHIBITED: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: COMMERCIAL OUTDOOR AMUSEMENT; AUTOMOBILE SALES AND REPAIR INCLUDING TRACTOR-TRUCKS; ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS; AUCTION SALES; AUTOMOBILE REPAIR GARAGES (BUT NOT INCLUDING GARAGES THAT DO LIGHT MAINTENANCE ACTIVITIES ONLY) INCLUDING ENGINE OVERHAUL, BODY AND PAINT SHOPS; WHOLESALE BAKERIES; BOAT AND SHIP SALES AND REPAIR; BUILDING MAINTENANCE SERVICES; CAR WASHES, CATALOG AND MAIL ORDER HOUSES; CONTRACTORS OFFICES WITH ACCESSORY STORAGE; RESIDENTIAL DWELLING UNITS OF ANY TYPE; ENGRAVING, EQUIPMENT RENTAL AND LEASING, OUTDOOR; FABRIC SAMPLE ASSEMBLY; FENCES AND FENCE MATERIAL SALES OUTDOOR; FLORIST; WHOLESALE MANUFACTURED HOUSING SALES AND REPAIRS; PEST CONTROL AND DISINFECTING SERVICES; REPAIR OR SERVICING OF ANY ARTICLE, THE SALE OF WHICH IS PERMITTED IN THE DISTRICT; SIGN PAINTING; THEATERS, MOTION PICTURE; TIRE RECAPPING AND RETREADING; WHOLESALE SALES WITHIN RELATED STORAGE AND WAREHOUSING; ADULT ESTABLISHMENTS; BOARDING STABLES; BUILDING MATERIAL SALES; RIDING ACADEMIES; AND SHORT TERM CARE FACILITIES.
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 29,600 SF OF GROSS FLOOR AREA AND A HOTEL WITH UP TO 125 ROOMS, SUBJECT TO THE CONVERSION RIGHTS LISTED WITHIN THE DEVELOPMENT STANDARDS.
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE. HOTEL ALLOWED ON THE SITE MAY BE UP TO FIVE (5) STORIES HIGH AND NOT EXCEED 75 FEET.
- PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE. PARKING FOR THE PROPOSED USES WILL BE LOCATION ON-SITE, AND MAY ALSO BE LOCATED ON THE ADJACENT PARCEL (025-221-06, 07, 08, 09 AND 12) AS ALLOWED BY THE APPROVED CONDITIONAL PLAN (2011-20) FOR THESE PARCELS.



BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN

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UPSTATE NEW YORK
PHILADELPHIA PA
BALTIMORE, MD
SOUTHERN NEW JERSEY
SOUTHERN MARYLAND
SOUTH FLORIDA
CENTRAL VIRGINIA
LEHIGH VALLEY, PA
PALESTINE, PA
SOUTHEASTERN, PA
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DALLAS, TX
CHARLOTTE, NC
ATLANTA, GA
SOUTH FLORIDA
DALLAS, TX

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REVISIONS		
REV	DATE	COMMENT
1	06/22/18	RZ SUBMITTAL 2
2	09/17/18	RZ SUBMITTAL 3
3	10/22/18	RZ SUBMITTAL 4

811

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC182068
DRAWN BY: ODR
CHECKED BY: RDH
DATE: 10/22/2018
SCALE: 1" = 60'
CAD I.D.: RZ1

PROJECT: **PROP. REZONING DOCUMENTS**
FOR
NORTHLAKE REAL ESTATE INVESTORS, LLC
LOCATION OF SITE
7625 W.T. HARRIS BLVD
CHARLOTTE, NC
MECKLENBURG COUNTY, 28216

BOHLER ENGINEERING NC, PLLC
NCELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

REZONING PETITION
#2017-137

SHEET TITLE:
TECHNICAL DATA SHEET
SHEET NUMBER:
RZ-1



6. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 29,600 SF OF GROSS FLOOR AREA AND A HOTEL WITH UP TO 125 ROOMS, SUBJECT TO THE CONVERSION RIGHTS LISTED WITHIN THE DEVELOPMENT STANDARDS.
7. MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE. HOTEL ALLOWED ON THE SITE SITE MAY BE UP TO FIVE (5) STORIES HIGH AND NOT EXCEED 75 FEET.
8. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE. PARKING FOR THE PROPOSED USES WILL BE LOCATION ON/SITE AND MAY ALSO BE LOCATED ON THE ADJACENT PARCEL (025-221-06, 07, 08, 09 AND 12) AS ALLOWED BY THE APPROVED CONDITIONAL PLAN (2011-20) FOR THESE PARCELS.

RZ-2



BOHLERTM

ENGINEERING NC, PLLC

SITE DESIGN AND CONSULTING ENGINEERING
AND SURVEILLANCE OF CONSTRUCTION

**SUSTAINABLE CIVIL ENGINEERING ARCHITECTURE
PERMITTING SERVICES TRANSPORTATION SERVICES**

• UPLSTATE NEW YORK	• SOUTHERN NEW JERSEY	• BALTIMORE, MD	• CHARLOTTE, NC
• NEW ENGLAND	• PHILADELPHIA, PA	• SOUTHERN MARYLAND	• ALABAMA GA
• NEW YORK, NY	• LEHIGH VALLEY, PA	• VIRGINIA	• SOUTH FLORIDA
• NEW YORK METRO	• SOUTHEASTERN PA	• CALIFORNIA, NC	• DALLAS, TX
• NORTH HAVEN, NEW JERSEY	• INDEPENDENT BEACH, DE	• WASHINGTON, DC	

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