

REVISIONS

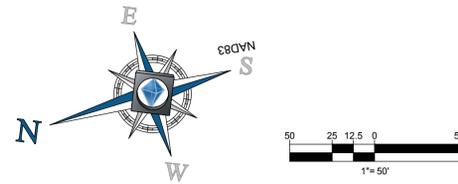
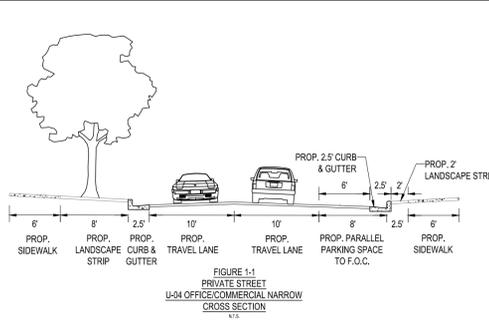
REV	DATE	COMMENT	BY
1	06/22/18	RZ SUBMITTAL 2	ODR

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 GUSTAFSON
PHONE: (704) 632-1013
- OWNER: 02522104
DENMAN ROY I
4300 W WACO DR STE B2 #205
WACO TX, 76710
- PARCEL: 02522105
MUSKRAT POINT PROPERTIES LLC
5250 MASONS FERRY RD
LAKE WYLIE, SC 29710
- 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 (LIGHT MAINTENANCE ACTIVITIES SHALL NOT INCLUDE PREMISES WHERE HEAVY AUTOMOBILE MAINTENANCE ACTIVITIES SUCH AS ENGINE OVERHAULS, AUTOMOBILE PAINTING, AND BODY FENDER WORK 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, 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 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 26,600 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.
- 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

- CHARLOTTE, NC
- ATLANTA, GA
- SOUTH FLORENCE, FL
- DALLAS, TX
- HOUSTON, TX
- MEMPHIS, TN
- MIAMI, FL
- MINNEAPOLIS, MN
- NEW YORK, NY
- PHILADELPHIA, PA
- RICHMOND, VA
- WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	06/22/18	RZ SUBMITTAL 2	ODR

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC182068
DRAWN BY: ODR
CHECKED BY: RDH
DATE: 6/22/2018
SCALE: 1" = 50'
CAD I.D.: RZ1

PROP. REZONING DOCUMENTS FOR NORTHLAKE REAL ESTATE INVESTORS, LLC

LOCATION OF SITE
7625 W.W.T. HARRIS BLVD
CHARLOTTE, NC
MECKLENBURG COUNTY, 28216

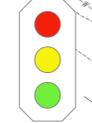
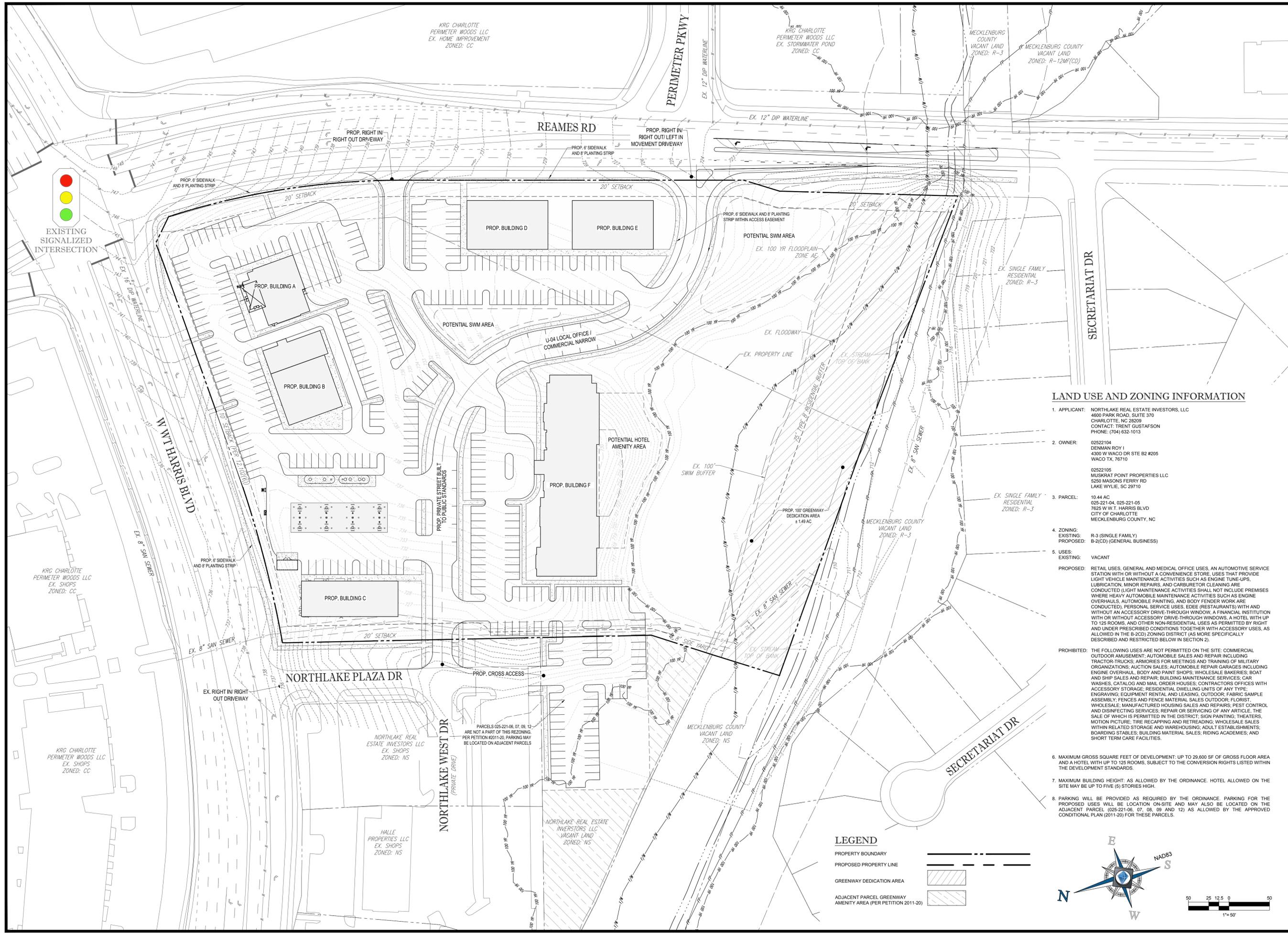
BOHLER ENGINEERING NC, PLLC

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

REZONING PETITION #2017-137

TECHNICAL DATA SHEET

SHEET NUMBER: **RZ-1**



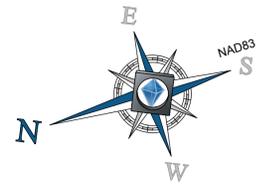
EXISTING SIGNALIZED INTERSECTION

LAND USE AND ZONING INFORMATION

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4600 PARK ROAD, SUITE 370
CHARLOTTE, NC 28209
CONTACT: TRENT GUSTAFSON
PHONE: (704) 632-1013
2. 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 WYLLIE, SC 29710
3. PARCEL:
10.44 AC
025-221-04, 025-221-05
7625 W W.T. HARRIS BLVD
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC
4. ZONING:
EXISTING: R-3 (SINGLE FAMILY)
PROPOSED: B-2(CD) (GENERAL BUSINESS)
5. USES:
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- PROPOSED PROPERTY LINE
- GREENWAY DEDICATION AREA
- ADJACENT PARCEL GREENWAY AMENITY AREA (PER PETITION 2011-20)



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LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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BALTIMORE, MD
BIRMINGHAM, AL
CHICAGO, IL
COLUMBIA, SC
DENVER, CO
FORT WORTH, TX
HOUSTON, TX
INDIANAPOLIS, IN
JACKSONVILLE, FL
KANSAS CITY, MO
LOS ANGELES, CA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
SAN ANTONIO, TX
SAN JOSE, CA
WASHINGTON, DC

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Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

REZONING PETITION #2017-137

SHEET TITLE:
SCHEMATIC SITE PLAN

SHEET NUMBER:
RZ-2

