

SPA RE-ZONING

THE SHOPS AT NORTHLAKE MALL

SITE PLAN AMENDMENT VILLAGE SHOPS COMPONENT ET. AL.

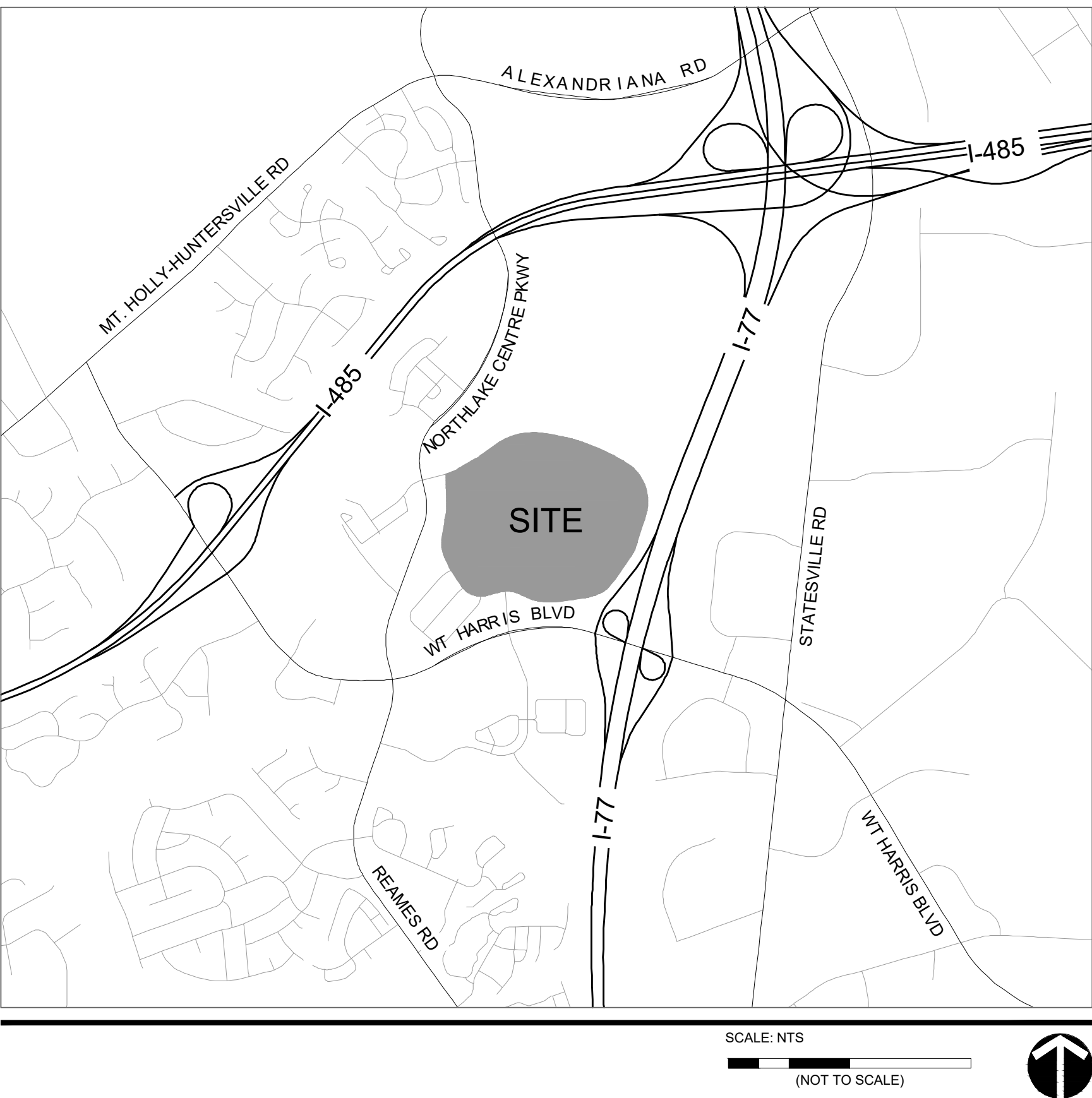
CHARLOTTE, NC

DATE: 10 / 20 / 2017

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VICINITY MAP



CONTEXT:

THIS SITE PLAN AMENDMENT RE-ZONING RELATES TO THE UNDEVELOPED VILLAGE SHOPS COMPONENT (AND ADJACENT PARKING AREAS FOR THE MALL COMPONENT) FOR THE NORTHLAKE VILLAGE RE-ZONING PETITION # 2002-110, AS AMENDED TO ALLOW DEVIATION IN THE LOCATION OF BUILDINGS FROM THE ORIGINAL PLAN

PROJECT TEAM

OWNER/DEVELOPER STARWOOD RETAIL PARTNERS 1 EAST WACKER DRIVE SUITE 3600 312.242.3200	TRAFFIC ENGINEER DESIGN RESOURCE GROUP 2459 WILKINSON BOULEVARD CHARLOTTE, NC 28208 704.343.0608
LANDSCAPE ARCHITECT LANDDESIGN 223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325	ATTORNEY MOORE AND VAN ALLEN 100 N. TRYON STREET SUITE 4700 CHARLOTTE, NC 28202 704.331.1000
CIVIL ENGINEER LANDDESIGN 223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325	
ARCHITECT 505 DESIGN 508 WEST 5TH STREET #250 CHARLOTTE, NC 28202 704.348.7000	



6-4-02
6-17-02
9-25-02
10-17-02
11-18-02
12-13-02
1-14-03

Subject:

Project:

**NORTHLAKE
VILLAGE**
CHARLOTTE, NORTH CAROLINA

**RE-ZONING
PETITION #
2017-XX-XX**

PROJECT

**THE SHOPS AT
NORTHLAKE MALL
SPA RE-ZONING**

STARWOOD RETAIL PARTNERS
CHARLOTTE, NC

LANDDESIGN PROJ.# 1015252

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST REZONING SUBMITTAL	10/20/2017

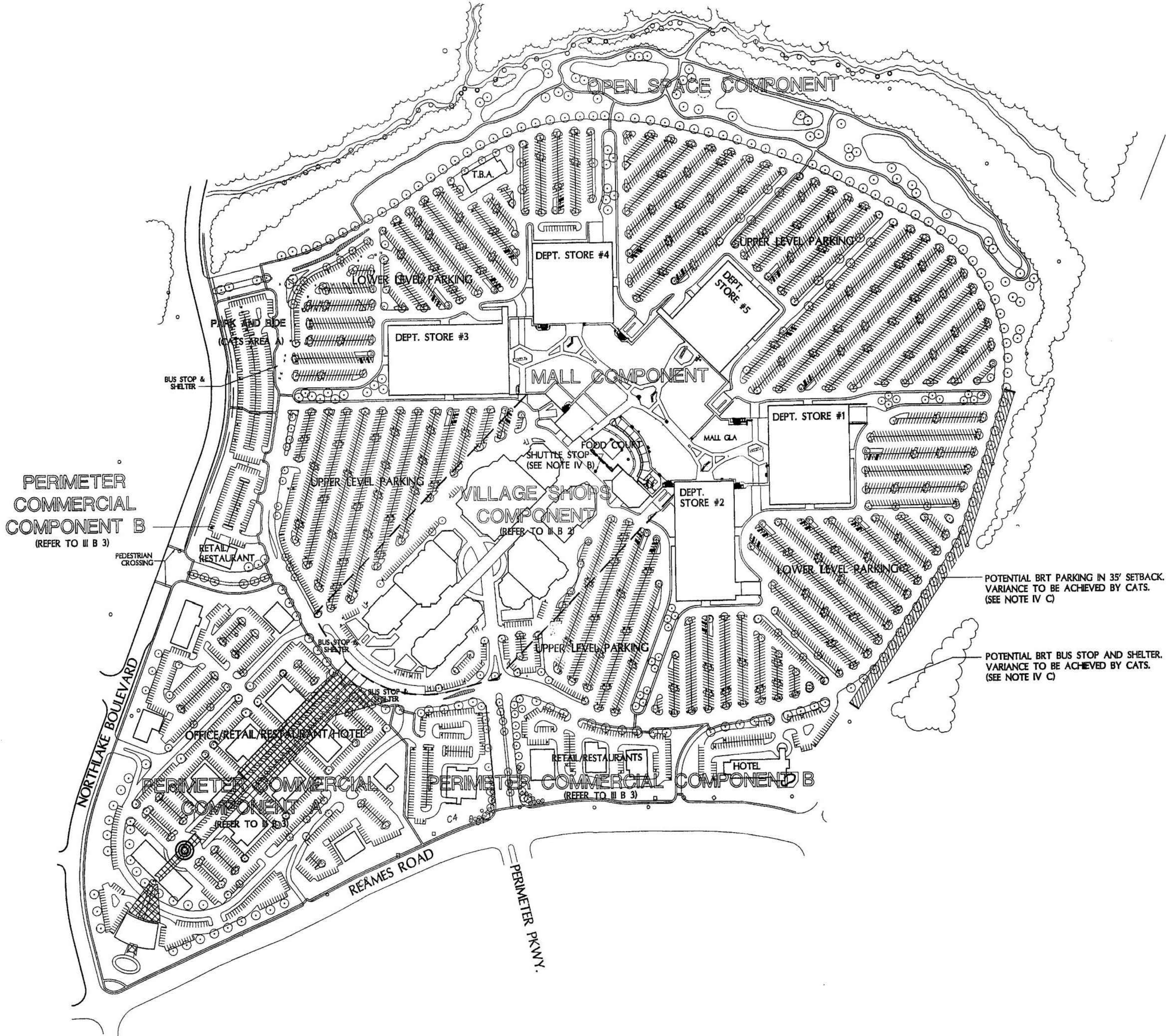
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE: NORTH
VERT: N/A
HORZ: 1"=200'
0 100' 200' 400'

SHEET TITLE
**ORIGINAL CONCEPTUAL SITE
PLAN**

SHEET NUMBER

RZ-1.0



CONTEXT:

THIS SITE PLAN AMENDMENT RE-ZONING RELATES TO THE UNDEVELOPED VILLAGE SHOPS COMPONENT (AND ADJACENT PARKING AREAS FOR THE MALL COMPONENT) FOR THE NORTHLAKE VILLAGE RE-ZONING PETITION # 2002-110, AS AMENDED TO ALLOW DEVIATION IN THE LOCATION OF BUILDINGS FROM THE ORIGINAL PLAN

NOTES:

1. SCHEMATIC PLAN SHEET PROVIDED FOR REFERENCE ONLY. PLAN IS PART OF ORIGINAL RE-ZONING PETITION # 2002-110 APPROVED ON 11/18/2002

APPROVED BY CITY COUNCIL

DATE 11/14/02



0 100' 200' 400' 600'

SCALE: 1" = 200'-0"

JPRA ARCHITECTS

31000 Northwestern Suite 100
Farmington Hills Michigan 48334-2585
phone 248 737 0180 fax 248 737 9161

Job No.

1399

Sheet No.

Z-2

K:\1399\current\city_submittal\22 SITE PLAN\SP108-Z2C.DWG
01-14-2003



SEAL

PROJECT

THE SHOPS AT
NORTHLAKE MALL
SPA RE-ZONING

STARWOOD RETAIL PARTNERS
CHARLOTTE, NC

LANDDESIGN PROJ.# 1015252

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SCALE

VERT: N/A
HORZ: 1"=200'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-2.0

SITE INFORMATION

SITE AREA	14.4 AC
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE RE-ZONED	02509124, 02509125
EXISTING ZONING	CC DISTRICT
PROPOSED ZONING	CC SPA
EXISTING USES	PARKING, VACANT
PROPERTY OWNERS	TM NORTHLAKE MALL OUTPARCELS LP STARWOOD CAPITAL GROUP LP, TM NORTHLAKE MALL LP

ADJACENT PARCEL OWNERSHIP LISTINGS:

- | | |
|--|--|
| 1. D&K GARMON FAMILY LLC
Tax #: 02509106
Zoning: R-3 | 19. ARC NCCHRCN001 LLC
C/O RYAN LLC
Tax #: 02509136
Zoning: CC |
| 2. LTD PARTNERSHIP METROLINA PROPERTIES
Tax #: 02508112
Zoning: BP | 20. ARC NCCHRCN001 LLC
C/O RYAN LLC
Tax #: 02509137
Zoning: CC |
| 3. MECKLENBURG COUNTY
Tax #: 02509141
Zoning: CC | 21. ARC NCCHRCN001 LLC
C/O RYAN LLC
Tax #: 02509122
Zoning: CC |
| 4. FCD-REAMES ROAD LP
Tax #: 02510306
Zoning: R-3 | 22. ARC NCCHRCN001 LLC
C/O RYAN LLC
Tax #: 02509134
Zoning: CC |
| 5. DANIEL J CHARITABLE R/T MCAULAY
BARBARA CHARITABLE R/T MCAULEY
Tax #: 02510304
Zoning: R-3 | 23. TM NORTHLAKE MALL OUTPARCELS LP
C/O STARWOOD CAPITAL GROUP LP
Tax #: 02509123
Zoning: CC |
| 6. BARBARA N MCAULEY
Tax #: 02510308
Zoning: R-3 | 24. AEI NET LEASE PORTFOLIO II DST
Tax #: 02509142
Zoning: CC |
| 7. LESLIE H MILLER
Tax #: 02529128
Zoning: R-17MF | 25. FIRST CITIZENS BANK & TRUST CO
PAUL RIZZARDI
Tax #: 02509129
Zoning: CC |
| 8. MADISON SQUARE APARTMENTS-TEN10 LLC
MADISON SQUARE APARTMENTS-EP 320 LLC
MADISON SQUARE APARTMENTS-HALLE LLC
MADISON SQUARE APARTMENTS-BC LLC
NORTHLAKE MADISON PROPERTIES LLC
Tax #: 02529132
Zoning: CC | 26. TM NORTHLAKE MALL OUTPARCELS LP
C/O STARWOOD CAPITAL GROUP LP
Tax #: 02509140
Zoning: CC |
| 9. BANNER ELK SYSTEMS LLC
Tax #: 02529111
Zoning: CC | 27. DDC HOTELS INC
JACKIE POLLVOGT
Tax #: 02509128
Zoning: CC |
| 10. BANNER ELK SYSTEMS LLC
Tax #: 02529118
Zoning: R-17MF | 28. AGELLAN COMMERCIAL REIT US LP
Tax #: 02511318
Zoning: CC |
| 11. ROCK NORTHLAKE LLC
Tax #: 02509130
Zoning: CC | 29. KRG CHARLOTTE PERIMETER WOODS LLC
C/O LOWES HOME CENTERS INC TAX
Tax #: 02511324
Zoning: CC |
| 12. ARC NCCHRCN001 LLC
C/O RYAN LLC
Tax #: 02509139
Zoning: CC | 30. KRG CHARLOTTE PERIMETER WOODS LLC
C/O PROPERTY TAX DEPT
Tax #: 02511405
Zoning: CC |
| 13. ARC NCCHRCN001 LLC
C/O RYAN LLC
Tax #: 02509138
Zoning: CC | 31. KRG CHARLOTTE PERIMETER WOODS LLC
C/O BB&T BANK
Tax #: 02511406
Zoning: CC |
| 14. NORTHLAKE SYSTEMS LLC
Tax #: 02529110
Zoning: R-3 | 32. KRG CHARLOTTE PERIMETER WOODS LLC
C/O LOWES HOME CENTERS INC TAX
Tax #: 02511402
Zoning: CC |
| 15. 9905 NORTHLAKE CENTRE PARKWAY LLC
BILL EGAN
Tax #: 02529127
Zoning: CC | 33. MUSKRAT POINT PROPERTIES LLC
C/O JOHN B YOUNG
Tax #: 02522105
Zoning: R-3 |
| 16. TARGET CORP
Tax #: 02529126
Zoning: CC | 34. ROY I DENMAN
Tax #: 02522104
Zoning: R-3 |
| 17. KRG CHARLOTTE PERIMETER WOODS LLC
Tax #: 02529104
Zoning: CC | |
| 18. ARC NCCHRCN001 LLC
C/O RYAN LLC
Tax #: 02509135
Zoning: CC | |

ADJUSTED MALL
COMPONENT

ADJUSTED MALL
COMPONENT

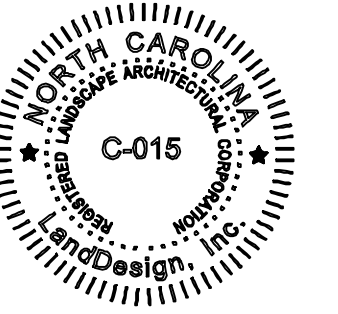
ADJUSTED MALL
COMPONENT

VILLAGE SHOPS
COMPONENT LIMITS
(THE 'SITE')
Tax #: 02509124 (ORIGINAL PARCEL)

ORIGINAL VILLAGE SHOPS
COMPONENT BOUNDARY

ORIGINAL VILLAGE
SHOPS COMPONENT
BOUNDARY

PERIMETER COMMERCIAL
COMPONENT



SITE DEVELOPMENT DATA	
SITE AREA	14.4 AC
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE RE-ZONED	02509124, 02509125
EXISTING ZONING	CC DISTRICT
PROPOSED ZONING	CC SPA
EXISTING USES	VACANT, PARKING
PROPOSED USES	USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC ZONING DISTRICT, AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN SECTION 3 OF THE DEVELOPMENT NOTES
PROPOSED RETAIL AREA (SF)	160,000 SF
PROPOSED RESTAURANT AREA (SF)	35,000 SF

SEAL

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PROJECT

THE SHOPS AT NORTHLAKE MALL SPA RE-ZONING

STARWOOD RETAIL PARTNERS
CHARLOTTE, NC

LANDDESIGN PROJ.# 1015252

REVISION / ISSUANCE

[illegible]

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT: N/A
HORZ: 1"=100'

0 50' 100' 200'

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

BER

RZ-3.0



LEGEND



NEW VILLAGE SHOPS COMPONENT
PARCEL BOUNDARY

PROPOSED SIGN MONUMENT
LOCATIONSFULL MOVEMENT
ENTRANCE INTERSECTIONSSIGNALIZED
INTERSECTION



PROJECT

**THE SHOPS AT
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SPA RE-ZONING**

STARWOOD RETAIL PARTNERS

CHARLOTTE, NC

[illegible]

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SCALE

NORTH

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'

SHEET TITLE

PEDESTRIAN AND
VEHICULAR CIRCULATION
PLAN

BER

RZ-3.1



SEAL

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NORTHLAKE MALL
SPA RE-ZONING

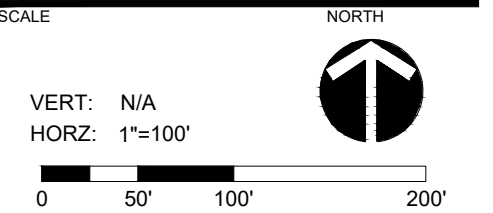
STARWOOD RETAIL PARTNERS
CHARLOTTE, NC

LANDDESIGN PROJ.# 1015252

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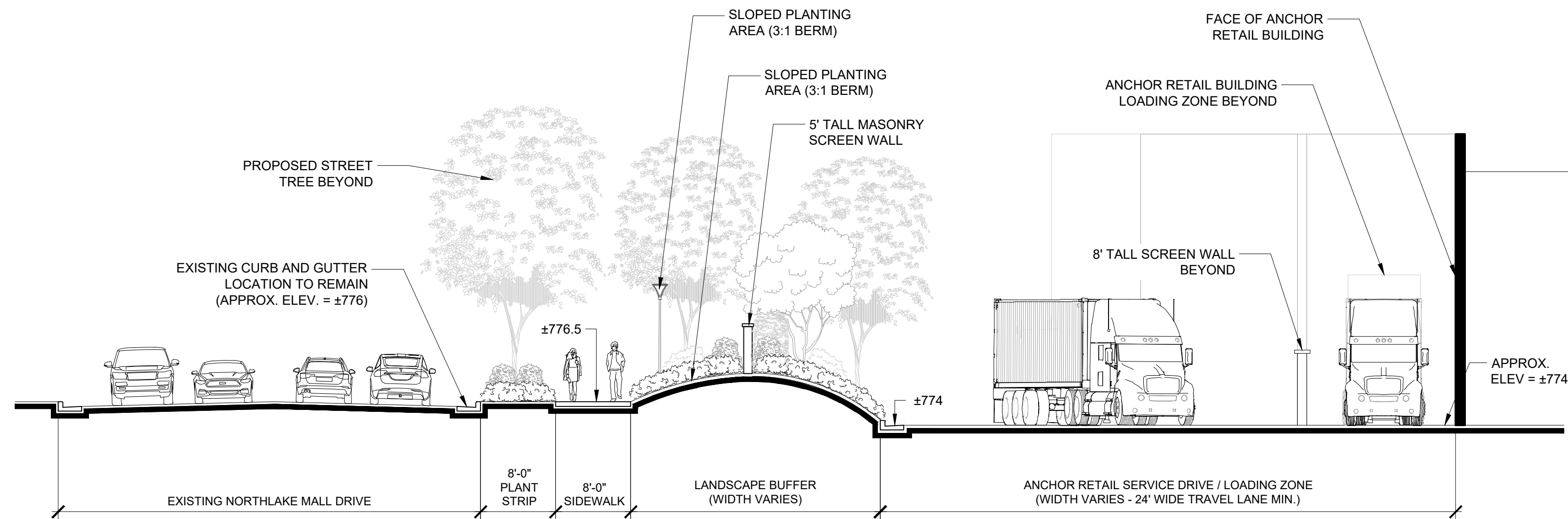
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD



SHEET TITLE
RENDERED SCHEMATIC SITE
PLAN

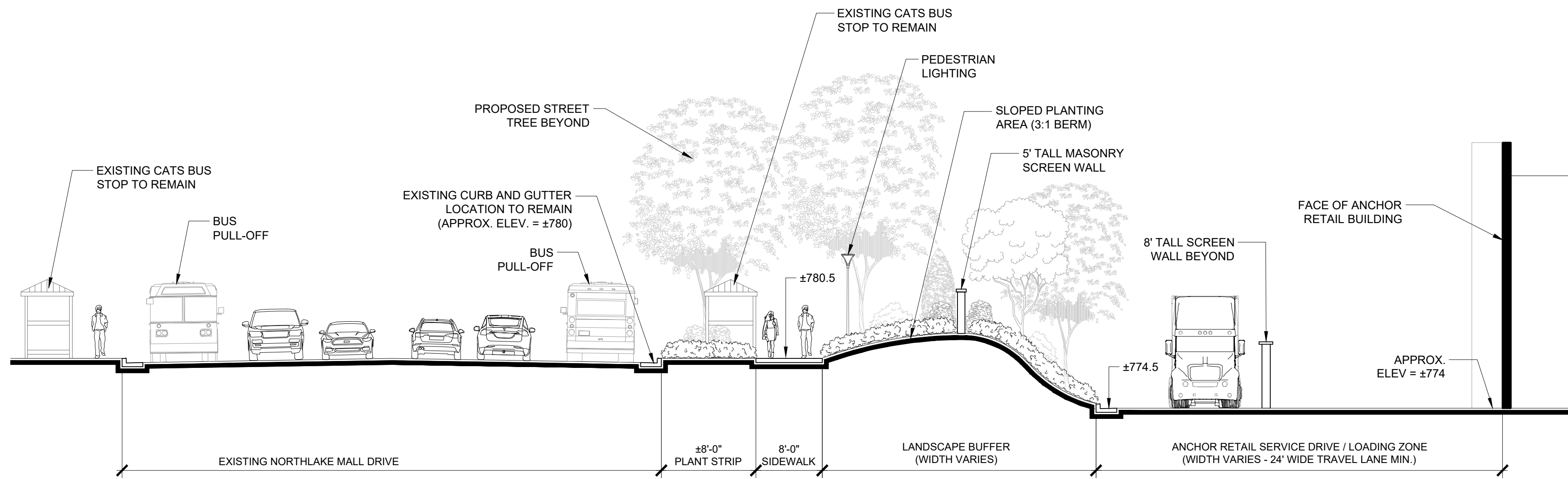
SHEET NUMBER

RZ-3.2



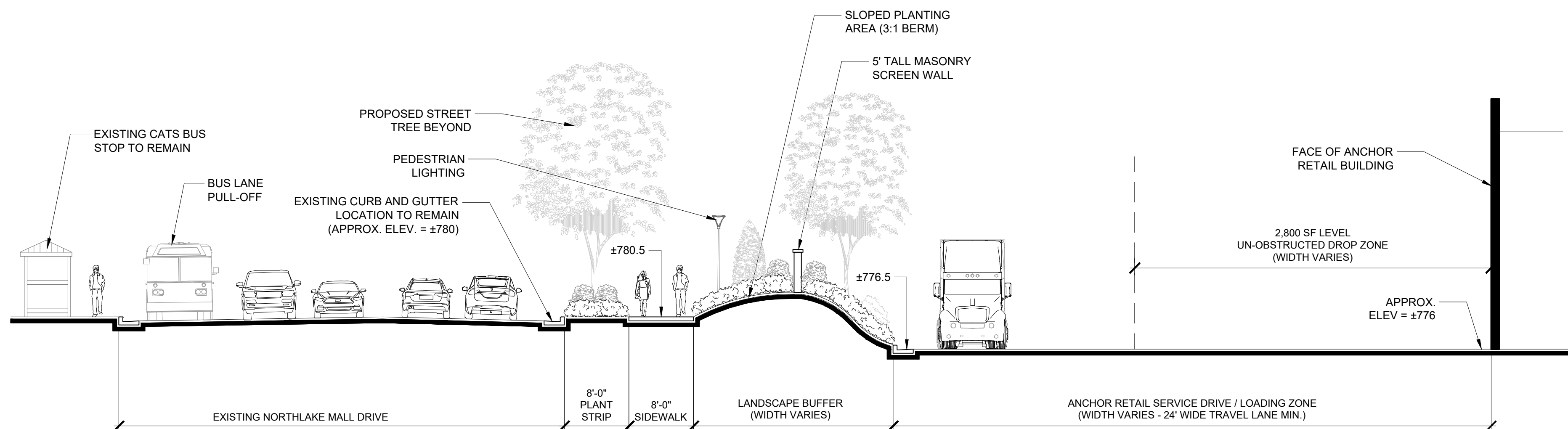
1 SECTION 'A'

1" = 10'



2 SECTION 'B'

1" = 10'



3 SECTION 'C'

1" = 10'



SECTION LOCATION MAP
1" = 100'-0"

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SHEET TITLE

SECTIONS

SHEET NUMBER

RZ-4.0



TENANT SIGN - 7'-6" X 18'-0"
135 sq ft

TENANT SIGN - 6'-6" X 28'-0"
183 sq ft

TENANT SIGN - 6'-4" X 27'-8"
175 sq ft

TENANT SIGN - 8'-3" X 22'-4"
188 sq ft

TENANT SIGN - 4'-8" X 33'-4"
157 sq ft

BLDG #1

BLDG #2

BLDG #3

BLDG #4

BLDG #5

TENANT SIGN - 7'-6" X 18'- 0"

135 sq ft

Architectural rendering of a single-story commercial building. The building features a mix of materials, including horizontal siding and brickwork. A large sign on the left side of the building reads "TENANT". To the right, there is a section with large windows and a sign that says "SHAW". The building is shown from a side-on perspective, highlighting its length and various architectural details like rooflines and ventilation units.

BLDG #1

Architectural elevation drawing of BLDG #5. The building is a single-story structure with a central entrance featuring a small portico supported by columns. To the left of the entrance is a large window with horizontal blinds, and to the right is another large window with horizontal blinds. The building has a flat roof and is shown against a black ground line. The label "BLDG #5" is centered below the drawing.

TENANT SIGN - 8'-3" X 22'-8"

188 sq ft

BLDG #4

The site plan shows a complex of five buildings, BLDG #1 through BLDG #5, arranged in a row. BLDG #1 is a small rectangular building. BLDG #2, BLDG #3, and BLDG #4 are larger rectangular buildings. BLDG #5 is a large, irregularly shaped building. The plan includes several parking lots and roads. Five callout boxes, labeled A through E, are positioned around the buildings. Callout A points to a parking area between BLDG #2 and BLDG #3. Callout B points to a parking area between BLDG #1 and BLDG #2. Callout C points to a parking area near BLDG #1. Callout D points to a parking area near BLDG #5. Callout E points to BLDG #5.

PROJECT

LANDDESIGN PROJ.# 1015252

[illegible]

SCALE NORTH

SHEET TITLE

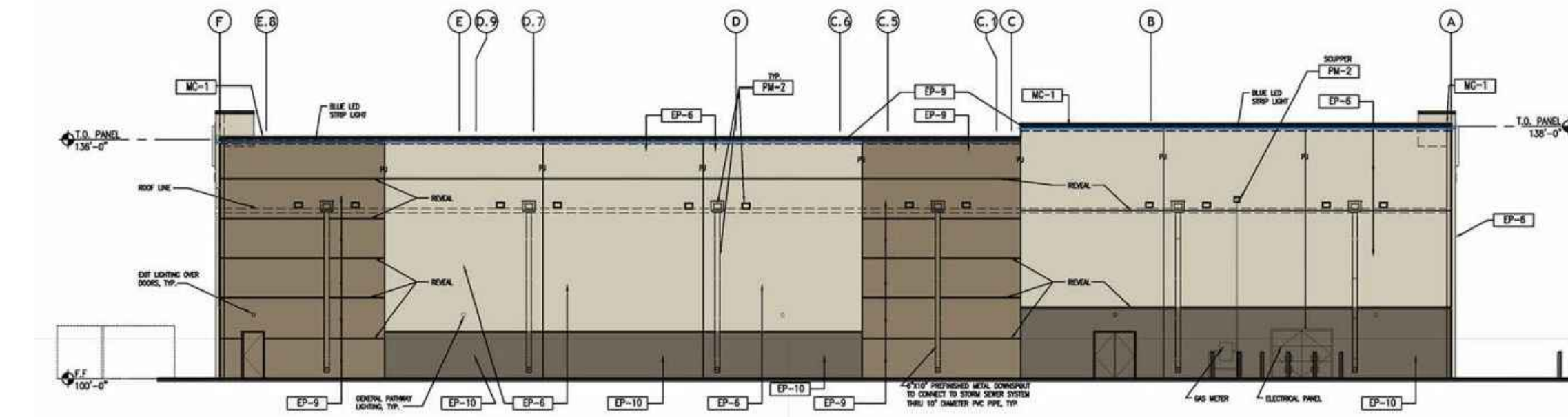
SHEET NUMBER

BER

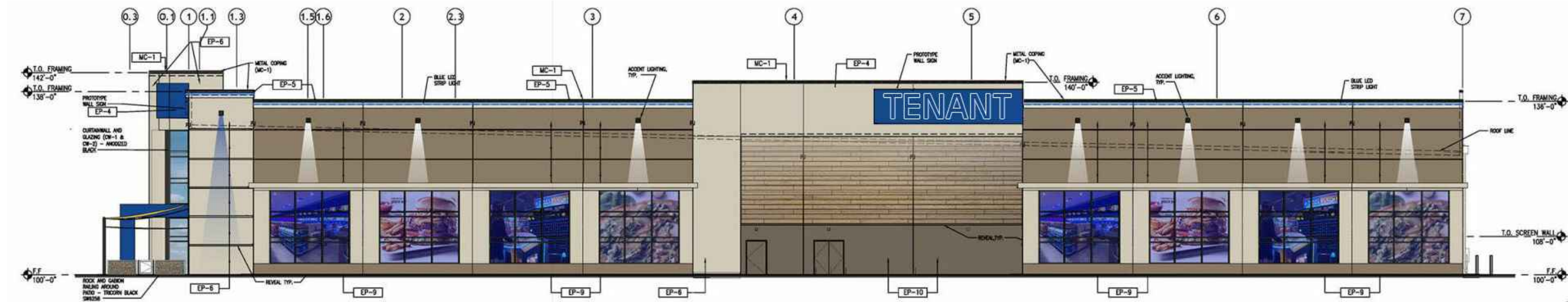
RZ-5.0



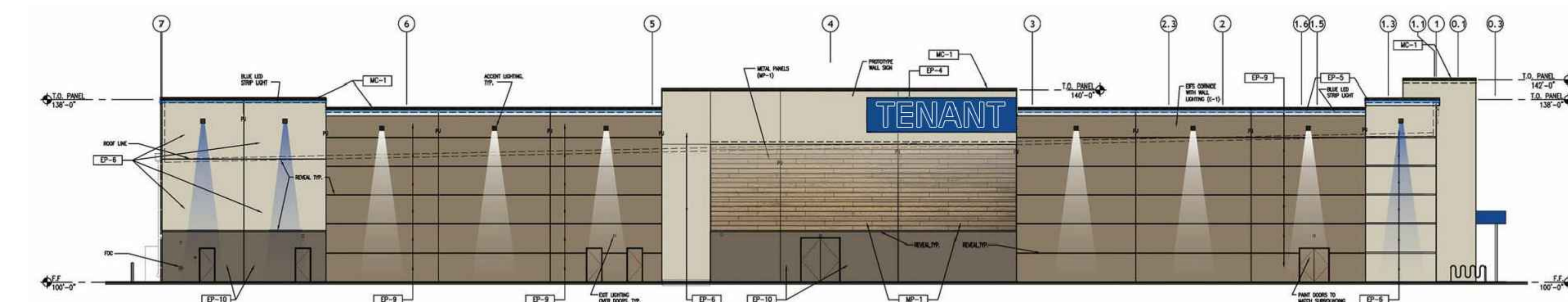
A BLDG 12 ENTERTAINMENT VENUE - FRONT ELEVATION
1" = 20'-0"



B BLDG 12 ENTERTAINMENT VENUE - REAR ELEVATION
1" = 20'-0"



C BLDG 12 ENTERTAINMENT VENUE - SIDE ELEVATION (RIGHT)
1" = 20'-0"



D BLDG 12 ENTERTAINMENT VENUE - SIDE ELEVATION (LEFT)
1" = 20'-0"



ELEVATION LOCATION MAP
1" = 100'-0"

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SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

RZ-5.1



BLDG #7

BLDG #8

A RETAIL / RESTAURANT ELEVATION
1" = 20'-0"



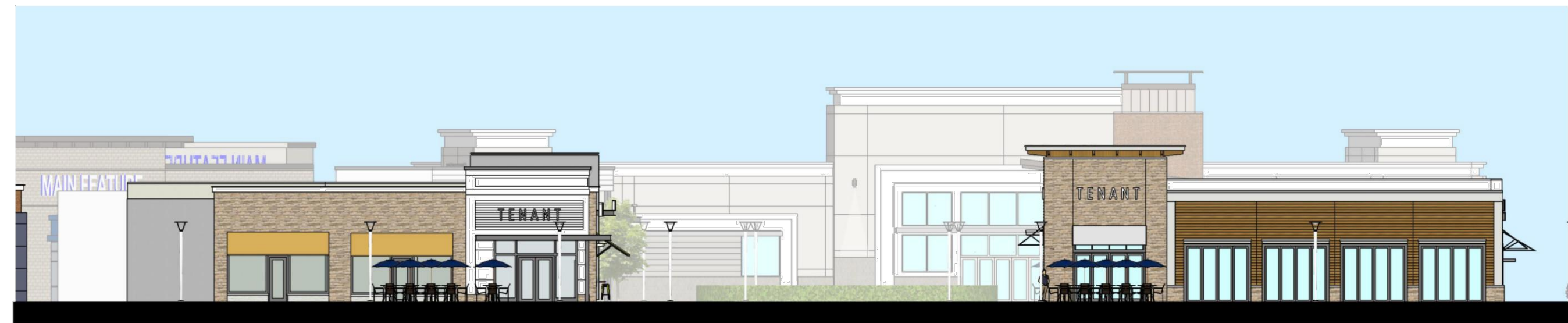
BLDG #7

B RETAIL / RESTAURANT ELEVATION
1" = 20'-0"



BLDG #9

C RETAIL / RESTAURANT ELEVATION
1" = 20'-0"



BLDG #9

BLDG #8

D RETAIL / RESTAURANT ELEVATION
1" = 20'-0"



BLDG #10

E RETAIL / RESTAURANT ELEVATION
1" = 20'-0"



BLDG #8

BLDG #7

F RETAIL / RESTAURANT ELEVATION
1" = 20'-0"



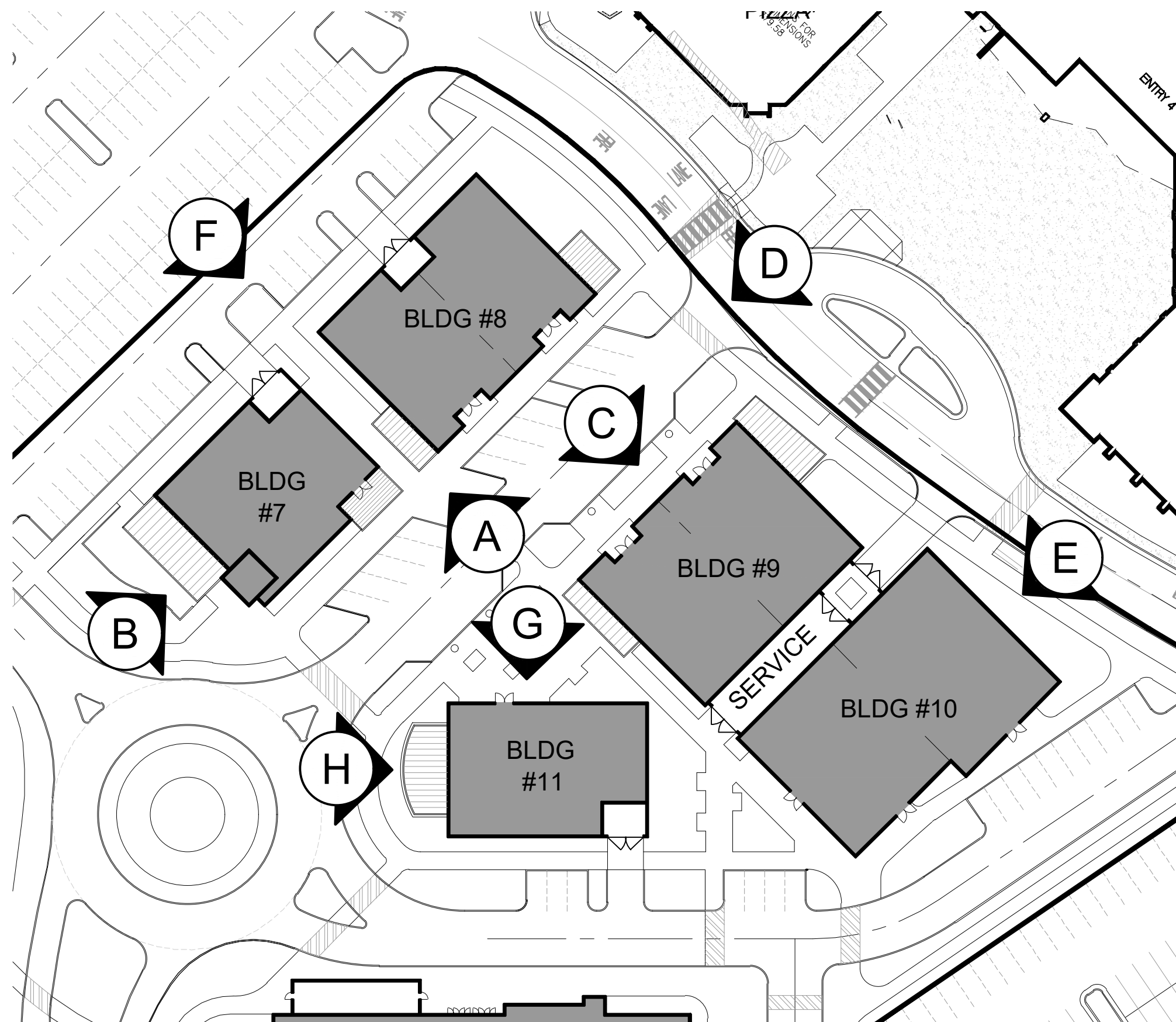
BLDG #11

G RETAIL / RESTAURANT ELEVATION
1" = 20'-0"



BLDG #11

H RETAIL / RESTAURANT ELEVATION
1" = 20'-0"



ELEVATION LOCATION MAP
1" = 50'-0"

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SCALE NORTH

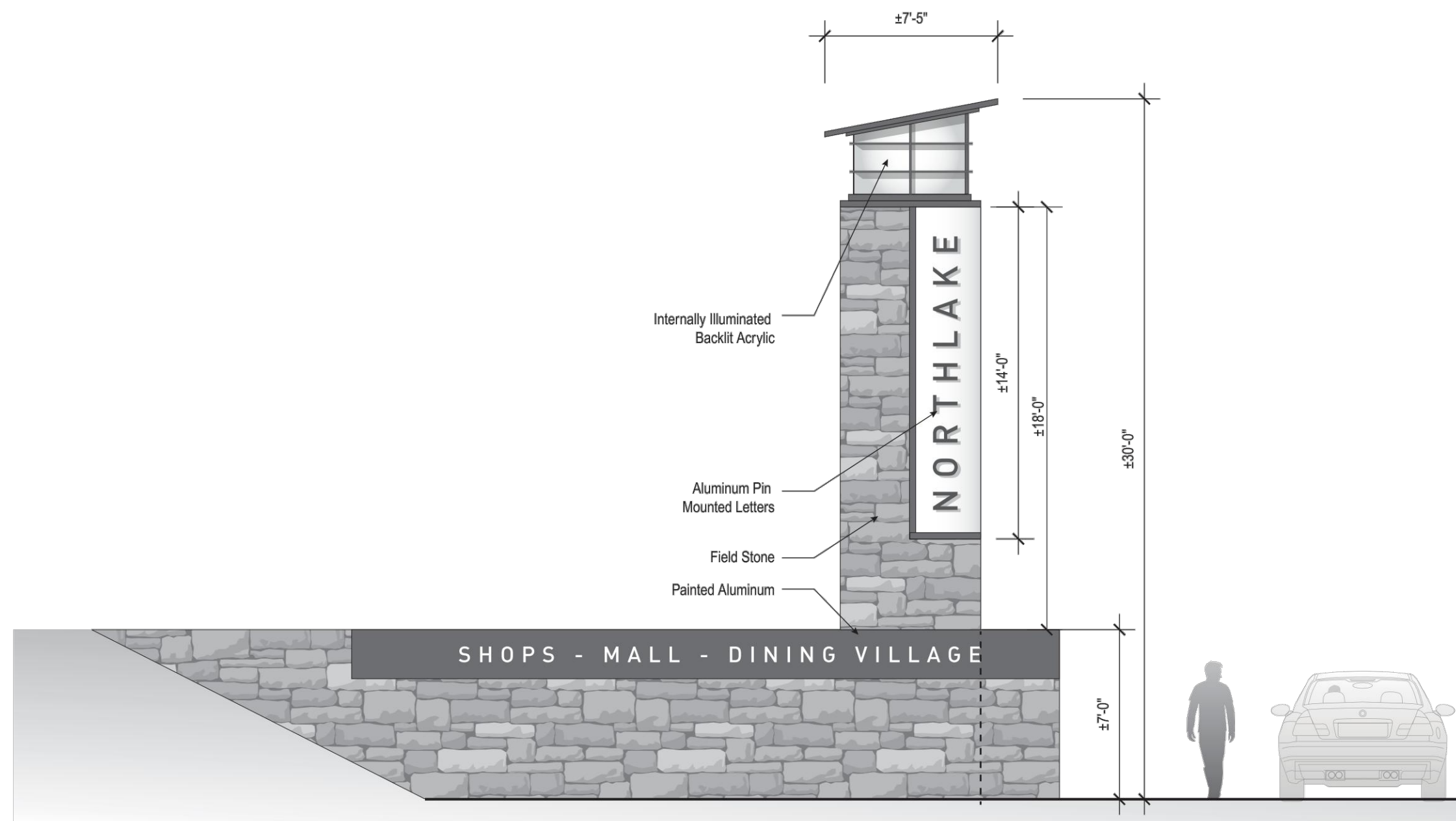
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HORZ: AS NOTED

SHEET TITLE

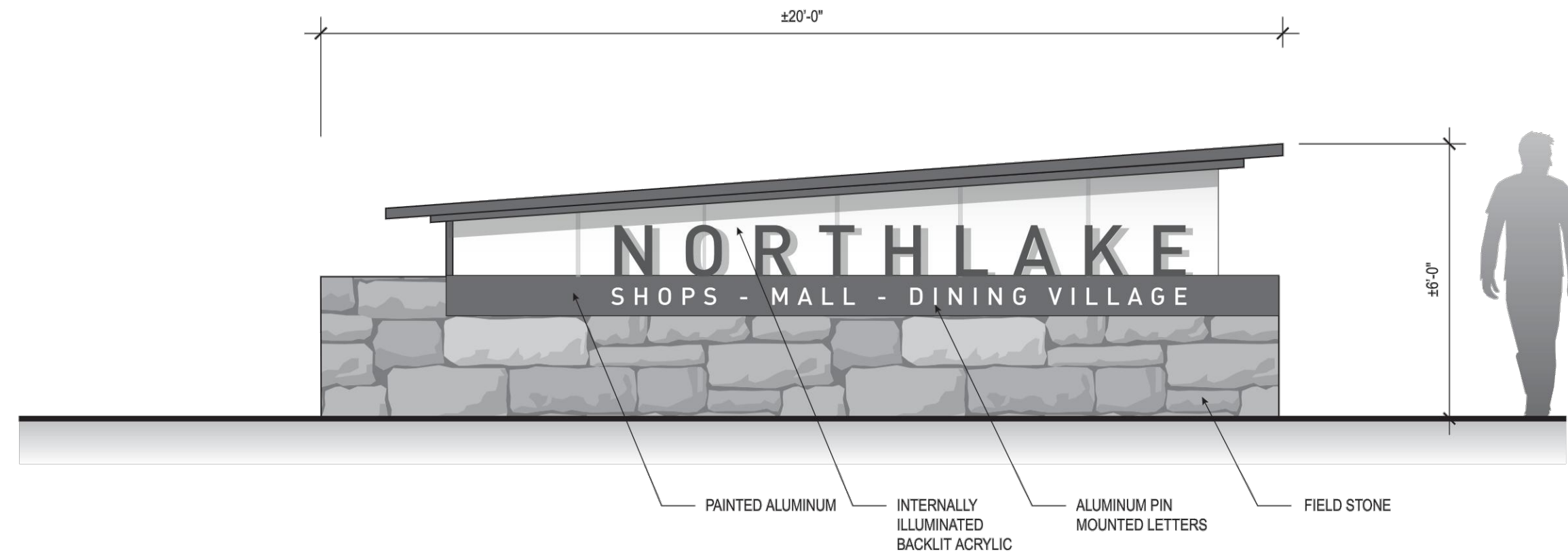
BUILDING ELEVATIONS

SHEET NUMBER

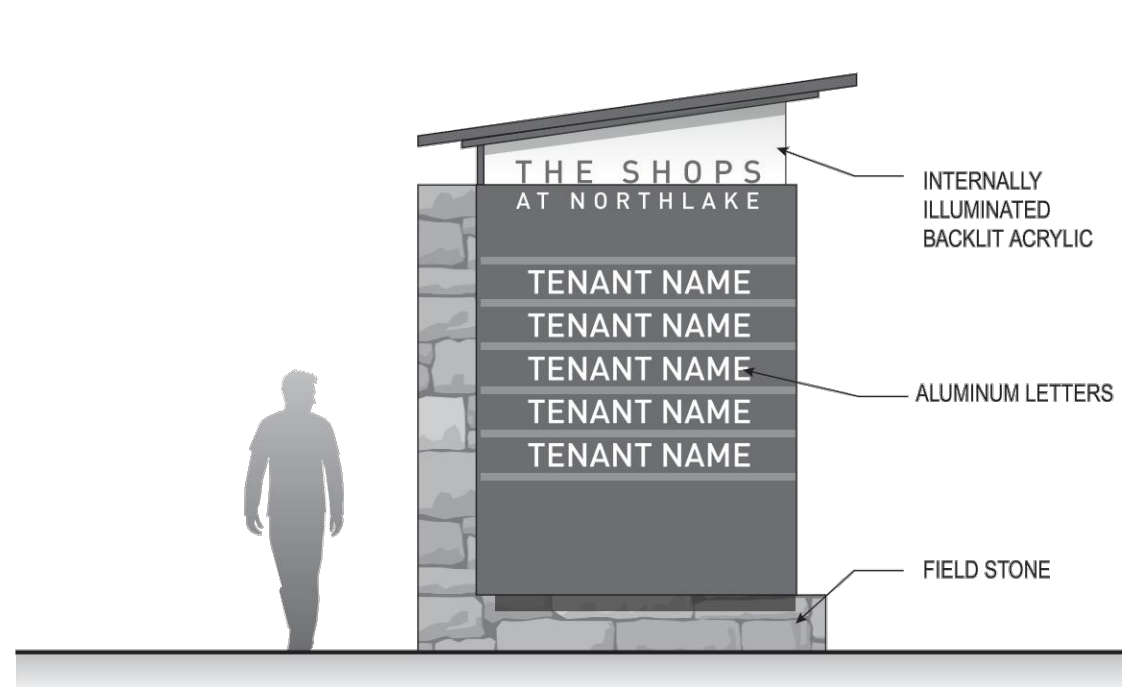
RZ-5.2



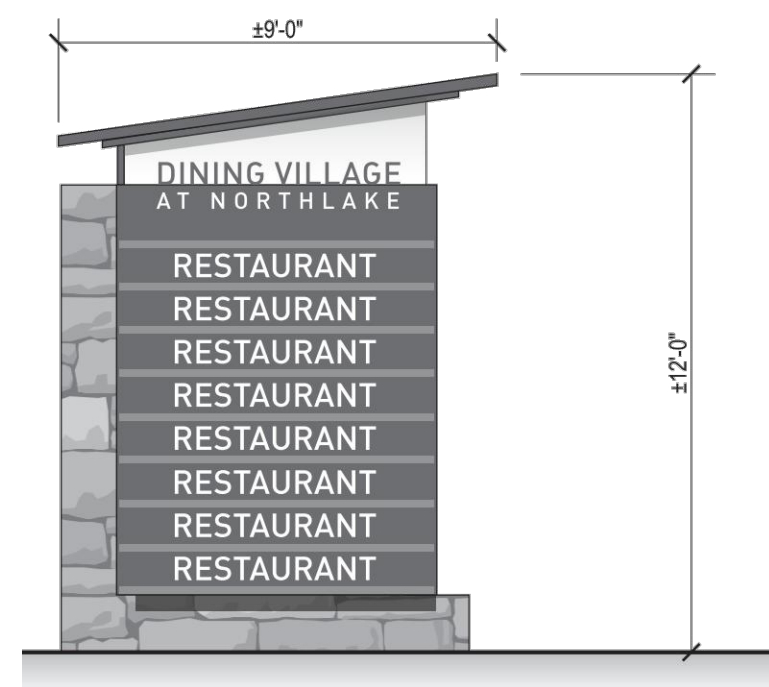
1 PROPOSED ENTRY PYLON AND RETAINING WALL - FRONT ELEVATION
3/16" = 1'-0"



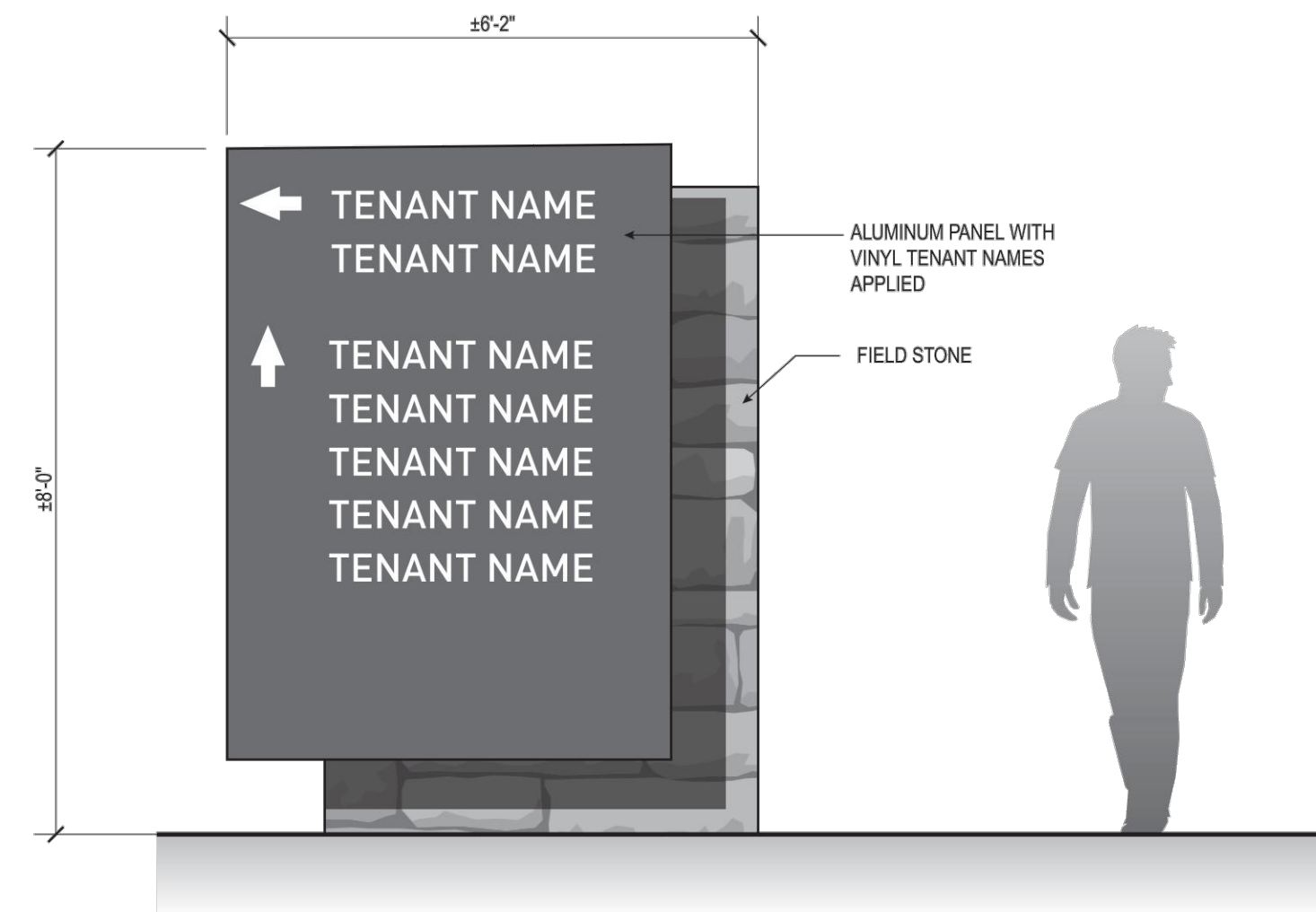
2 PROPOSED NEW PERIMETER IDENTITY MONUMENT (LOCATED IN MEDIAN)
3/8" = 1'-0"



3 PROPOSED "SHOPS AT NORTHLAKE"
IDENTITY PYLON
(2 PROPOSED LOCATIONS) (29.1 SF SIGNAGE TOTAL)
1/4" = 1'-0"



4 PROPOSED "DINING VILLAGE"
IDENTITY PYLON
(1 PROPOSED LOCATION) (44.1 SF SIGNAGE TOTAL)
1/4" = 1'-0"



4 NEW DIRECTIONAL SIGN
(MULTIPLE LOCATIONS) (36.6 SF SIGNAGE TOTAL)
1/2" = 1'-0"

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VERT: N/A
HORZ: AS NOTED

SHEET TITLE

SIGNAGE ELEVATIONS

SHEET NUMBER

RZ-5.3

