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|-------------------|---------------------------------------------------------------------------------------|
| SITE AREA: | 825,517 SQ FT / 18.95 AC |
| PARCEL ID NUMBER: | 025-103-01 025-103-02 PORTION OF 025-103-03 PORTION OF 025-081-23 PORTION OF |
| EXISTING ZONING: | R-3 |
| EXISTING USE: | VACANT |
| PROPOSED ZONING: | UR-3 (CD) |
| PROPOSED USE: | 416 FOR RENT APARTMENT HOMES |
| BUILDING HEIGHT: | PER ORDINANCE |
| BUILDING DENSITY: | 22 DUA |
| PARKING REQUIRED: | 416 SPACES (1.0/UNIT) |
| PARKING PROVIDED: | PER ORDINANCE |
| OPEN SPACE: | 15% MIN |
| TREE SAVE: | PER TREE ORDINANCE |

NORTHLAKE LEGAL DESCRIPTION

Lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

Beginning at an existing #4 rebar, said rebar being the Southwest corner of the MetroIra Properties Limited Partnership property as recorded in Deed Book 17474, at Page 73 in the Mecklenburg County Registry; thence with the westerly boundary line of said property, N. 21-02-50 W., a distance of 336.14 feet to an existing #5 rebar, said rebar being the Southwesterly corner of the MetroIra Properties Limited Partnership property as recorded in Deed Book 17474, at Page 707 in the Mecklenburg County Registry; thence with the westerly boundary line of said property, N. 20-53-12 W., a distance of 381.34 feet to an existing #4 rebar, said rebar being the Southwesterly corner of Arrowwood 77 Limited Partnership property as recorded in Deed Book 10033, at Page 842 in the Mecklenburg County Registry; thence with the westerly boundary line of said property the following two (2) courses and distances: (1.) N. 30-32-19 W., a distance of 6.23 feet to a planted stone; (2.) N. 10-11-58 E., a distance of 569.64 feet to a #4 set in the Southeastly margin of Interstate 485 (variable width controlled access) (North Carolina Department of Transportation); thence with said Interstate 485 controlled access the following four (4) courses and distances: (1.) N. 34-10-52 E., a distance of 98.10 feet to an existing R/W monument; (2.) N. 43-17-07 E., a distance of 360.01 feet to an existing R/W monument; (3.) N. 39-47-04 E., a distance of 24.12 feet to a #4 rebar set, said rebar being a corner of the MetroIra Properties Limited property, as recorded in Deed Book 5809, at Page 855; (4.) N. 39-47-04 E., a distance of 93.36 feet to a #4 rebar set; thence four new lines through the aforementioned properties of MetroIra Properties Limited Partnership and Arrowwood 77 Associates the following four (four) courses and distances: (1.) S. 48-00-27 E., a distance of 393.53 feet to a #4 rebar set; (2.) S. 42-01-21 W., a distance of 350.02 feet to a #4 rebar set; (3.) with the arc of a circular curve to the right having a radius of 60.00 feet, an arc distance of 21.18 feet to a #4 rebar set (said arc subtended by a chord of S. 58-05-31 E., 21.07 feet); (4.) S. 47-58-39 E., a distance of 516.12 feet to a #4 rebar set in the Northernly right-of-way margin of Northlake Centre Parkway, as recorded in Map Book 43, at Page 55 (variable width public right-of-way); thence with said Northlake Centre Parkway right-of-way margin the following three (3.) courses and distances: (1.) with the arc of a circular curve to the right having a radius of 2410.63 feet, an arc distance of 426.63 feet to an existing #4 rebar (said arc subtended by a chord of S. 43-35-47 W., 426.07 feet); (2.) S. 48-40-00 W., a distance of 82.90 feet to an existing #4 rebar; (3.) with the arc of a circular curve to the left having a radius of 743.6 feet, an arc distance of 335.56 feet to a #4 rebar set (said arc subtended by a chord of S. 29-20-19 W., 332.72 feet); thence leaving said Northlake Centre Parkway right-of-way, S. 49-20-24 W., a distance of 209.00 feet to an existing #4 rebar, said rebar being the point and place of Beginning, and being a portion of the MetroIra Properties Limited properties as recorded in Deed Book 5809, at Page 855, Deed Book 17474, at Page 707, and Deed Book 17474, at Page 17474, at Page 711 and portion of the Arrowwood 77 Associates property as recorded in Deed Book 10033, at Page 842, and containing 18.951 acres, more or less.

Northlake 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. 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 multifamily community. To achieve this purpose, the application seeks the rezoning of the site to the UR-3 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be multifamily dwelling units and related accessory uses as are permitted in the UR-3 district

Transportation

- a. The site will have access via one public street and one private street connection to Northlake Parkway as generally identified on the concept plan for the site.
- b. Parking areas are generally indicated on the concept plan for the site.

- c. The Petitioner will install a 150' left turn/storage lane with the appropriate taper length at the full movement access point to Northlake Centre Parkway at the existing median opening
- d. Public Street Extension- this street is designed and located to be extended into the adjacent parcel and connect to Northlake Centre Parkway at the northernmost existing median break.
- e. Future Hucks Road Extension- the future Hucks Road Extension is intended to extend east of Northlake Centre Parkway from the northernmost median break on Northlake Centre Parkway. This intersection is a location for a potential traffic signal, to be determined based on future traffic analysis.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-3 district and the conditions included as part of this rezoning site plan. To further define the character of the buildings to be constructed on the site, the Petitioner will include the following elements or features:

- a. At least 30% of the portions of the building exteriors located below the roof line (excluding areas devoted to windows, doors, balconies, architectural accents and signage) shall be composed of a combination of brick, stone, artificial stone, and/or stone or similar masonry products.
- b. No vinyl, EIFS, or Masonite will be used for siding materials but vinyl may be used for soffit, and trim including window and door trim.
- c. Principal roof pitch will be no less than 5:12.
- d. Balcony railings, if appropriate to the design, will be of durable prefinished material and will not be painted pressure treated lumber.
- e. Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the roof color.

- f. Buildings will be designed so that no more than 20 feet of blank wall will be constructed along the frontage of a public or private street.
- g. The Petitioner reserves the right to combine or relocate building locations so long as the total number of buildings is not increased, the buildings are within the Building Envelop, and the street frontage requirement is met.
- h. Building heights will be limited to four stories along Dixon Branch and six stories elsewhere within the site.

Streetscape and Landscaping

1. Any buffers that are called for by the standards of the zoning district or this site plan may be reduced or removed if the adjoining tract where the buffers are located is rezoned to a category or district where no buffers or smaller buffers would have been required. This change can be accomplished with an administrative site plan amendment and will not require any further rezoning for the site.
2. In accordance with recommendations of the Northlake Small Area Plan, the setback along Northlake Centre Parkway will be 24'. The Petitioner will arrange and construct buildings such that an average of 70% of the total public street frontage on the site, exclusive of driveways and pedestrian access points, is fronted by buildings.
3. Any community or clubhouse building that is constructed as part of the multifamily development will not be located fronting on Northlake Centre Parkway.
4. No parking will be permitted between the buildings and the street but parking may be located beside or between buildings and have access from the street. On street parking will be permitted on either public or private streets.

Environmental Features

The location, size and type of storm water management systems depicted on the Rezoning Plan and 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 discharge points. The water quality facility that will be constructed on the front portion of the site will be designed and landscaped and/or screened as part of the overall site design.

Parks, Greenways, and Open Space

The Petitioner will dedicate and convey to Mecklenburg County the 100' SWIM Buffer on the front portion of the site, said dedication to be accomplished prior to the issuance of the first Certificate of Occupancy for the site.

Fire Protection

Reserved

Signage

Reserved

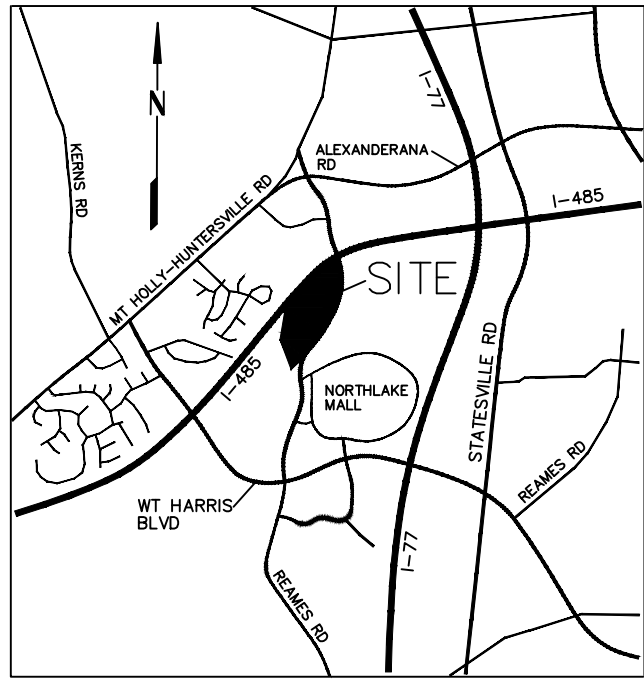
Lighting

- Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 25' in height within parking areas and to 20' in height along public and private streets.

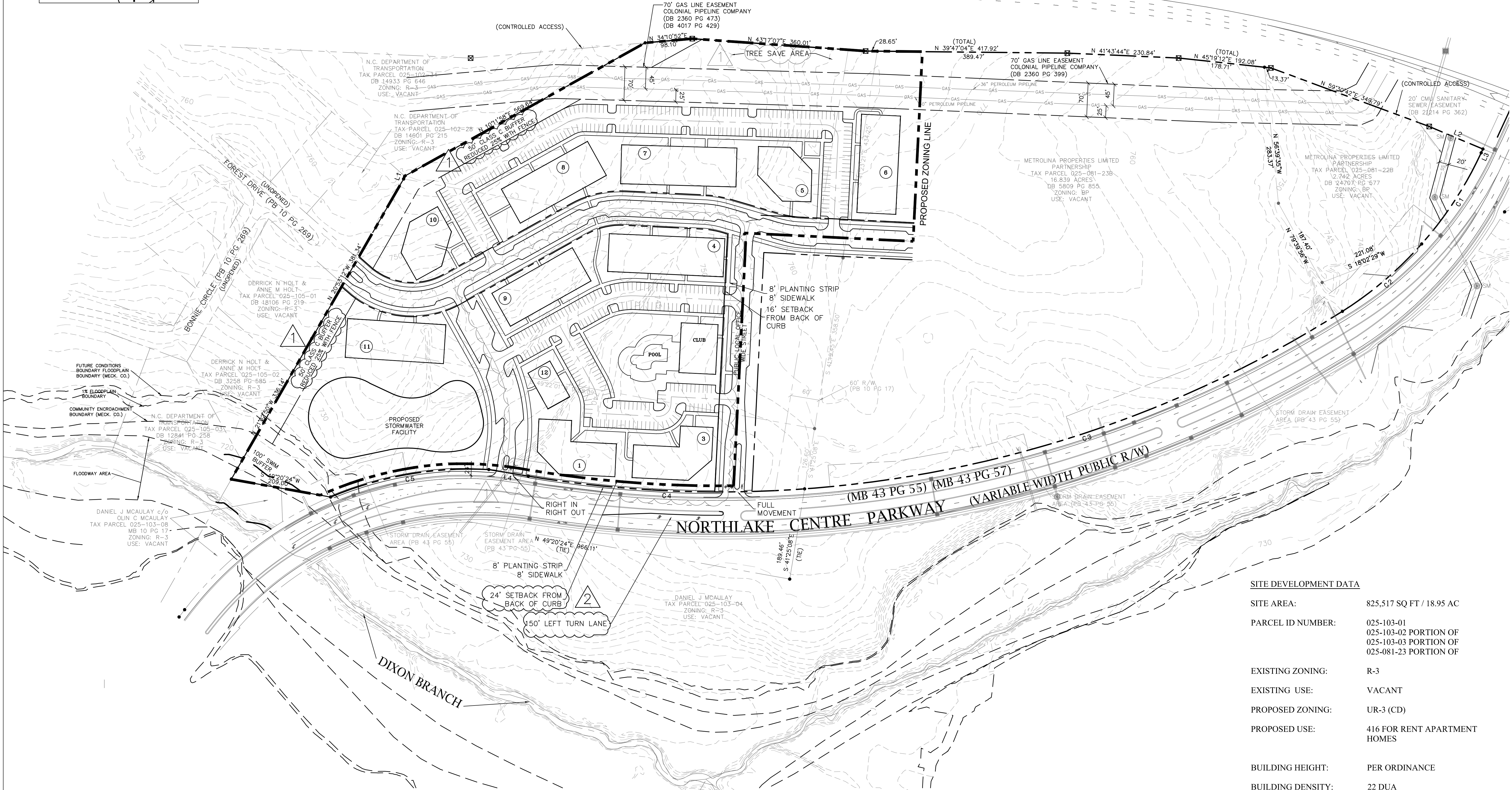
Phasing

Reserved

Initial Submission- 6-6-13, 1.1
Revised per staff comments- 8-16-13, 2.2b
Revised per staff analysis- 9-20-13, 3.0
Revised per staff comments- 10-2-13, 3.1
Revised per staff comments- 10-11-13, 3.2



INTERSTATE 485 (VARIABLE WIDTH CONTROLLED ACCESS) N.C. DEPARTMENT OF
TRANSPORTATION (NCDOT TIP# R-2248D)



SITE DEVELOPMENT DATA

| | |
|-------------------|---------------------------------------------------------------------------------------|
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design resource group

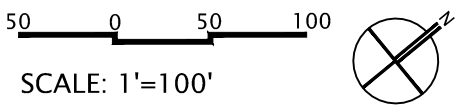
- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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NORTHLAKE CENTRE
APARTMENTS
CHARLOTTE, NORTH CAROLINA
WITHROW CAPITAL, INC
1341 E. MOREHEAD STREET, SUITE 201
CHARLOTTE, NC 28204

FOR PUBLIC HEARING

REZONING PETITION #
2013-067



PROJECT #: 278-004
DRAWN BY: CC
CHECKED BY: JG

SCHEMATIC
SITE PLAN

JUNE 5, 2013

- REVISIONS:
- AUG 16, 2013 PER STAFF COMMENTS
 - SEPT 20, 2013 PER STAFF COMMENTS
 - OCT 2, 2013 PER STAFF COMMENTS
 - OCT 11, 2013 PER STAFF COMMENTS