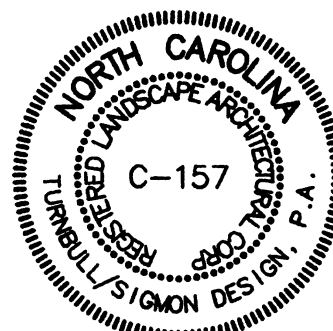
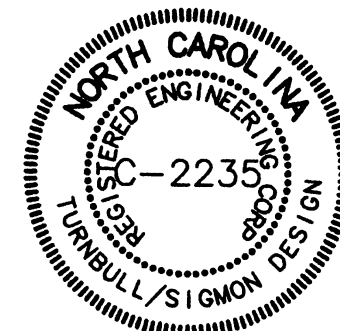


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LAND DEVELOPMENT DESIGN SERVICES



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MLP Real Estate

607 SOUTH LINDBERGH BLVD.  
FRONTENAC, MO 63131

Northlake Property

CITY OF CHARLOTTE, NC

Rezoning Plan  
Petition # 08-024

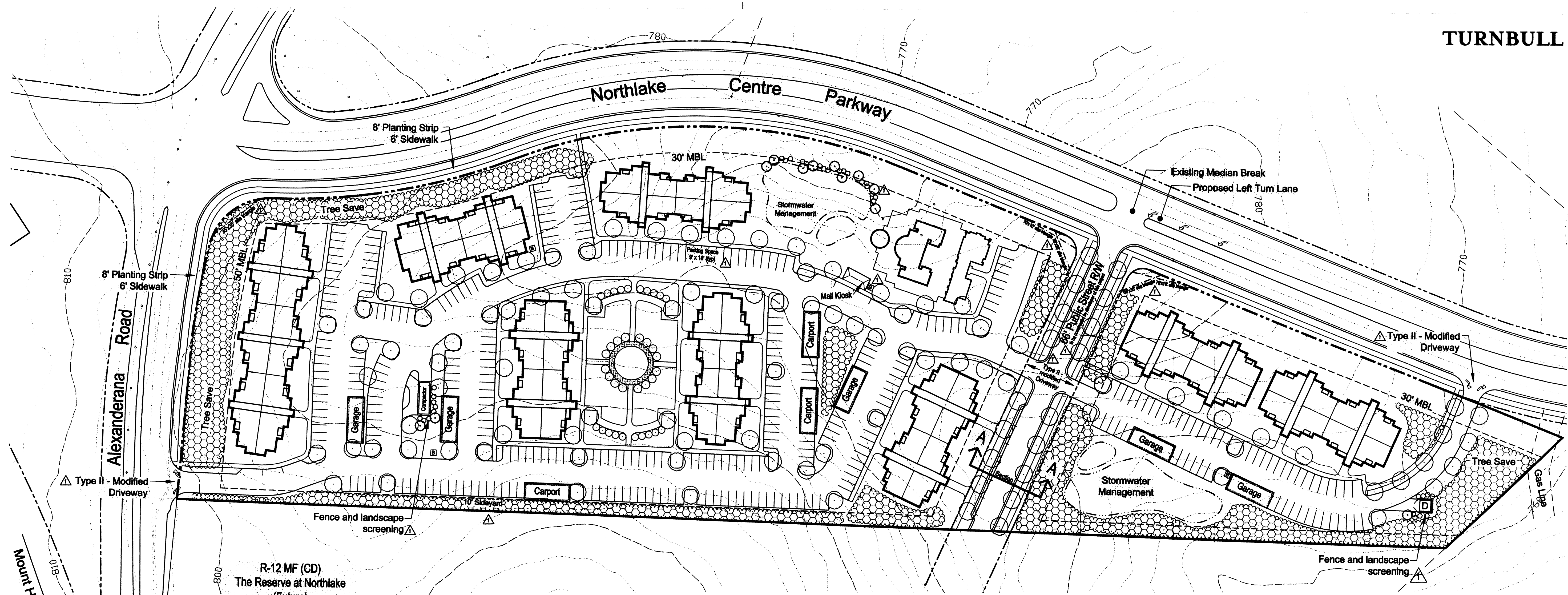
PROJECT NUMBER: 07-060

DRAWN BY: SFC, AKK

DESIGNED BY: SRT

ISSUE DATE: 10/19/07

1. 1/18/08 E.I.L. REVISIONS PER REVIEW COMMENTS  
NO. DATE: BY: REVISIONS:



## Symbol Legend

- Bike Parking
- Dumpster
- Treesave
- Proposed Street Tree
- Minimum Building Line

## Development Standards

### A. General Provisions

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-17MF (CD) zoning district classification shall be followed in connection with development taking place on the Site. The Technical Data Sheet and the accompanying Schematic Site Plan (collectively the "Rezoning Site Plan") are subject to modifications during the design development stages as provided below.

The development depicted on the Rezoning Site Plan is schematic in nature, not to be considered as specific development plans but rather as preliminary graphic representations of the types of development and arrangements proposed for the Site, and intended to describe the general arrangement of uses on the Site. Accordingly the configuration of the streets, parking areas, buildings and/or other site elements outlined on the Rezoning Site Plan are conceptual in nature, and, subject to the provisions set forth below may be altered or modified during design development and construction phases within the context of these development standards, the building/parking envelopes set forth on the Technical Data Sheet and Section 6.206 (2) of the Ordinance. Furthermore, it is understood that the locations of buildings, streets, parking areas and other site elements shown on the Schematic Site Plan are approximate and subject to modifications but such buildings and parking improvements shall be within the building/parking envelopes shown on the Technical Data Sheet.

Parking layouts may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside the development area boundaries to the extent permitted by the Ordinance.

### B. Permitted Uses and Maximum Development

The Site may be developed with up to 204 multi-family dwelling units, along with any amenity area and incidental or accessory structures uses permitted under the Ordinance in the R-17MF district.

### C. Setbacks, Side Yards and Rear Yards

Building setbacks and yards will be established in the manner depicted on the Technical Data Sheet.

All required yards of lots located along the perimeter of the Site shall be measured from the exterior project boundary rather than from any common open space.

Decks shall not extend into any required rear yards. However, at-grade patios may be located in whole or in part within required rear yards.

### D. Landscaping and Screening

Interior landscaping and screening (including dumpster screening) shall meet or exceed the standards in the Ordinance.

Mechanical equipment or other utility hardware installed on the roofs of buildings constructed on the Site will be screened from public view from a public street.

The Site shall conform to the City of Charlotte Tree Ordinance; provided Petitioner reserves the right to seek variances from such Ordinance.

### E. Common Open Space Area

Open space areas shall meet the minimum requirements as set forth in the Ordinance.

### F. Streetscape Treatment, Lighting, Sidewalks and Utilities

The Petitioner shall install a five foot sidewalk and six foot planting strip along the internal public street shown on the Technical Data Sheet. Large maturing trees shall be installed along such public street forty (40) foot on center within such planting strip.

The Petitioner shall install a six foot sidewalk and eight foot planting strip along the right-of-way of Northlake Centre Parkway and Alexanderana Road in the areas generally depicted on the Rezoning Plan.

The Petitioner shall provide pedestrian scale lighting along such internal public street and within the Site. Such lighting shall be provided in conjunction with applicable utility company regulations and requirements for such lighting. All parking lot light fixtures will be fully shielded and fully cut off. No wall post lighting will be allowed.

Sidewalks will connect from the interior of the Site to exterior sidewalks substantially in the manner shown on the Rezoning Plan.

Petitioner shall show the location of any back flow valves and above grade utilities and screening required by the Ordinance (if any) on design development plans submitted as part of the planned multi-family review process.

### G. Buffers/Landscape Areas (if any)

Any required buffers shall be established in accordance with the standards of Section 12.302 of the Ordinance. Internal buffers shall not be required between uses on the Site.

No buildings may be located within buffers.

All required buffers, if any, can be reduced with the use of a wall or fence per section 12.302 (8) of the Ordinance.

Existing trees located within any required buffer area may be counted toward the planting requirement in accordance with the Ordinance.

In the event the abutting properties should be rezoned or used in a manner so as to not require such a buffer, the required buffer for this property may be adjusted accordingly to meet the minimum requirements for buffering and screening per the Ordinance.

### H. Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

### I. Storm Water Management/Wetlands

The Petitioner shall tie-in to the existing storm water system located at the culvert within Northlake Centre Parkway abutting the Site. The Petitioner shall have the receiving drainage system located at the culvert within Northlake Centre Parkway abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development associated with this Petition (as opposed to existing conditions prior to such development) will cause such receiving storm drainage system to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring or otherwise address such increased drainage from the development associated with this Petition.

Development on the Site shall adhere to the applicable requirements of the Post-Construction Ordinance as adopted by Charlotte City Council on November 28, 2007.

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Stormwater Services.

Double all fences shall be utilized in critical areas of the Site at the base of slopes and other locations where the potential for off-site sedimentation is greatest.

Any jurisdictional wetlands or streams, if present, shall be protected or proper environmental permits obtained prior to their disturbance.

Location, size, and type of any Stormwater Management Systems depicted on rezoning site plan is subject to review and approval with full development plan submitted and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.

### J. Access Points

The number of vehicular access points to the Site shall be located in the general area depicted on this Technical Data Sheet. The configuration and ultimate location of these are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

### K. Right-of-Way Dedication and Transportation Improvements

The Petitioner shall (i) dedicate and convey (by quitclaim deed and subject to a reservation of any necessary utility easements) that portion of the Site shown as right-of-way (a 66 foot wide right-of-way) for the proposed public street shown on the Technical Data Sheet subject to appropriate adjustments during the design development stages and (ii) construct such street to the standards set forth on the Rezoning Plan; such dedication and conveyance and construction to take place prior to the issuance of any certificate of occupancy for improvements on the Site.

If the Rezoning is approved, Petitioner shall install a northbound left turn lane on Northlake Centre Parkway into the Site with 150 feet of storage provided that such installation can be accomplished within the existing right of way and median of North Lake Centre Parkway; such installation shall be completed prior to the issuance of the final certificate of occupancy for the first building to be located on the Site.

### L. Parking and Screening

Off-street parking will satisfy the standards established under the Ordinance for the R-17MF (CD) district.

No parking shall be located between buildings and the rights-of-way of Northlake Centre Parkway and Alexanderana Road. Except as shown on the Site Plan, no parking shall be located between buildings and right-of-way of the internal public street (parking may be located to the side and rear of such buildings).

### M. Design and Architectural Treatment; Entrance Features

Reference is made to that certain conceptual elevation for a prototypical building of dwelling units contemplated for the Site attached to this Rezoning Plan. It is acknowledged that the attached elevation is conceptual only and changes made be made during the design development stage of the project provided, however, the overall design intent shall not undergo material changes and the following design and architectural treatments shall apply: (i) the primary exterior building materials to be employed in the construction of buildings housing dwelling units shall be masonry, stone, stucco or stucco like materials, cement fiber board (i.e. hard-plank) and natural wood and a minimum 30% of the front elevations and elevations facing a public street (excluding windows, window film, doors and roof faces) will consist of stone or masonry materials; (ii) no vinyl siding shall be used; (iii) dormers and pitched roofs shall be incorporated into the building design; and (iv) doors and/or windows shall be located at least every 30 feet on every side of such buildings (excluding roof lines) in order to avoid blank walls.

The primary entrance to the Site off of North Lake Centre Parkway shall include tiered landscaping treatment including large maturing trees, small ornamental trees, low lying shrubs and ground covers.]

### N. Amendments to Rezoning Plan

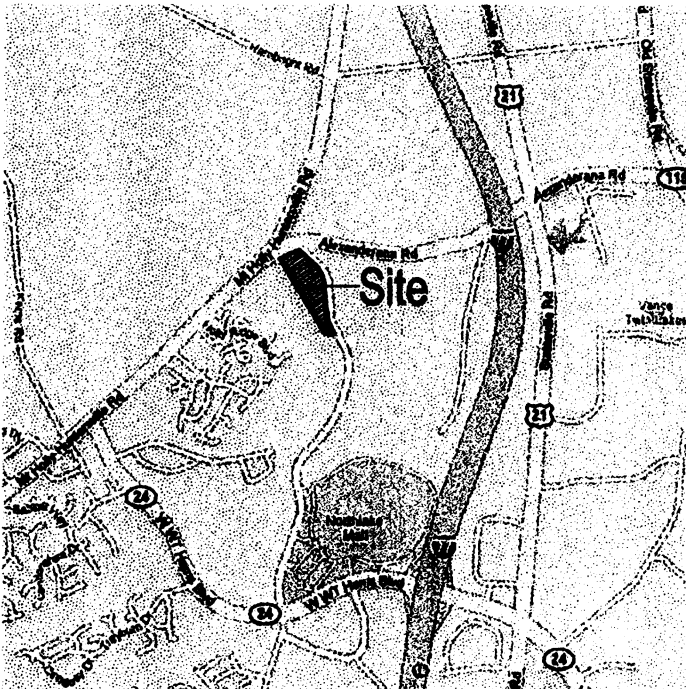
Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

### O. Binding Effect of the Rezoning

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

## Development Data

Site Area:	12.7 acres
Existing Zoning:	R-3
Proposed Zoning:	R-17 MF (CD)
Max. # of Units:	204 d.u.
Max Residential Density:	16 d.u./ac.
Min. Tree Save:	10%
Max. Building Ht.:	3 Stories
Parking Required:	1.5 spa/d.u.
Parking Provided:	1.8 spa/d.u.



Vicinity Map

