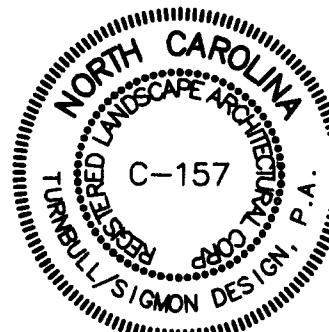
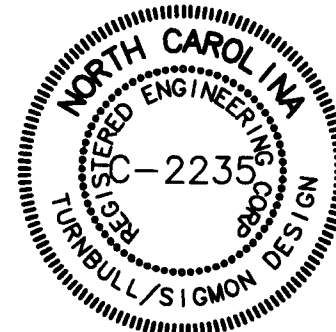


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LAND DEVELOPMENT DESIGN SERVICES



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607 South Lindbergh Blvd.
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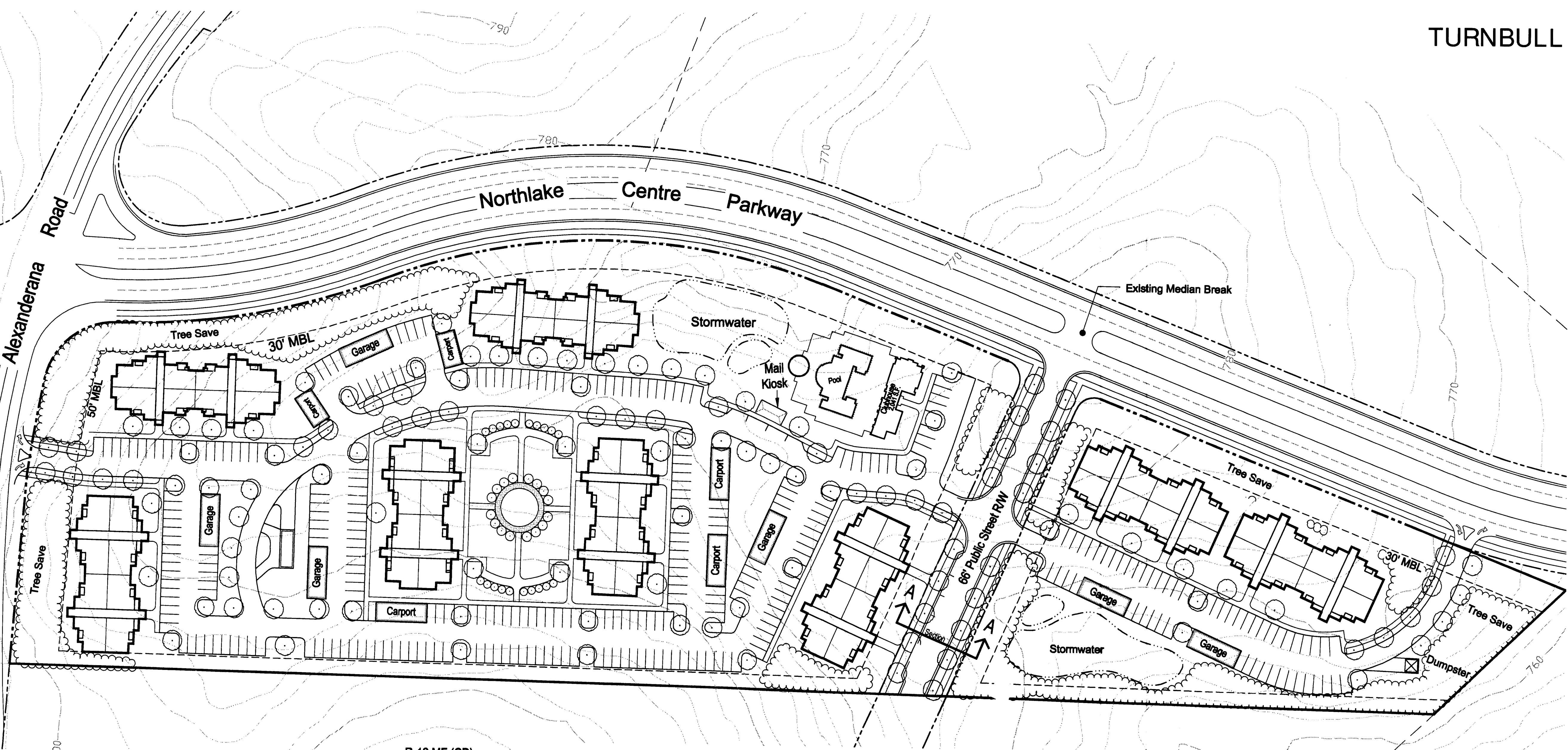
Northlake Property

City of Charlotte, NC

Rezoning Plan

2008-24
PROJECT NUMBER: 07-060
DRAWN BY: SFC, AKK
DESIGNED BY: SRT
ISSUE DATE: 10/19/07

NO. DATE: BY: REVISIONS:



R-12 MF (CD)
The Reserve at Northlake
(Future)
See Rezoning Petition #2004-71

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") represent 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, landscaping 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 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. Open Space Area

Open Space area shall meet the minimum requirements as set forth in the Charlotte Mecklenburg Zoning Ordinance.

F. Streetscape Treatment and Lighting

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 provide pedestrian scale lighting along such internal public street. 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.

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

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 silt 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.

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 is any adjustments required for approval by the Charlotte Department of Transportation.

K. Right-of-Way Dedication

The Petitioner shall 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 60 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; such dedication and conveyance to take place prior to the issuance of any certificate of occupancy for improvements on the Site.

L. Parking and Screening

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

M. Amendments to Rezoning Plan

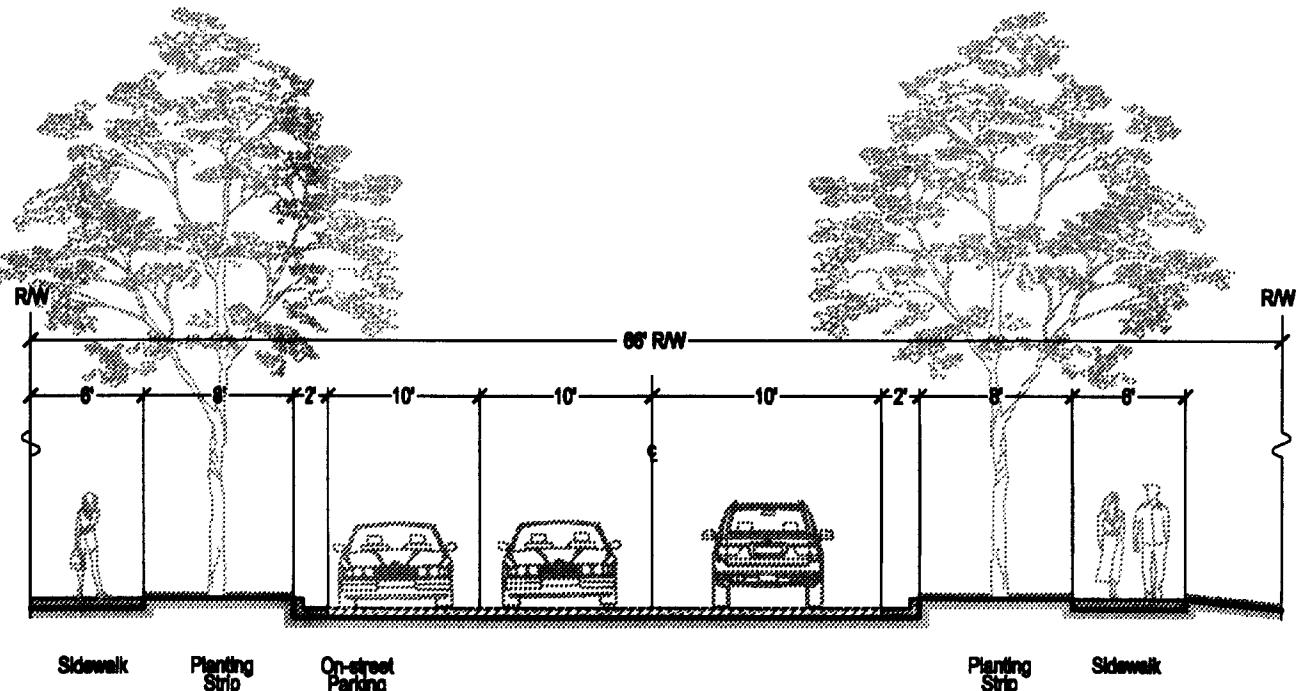
Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

N. Binding Effect of the Rezoning

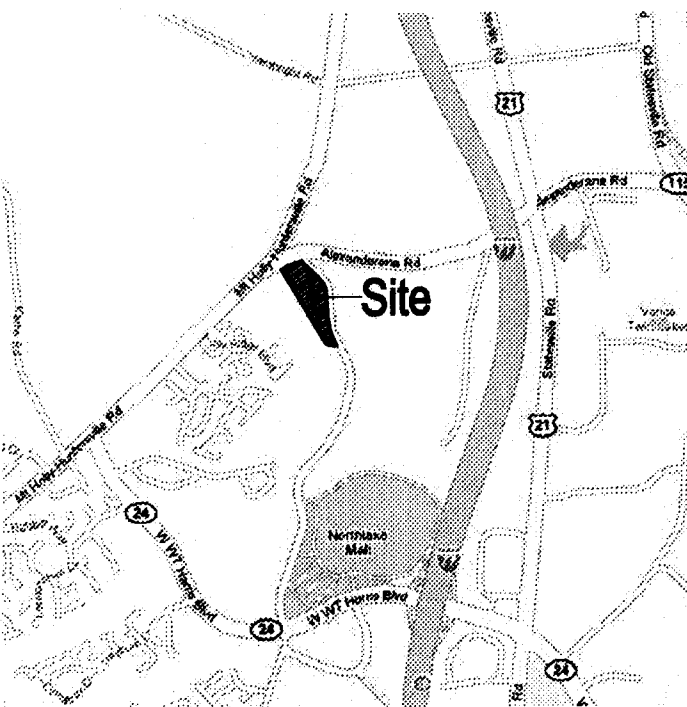
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent 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 Res. Density:	16 d.u./ac.
Max. Building Ht.:	3 Stories
Parking Shown:	368 Spaces
Parking Ratio:	1.8 spa./d.u.
Tree Save:	1.25 ac (10%)



Section A: Local Residential Collector w/On-Street Parking (one side only)
Scale: 1" = 10'-0"



Vicinity Map

