

SITE DATA / DEVELOPMENT SUMMARY

TAX PARCEL ID #:	143-261-17
TOTAL SITE AREA:	2.995 AC
EXISTING ZONING:	I-1 /
PROPOSED ZONING:	NS (Nhood Services)
F.A.R.:	0.19
SETBACK:	20' Along All Streets
SIDE YARD:	10'
REAR YARD:	10'
EXISTING USE:	Office, Medical Office, Retail, and Restaurant
PROPOSED USE:	All Nonresidential Uses Allowed Within the NS Zoning District
BUILDING AREA:	24,982 SF
PROPOSED OUTDOOR SEATING AREA:	4,625 SF
MAXIMUM HEIGHT:	60'
VEHICULAR PARKING:	REQUIRED:
RESTAURANT:	1 Space Per 125 SF
ALL OTHER USES:	1 Space Per 300 SF
TOTAL:	170 Spaces Required
PROVIDED:	164 Spaces
BICYCLE PARKING:	6
LONG TERM:	10
SHORT TERM:	

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 6.207 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. 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 assigns 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 addition of outdoor seating as part of restaurants in the existing development on the site. To achieve this purpose, the application seeks the rezoning of the site to the NS category.

Permitted Uses

Uses allowed on the property included in this Petition are those non-residential uses that are permitted in the NS district and include retail, office, medical office, and restaurant uses.

Transportation

Parking areas are indicated on the site plan for the site that shows the existing development of the property. Parking will be provided at a rate specified on the site data table.

Architectural Standards

Reserved.

Streetscape and Landscaping

The existing 5' sidewalk and planting strip of varying width is to remain due to topography and existing trees.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

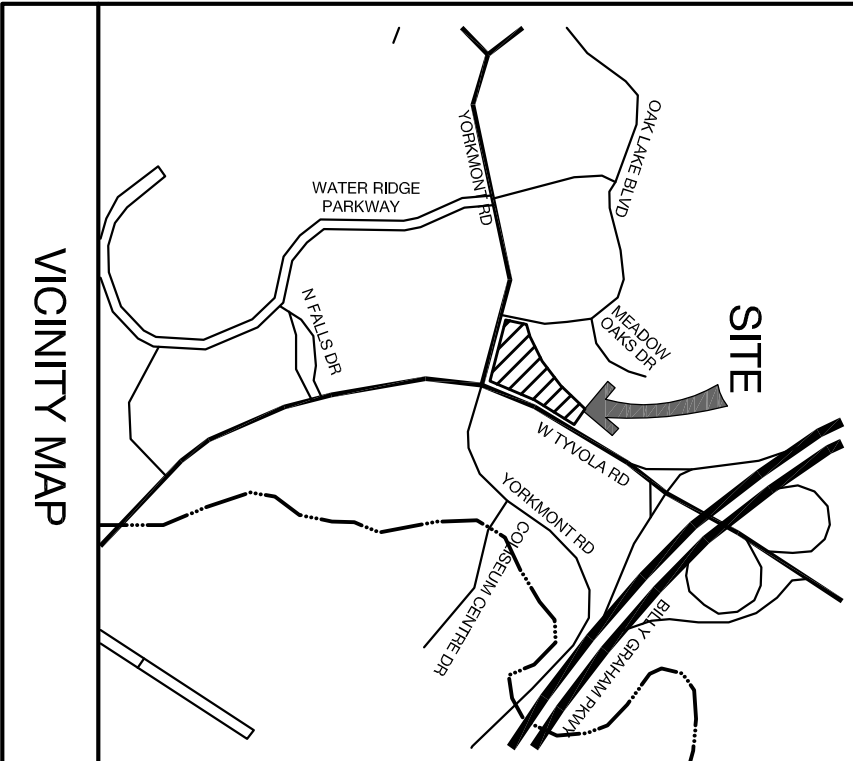
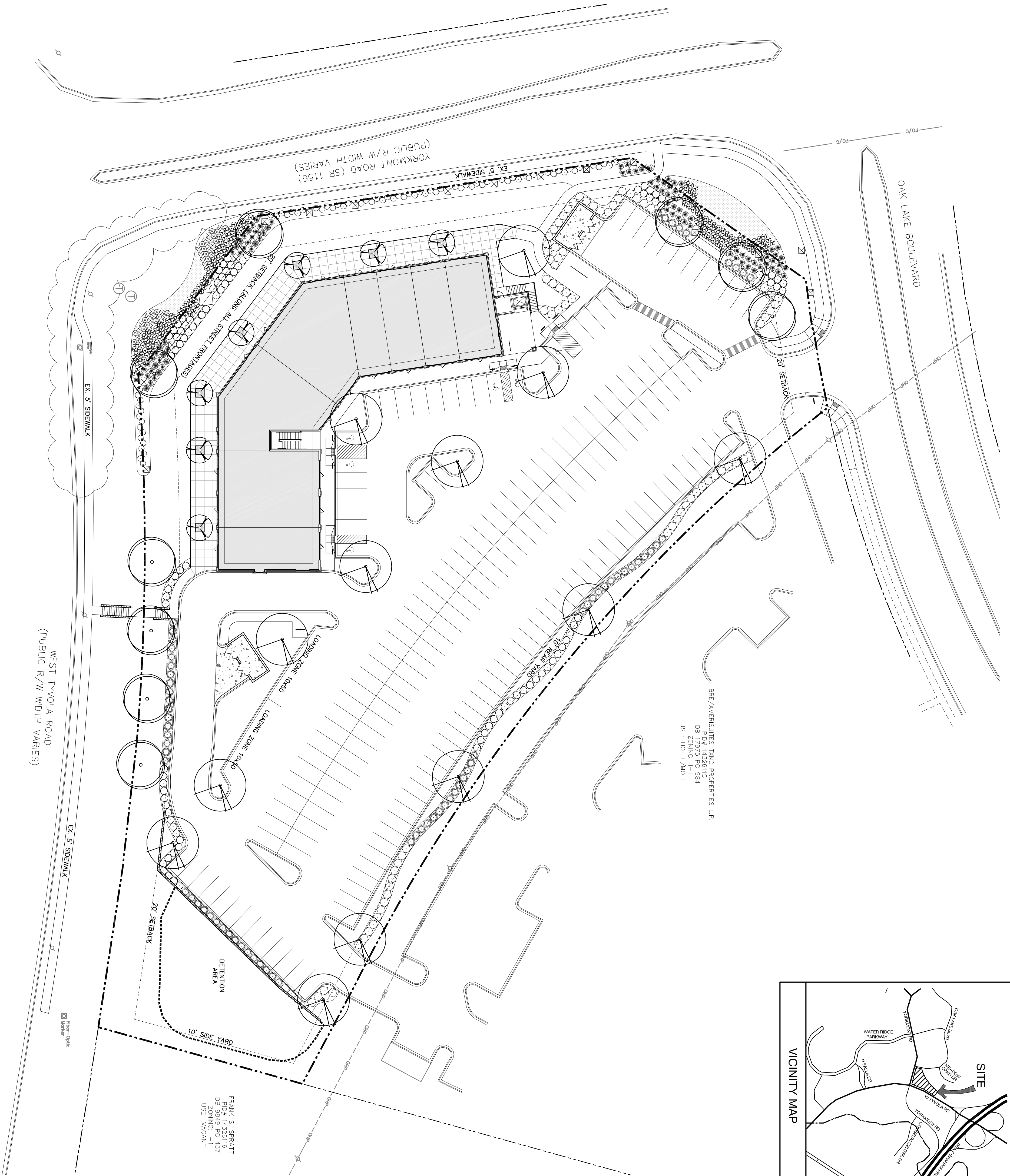
Reserved

Plasming

Reserved

Initial Submission - 07/ 25/ 11

Revised Per Staff Comments - 09/ 16/ 11



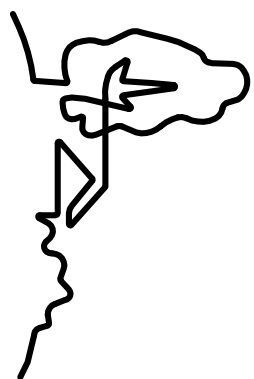
# Shops at LakePointe

## Rezoning Plan Petition #2011-063

2908 Oak Lake Boulevard, Charlotte, North Carolina

Tyvola Oak Lake, LLC

2908 Oak Lake Boulevard, Suite 203  
Charlotte, NC 28208  
704.376.9848



1514-44 Central Ave. # 704.324.3200  
Charlotte, NC 28205  
urban@designpartners.com

Project No: 11-030  
Date: July 25, 2011  
Designed by: cc  
Drawn By: cc  
Scale: 1"=30'  
Sheet No:

NO.	DATE	BY	REVISIONS:
1	9.16.11	cc	per city comments

RZ-1