

BELGATE

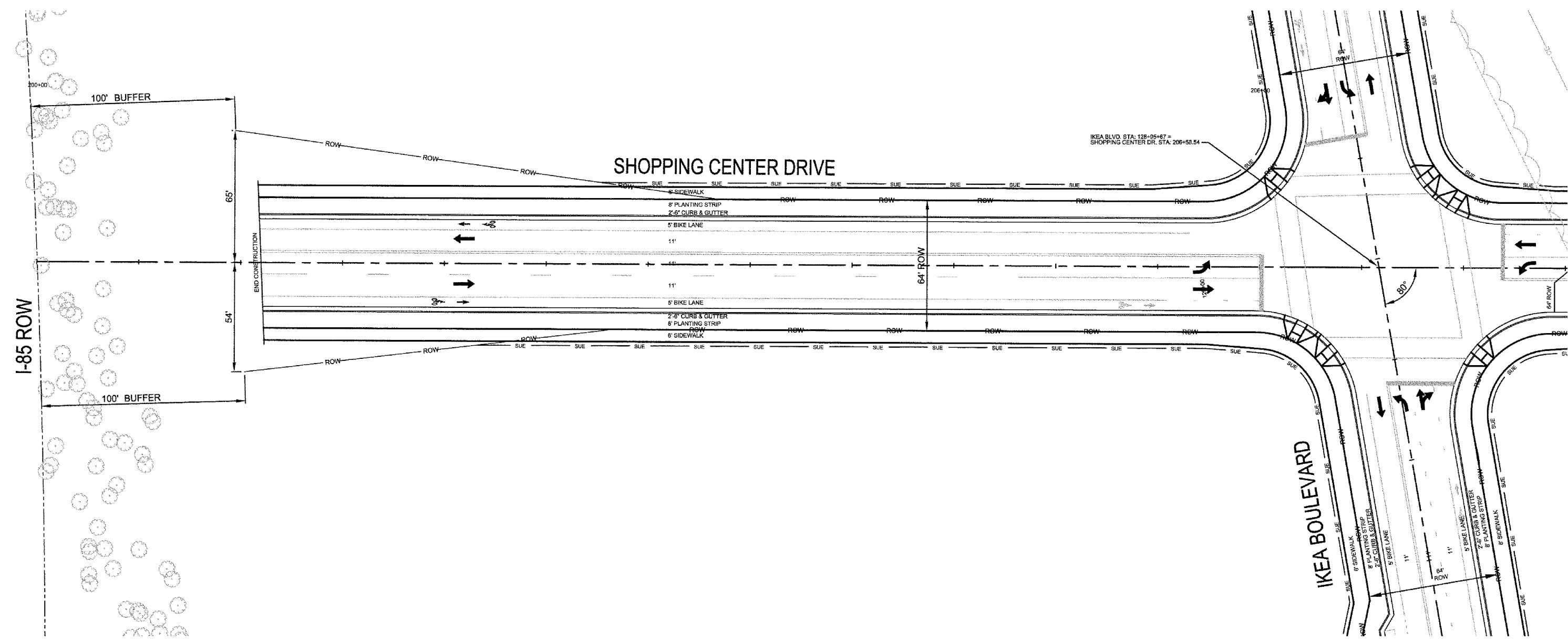
2017 SITE PLAN AMENDMENT

CHARLOTTE, NORTH CAROLINA

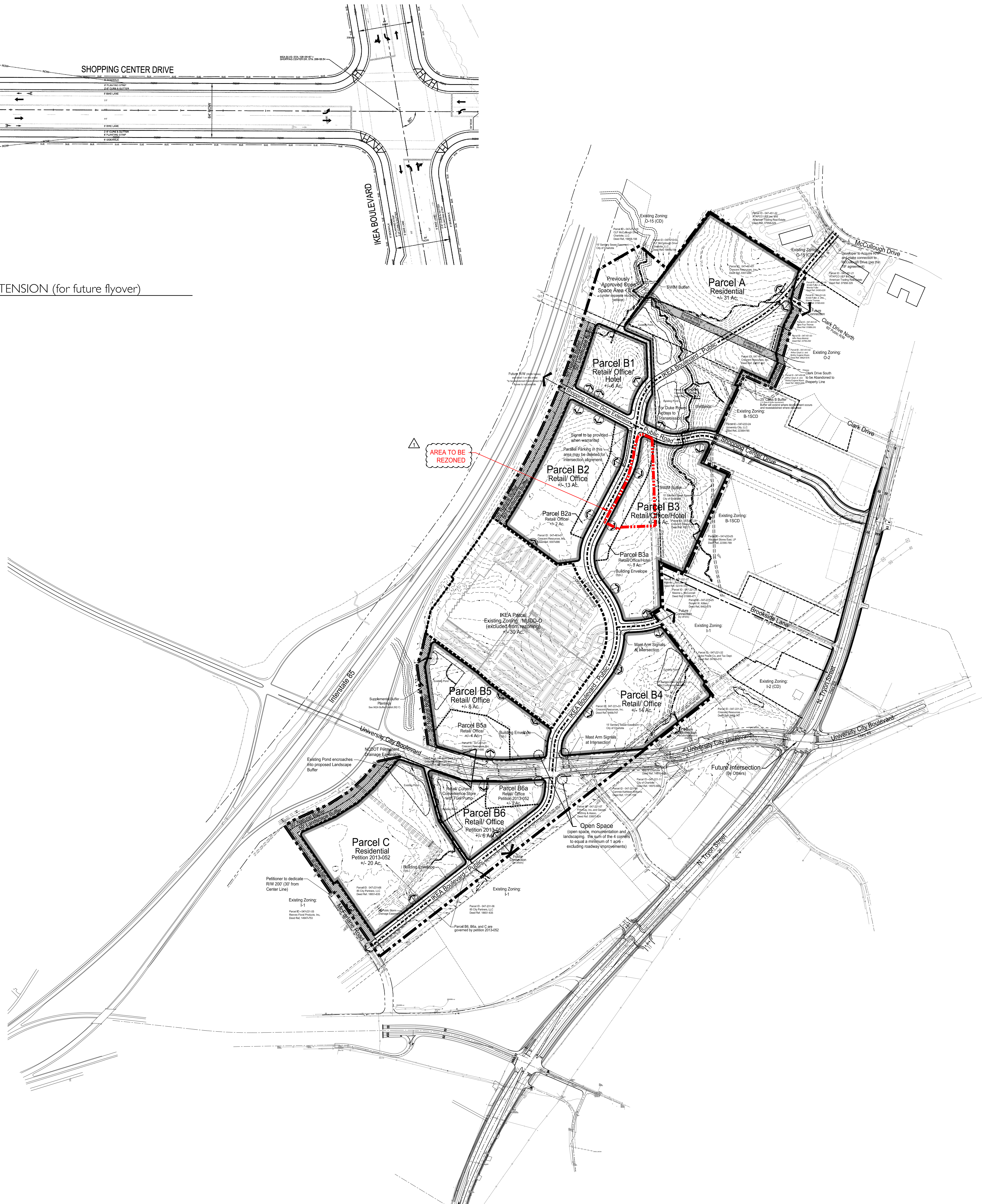
SHEET INDEX:

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RZ-2.1	Conceptual Site Plan - Parcel B3 Enlargement	01/16/18
RZ-3	Elevations	01/16/18
RZ-4	Development Standards	01/16/18



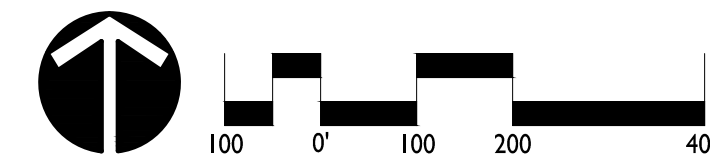
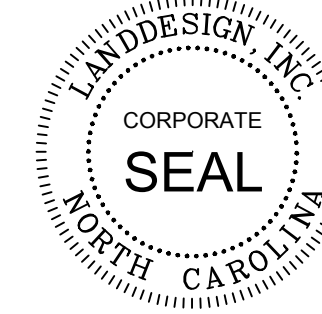


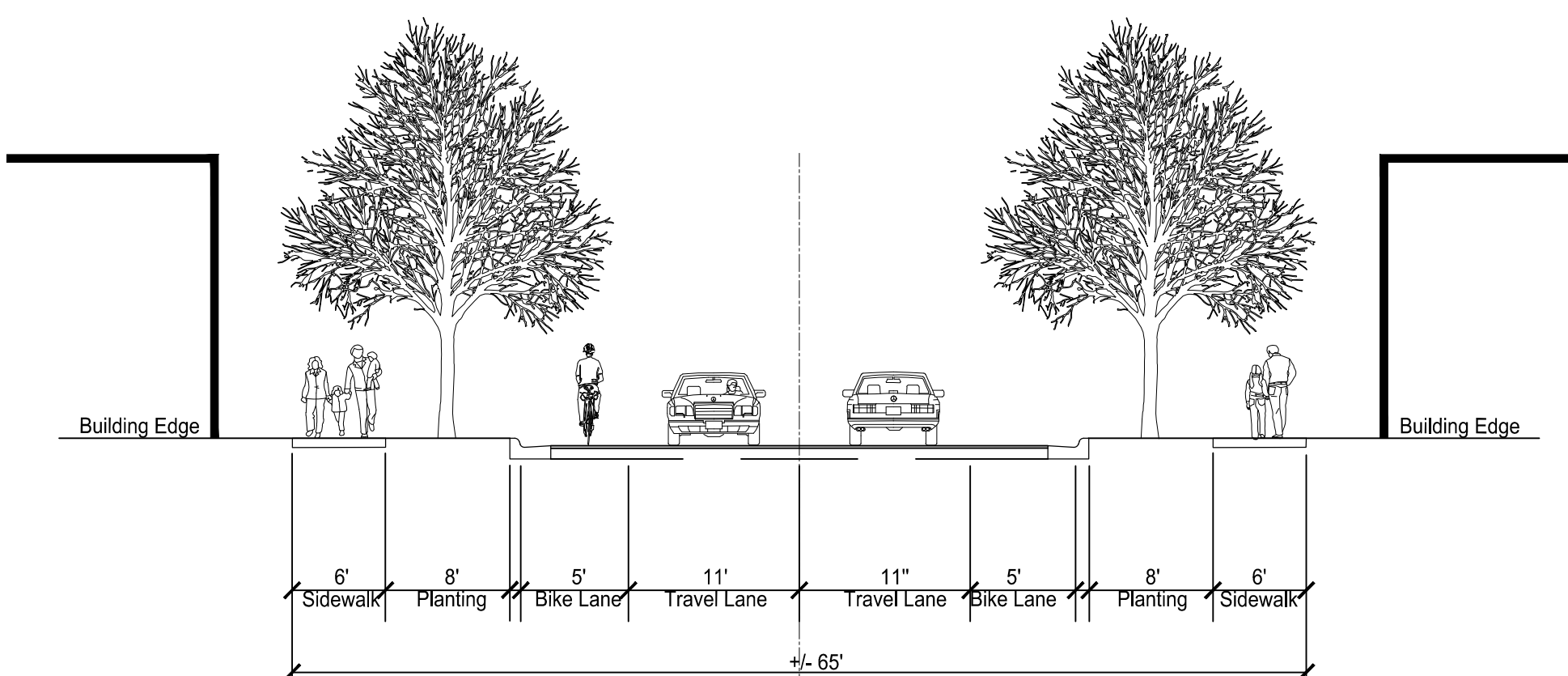
SHOPPING CENTER DRIVE EXTENSION (for future flyover)
DETAIL I



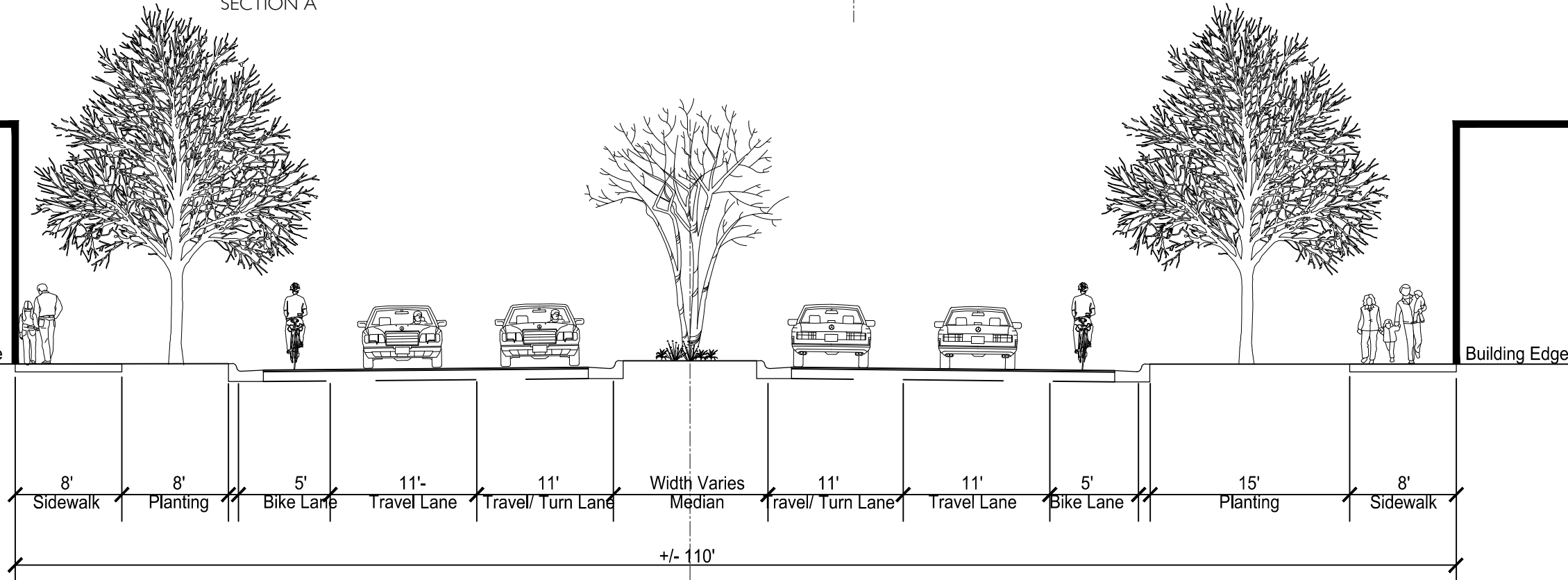
Site Data	
Site Area:	+/- 198 Ac.
IKEA parcel:	+/- 30 Ac.
Total:	+/- 168 Ac.
Parcels A, B, C:	+/- 125 Ac.
Undeveloped:	+/- 43 Ac.
** (buffers, previously approved treesave, circulation, undevelopable land...etc)	
Open Space:	+/- 30 Ac. (18%)
**excludes previously approved open space (5 ac.)	

Current Zoning:	O-2, RE-1, B-1 SCD, I-1, MUDD-O
Proposed Zoning:	CC

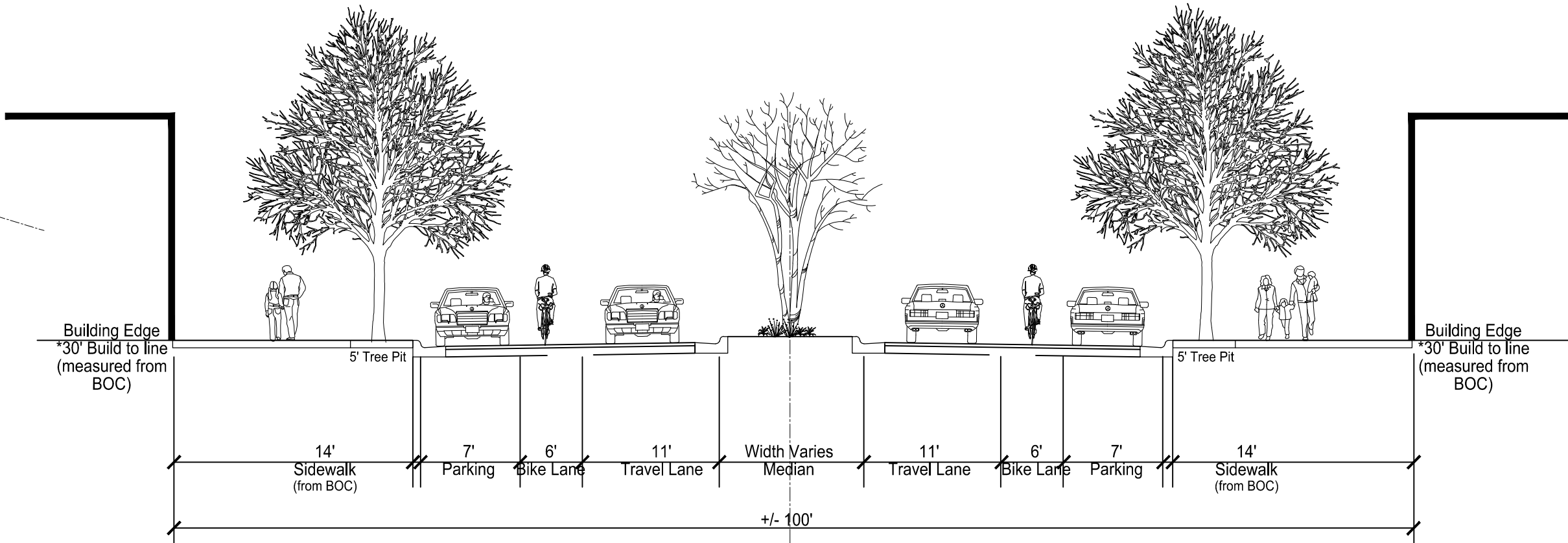




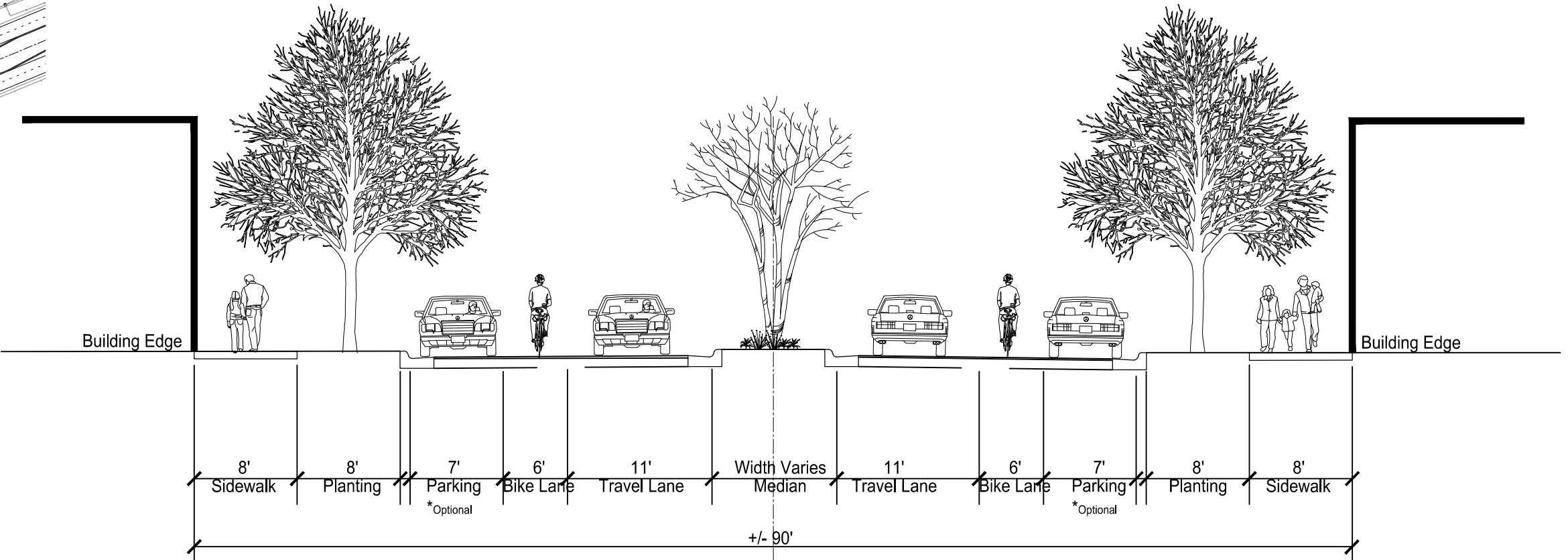
SHOPPING CENTER DRIVE EXTENSION/ BROOKSIDE LANE
SECTION A



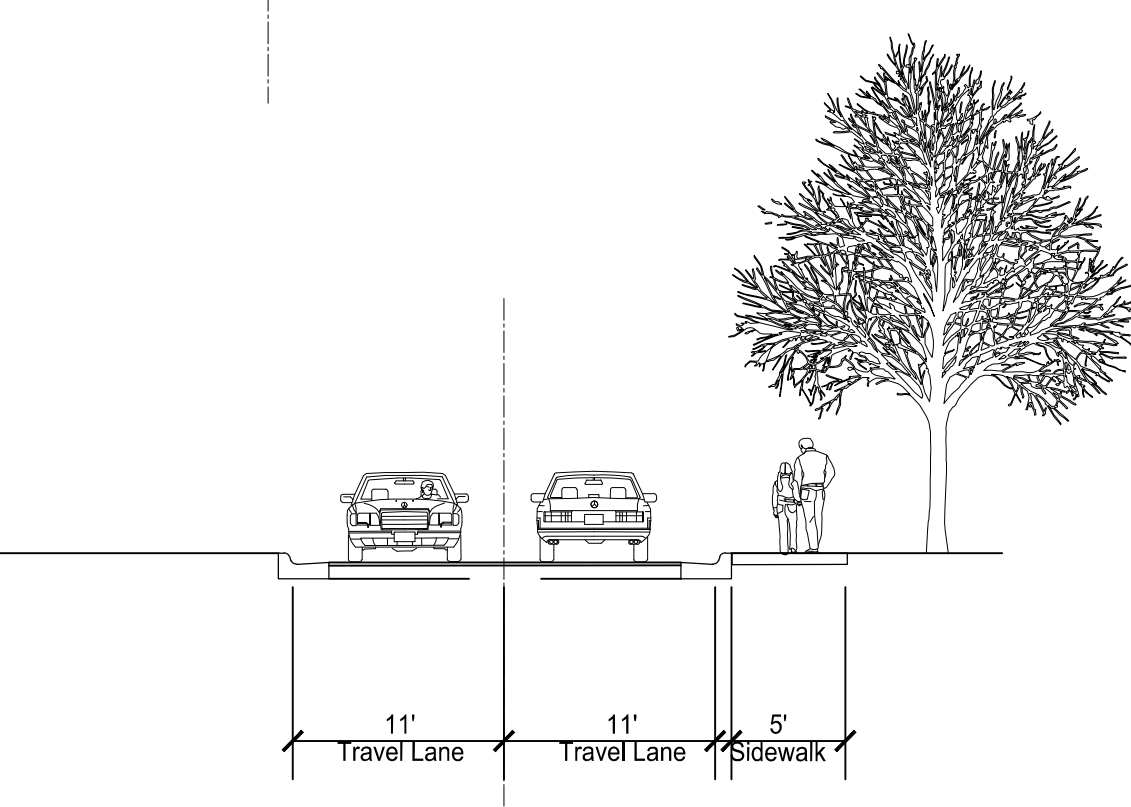
IKEA BLVD - Ph. I
SECTION B



IKEA BLVD - Ph. 2
SECTION C

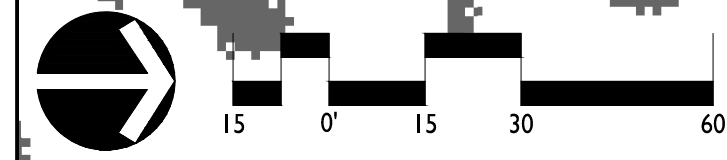
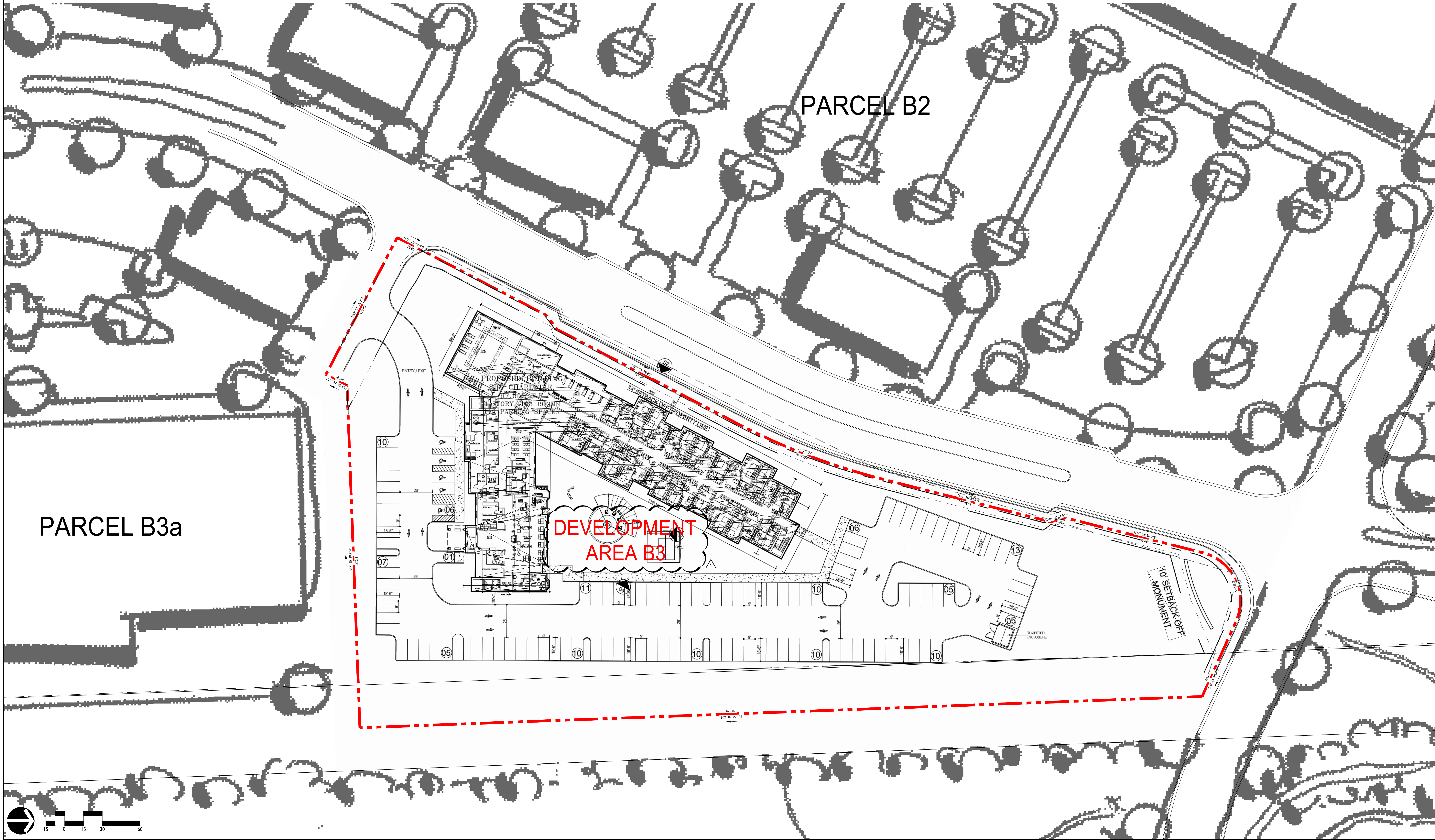


IKEA BLVD - Ph. 3
SECTION D



PRIVATE STREETS (typ.)
SECTION E





DATE: 11.27.17
 DESIGNED BY: KST
 CHECKED BY: KST
 O.C. BY: NRC
 PROJECT #: 101735

REVISIONS:

01.16.18 - PER STAFF COMMENTS

Belgate 2017 Site Plan Amendment (Petition No. 2017-181)
 Charlotte, North Carolina
 Crescent Resources, LLC

CONCEPTUAL SITE PLAN - PARCEL B3 ENLARGEMENT

SHEET #:
RZ-2.1



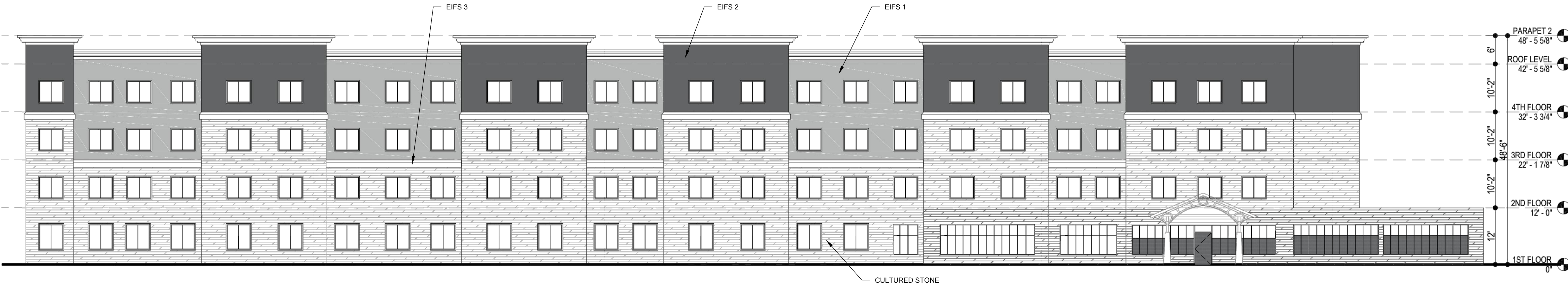
LandDesign .
 223 N Graham Street Charlotte, NC 28202
 T: 704.333.0325 F: 704.333.3246
 www.LandDesign.com

2 ELEVATION 3 (SOUTH EAST)

SCALE: 3/32"=1'-0"



LEGEND	
	CULTURED STONE
	EIFS 1
	EIFS 2
	EIFS 3



1 ELEVATION 2 (NORTH-EAST)

SCALE: 3/32"=1'-0"

(1/16/18)

1

Site Description. These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Dakota Legacy Group (the "Petitioner") to amend the site plan related to the development of a mixed use commercial and residential community on an approximately 168 acre site located on the east side of Interstate 1-85 at the City Boulevard interchange (the "Belgate Development"). As more particularly described below, this Rezoning Plan relates to an approximately 3.58 portion of the Belgate Development on the west side of IKEA Boulevard and south of University Pointe Boulevard (the "Site").

In as much as planning for the proposed development of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the building footprints as well as the locations of streets depicted on the Conceptual Site Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the CC Zoning District. Parking layouts may also be modified to accommodate final building locations to the extent permitted by these Development Standards and the Ordinance.

1. Permitted Uses

- Parcel B-3 may be devoted to hotel uses, along with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the CC District zoning.

(a) The following limitations and restrictions shall apply to the development of Parcel B:

- ### 3. Design and Performance Standard

- (c) Architectural and Design Controls

- ### Purpose

Definitions:

Fenestration Zone - The square foot area of a building's ground floor frontage designated for *fenestration*. It is the area between two to ten feet above the fronting sidewalk along the entire length of the building.

Display windows - Any fenestration encased or enclosed by an interior wall for the purposes of displaying merchandise visible from the public street.

1. The ground floor facades of individual buildings fronting along Ikea Boulevard shall have a minimum area of 40 percent fenestration within the fenestration zone.

1. The required *fenestration* (including *display windows*) shall not be screened by film, decals, other opaque materials, glazing finishes or window treatments for the purpose of screening service areas, merchandise or secondary operational functions to the primary business.
2. For tenants with 50 feet or less of frontage, the required *fenestration* may be screened by removable treatments such as film, decals, or other window treatments in order to screen service areas or other secondary operational functions.
3. Interior walls for *display windows* shall be located a minimum of three feet from the exterior wall.

- #### 4. Storm Water Management

The Petitioner shall comply with the Post Construction Stormwater Ordinance.

- (a) Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet.
- (b) The placements and configurations of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") including alterations to accommodate right-of-way needs and construction easements.

- (a) The maximum height of any freestanding light fixtures, including its base, erected in the parking areas shall not exceed twenty-five (25) feet.
- (b) All freestanding parking lot fixtures within the Site will be uniform in design.
- (c) All lighting fixtures installed within the Site shall be full cut-off fixtures and capped and downward diverted.

7. Signs

8. Tree Ordinance

9. Amendments to Rezoning Plan

10. Binding Effect of the Rezoning Documents and Definitions

- (a) 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 Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- (b) Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.
- (c) Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.