

SITE DEVELOPMENT DATA

--Acreage: ± 15.78 acres  
--Tax Parcel #: 025-081-22, 025-103-02, 025-103-03, 025-103-09, and a portion of 025-081-23  
--Existing Zoning: R-3, and BP  
--Proposed Zoning: UR-2(CD)  
--Existing Uses: Vacant  
--Proposed Uses: Residential Dwelling units as permitted by right and under prescribed conditions together with accessory uses as allowed in the UR-2 zoning district (as more specifically described and restricted below in Section 5).  
--Maximum Development: Up to 300 residential dwelling units, subject to the limitations described below.  
--Maximum Building Height: Building height on the Site will be limited to four (4) stories, and will not to exceed 60 feet. Building height will be measured as defined by the Ordinance.  
--Parking: As required and allowed by the Ordinance for the UR-2 zoning district.

I. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet and Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Metrolina Properties Limited Partnership ("Petitioner") to accommodate development of a residential community on an approximately 15.78 acre site generally located at the northeast intersection of Calhoun Street and Northlake Centre Parkway (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern all development taking place on the Site.
- c. **Graphics and Alterations.** The schematic depictions of sidewalks, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to 12. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s).

2. Permitted Uses:

- a. Up to 300 residential dwelling units may be constructed on the Site as allowed by right and under prescribed conditions together with accessory uses as allowed in the UR-2 zoning district.

3. Access, Buffers, Screening, Open Space and Pedestrian Circulation.

- a. Access to the Site will be from Northlake Centre Parkway, Calhoun Street, and Tisbury Road as generally depicted on the Rezoning Plan.
- b. The Petitioner will provide a northbound left-turn lane from Northlake Centre Parkway to Tisbury Road as generally depicted on the Rezoning Plan. The left-turn lane will have a minimum of 150 feet of storage with an appropriate taper.
- c. A 24 foot setback as measured from the existing and future back of curb, as applicable will be provided along Northlake Centre Parkway as generally depicted on the Rezoning Plan.
- d. Along Calhoun Street and Tisbury Road a 16 feet setback as measured from the back of curb will be provided.
- e. The Site's frontage on Northlake Centre Parkway, will be improved with an eight (8) foot planting strip and an eight (8) foot sidewalk as generally depicted on the Rezoning Plan. The proposed sidewalk will connect to the sidewalk on the existing bridge over I-485. The planting strip and sidewalk along Northlake Centre Parkway may be less than eight (8) feet due to existing slopes, and an existing headwall.
- f. The Petitioner shall provide a decorative pedestrian handrail along the Site's Northlake Centre Parkway frontage, where need due to existing slope conditions.
- g. Screening of the proposed parking and maneuvering areas will be provided as required by the Ordinance. Required screening may be located on the adjacent property when the proposed property line runs down the center line of a private street.
- h. The Site's frontage on Calhoun Street, and both sides of Tisbury Road extension will be improved with an eight (8) foot planting strip and an eight (8) foot sidewalk. Sidewalk will not be provided along the portion of Northlake Centre Parkway not included in the Petition.
- i. The buildings on the Site will be connected to the sidewalks along the abutting public street via a network of internal sidewalks and crosswalks. The minimum width of the internal sidewalks will be five (5) feet. The building on the Site will also be connected to the internal sidewalk system via sidewalks with a minimum width of five (5) feet.
- j. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- k. All transportation improvements shall be approved and constructed prior to the release of a certificate of occupancy for the first buildings on the Site subject to the petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- l. The Petitioner will provide a 20x20 easement at the intersection of Tisbury Road and Northlake Centre Parkway to allow for the installation of a future signal pole as generally depicted on the Rezoning Plan.

4. Architectural Standards and Parking Location Restrictions:

- a. The principal buildings used for multi-family residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows, soffits and on handrails/railings.
- b. Preferred Exterior Building Materials: All principal and accessory buildings abutting Northlake Centre Parkway, Tisbury Road, and Calhoun Street shall comprise a minimum of 20% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
- c. Prohibited Exterior Building Materials:
- i. Vinyl siding (but not vinyl hand rails, windows or door trim).
- ii. Concrete Masonry Units not architecturally finished.
- d. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
- i. Buildings shall be placed so as to present a front or side facade to Northlake Centre Parkway, Tisbury Road, and Calhoun Street.
- ii. Buildings shall form a minimum of 50% of the total Northlake Centre Parkway, Tisbury Road, and Calhoun Street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
- iii. Parking lots shall not be located between any building and Northlake Centre Parkway, Tisbury Road, and Calhoun Street.
- iv. Driveways intended to serve single units shall be prohibited on all network required streets.
- e. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
- i. Buildings exceeding 135 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 4 feet extending through the building.
- f. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
- i. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
- ii. Buildings shall be designed with a recognizable architectural base on all facades facing Northlake Centre Parkway, Tisbury Road, and Calhoun Street. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.
- iii. Building elevations facing Northlake Centre Parkway, Tisbury Road, and Calhoun Street shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, modulations or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- g. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
- i. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
- ii. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls. This standard will not apply to roofs on dormers, balconies, or other minor building elements that may have a pitched roof.
- iii. Ground mounted HVAC will be screened from public streets per the requirements. If rooftop HVAC units are used they will be screened from the public streets per the requirements.
- h. Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.
- i. Sidewalk extensions should be provided between all street trees on all public and private streets when parking is adjacent.

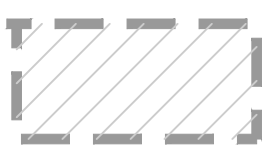
5. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems if depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

- b. Trees located in the City of Charlotte public street right-of-way are protected by the Tree Ordinance; Landscape Management must be contacted before any disturbance or removal of trees in the public street right-of-way occurs.
- c. The Site will comply with the Tree Ordinance.
- d. A tree survey as required by the Tree Ordinance will be submitted as part of the land development approval process.
6. **Open Space/ Amenity Areas and Improvements:**
- a. The Petitioner will provide a minimum of the following type of amenities for the residents of the community: a dog park, outdoor seating areas with hardscape and landscaping elements, a pool area, a club facility, and outdoor cooking areas.
7. **Lighting:**
- a. Detached lighting on the Site, except street lights located along public streets, will be limited to 22 feet in height.
- b. The Petitioner will install pedestrian scale lighting, and street lighting along the Site's frontage on Northlake Centre Parkway. The lighting fixtures utilized will be similar to the existing lighting fixtures used along Northlake Centre Parkway by the adjoining multi-family development.
8. **Amendments to the Rezoning Plan:**
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.
9. **Binding Effect of the Rezoning Application:**
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and 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.



LEGEND



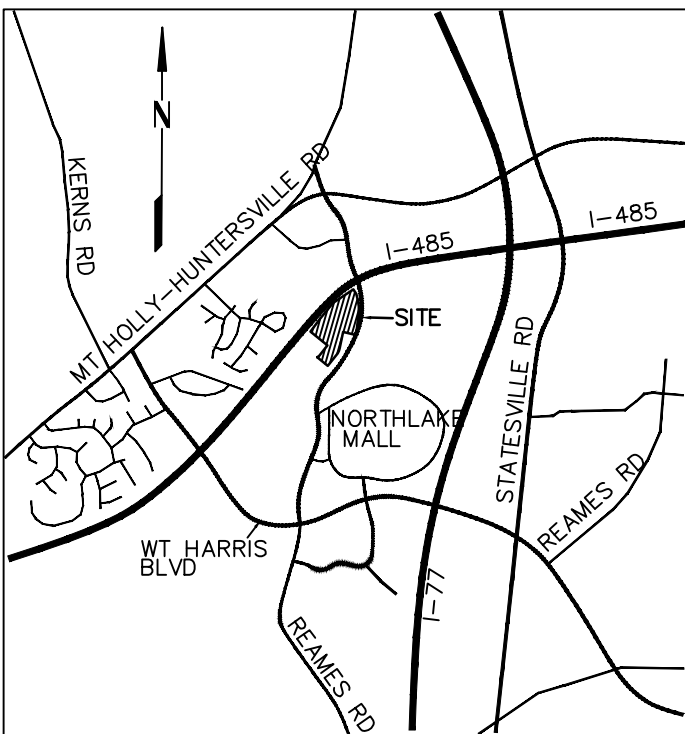
BUILDING AND PARKING ENVELOPE



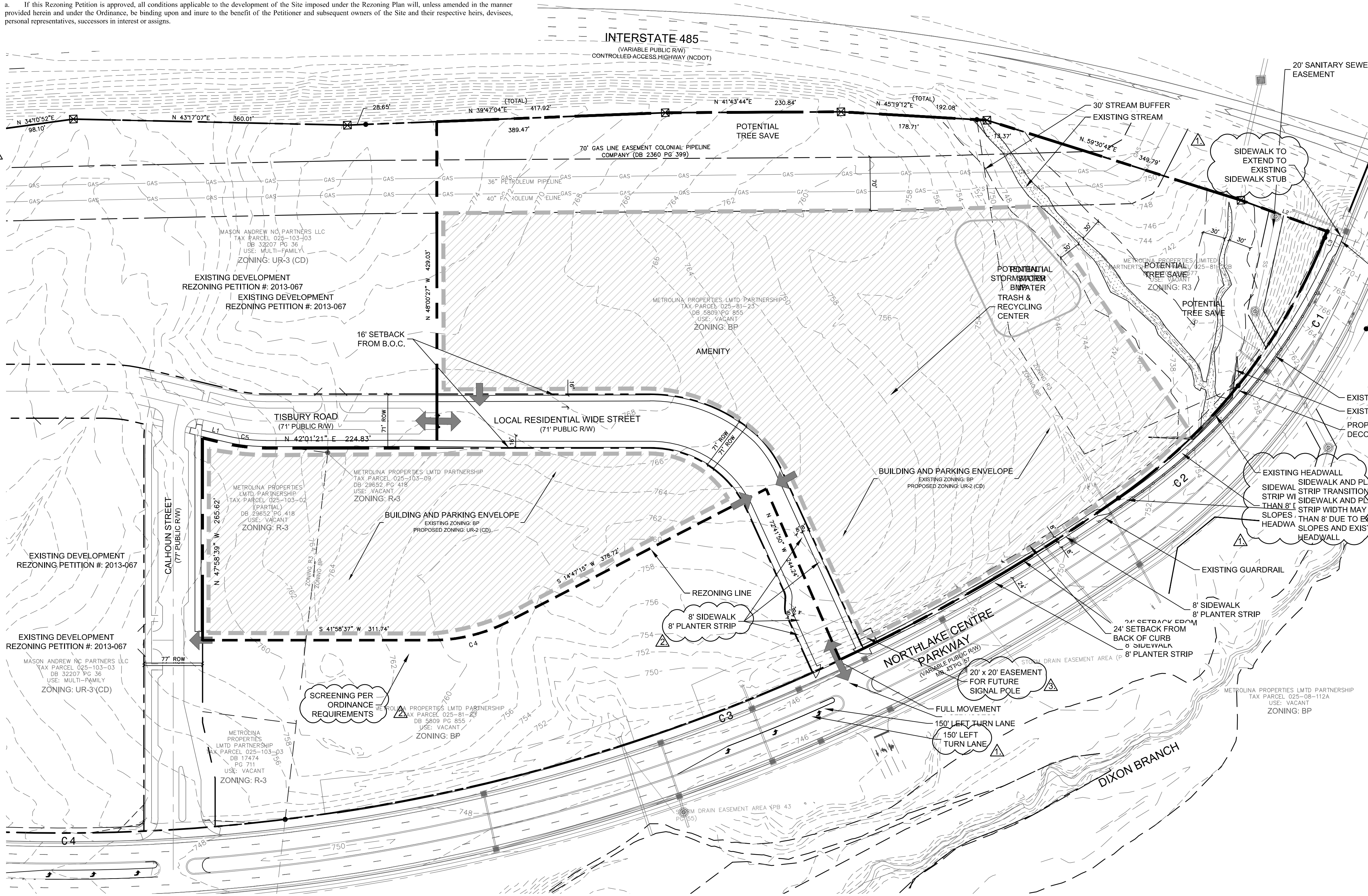
ZONING BOUNDARY



VEHICULAR INGRESS/EGRESS



VICINITY MAP  
(NOT TO SCALE)



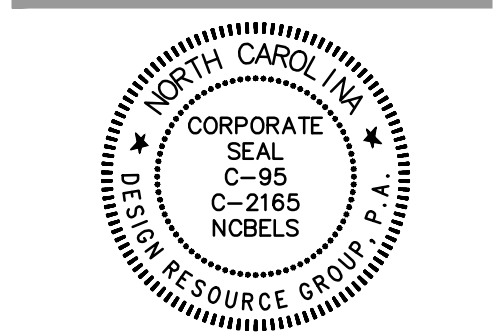
CURVE TABLE				
Curve	Radius	Length	Chord	Chord Bear.
C1	770.21'	226.36'	225.55'	S 17°39'27" E
C2	770.21'	216.21'	215.50'	S 01°11'44" E
C3	2410.63'	423.71'	423.17'	S 11°52'54" W
C4	216.85'	90.25'	89.60'	S 27°24'20" W
	235.50'	55.11'	54.99'	N 48°43'37" E

LINE TABLE		
Course	Bearing	Distance
L1	N 55°25'53" E	29.19'
L2	N 61°58'46" E	120.57'
L3	S 26°03'28" E	8.62'



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
704.343.0608  
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REZONING PETITION

FOR PUBLIC HEARING

2018-029

REZONING PETITION

NORTHLAKE APARTMENTS - PHASE III

CHARLOTTE, NORTH CAROLINA

THE STERLING GROUP  
3900 EDISON LAKES PARKWAY  
MISHAWAKA, INDIANA 46545

TECHNICAL  
DATA SHEET

40 0 40 80  
SCALE: 1"=80'

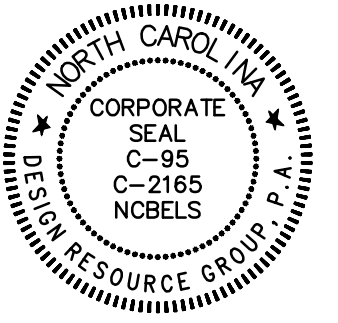
PROJECT #: 599-005  
DRAWN BY: NK  
CHECKED BY: BS

FEBRUARY 23, 2018

REVISIONS:

- 04/16/2018 PER STAFF COMMENTS  
06/01/2018 PER STAFF COMMENTS  
06/11/2018 PER STAFF COMMENTS





REZONING PETITION

FOR PUBLIC HEARING

2018-029

REZONING PETITION

**NORTHLAKE APARTMENTS - PHASE III**  
CHARLOTTE, NORTH CAROLINA

**THE STERLING GROUP**  
3900 EDISON LAKES PARKWAY  
MISHAWAKA, INDIANA 46545

**SCHEMATIC  
SITE PLAN**

0 40 80  
SCALE: 1"=80'

PROJECT #: 599-005  
DRAWN BY: NK  
CHECKED BY: BS

FEBRUARY 23, 2018

REVISIONS:  
04/16/2018 PER STAFF COMMENTS  
06/01/2018 PER CLIENT REVISIONS  
06/11/2018 PER CLIENT REVISIONS

RZ2.0

