

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	143-261-17	
TOTAL SITE AREA:	2.995 AC	
EXISTING ZONING:	I-2	
PROPOSED ZONING:	NS (N'hood Services)	
F.A.R.:	0.19	
SETBACKS:	ZONING	DEED RESTRICTIONS
FRONT:	20'	40'
SIDE: 0 OR 5'	30'	
REAR:10'	20'	

PARKING SETBACKS PER DEED RESTRICTIONS:
FRONT: 15'
SIDE: 15'
REAR: 15'

EXISTING USE: Office, Medical Office, Retail,
and Restaurant

BUILDING AREA: 24,982 SF

PROPOSED OUTDOOR SEATING AREA: 4,625 SF

VEHICULAR PARKING:	
PROPOSED RATIO:	1 Space Per 250 SF
REQUIRED:	119 Spaces
PROVIDED:	184 Spaces

BICYCLE PARKING:

LONG TERM:	6
SHORT TERM:	10

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 6.2 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 assignees 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 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 of 1 space per each 250 square feet of building floor area and outdoor seating area on the site.

Architectural Standards

Reserved.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

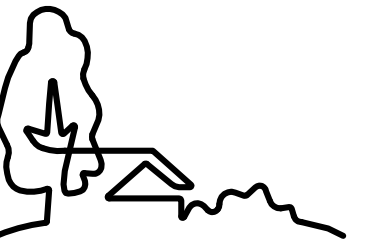
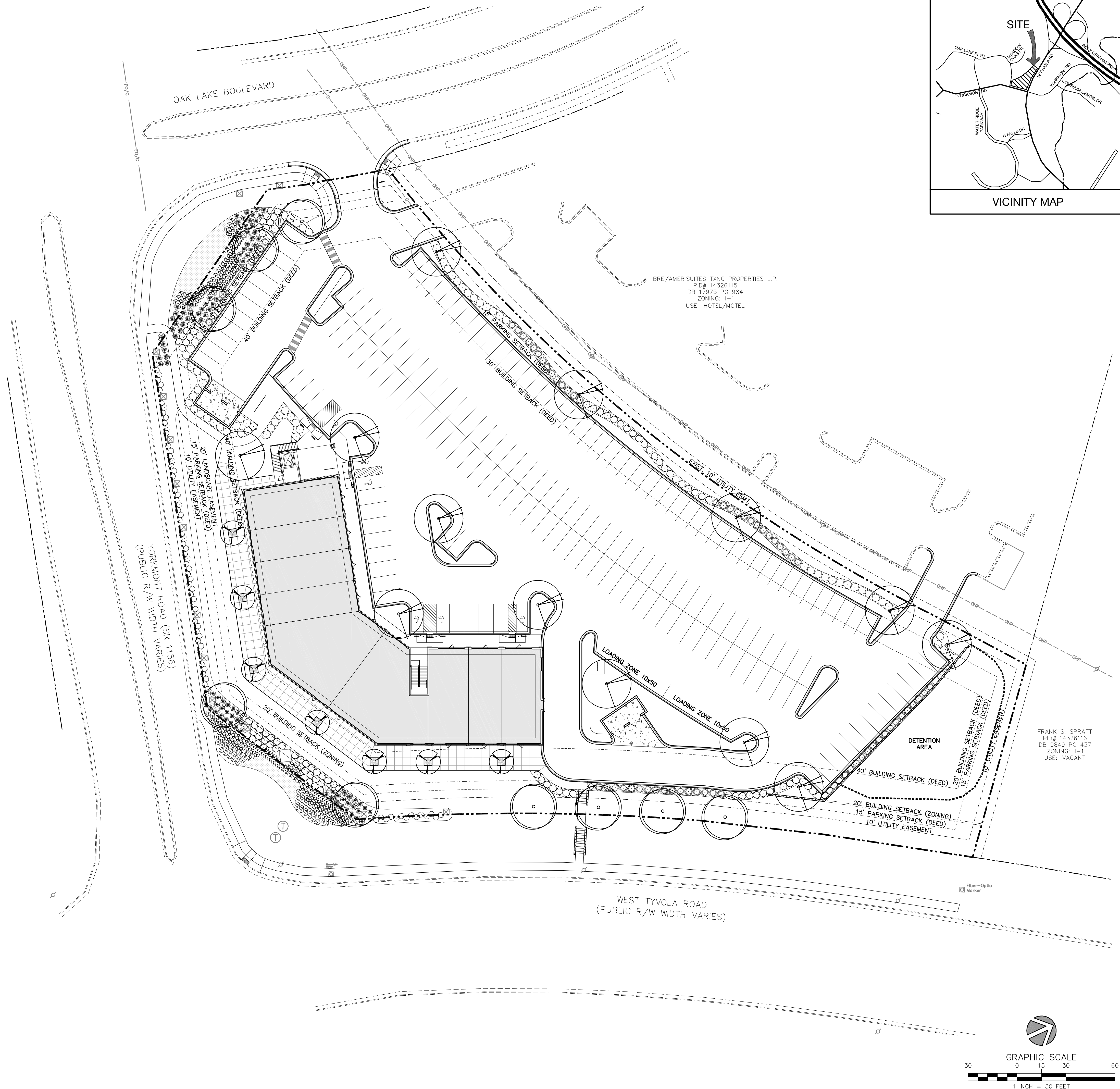
Reserved

Lighting

Reserved

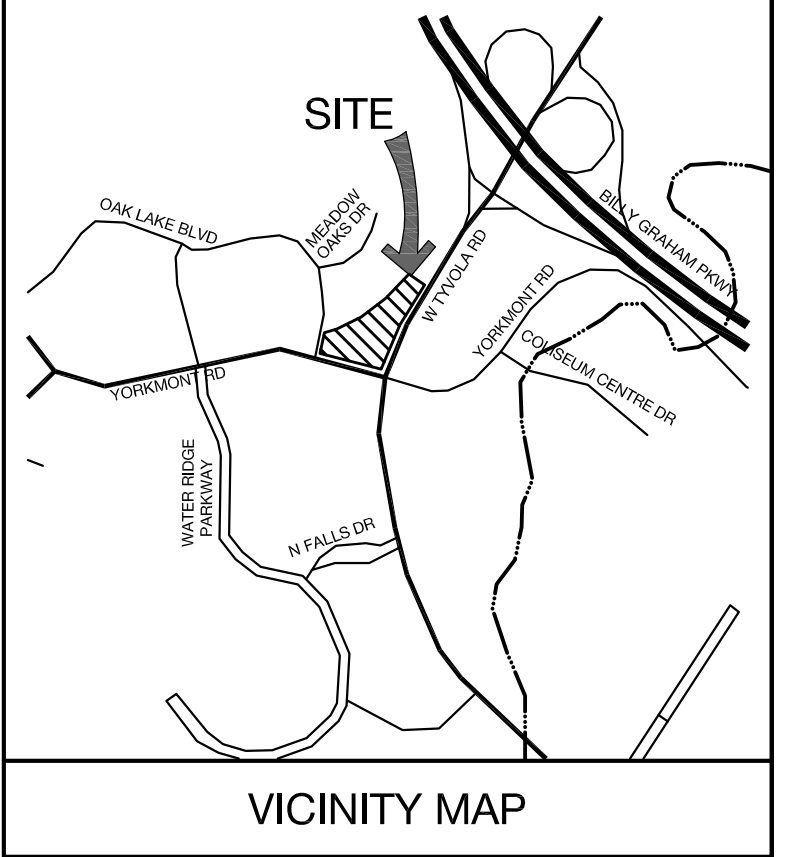
Phasing

Reserved



URBAN
DESIGN
PARTNERS

18-e6 central ave. P 704.334.3303
Charlotte, nc 28205 F 704.334.3305
bandesignpartners.com



Ivyola Oak Lake, LLC

Charlotte, NC 28208
704.376.9848

Shops at LakePointe

**Rezoning Plan
Petition #2011-xxx
2908 Oak Lake Boulevard, Charlotte, NC**

22908 Oak Lake Boulevard, Charlotte, North Carolina

[illegible]

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

RZ-1