



- landscape architecture
- civil engineering
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- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200
charlotte, nc 28208
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Site Data Table

Tax Parcel No.:	025-102-02
Site Area:	1.724 acres
Existing Zoning:	CC (Commercial Center) (Rezoning Petition No. 1998-014c)
Proposed Zoning:	MUDD-Optional
Existing Uses:	Vacant
Proposed Uses:	A maximum 70 unit age restricted, senior or elderly multi-family residential community OR a maximum 10,000 square freestanding building devoted to certain commercial uses

Maximum Building Height:	4 stories for senior or elderly multi-family residential building 35 feet and no more than 1 story for commercial building
Parking:	A minimum of 0.5 parking spaces per dwelling unit A minimum of 1 parking space per 300 square feet of gross floor area for a commercial building.

NOTE:
SEE DEVELOPMENT STANDARD NOTES ON SHEET RZ-4.

NORTHLAKE SENIORS
CHARLOTTE, NC

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVE. SUITE A
CHARLOTTE, NORTH CAROLINA 29207

REZONING PLAN
PLAN A

REZONING PETITION
#2012-024
FOR PUBLIC HEARING

SCALE: 1" = 30'

PROJECT #: 090-015
DRAWN BY: NB
CHECKED BY: JG

REZONING PLAN

JANUARY 26, 2012

REVISIONS:

1. FEBRUARY 3, 2012
2. MARCH 16, 2012 PER STAFF COMMENTS

RZ-1

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TYPICAL EXTERIOR MATERIALS:

- FIBERGLASS DIMENSIONAL SHINGLES
- ALUMINUM GUTTER
- DECORATIVE BRACKET
- CEMENTITIOUS BOARD AND BATTEN SIDING
- CEMENTITIOUS LAP SIDING
- VINYL SLIDING GLASS DOORS AT BALCONIES
- VINYL COVERED RAILINGS AT BALCONIES
- VINYL WINDOWS WITH CEMENTITIOUS TRIM
- BRICK



TYPICAL EXTERIOR MATERIALS:

- DECORATIVE BRACKETS
- CEMENTITIOUS PANELS & TRIM
- VINYL COVERED RAILINGS AT BALCONIES

- Roof 42'-2.25"
- Fourth Floor 33'-.75"
- Third Floor 22'-4.5"
- Second Floor 11'-8.25"
- First Floor 0'-0"

West Elevation Along W.T. Harris Blvd

Scale: 3/16" = 1'

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- ALUMINUM GUTTER
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TYPICAL EXTERIOR MATERIALS:

- DECORATIVE BRACKETS
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- Roof 42'-2.25"
- Fourth Floor 33'-.75"
- Third Floor 22'-4.5"
- Second Floor 11'-8.25"
- First Floor 0'-0"

South Elevation Along Forest Dr

Scale: 3/16" = 1'

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REZONING PLAN
ELEVATIONS
FOR PLAN A

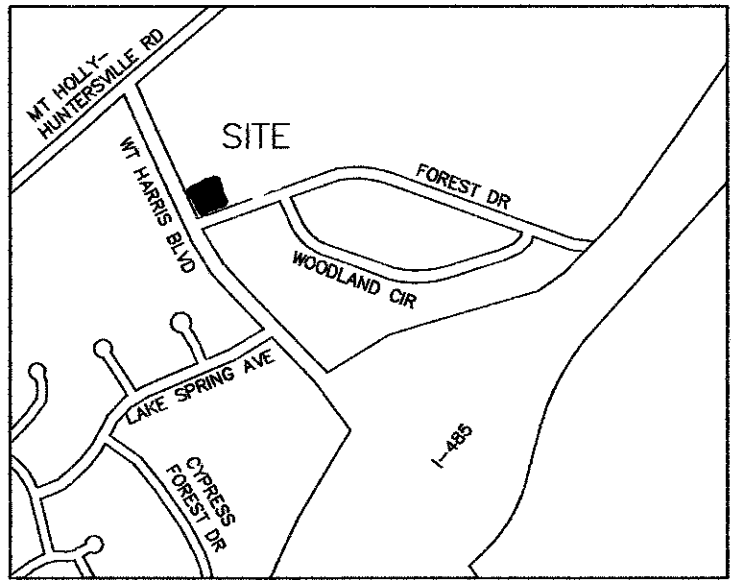
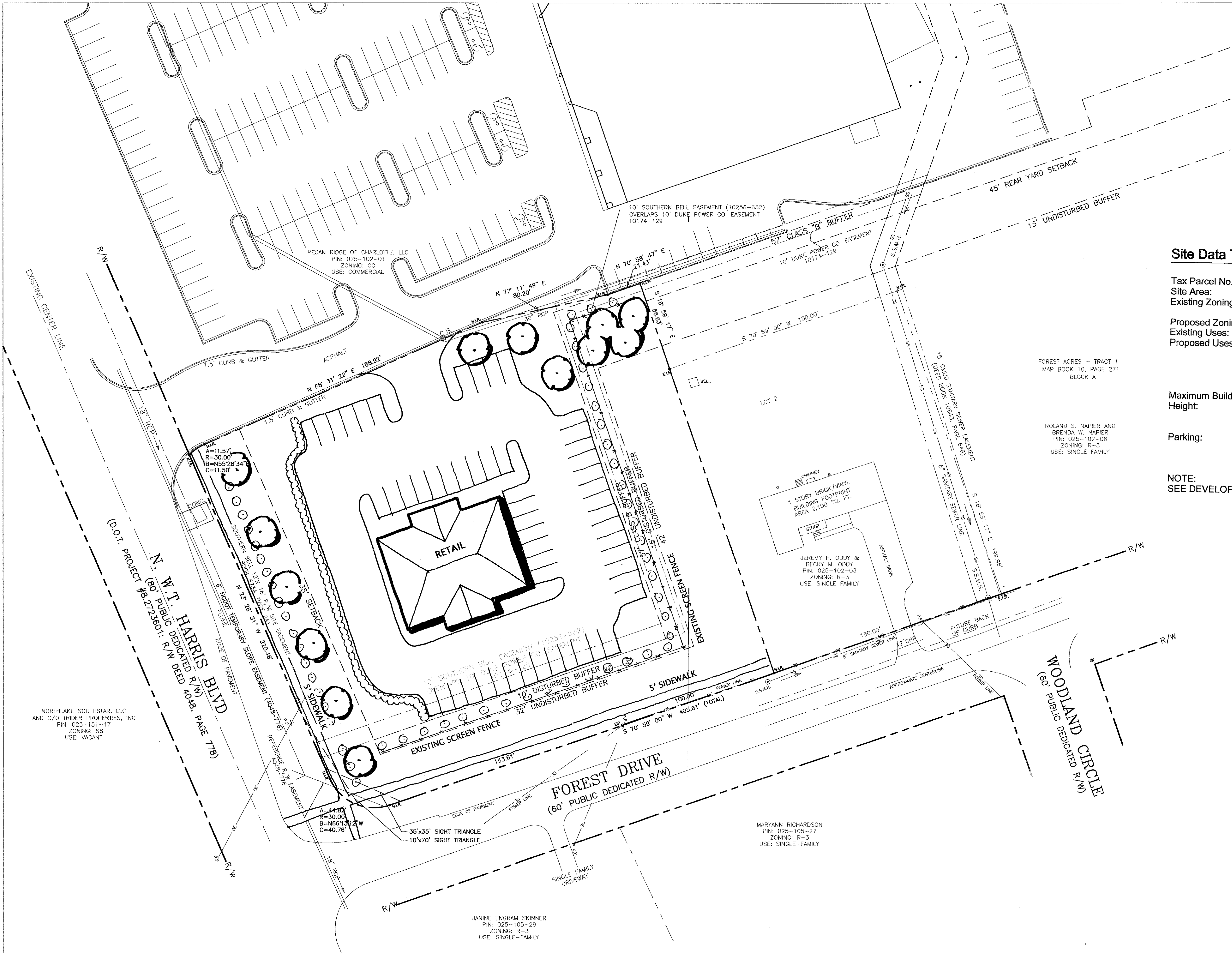
REZONING PETITION
FOR PUBLIC HEARING
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REZONING
PLAN

JANUARY 26, 2012

REVISIONS:
1. MARCH 16, 2012



VICINITY MAP
NOT TO SCALE

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NOTE:
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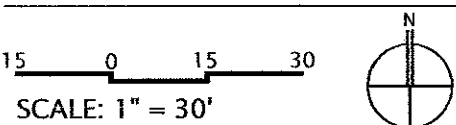
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REZONING PLAN
PLAN B

REZONING PETITION
#2012-024
FOR PUBLIC HEARING



PROJECT #: 090-015
DRAWN BY: NB
CHECKED BY: JG

REZONING
PLAN

JANUARY 26, 2012

- REVISIONS:
- FEBRUARY 3, 2012
 - MARCH 16, 2012, PER STAFF COMMENTS

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by NRP Properties/Northlake Seniors for an approximately 1.724 acre site located on the northeast corner of the intersection of Forest Drive and West W.T. Harris Boulevard, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site") .
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") . Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development of the Site.
- C. There are two development alternatives proposed for the Site under this Rezoning Petition that are more particularly described herein and more particularly depicted on sheet RZ-1-Site Plan A and on sheet RZ-3-Site Plan B. The development alternative proposed under sheet RZ-1-Site Plan A is a maximum 70 unit age restricted, senior or elderly multi-family residential community (the "Elderly Multi-Family Alternative") , and the development alternative proposed under sheet RZ-3-Site Plan B is a maximum 10,000 square foot freestanding commercial building that may be devoted to the uses set out below under Permitted Uses (the "Commercial Alternative"). The approval of this Rezoning Petition by the City of Charlotte City Council will constitute the approval of each development alternative for the Site.
- D. Future amendments to the Rezoning Plan 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.

OPTIONAL PROVISIONS

The Petitioner requests the approval of the following optional provisions:

- A. Elderly Multi-Family Alternative
- Off-street vehicular parking may be provided at the minimum rate of 0.5 parking spaces per dwelling unit.
- B. Commercial Alternative
1. Drive through windows shall be permitted as an accessory use to the principal use subject to the regulations of Section 12.413 of the Ordinance. Notwithstanding the foregoing, drive through windows shall be permitted as an accessory use only to a bank or financial institution.
2. The location of parking areas, driveways and vehicular circulation and maneuvering areas between the freestanding commercial building and the required setbacks from Forest Drive and West W.T. Harris Boulevard.
3. Urban open space shall not be provided on the Site.
4. A five foot sidewalk and the planting strip depicted on sheet RZ-3-Site Plan B shall be installed along the Site's frontages on Forest Drive and West W.T. Harris Boulevard.

PERMITTED USES

- A. Elderly Multi-Family Alternative
- Under the Elderly Multi-Family Alternative set out on sheet RZ-1-Site Plan A, the Site may devoted only to an age restricted, senior or elderly multi-family residential community containing a maximum of 70 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district. Occupancy of the dwelling units shall be restricted to persons 55 years of age or older.
- B. Commercial Alternative
1. Under the Commercial Alternative set out on sheet RZ-3-Site Plan B, the Site may be devoted only to the uses set out below and to any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.
- a. Barber and beauty shops.
- b. Equipment rental and leasing within an enclosed building.
- c. Laboratories, dental, medical and optical.
- d. Professional business and general offices such as banks, clinics, medical, dental and doctors offices, veterinary clinics, government, post offices, opticians offices and similar uses.
- e. Repair or servicing of any article, the sale of which is permitted in the district, within an enclosed building up to 5,000 square feet.
- f. Restaurants; including open air or sidewalk cafes.
- g. Retail sales limited to uses permitted in the B-1 zoning district.
- h. Services such as beauty shops and barber shops, funeral homes, laundries and dry cleaning establishments up to 4,500 square feet, and locksmiths.
- i. Showrooms.
- j. Studios for artists, designers, photographers, musicians, sculptors,

gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry.

- k. Large childcare centers and childcare centers.
2. Notwithstanding anything contained herein to the contrary, the Site may not be devoted to the following uses:
- a. A convenience store/gas station.
- b. A restaurant with accessory drive through or drive-in windows.
- c. An ABC store, or other business for which the sale of distilled liquors is the primary purpose.
- d. An adult establishment.

TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- B. A minimum of 0.5 off-street parking spaces per dwelling unit shall be provided on the Site under the Elderly Multi-Family Alternative. A minimum of one off-street parking space per 300 square feet of gross floor area shall be provided on the Site under the Commercial Alternative.
- C. Prior to the issuance of a certificate of occupancy for the proposed senior or elderly multi-family residential community, the Petitioner shall dedicate and convey (subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to West W.T. Harris Boulevard as required to provide right of way measuring 60 feet from the existing centerline of West W.T. Harris Boulevard if such right of way does not currently exist.
- D. The dedication and conveyance of right of way for West W.T. Harris Boulevard shall not be required if the Site is developed under the Commercial Alternative.
- E. Bicycle parking will be provided on the Site as required by the Ordinance.

MAXIMUM RESIDENTIAL DENSITY/MAXIMUM BUILDING AREA

- A. Under the Elderly Multi-Family Alternative, a maximum of 70 age restricted, senior or elderly multi-family dwelling units may be located on the Site.
- B. Under the Commercial Alternative, one freestanding commercial building containing a maximum of 10,000 square feet of gross floor area may be located on the Site.

ARCHITECTURAL STANDARDS

- A. Under the Elderly Multi-Family Alternative, the maximum height of the building to be constructed on the Site shall be four stories.
- B. Under the Commercial Alternative, the maximum height of the building to be constructed on the Site shall be 35 feet and the building may contain no more than one story.
- C. Set out on sheet RZ-2-Site Plan A Elevations are schematic architectural renderings of the West W.T. Harris Boulevard and the Forest Drive elevations of the proposed senior or elderly multi-family building that are intended to depict the general architectural style, character and elements of these building elevations. Accordingly, the West W.T. Harris Boulevard and the Forest Drive elevations of the proposed senior or elderly multi-family building shall be designed and constructed so that they are substantially similar in appearance to the relevant schematic architectural renderings in terms of their architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- D. The exterior building materials for the proposed senior or elderly multi-family building are noted on the schematic architectural renderings set out on sheet RZ-2-Site Plan A Elevations.
- E. In the event that the Site is developed under the Commercial Alternative, the building to be constructed on the Site shall be architecturally compatible with the buildings that comprise the adjacent shopping center through the use of similar building materials, architectural features and colors. 80 percent of all exterior opaque vertical wall surfaces shall be constructed of brick.
- F. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.
- G. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

STREETSCAPE AND LANDSCAPING/FENCE/BUFFERS

- A. Under the Elderly Multi-Family Alternative, the Petitioner shall install a minimum 8 foot planting strip and a minimum 6 foot sidewalk along the Site's frontages on Forest Drive and West W.T. Harris Boulevard.
- B. Under the Commercial Alternative, the Petitioner shall install a minimum 5 foot sidewalk and the planting strip depicted on sheet RZ-3-Site Plan B along the Site's frontages on Forest Drive and West W.T. Harris Boulevard.

- C. Under the Elderly Multi-Family Alternative, the Petitioner shall install an 8 foot tall solid wooden fence with masonry columns along the Site's eastern property line as depicted on sheet RZ-1-Site Plan A. The masonry columns shall be spaced no more than 25 feet apart. This fence shall be installed within 90 days of the commencement of construction on the Site.

D. Buffers

1. Elderly Multi-Family Alternative
- a. Under the Elderly Multi-Family Alternative, a minimum 18 foot wide Class C buffer shall be established along the Site's eastern property line.
- b. Existing trees and natural vegetation may be utilized to meet the planting requirements for the buffer.
2. Commercial Alternative

- a. Under the Commercial Alternative, buffers shall be provided as depicted on sheet RZ-3-Site Plan B. These buffers shall conform to the standards of Section 12.302 of the Ordinance subject, however, to the provisions of Section 12.304 thereof. The outside 15 feet of all buffer areas and any additional areas depicted on sheet RZ-3-Site Plan B as undisturbed will remain undisturbed except to the extent necessary to accommodate drainage pipes or channels, utility lines and any additional landscaping necessary to meet the requirements of Section 12.302 of the Ordinance.
- b. Utility installation may only occur across buffer areas at interior angles measured at property lines that are not less than 75 degrees.
- c. The Petitioner reserves the right to perform grading and to install slopes, berms, walls, fences, sidewalks and utility lines within all buffer areas except for those areas that are designated as being undisturbed on sheet RZ-3-Site Plan B.
- d. Buffer widths may be reduced in accordance with the provisions of Section 12.302 (8) of the Ordinance.
- e. Berms, grading, walls, fences and utility lines may be installed or performed and the width of buffer areas may be reduced in all buffer areas except those buffer areas that are designated on sheet RZ-3-Site Plan B as undisturbed areas.
- f. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways, walls, berms, fences, grading and the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.

ENVIRONMENTAL FEATURES

Under the Elderly Multi-Family Alternative, the Tree Save Area depicted on sheet RZ- 1-Site Plan A shall remain undisturbed. Notwithstanding the foregoing, trees may be removed in connection with the installation of the wooden fence along the Site's eastern property line.

OPEN SPACE

- A. Under the Elderly Multi-Family Alternative, urban open space shall be provided on the Site as depicted on sheet RZ- 1-Site Plan A.
- B. Under the Commercial Alternative, urban open space shall not be provided on the Site.

SIGNAGE

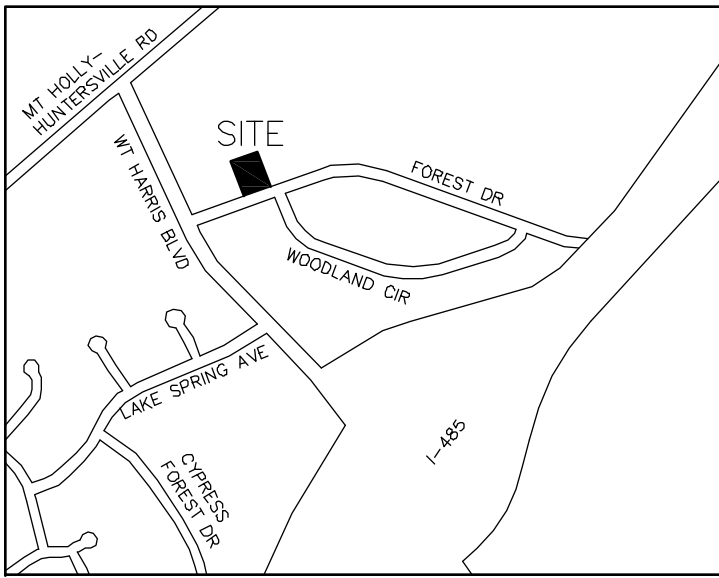
All signs installed on the Site shall comply with the requirements of the Ordinance.

LIGHTING

- A. All freestanding lighting fixtures installed on the Site (excluding street lights) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall be 20 feet.
- C. Any lighting attached to the building to be located on the Site shall be decorative, capped and downwardly directed. "Wall-pak" type lighting fixtures may not be installed on the building to be located on the Site.

BINDING EFFECT OF THE REZONING PETITION

If this Rezoning Petition is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



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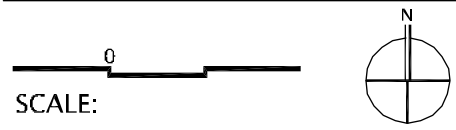
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