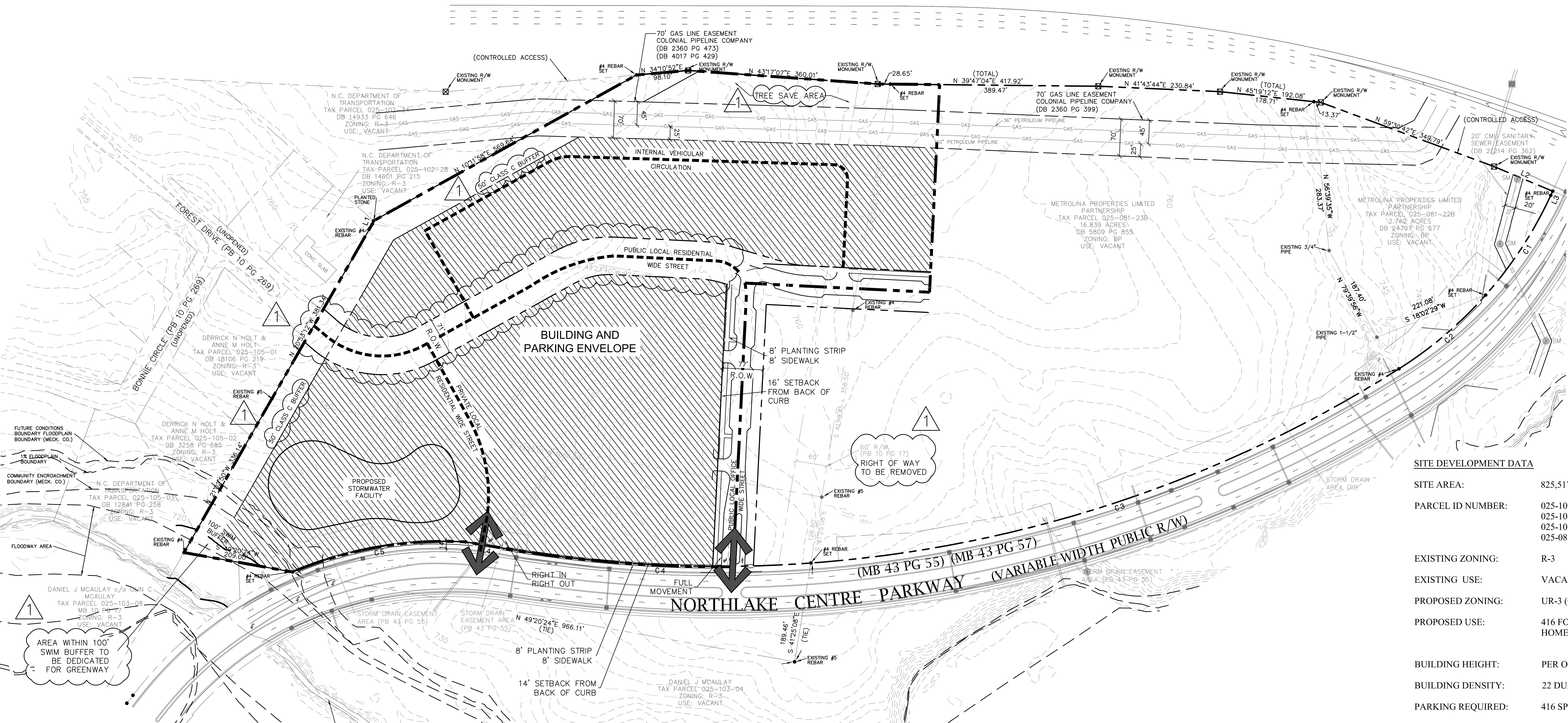




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2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
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SITE DEVELOPMENT DATA

SITE AREA:	825,517 SQ FT / 18.95 AC
PARCEL ID NUMBER:	025-103-01 025-103-02 PORTION OF 025-103-03 PORTION OF 025-081-23 PORTION OF
EXISTING ZONING:	R-3
EXISTING USE:	VACANT
PROPOSED ZONING:	UR-3 (CD)
PROPOSED USE:	416 FOR RENT APARTMENT HOMES
BUILDING HEIGHT:	PER ORDINANCE
BUILDING DENSITY:	22 DUA
PARKING REQUIRED:	416 SPACES (1.0/UNIT)
PARKING PROVIDED:	PER ORDINANCE
OPEN SPACE:	15% MIN
TREE SAVE:	PER TREE ORDINANCE

NORTHLAKE CENTRE APARTMENTS
CHARLOTTE, NORTH CAROLINA
WITHROW CAPITAL, INC.
1341 E. MOREHEAD STREET, SUITE 201
CHARLOTTE, NC 28204

FOR PUBLIC HEARING

REZONING PETITION #
2013-067

SCALE: 1"=100'

PROJECT #: 278-004
DRAWN BY: CC
CHECKED BY: JC

TECHNICAL DATA SHEET

JUNE 5, 2013

REVISIONS:
1. AUG 16, 2013 PER STAFF COMMENTS

RZ-1.0

Northlake 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 development of a multifamily community. To achieve this purpose, the application seeks the rezoning of the site to the UR-3 (CD) district.
It is the intent of this conditional rezoning plan to create a framework for the development of the site to implement the land uses called for in the adopted Northlake Small Area Plan. As such, the concept plan included as part of the application represents one way that the building, parking, and access elements might be developed and is not intended to be an expression of the only way that the site can develop. The Petitioner reserves the right to reconfigure the placement, number (which may be reduced), and orientation of buildings and provision of parking in surface lots, structures, or a combination of both. The building footprints may be modified in size and shape so long as they remain within the building envelopes defined on the technical data sheet in order to provide an opportunity for a more dense urban building design that might include structured parking. Any such modifications will not be made within 100' of the exterior edges of the site that directly adjoin single-family zoned land, provided that if any such single-family land is rezoned then this limitation will not apply.

Permitted Uses
Uses allowed on the property included in this Petition will be multifamily dwelling units and related accessory uses as are permitted in the UR-3 district

Transportation
a. The site will have access via two public street connections to Northlake Parkway as generally identified on the concept plan for the site.
b. Parking areas are generally indicated on the concept plan for the site.
c. If required, the Petitioner will install a left turn lane at the full movement access point to Northlake Centre Parkway at the existing median opening.
d. It is noted that when properties to the north of the site included in this rezoning Petition are proposed for development in the future and if this development site is connected to that proposed future development, that the proposed future development review will include consideration of the design of a future intersection along Northlake Centre Parkway at an existing median opening as this intersection may function as a future fully signalized intersection.

Architectural Standards
The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-3 district and the conditions included as part of this rezoning site plan.
The Petitioner has also provided images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. To further define the character of the buildings to be constructed on the site, the Petitioner will include the following elements or features:
a. At least 30% of the portions of the building exteriors located below the roof line (excluding areas devoted to windows, doors, balconies, architectural accents and signage) shall be composed of a combination of brick, stone or similar masonry products, and/or hardi-plank/fiber cement board.
b. No vinyl, EIFS, or Masonite will be used for siding materials but vinyl may be used for soffit, and trim including window and door trim.
c. Principal roof pitch will be no less than 5:12.
d. Balcony railings, if appropriate to the design, will be of durable prefinished material and will not be painted pressure treated lumber.
e. Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the roof color.
f. Buildings will be designed so that no more than 20 feet of blank wall will be constructed along the frontage of a public or private street.

Building heights will be limited to four stories along Dixon Branch and six stories elsewhere within the site.

Streetscape and Landscaping
Any buffers that are called for by the standards of the zoning district or this site plan may be reduced or removed if the adjoining tract where the buffers are located is rezoned to a category or district where no buffers or smaller buffers would have been required. This change can be accomplished with an administrative site plan amendment and will not require any further rezoning for the site.

Environmental Features
The water quality facility that will be constructed on the front portion of the site will be designed and landscaped and/or screened as part of the overall site design.

Parks, Greenways, and Open Space
The Petitioner will dedicate and convey to Mecklenburg County the 100' SWIM Buffer on the front portion of the site, said dedication to be accomplished prior to the issuance of the first Certificate of Occupancy for the site.

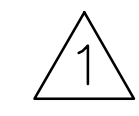
Fire Protection
Reserved

Signage
Reserved

Lighting
a. Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 25' in height within parking areas and to 20' in height along public and private streets.

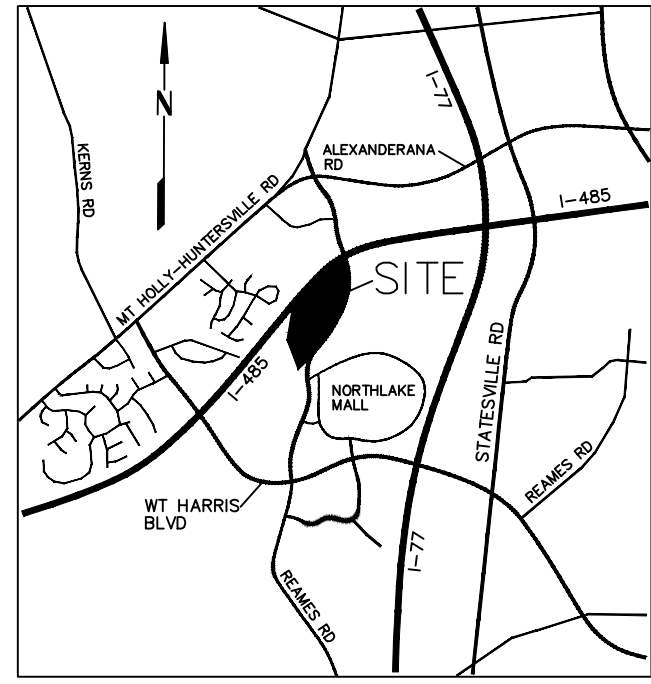
Phasing
Reserved

Initial Submission- 6-6-13, 1.1
Revised per staff comments- 8-16-13, 2.2b

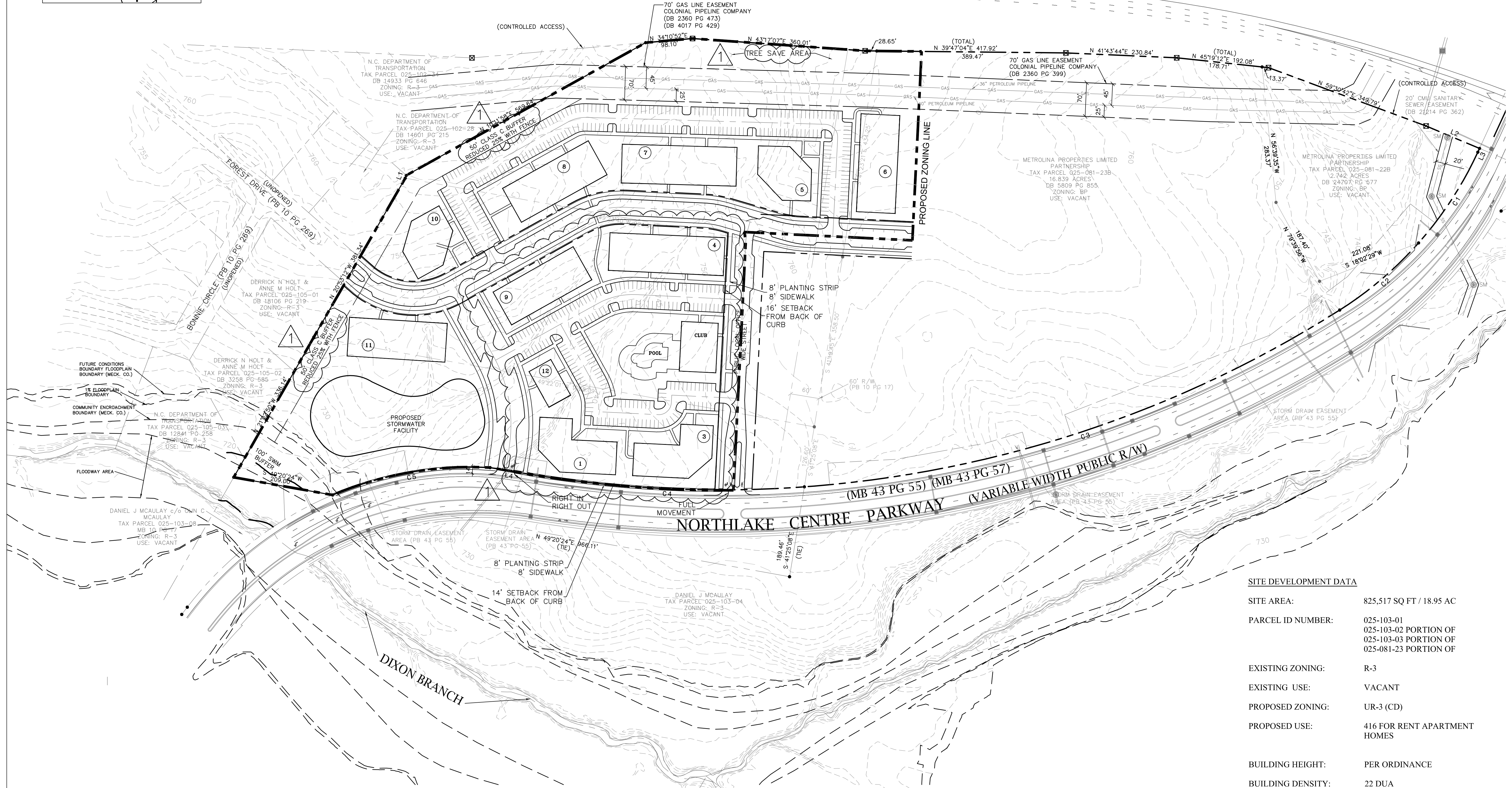


NORTHLAKE LEGAL DESCRIPTION

Lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:
Beginning at an existing #4 rebar, said rebar being the Southwest corner of the Metrolina Properties Limited Partnership property as recorded in Deed Book 17474, at Page 73 in the Mecklenburg County Registry; thence with the westerly boundary line of said property, N. 21-02-50 W., a distance of 336.14 feet to an existing #5 rebar, said rebar being the Southwesterly corner of the Metrolina Properties Limited Partnership property as recorded in Deed Book 17474, at Page 707 in the Mecklenburg County Registry; thence with the westerly boundary line of said property, N. 20-53-12 W., a distance of 381.34 feet to an existing #4 rebar, said rebar being the Southwesterly corner of the Arrowwood 77 Limited Partnership property as recorded in Deed Book 10033, at Page 842 in the Mecklenburg County Registry; thence with the westerly boundary line of said property the following two (2) courses and distances: (1.) N. 30-32-19 W., a distance of 6.23 feet to a planted stone; (2.) N. 10-11-58 E., a distance of 569.64 feet to a #4 set in the Southeasterly margin of Interstate 485 (variable width controlled access) (North Carolina Department of Transportation); thence with said Interstate 485 controlled access the following four (4) courses and distances: (1.) N. 34-10-52 E., a distance of 98.10 feet to an existing R/W monument; (2.) N. 43-17-07 E., a distance of 360.01 feet to an existing R/W monument; (3.) N. 39-47-04 E., a distance of 24.12 feet to a #4 rebar set, said rebar being a corner of the Metrolina Properties Limited Partnership, as recorded in Deed Book 5809, at Page 855; (4.) N. 39-47-04 E., a distance of 93.36 feet to a #4 rebar set; thence four new lines through the aforementioned properties of Metrolina Properties Limited Partnership and Arrowwood 77 Associates the following 4 (four) courses and distances: (1.) S. 48-00-27 E., a distance of 393.53 feet to a #4 rebar set; (2.) S. 42-01-21 W., a distance of 350.02 feet to a #4 rebar set; (3.) with the arc of a circular curve to the right having a radius of 60.00 feet, an arc distance of 21.18 feet to a #4 rebar set (said arc subtended by a chord of S. 58-05-31 E., 21.07 feet); (4.) S. 47-58-39 E., a distance of 516.12 feet to a #4 rebar set in the Northerly right-of-way margin of Northlake Centre Parkway, as recorded in Map Book 43, at Page 55 (variable width public right-of-way); thence with said Northlake Centre Parkway right-of-way margin the following three (3) courses and distances: (1.) with the arc of a circular curve to the right having a radius of 2410.63 feet, an arc distance of 426.63 feet to an existing #4 rebar (said arc subtended by a chord of S. 43-35-47 W., 426.07 feet); (2.) S. 48-40-00 W., a distance of 82.90 feet to an existing #4 rebar; (3.) with the arc of a circular curve to the left having a radius of 743.61 feet, an arc distance of 335.56 feet to a #4 rebar set (said arc subtended by a chord of S. 29-20-19 W., 332.72 feet); thence leaving said Northlake Centre Parkway right-of-way, S. 49-20-24 W., a distance of 209.00 feet to an existing #4 rebar, said rebar being the point and place of Beginning, and being a portion of the Metrolina Properties Limited Partnership as recorded in Deed Book 5809, at Page 855, Deed Book 17474, at Page 707, and Deed Book 17474, at Page 17474, at Page 711 and portion of the Arrowwood 77 Associates property as recorded in Deed Book 10033, at Page 842, and containing 18.951 acres, more or less.



INTERSTATE 485 (VARIABLE WIDTH CONTROLLED ACCESS) N.C. DEPARTMENT OF TRANSPORTATION (NCDOT TIP# R-2248D)



SITE DEVELOPMENT DATA

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design resource group

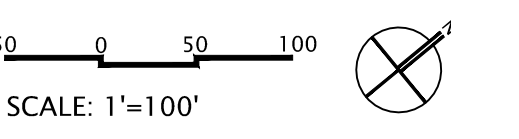
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FOR PUBLIC HEARING

REZONING PETITION #
2013-067



PROJECT #: 278-004
DRAWN BY: CC
CHECKED BY: JG

**SCHEMATIC
SITE PLAN**

JUNE 5, 2013

REVISIONS:
1. AUG 16, 2013 PER STAFF COMMENTS

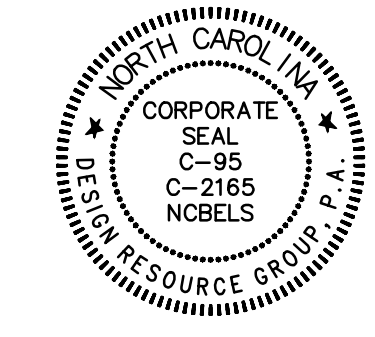
RZ-2.0



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REZONING PETITION #
2013-067

SCALE: N.T.S.

PROJECT #: 278-004
DRAWN BY: DJK
CHECKED BY: JWG

REPRESENTATIVE EXAMPLES
OF MULTI-FAMILY
CONSTRUCTION TYPES
AND BUILDING MATERIALS

JUNE 5, 2013

REVISIONS:

RZ-3.0