

VICINITY

SITE DATA

EXISTING ZONING - R-3 PROPOSED ZONING - NS TAX PARCEL: 025-291-24 @ 0.1380 ACRES TAX PARCEL: 025-291-10 @ 1.68 ACRES

BUILDING SQ FT: 8200sqft SET BACK: 10'-0" SIDE 24'-0" FRONT

TREE SAVE CALCULATIONS: 1.81 ACRES x .15= 11,826.5 S.F OF TREE SAVE REQUIRED 11,282 S.F., PROVIDED 11,282 S.F. (36 TREES PER ACRE REQ. x 1.81 ACRES) .15 = 10 TREES 10 TREES PROVIDED

Sam's Mart Northlake Conditional 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 tract of land fronting on Northlake Centre Parkway. This development will provide the location for up to 8,000 square feet of retail and office uses, including a convenience store. To achieve this purpose, the application seeks the rezoning of the site to the Neighborhood Services (NS) district.

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the NS district except as may be further limited by the specific provisions of this site plan.

Transportation

a. The site will have a full access connection to Point of Woods Drive and to Northlake Centre Parkway as generally depicted on the concept plan for the site. These connections will be private driveways.

b. Parking areas are generally depicted on the concept plan for the site.

c. The Petitioner will reserve land for a future public street right of way on the northern end of the site as generally depicted on the concept plan. Until that right of way for a future public street is acquired and the street constructed, the Petitioner will construct and utilize a private driveway connection in the location of the future public street.

d. The Petitioner will work with CDOT on changes to the signal located at the intersection of the Petitioner's private driveway and Northlake Centre Parkway.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the NS district. The building will be located and oriented toward intersection of Northlake Centre Parkway and Point of Woods drive with parking and fueling canopy generally to the rear and the side of the principal structure as generally depicted on the concept plan. The first floor of the building elevations facing Northlake Centre Parkway will be designed to encourage and complement pedestrian activity by providing windows and/or doors and other architecturally articulated facades that prevent expanses of solid walls that exceed 20 feet in length.

Streetscape and Landscaping

Reserved

Environmental Features Reserved

Parks, Greenways, and Open Space

Reserved Fire Protection Reserved

Signage

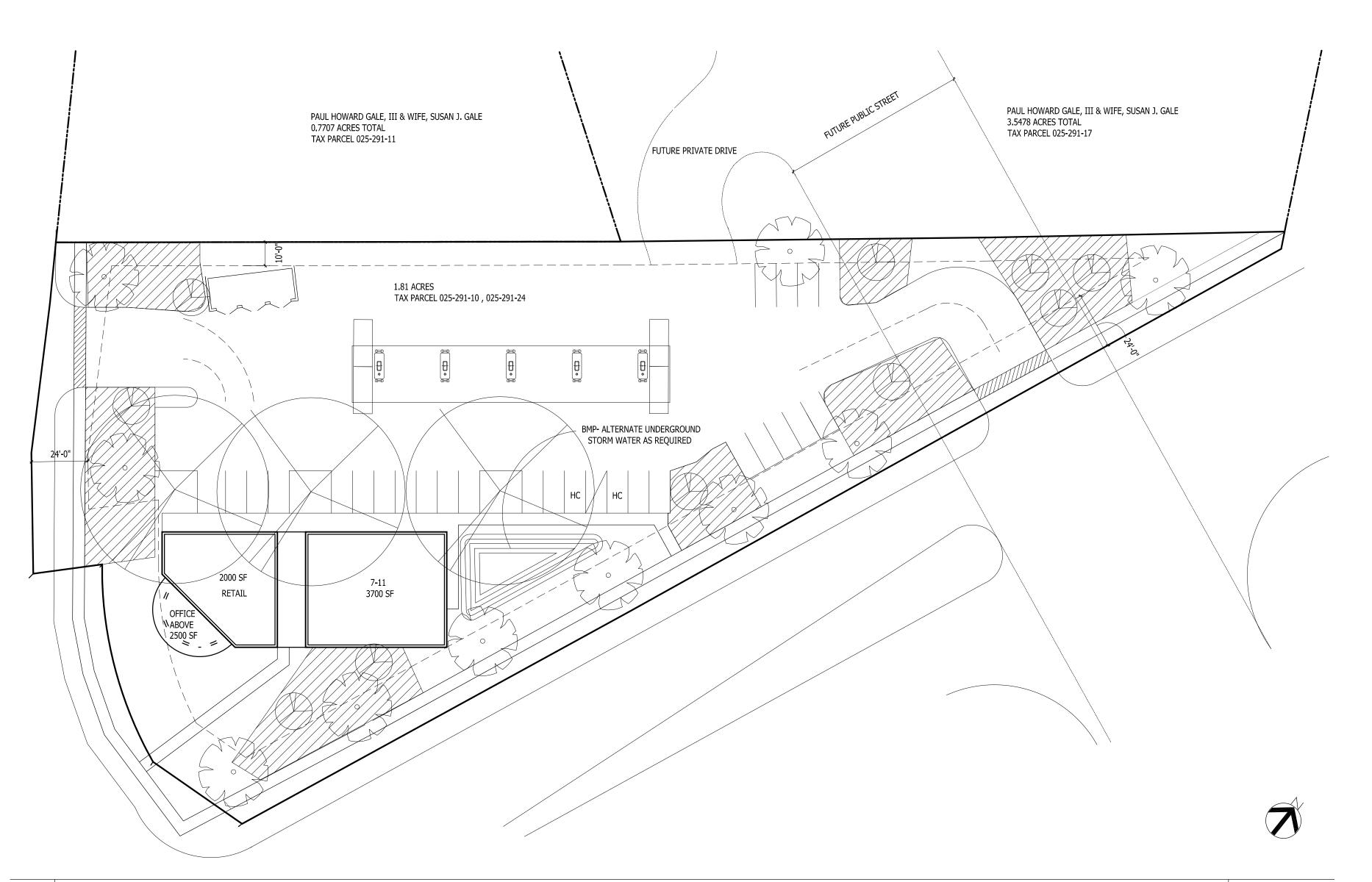
Reserved

a. Freestanding lighting on the site will utilize full cut-off luminaries and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted

Phasing

Reserved

Initial Submission- 11-25-13





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MIXED USE DEVELOPMENT NORTHLAKE MALL Charlotte, NC

REZONING PETITION NUMBER 2014-XXX FOR PUBLIC HEARING

Rezoning Submittal	<u>.</u>	11.25.13
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SITE PLAN & REZONE DATA

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ODA No. 132628 dwgs/2628_RZ-1.dwg

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SITE PLAN scale: 1"=30'-0"