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FOR PUBLIC HEARING

# WOODFIELD NORTHLAKE PHASE 2

WOODFIELD INVESTMENTS, LLC  
3328 LANDERWOOD DRIVE  
CHARLOTTE, NC 28210  
704.560.2793

# TECHNICAL DATA PLAN

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SCALE: 1" = 60'

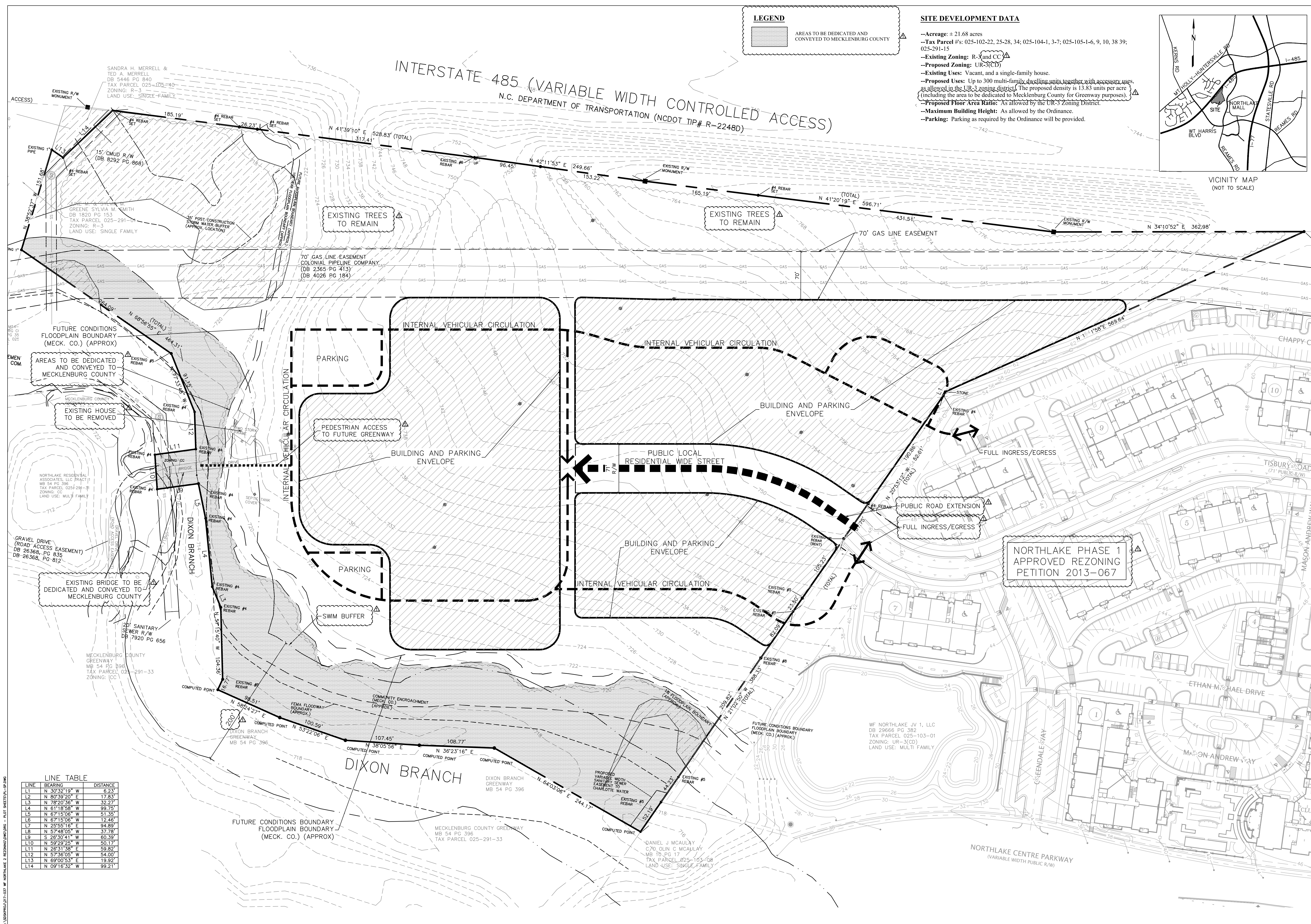
PROJECT #: 217-037  
DRAWN BY: JL  
CHECKED BY: BS

FEBRUARY 22, 2016

REVISIONS:

▲ 04.18.16 1ST CITY REVIEW COMMENTS  
COMMUNITY MEETING

RZ1.00



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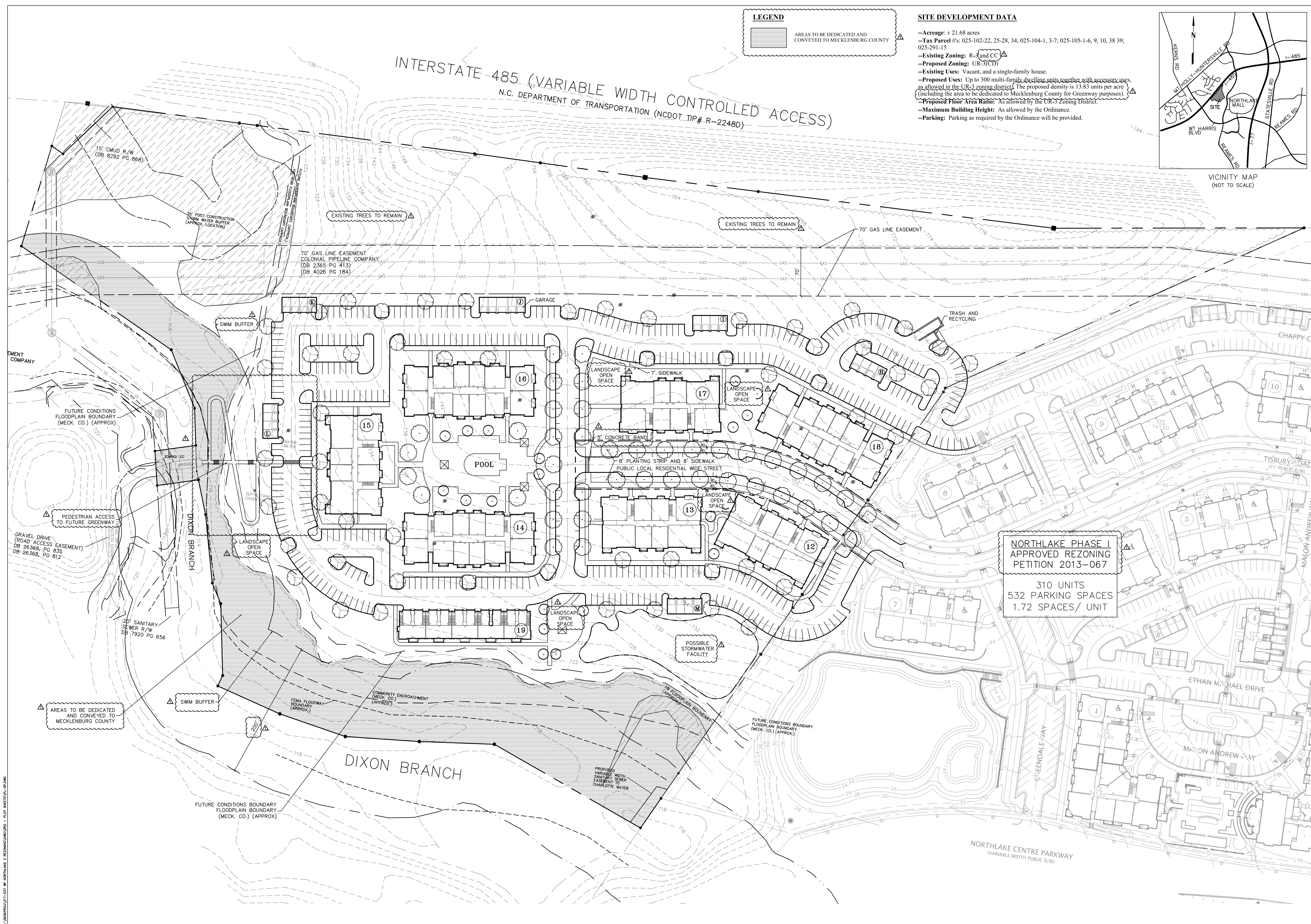
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RZ2.00

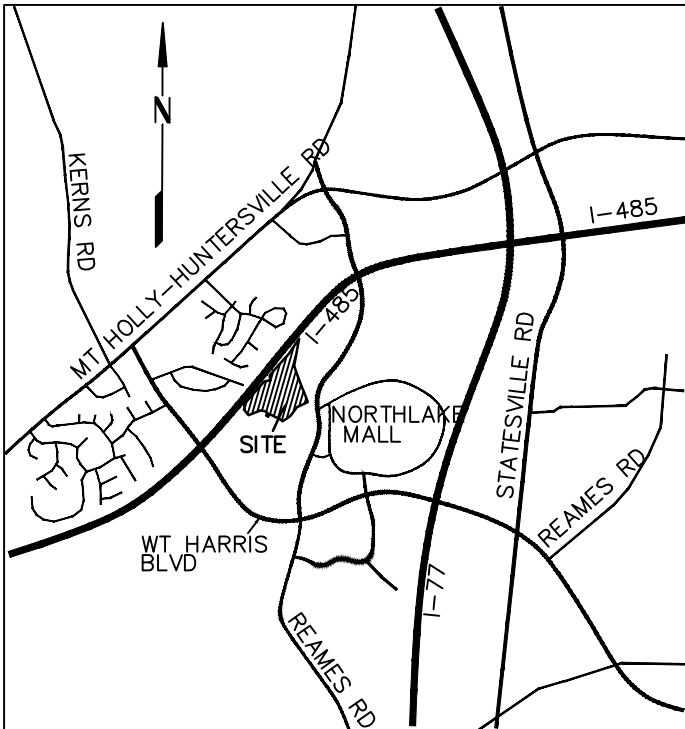


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SITE DEVELOPMENT DATA

- Acreage: ± 21.68 acres
- Tax Parcel #s: 025-102-22, 25-28, 34; 025-104-1, 3-7; 025-105-1-6, 9, 10, 38 39; 025-291-15
- Existing Zoning: R-3 and CC
- Proposed Zoning: UR-3(CD)
- Existing Uses: Vacant, and a single-family house.
- Proposed Uses: Up to 300 multi-family dwelling units together with accessory uses, as allowed in the UR-3 zoning district. (The proposed density is 13.83 units per acre (including the area to be dedicated to Mecklenburg County for Greenway purposes).
- Proposed Floor Area Ratio: As allowed by the UR-3 Zoning District.
- Maximum Building Height: As allowed by the Ordinance.
- Parking: Parking as required by the Ordinance will be provided.



VICINITY MAP  
(NOT TO SCALE)

DEVELOPMENT STANDARDS

1. General Provisions:

- a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Woodfield Acquisitions LLC ("Petitioner") to accommodate the development of a multi-family residential community on approximately 21.68 acre site located between Northlake Centre Parkway and I-485, north of Madison Square Place (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-3 zoning classification shall govern.
- c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, 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; or
  - ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.
- 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. The total number of principal buildings to be developed on the Site shall not exceed 10. 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 located on the Site.
  - e. Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks maybe subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

f. Planned/Unified Development. The Site together with that certain site located adjacent to the Site and designated as Tax Parcel No. 025-103-01 (the "Northlake Phase I") shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and those depicted on the applicable conditional rezoning plan for the Adjacent Northlake Phase I Site. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site and the Adjacent Northlake Phase I Site. The Petitioner and/or owner(s) of the Site and the Adjacent Northlake Phase I Site reserve the right to subdivide the portions or all of the Site and the Adjacent Northlake Phase I Site and create lots within the interior of the Site and the Adjacent Northlake Phase I Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site and of the Adjacent Northlake Phase I Site shall be adhered to and all FAR or unit maximum requirements will be regulated by any development limitations set forth in Section 2 below as to the Site and in the applicable conditional rezoning plan as to the Adjacent Northlake Phase I Site, taken as a whole and not individual portions or lots located therein.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 300 multi-family residential dwelling units, together with accessory uses allowed in the UR-3 zoning district.

3. Access and Transportation:

- a. Access to the Site will be from Tisbury Road, a public street constructed as part of Northlake Phase I in the manner generally depicted on the Rezoning Plan.
- b. The Petitioner extend and terminate Tisbury Road into the Site as a public street built to Residential Wide Street standards as generally depicted on the Rezoning Plan.
- c. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
- d. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

4. Architectural Standards, Court Yards/Amenity Areas:

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, artificial stone, and/or stone or similar masonry products.
- 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. Except for buildings with a flat roof and parapet walls, principal roof pitch will be no less than 5:12. Roof ridge lines will be articulated to avoid the appearance of a large monolithic roof structure.
- 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.
- g. The Petitioner reserves the right to combine or relocate building locations so long as the total number of buildings is not increased.
- h. Buildings will be designed with façade articulation to break up wall mass and to create variety in the character of the façade.
- i. Main windows will be arranged to avoid larges masses of glass and will be designed so as to be taller than they are wide. This will not apply to minor windows such as for bathrooms, stairways and architectural accent.
- j. All building entrances will be connected to the on-site and/or public street sidewalk network.
- k. On site directional signage will be designed to reflect the architectural character and materials of the principal buildings.
- l. Building facades may incorporate vertical elements and material changes to break up the mass of the building walls.
- m. Meter banks will be screened from adjoining properties and from Carmel Road.
- n. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- o. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

- 5. Yards, Open Space and Landscaping:
  - a. The Petitioner will arrange and construct buildings such that an average of 70% of the total public street frontage on the site, exclusive of driveways and pedestrian access points, is fronted by buildings.
  - b. The Petitioner will improve the Site's amenity area with a pool, landscaping, seating areas, and hardscape elements.
  - c. Above ground backflow preventers will be screened from public view and will be located behind the right-of-way of the public streets.
- 6. Environmental Features:
  - a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
  - b. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal 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. The proposed storm water/water quality facility will be screened or landscaped with grass and/or trees.
  - c. The Site will comply with the Tree Ordinance.
  - d. All utilities within the Site will be placed underground.
- 7. Lighting:
  - a. Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 26' in height within parking areas and to 21' in height along public and private streets.
- 8. Greenway Dedication:
  - a. The Petitioner will dedicate and convey to Mecklenburg County the majority of 100 year FEMA floodplain and a portion of the SWIM Buffer as generally depicted on the Rezoning Plan, including the existing bridge on parcel 052-291-15 prior to the issuance of a first certificate of occupancy.
- 9. 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 of Chapter 6 of the Ordinance.
- 10. 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 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.



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

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REZONING  
PETITION #  
2016-070

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CHARLOTTE, NORTH CAROLINA

WOODFIELD INVESTMENTS, LLC

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DEVELOPMENT  
STANDARDS

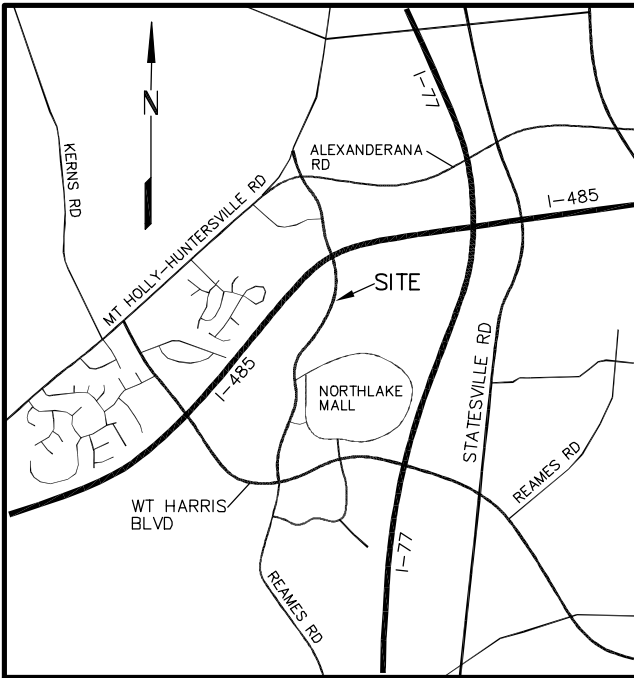
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VICINITY MAP

# INTERSTATE 485 (VARIABLE WIDTH CONTROLLED ACCESS)

N.C. DEPARTMENT OF TRANSPORTATION (NCDOT TIP# R-2248D)

