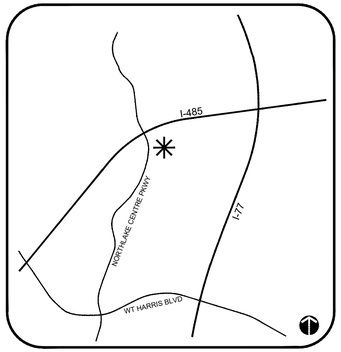

VICINITY MAP

NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 14.5 ACRES

TAX PARCEL #: A PORTION OF 025-081-12

EXISTING ZONING: BP

PROPOSED ZONING: UR-2(CD)

EXISTING USES: VACANT

PROPOSED USES: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS, AND BY THE OPTIONAL PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO 300 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT.

MAXIMUM BUILDING HEIGHT: UP TO FOUR (4) STORIES. HEIGHT TO BE MEASURED PER THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE.

1 PID: 02509141
MECKLENBURG COUNTY
DB 20054 PG 289
EX. ZONING: CC

2 PID: 02510306
FCD-REAMES ROAD LP
DB 10990 PG 932
EX. ZONING: R-3

3 PID: 02508125
METROLINA PROPERTIES LP
DB 05809 PG 855
EX. ZONING: BP

4 PID: 02508124
DEPARTMENT OF TRANSPORTATION
DB 12872 PG 335
EX. ZONING: R-3

5 PID: 02528114
FAISON-PROJECT NORTH LLC
DB 16253 PG 468
EX. ZONING: R-3

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KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

NORTHLAKE MULTI-FAMILY

DAVIS DEVELOPMENT

CHARLOTTE, NC

REZONING #2019-XXX

LANDDESIGN PROJ.#
1019028

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL REZONING SUBMITTAL	04.05.19

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'

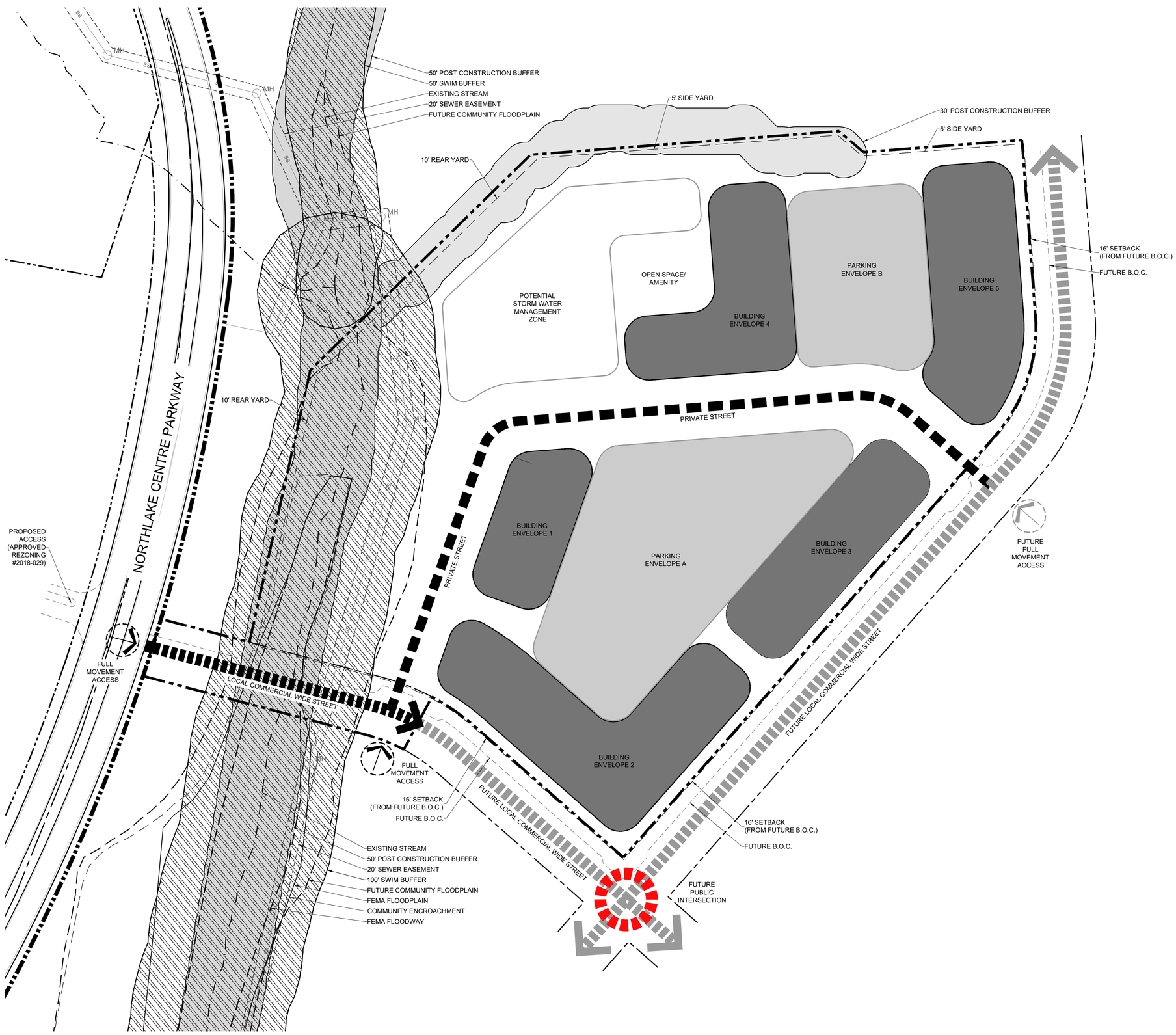
NORTH

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1



SITE LEGEND

PROPOSED PROPERTY LINE/ ZONING BOUNDARY	
PROPOSED PUBLIC ROAD	
FUTURE PUBLIC ROAD	
PROPOSED PRIVATE ROAD	
PROPOSED SETBACK	
PROPOSED FUTURE R/W	
FUTURE PUBLIC INTERSECTION	
FULL ACCESS MOVEMENT	
FUTURE ALL ACCESS MOVEMENT	

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KEY MAP

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DAVIS DEVELOPMENT

CHARLOTTE, NC

REZONING #2019-XXX

LANDDESIGN PROJ.#

1019028

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL REZONING SUBMITTAL	04.05.19

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1"=60'

0 30' 60' 120'

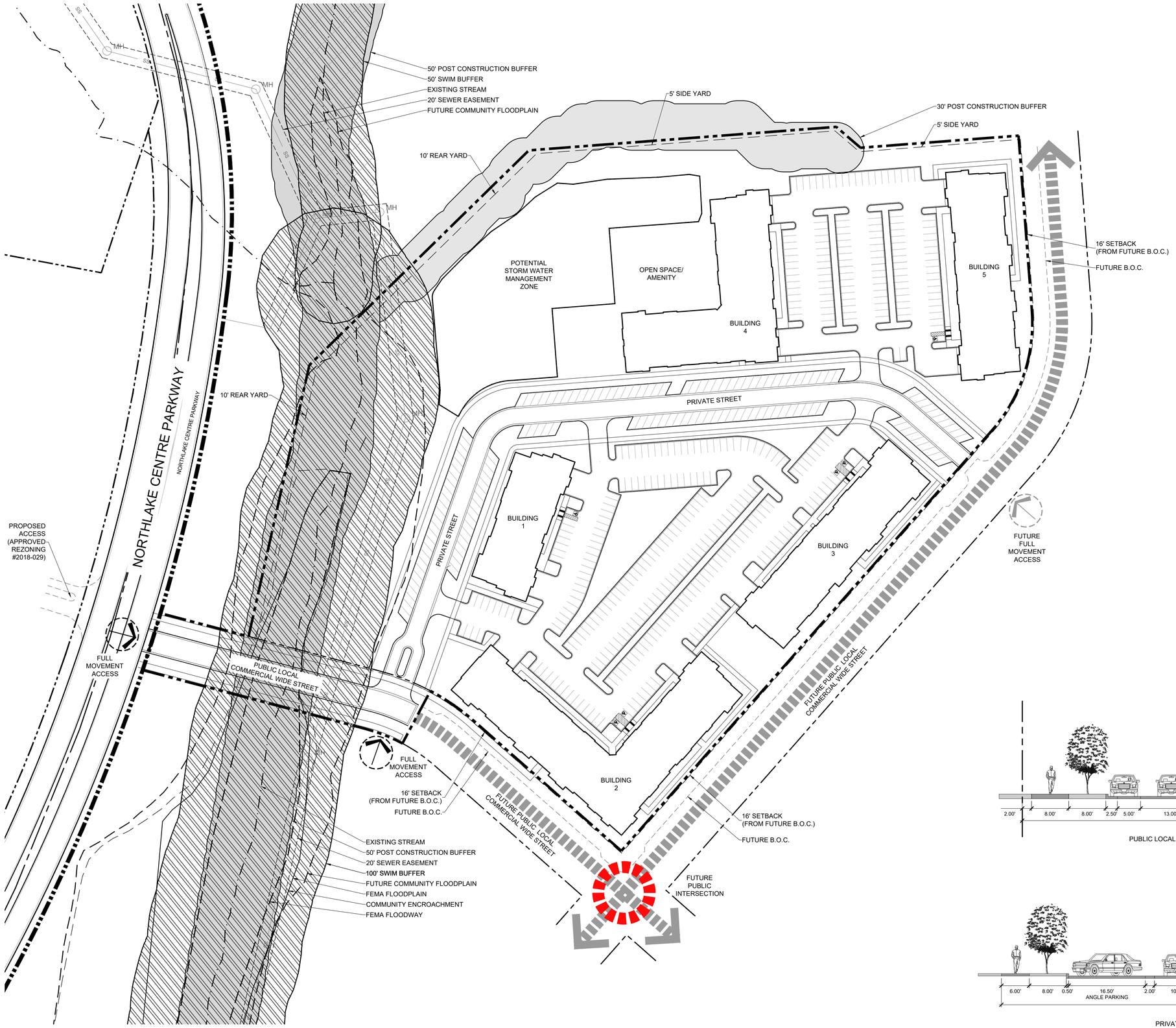
NORTH

SHEET TITLE

TECHNICAL DATA SHEET

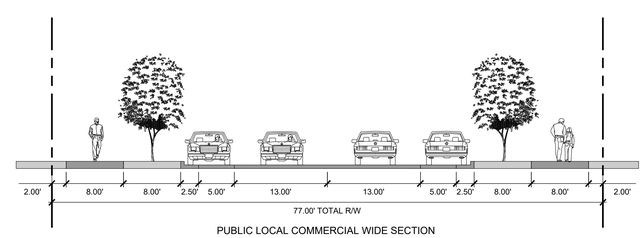
SHEET NUMBER

RZ-2

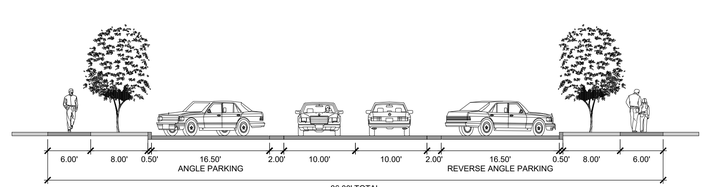


SITE LEGEND

- PROPOSED PROPERTY LINE/ ZONING BOUNDARY
- FUTURE PUBLIC ROAD
- PROPOSED SETBACK
- PROPOSED FUTURE R/W
- FUTURE PUBLIC INTERSECTION
- FULL ACCESS MOVEMENT
- FUTURE ALL ACCESS MOVEMENT



PUBLIC LOCAL COMMERCIAL WIDE SECTION
1"=10'



PRIVATE STREET SECTION
1"=10'

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KEY MAP

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PROJECT

NORTHLAKE MULTI-FAMILY

DAVIS DEVELOPMENT

CHARLOTTE, NC

REZONING #2019-XXX

LANDDESIGN PROJ.# 1019028

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL REZONING SUBMITTAL	04.05.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=60'

0 30' 60' 120'

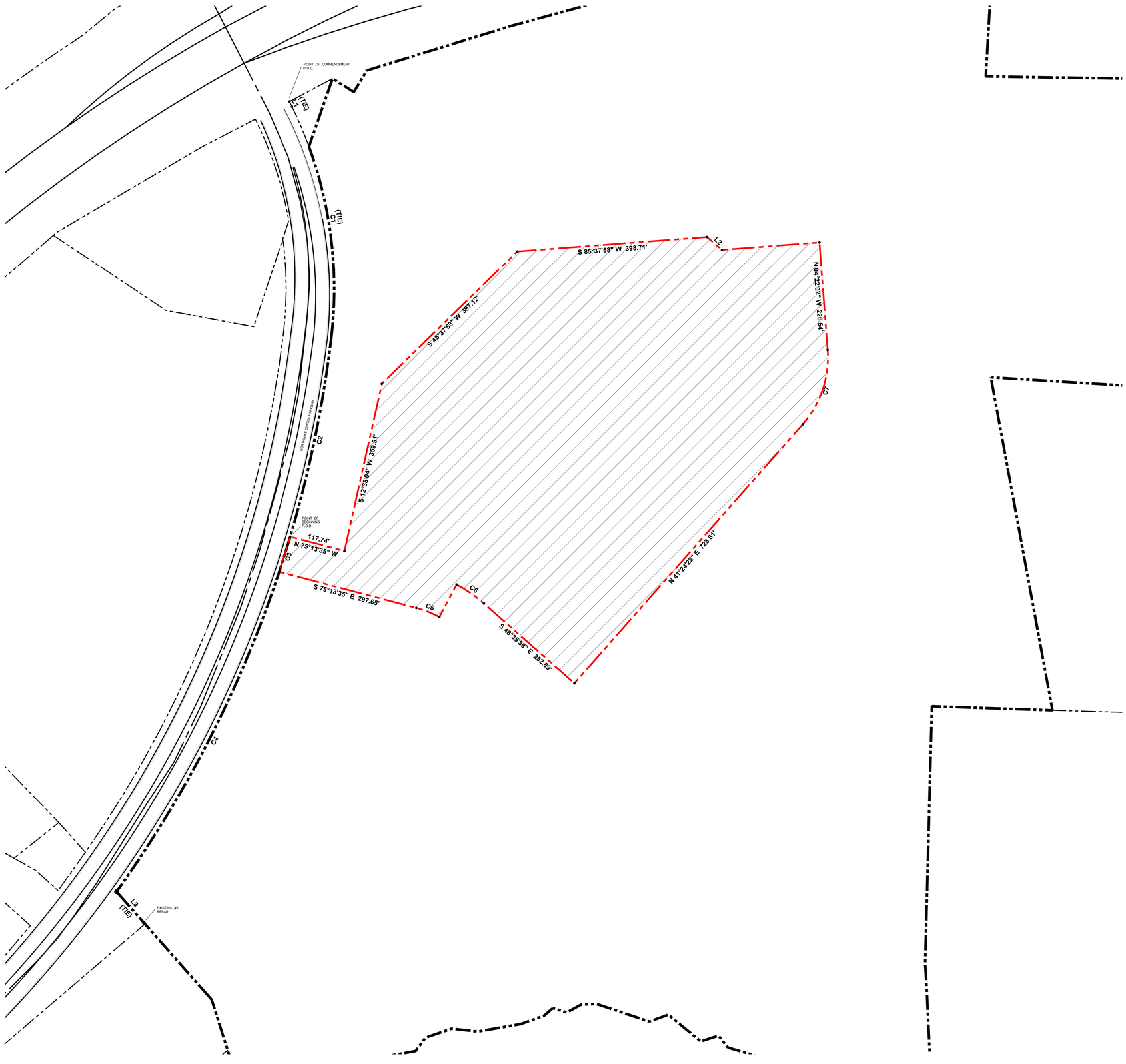
NORTH

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-3



LINE	BEARING	DISTANCE
L1	S 26°04'34" E	12.01'
L2	N 49°22'02" W	41.44'
L3	S 41°22'57" E	86.83'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	870.21'	500.03'	493.18'	S 09°36'54" E
C2	2510.63'	425.28'	424.77'	S 11°41'56" W
C3	2510.63'	77.09'	77.08'	S 17°25'52" W
C4	2510.63'	756.06'	753.21'	S 26°56'17" W
C5	223.00'	51.83'	51.71'	S 68°34'06" E
C6	300.00'	69.72'	69.57'	S 55°15'07" E
C7	211.50'	168.97'	164.51'	N 18°31'10" E

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DAVIS DEVELOPMENT

CHARLOTTE, NC

REZONING #2019-XXX

LANDDESIGN PROJ.#
1019028

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL REZONING SUBMITTAL	04.05.19

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT: N/A
HORZ: 1"=100'

0 50' 100' 200'

SHEET TITLE

METES AND BOUNDS

SHEET NUMBER

RZ-4

Davis Development
Development Standards
04/05/2019
Rezoning Petition No. 2019-

Site Development Data:
--**Acreage:** ± 14.5 acres
--**Tax Parcel #:** a portion of 025-081-12
--**Existing Zoning:** BP
--**Proposed Zoning:** UR-2(CD)
--**Existing Uses:** Vacant
--**Proposed Uses:** Residential dwellings units as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the UR-2 zoning district (all as more specifically described and restricted below in Section 3).
--**Maximum Number of Residential Dwelling Units:** Up to 300 multi-family residential dwelling units as allowed by right and under prescribed conditions in the UR-2 zoning district.
--**Maximum Building Height:** Up to four (4) stories. Height to be measured per the Ordinance.
--**Parking:** As required by the Ordinance.

1. General Provisions:

a. **Site Location**. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Davis Development. ("Petitioner") to accommodate the development of a high quality residential community on an approximately 14.5 acre site located at 10046 Northlake Centre Parkway (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-2(CD) zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes 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.

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 will be limited to seven (7). 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(s) located within the same Development Area as the accessory structure/building.

2. Permitted Uses, Development Area Limitations:

a. The principal buildings constructed on the Site may be developed with up to 300 multi-family residential dwellings units as permitted by right, under prescribed conditions above together with accessory uses allowed in the UR-2(CD) zoning district.

3. Access.

a. Access to the Site will be from Northlake Centre Parkway via the extension of a new public street as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.

b. The new public street will be constructed to a commercial wide street standard, and will be constructed to the Site's internal private street as generally depicted on the Rezoning Plan.

c. A private street constructed to a public street standards ("Residential Wide") will be constructed on the Site as generally depicted on the Rezoning Plan. This private street will be constructed with reverse angle parking spaces. A public access easement will be provided along this proposed private street.

d. The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

4. Streetscape, Buffer, Landscaping Open Space and Screening:

a. A sixteen (16) foot setback as measured from the proposed back of curb along in the internal private street will be provided.

b. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided along both sides of the new public street extending from Northlake Centre Parkway to the Site, and along both sides of the internal private street as generally depicted on the Rezoning Plan provided, however, the streetscape may be amended to accommodate on-street parking.

c. Meter banks will be screened where visible from public view at grade level.

5. General Design Guidelines:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood ("Proffered Exterior Building Materials"). Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed building will be designed and constructed so that the each building elevation(s) that abut/face an existing or proposed Public or Private Street have at least 30% masonry (including but not limited to brick, stone, precast brick, precast stone, and/or stucco) exclusive of windows, doors and roofs.
b. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination the following options: (i) a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); and (ii) horizontal and vertical variations in wall planes. If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director.
c. Buildings over 150 feet in length shall provide façade variations that visually separate the individual units. This can be accomplished through measures such as window arrangement and size variation, Balcony arrangement, unit entrance design, roof variation, material changes, and/or offset wall planes.
d. Residential building entrances shall be at or slightly above grade and shall be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least five (5) of the following features: (i) decorative pedestrian lighting/sconces; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (vii) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (viii) double doors; (ix) stoops or stairs; and/or (x) contrasting pavement from primary sidewalk.
e. To provide a level of comfort and security for residents on the first floor of residential buildings, the first floor shall be visually and physically separated from the sidewalk. Examples include increasing the setback, installing additional landscaping, raising or lowering the first floor or other methods.
f. Where ground floor connection to units is not possible and a shared or common entry is used, transition from the street to the entry itself is provided to create a unique sense of entry for pedestrians. The ground level transitions are thoughtfully designed and incorporated into the overall character of the building and include any / all the following: changes in grade or setback, stairs, low masonry walls, ornamental railing, changes in paving material, additional landscaping or other methods.
g. Buildings are placed to present a front or side façade to all network required streets (public or private).
h. Buildings front a minimum of 50% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
i. Parking lot areas are not located between any building and any network required public or private street however, parking lot areas may be located to the side as generally depicted on the Rezoning Plan.
j. Provide usable and accessible open space at a minimum of 1 square foot/100 square feet gross floor area or 1 square feet /200 square feet lot area, whichever is greater, incorporating seating, plantings and/or other amenities.
k. Internal sidewalk connections shall be provided between buildings and from buildings to all publicly accessible on-site facilities (parking areas, bicycle facilities, open space, etc.) and abutting or adjacent parks, greenways, bikeways, trails, developments and transit stops. Internal sidewalks shall be hard surfaced and at least 5 feet in width unless connecting to four units or less.
l. Fences or walls used for screening shall be constructed in a durable fashion of brick, stone, other finished masonry materials, wood split-rail, metal or other materials specifically designed as fencing materials.
m. Service equipment such as dumpsters, refuse areas, recycling and storage are screened from view from public streets with materials and design to be compatible with principal structures. Such design includes a minimum 20% Preferred Exterior Building Materials or a Class B buffer not less than 10 feet in depth at all above grade perimeter not paved for access.
n. All rooftop mechanical equipment on buildings shall be screened from public view from below by integrating the equipment into the building and roof design to the maximum extent feasible, using parapet walls or similar architectural treatments.
o. Ventilation grates or emergency exit doors located at the first floor level in the building facade oriented to any public street must be decorative.
p. Roof line variation every 30 feet is required. This can be accomplished by using vertical offset in height, ridge lines, gables, cornices, dormers, roof top patios, material changes, and/or other architectural features such as trellises, portals or porches.
q. For flat roofs, a parapet extends above the roof plane and include an element that provides a visual termination of the façade. The parapet extends far enough above the roof plane that all mechanical equipment is concealed from views extending to the far edge of any adjacent ROW.
r. For pitched roofs (not including details that may include crickets, towers or other elements that slope back to the primary roof) the minimum (4:12), excluding buildings with a flat roof and parapet walls.

6. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted comply with the Post Construction Stormwater Ordinance.

b. The Site will comply with the Tree Ordinance.

7. Lighting:

a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting on the Site, except street lights located along public streets, will be limited to 22 feet in height.

8. 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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

NORTHLAKE MULTI-FAMILY

DAVIS DEVELOPMENT

CHARLOTTE, NC

REZONING #2019-XXX

LANDDESIGN PROJ.#
1019028

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL REZONING SUBMITTAL	04.05.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-5