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2649 BREKONRIDGE CENTER DRIVE
MONROE, NC 28110
704-271-1191

PROVIDENCE LAND GROUP, PLLC
3716 PROVIDENCE RD. SOUTH
WAXHAW, NC 28173
704-400-0117

Map showing the project location at the intersection of Highway 101 and Highway 102, near the Northlake Center Parkway. The map includes labels for Highway 101, Highway 102, Northlake Center Parkway, and the project location. A north arrow is also present.

TOWNES AT NORTHLAKE

POINT O'WOODS DR.
CHARLOTTE, NC 28203

PROJECT NUMBER
21014

STAFF REVIEW

NO.	DATE	DESCRIPTION
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DRAWN BY: JM

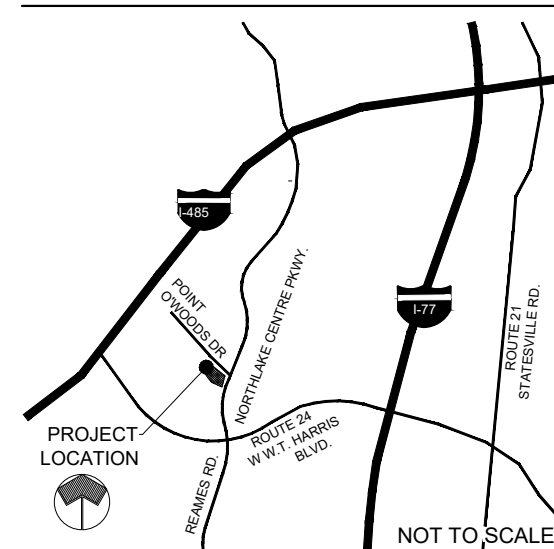
SEAL

TECHNICAL DATA SHEET

RZ-1.0



- | DEVELOPMENT DATA TABLE | | MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENTS/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 37 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE 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 (ARTICLE 37) OF THE ORDINANCE. IN THIS INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE. | | PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT, THE PETITIONER PROPOSES 8' PLANTING STRIP AND 8' SIDEWALK ALONG PORTION OF THE REZONING PROJECT FRONTAGE. | | 8.c. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS. | |
|------------------------|---|---|---|--|--|---|---|
| 1.a. | SITE ACREAGE: ± 1.76AC. | | | | | | |
| 1.b. | TAX PARCELS: 025-29-129. | | | | | | |
| 1.c. | EXISTING ZONING: (INCLUDING OVERLAYS AND VESTING): R-3, & CC | | | | | | 8.d. THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE TO THE NEAREST PUBLIC RIGHT-OF-WAY. IF THE EXISTING STORMWATER CONVEYANCE(S) IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE. |
| 1.d. | PROPOSED ZONING: N2-A. | | | | | | |
| 1.e. | NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: 15 MULTI FAMILY ATTACHED TOWNHOMES AND RELATED ACCESSORY USES. | 2.d. | NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL BE LIMITED TO 5. 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, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE. | 5.f. | THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITES FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE. | 8.e. | THE EXISTING STORM FACILITY SERVING EXISTING ADJACENT DEVELOPMENT AS DEPICTED ON THE PLAN SHALL REMAIN. IT ENROACHES INTO THE PROPOSED DEVELOPMENT REAR SETBACK. |
| 1.f. | RESIDENTIAL DENSITY: 8.6 DU PER AC. | | | | | | |
| 1.g. | FLOOR AREA RATIO: MAXIMUM BUILDING COVERAGE = 50%. | | | | | 9.a. | PARKS, GREENWAYS, AND OPEN SPACE. OPEN SPACE/IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE TOTAL REQUIRED MAY BE PROVIDED AS PRIVATE, COMMON, AND/OR PUBLIC OPEN SPACE TYPES. |
| 1.h. | MAXIMUM BUILDING HEIGHT: 48'. | | | | | | |
| 1.i. | MAXIMUM NUMBER OF BUILDINGS: 3 | 2.e. | FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED WITHOUT TO ANOWNER 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. | 6.a. | THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF EITHER ONE OR MORE OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK, WOOD, VINYL AND/OR ALUMINUM. | 10. | FIRE PROTECTION. N/A |
| 1.j. | NUMBER AND/OR RATIO OF PARKING SPACES: 23 BASED ON 1.5 OFF-STREET PARKING PER DWELLING UNIT, MINIMUM. | 3. | OPTIONAL PROVISIONS: N/A. | 6.b. | FENCE/WALL STANDARDS: IF INSTALLED, FENCES GATES, AND/OR WALLS ARE LIMITED TO THESE MATERIALS: TRATED WOOD OR REDWOOD, SIMULATED WOOD, DECORATIVE BRICK, STONE, SIMULATED STONE, FINISHED MASONRY, WROUGHT IRON, ALUMINUM OR STEEL DESIGNED TO SIMULATE WROUGHT IRON, VINYL, (CHAIN LINK AND FENCE SLATS ARE PROHIBITED.) | 11. | SIGNAGE. N/A |
| 1.k. | AMOUNT OF OPEN SPACE: TOTAL IS SUM OF 250 SF. PER DWELLING UNIT. MAY BE PRIVATE, COMMON, AND/OR PUBLIC OPEN SPACE TYPES. | 4. | PERMITTED USES | 7.a. | STREETSCAPE AND LANDSCAPING: | 12.a. | LIGHTING |
| 2.a. | GENERAL PROVISIONS: | 4.a. | THE SITE MAY BE DEVELOPED WITH UP TO 15 SINGLE FAMILY ATTACHED ON SUB-LOTS RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE N2-A ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN. | 7.b. | SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN. | 12.b. | LIMITATIONS ON TYPE OR LOCATION OF LIGHTING: ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKWAY AREAS AND COURTYARDS. |
| 2.b. | SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TRUE HOMES, LLC. (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 1.7 ACRE SITE GENERALLY LOCATED NEAR THE INTERSECTION OF POINT O'WOODS DRIVE AND NORTHLAKE CENTRE PKWY. (THE "SITE"). | 5. | TRANSPORTATION: | 7.c. | NO LANDSCAPE YARDS WILL BE PROVIDED. THE ONLY ADJACENT PROPERTY IS MECKLENBURG COUNTY PARCEL 02529101. | 14. | PHASING. THIS PROJECT WILL BE DEVELOPED AS ONE PHASE. |
| 2.c. | 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 N2-A ZONING CLASSIFICATION SHALL GOVERN, UNLESS SPECIFIED IN NOTE 6.d. | 5.a. | ACCESS TO THE SITE WILL BE FROM POINT O'WOODS DRIVE. | 7.d. | THE PETITIONER REQUESTS A REDUCTION TO 15' FRONT SETBACK FROM EXISTING BACK OF CURB ALONG POINT O'WOODS DRIVE. | 14.b. | UNDERGROUND UTILITIES: ALL DEEMED PROPOSED UTILITIES TO BE UNDERGROUND. |
| | | 5.b. | THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT(S) IS SUBJECT TO MINOR MODIFICATION AND ADJUSTMENT TO ACCOMMODATE THE APPLICABLE DEVELOPMENT PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS. | 7.e. | SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE, IF UTILIZED, SHALL BE SCREENED FROM VIEW UTILIZING FENCING. | 14.c. | IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN SHALL BE DEEMED NECESSARY. |
| | | 5.c. | THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, IF APPLICABLE, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL EASEMENT SIDEWALK EASEMENT FOR ALL OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE. | 8. | ENVIRONMENTAL FEATURES. | 14.d. | IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN SHALL BE DEEMED NECESSARY. |
| | | 5.d. | ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT, AS APPLICABLE AND PROPOSED BELOW, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE | 8.a. | PROPOSED GREEN SPACE AREA- 15% (11,500 SF), 0.284 AC.) | | |
| | | | | 8.b. | PROPOSED PCSO TREATMENT AREAS - THE LOCATION, SIZE AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE PLAN ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS. | | |



TOWNES AT NORTHLAKE

PET # 2023-089

POINT O'WOODS DR.
CHARLOTTE, NC 28202

PROJECT NUMBER
21014

DATE
05/23/2023

ISSUED FOR

STAFF REVIEW

[illegible]

PROJ. MANAGER: HN
DRAWN BY: JM
CHECKED BY: HN

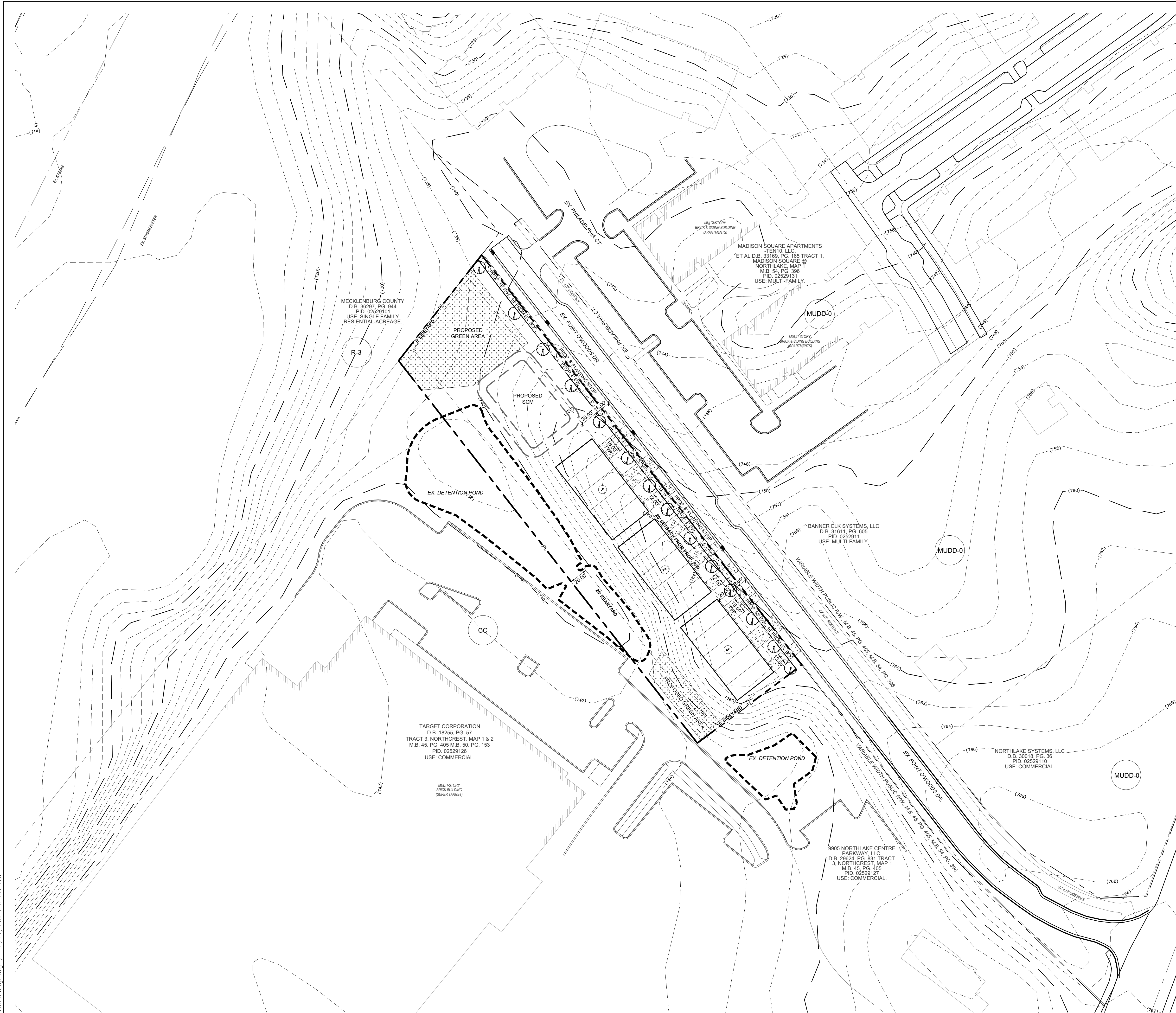
SEAL

SCALE
AS INDICATED

DRAWING

ILLUSTRATIVE SITE PLAN

RZ-2.0



LEGEND	
	EX. PROPERTY LINE
	EX. LOT LINES
	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROP. SETBACK
	EX. CONTOUR LABEL
	PROP. GREEN AREAS

SCALE: 1" = 50'

0 25' 50' 100'

