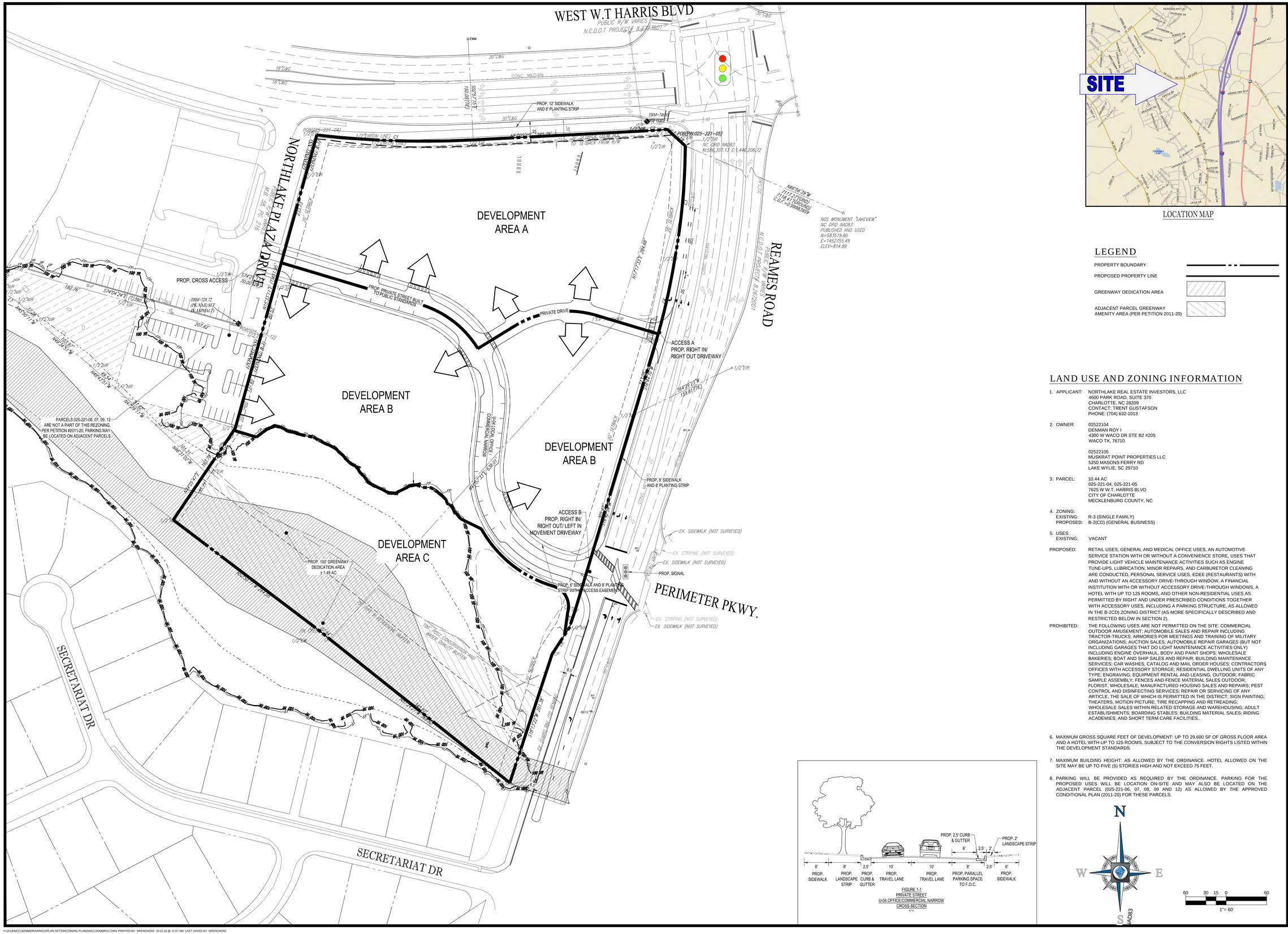

LOCATION MAP

LEGEND

PROPERTY BOUNDARY	
PROPOSED PROPERTY LINE	
GREENWAY DEDICATION AREA	
ADJACENT PARCEL GREENWAY AMENITY AREA (PER PETITION 2011-20)	

LAND USE AND ZONING INFORMATION

1. APPLICANT: NORTHLAKE REAL ESTATE INVESTORS, LLC
4600 PARK ROAD, SUITE 370
CHARLOTTE, NC 28209
CONTACT: TRENT GUSTAFSON
PHONE: (704) 632-1013

2. OWNER: 02522104
DENMAN ROY I
4300 W WACO DR STE B2 #205
WACO TX, 76710

02522105
MUSKRAT POINT PROPERTIES LLC
5250 MASONS FERRY RD
LAKE WYLIE, SC 29710

3. PARCEL: 10.44 AC
025-221-04, 025-221-05
7625 W W.T. HARRIS BLVD
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

4. ZONING:
EXISTING: R-3 (SINGLE FAMILY)
PROPOSED: B-2(CD) (GENERAL BUSINESS)

5. USES:
EXISTING: VACANT

PROPOSED: RETAIL USES, GENERAL AND MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, USES THAT PROVIDE LIGHT VEHICLE MAINTENANCE ACTIVITIES SUCH AS ENGINE TUNE-UPS, LUBRICATION, MINOR REPAIRS, AND CARBURETOR CLEANING ARE CONDUCTED, PERSONAL SERVICE USES, EDEE (RESTAURANTS) WITH AND WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW, A FINANCIAL INSTITUTION WITH OR WITHOUT ACCESSORY DRIVE-THROUGH WINDOWS, A HOTEL WITH UP TO 125 ROOMS, AND OTHER NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, INCLUDING A PARKING STRUCTURE, AS ALLOWED IN THE B-2(CD) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).

PROHIBITED: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: COMMERCIAL OUTDOOR AMUSEMENT; AUTOMOBILE SALES AND REPAIR INCLUDING TRACTOR-TRUCKS; ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS; AUCTION SALES; AUTOMOBILE REPAIR GARAGES (BUT NOT INCLUDING GARAGES THAT DO LIGHT MAINTENANCE ACTIVITIES ONLY) INCLUDING ENGINE OVERHAUL, BODY AND PAINT SHOPS; WHOLESALE BAKERIES; BOAT AND SHIP SALES AND REPAIR; BUILDING MAINTENANCE SERVICES; CAR WASHES, CATALOG AND MAIL ORDER HOUSES; CONTRACTORS OFFICES WITH ACCESSORY STORAGE; RESIDENTIAL DWELLING UNITS OF ANY TYPE; ENGRAVING; EQUIPMENT RENTAL AND LEASING, OUTDOOR; FABRIC SAMPLE ASSEMBLY; FENCES AND FENCE MATERIAL SALES OUTDOOR; FLORIST, WHOLESALE; MANUFACTURED HOUSING SALES AND REPAIRS; PEST CONTROL AND DISINFECTING SERVICES; REPAIR OR SERVICING OF ANY ARTICLE, THE SALE OF WHICH IS PERMITTED IN THE DISTRICT; SIGN PAINTING; THEATERS, MOTION PICTURE; TIRE RECAPPING AND RETREADING; WHOLESALE SALES WITHIN RELATED STORAGE AND WAREHOUSING; ADULT ESTABLISHMENTS; BOARDING STABLES; BUILDING MATERIAL SALES; RIDING ACADEMIES; AND SHORT TERM CARE FACILITIES..

6. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 29,600 SF OF GROSS FLOOR AREA AND A HOTEL WITH UP TO 125 ROOMS, SUBJECT TO THE CONVERSION RIGHTS LISTED WITHIN THE DEVELOPMENT STANDARDS.

7. MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE. HOTEL ALLOWED ON THE SITE MAY BE UP TO FIVE (5) STORIES HIGH AND NOT EXCEED 75 FEET.

8. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE. PARKING FOR THE PROPOSED USES WILL BE LOCATION ON-SITE AND MAY ALSO BE LOCATED ON THE ADJACENT PARCEL (025-221-06, 07, 08, 09 AND 12) AS ALLOWED BY THE APPROVED CONDITIONAL PLAN (2011-20) FOR THESE PARCELS.

FIGURE 1-1
PRIVATE STREET
U-04 OFFICE/COMMERCIAL NARROW
CROSS SECTION
N.T.S.

N
W E
S
NAD83

60 30 15 0 60
1"= 60'

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SITE CIVIL AND CONSULTING ENGINEERING
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SUSTAINABLE DESIGN · PROGRAM MANAGEMENT · LANDSCAPE ARCHITECTURE · LAND DEVELOPMENT CONSULTANTS
◆ UPSTATE NEW YORK ◆ SOUTHERN NEW JERSEY ◆ BALTIMORE, MD. ◆ CHARLOTTE, NC
◆ NEW ENGLAND ◆ PHILADELPHIA, PA ◆ SOUTHERN MARYLAND ◆ ATLANTA, GA
◆ BOSTON, MA ◆ PITTSBURGH, PA ◆ NORTHERN VIRGINIA ◆ TAMPA, FL
◆ NEW JERSEY ◆ HARRISBURG, PA ◆ DELAWARE ◆ ORLANDO, FLORIDA
◆ NEW YORK METRO ◆ SOUTHEASTERN, PA ◆ RALEIGH, NC ◆ DALLAS, TX
◆ NORTHERN NEW JERSEY ◆ BERKSHIRE BEACH, DE ◆ WASHINGTON, DC
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REVISIONS

REV	DATE	COMMENT	BY
1	06/22/18	RZ SUBMITTAL 2	ODR
2	09/17/18	RZ SUBMITTAL 3	RCB
3	10/22/18	RZ SUBMITTAL 4	DJR

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCC182068
DRAWN BY:	ODR
CHECKED BY:	RDH
DATE:	10/22/2018
SCALE:	1" = 60'
CAD I.D.:	RZ1

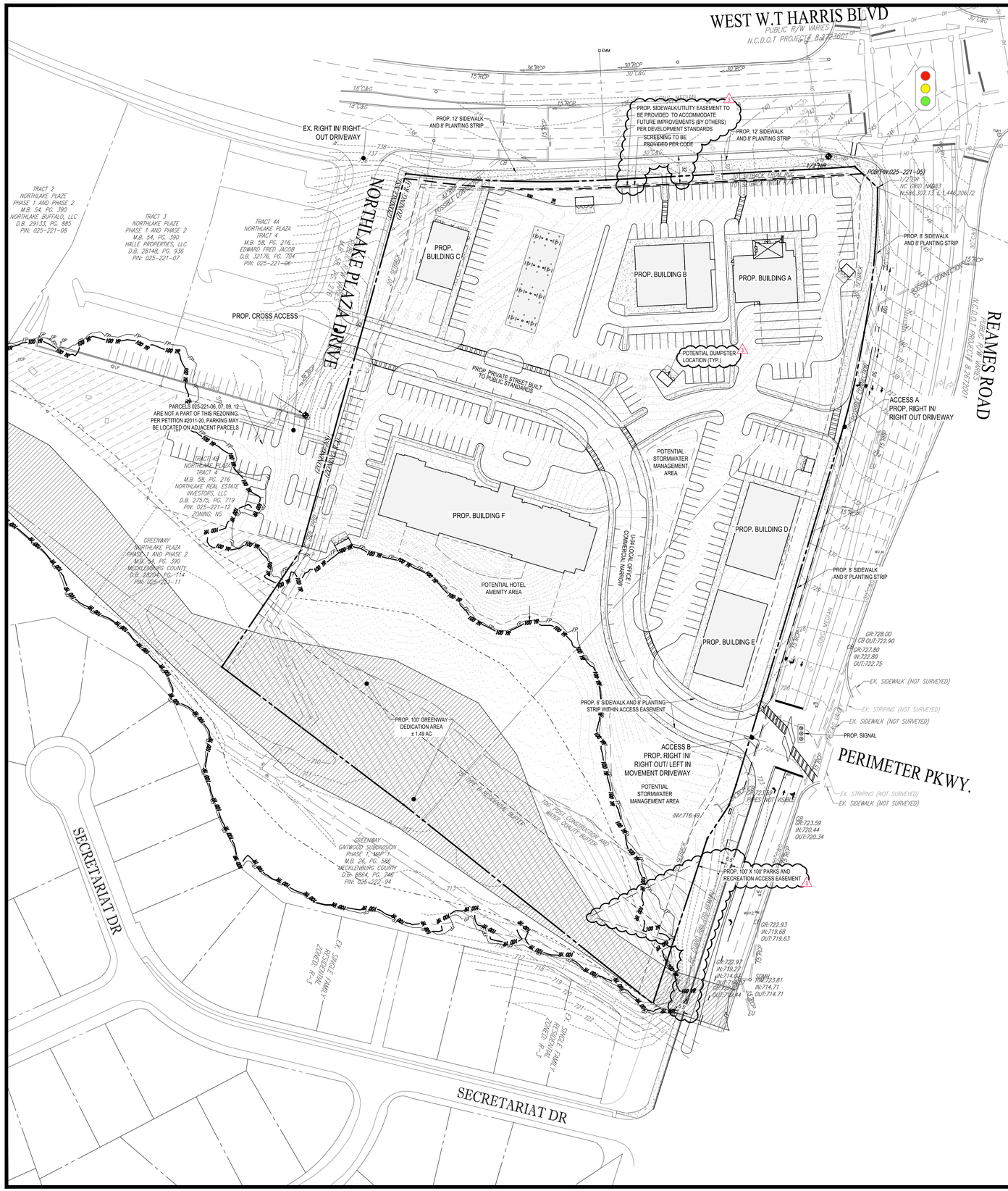
PROJECT:
PROP. REZONING DOCUMENTS
FOR
NORTHLAKE REAL ESTATE INVESTORS, LLC
LOCATION OF SITE
7625 W W.T. HARRIS BLVD
CHARLOTTE, NC
MECKLENBURG COUNTY, 28216

BOHLER
ENGINEERING NC, PLLC
NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

REZONING PETITION #2017-137

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1



LAND USE AND ZONING INFORMATION

1. APPLICANT: NORTHLAKE REAL ESTATE INVESTORS, LLC
   4600 PARK ROAD, SUITE 370
   CHARLOTTE, NC 28209
   CONTACT: TRENT GUSTAFSON
   PHONE: (704) 632-1013

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   DENMAN ROY I
   4300 W WACO DR STE B2 #205
   WACO TX, 76710

   02522105
   MUSKRAT POINT PROPERTIES LLC
   5250 MASONS FERRY RD
   LAKE WYLIE, SC 29710

3. PARCEL: 10.44 AC
   025-221-04, 025-221-05
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   CITY OF CHARLOTTE
   MECKLENBURG COUNTY, NC

4. ZONING:
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   PROPOSED: B-2(CD) (GENERAL BUSINESS)

5. USES:
   EXISTING: VACANT

   PROPOSED: RETAIL USES, GENERAL AND MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, USES THAT PROVIDE LIGHT VEHICLE MAINTENANCE ACTIVITIES SUCH AS ENGINE TUNE-UPS, LUBRICATION, MINOR REPAIRS, AND CARBURETOR CLEANING ARE CONDUCTED, PERSONAL SERVICE USES, EDEE (RESTAURANTS) WITH AND WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW, A FINANCIAL INSTITUTION WITH OR WITHOUT ACCESSORY DRIVE-THROUGH WINDOWS, A HOTEL WITH UP TO 125 ROOMS, AND OTHER NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, INCLUDING A PARKING STRUCTURE, AS ALLOWED IN THE B-2(CD) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).

   PROHIBITED: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: COMMERCIAL OUTDOOR AMUSEMENT; AUTOMOBILE SALES AND REPAIR INCLUDING TRACTOR-TRUCKS; ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS; AUCTION SALES; AUTOMOBILE REPAIR GARAGES (BUT NOT INCLUDING GARAGES THAT DO LIGHT MAINTENANCE ACTIVITIES ONLY) INCLUDING ENGINE OVERHAUL, BODY AND PAINT SHOPS; WHOLESALE BAKERIES; BOAT AND SHIP SALES AND REPAIR; BUILDING MAINTENANCE SERVICES; CAR WASHES, CATALOG AND MAIL ORDER HOUSES; CONTRACTORS OFFICES WITH ACCESSORY STORAGE; RESIDENTIAL DWELLING UNITS OF ANY TYPE; ENGRAVING; EQUIPMENT RENTAL AND LEASING, OUTDOOR; FABRIC SAMPLE ASSEMBLY; FENCES AND FENCE MATERIAL SALES OUTDOOR; FLORIST, WHOLESALE; MANUFACTURED HOUSING SALES AND REPAIRS; PEST CONTROL AND DISINFECTING SERVICES; REPAIR OR SERVICING OF ANY ARTICLE, THE SALE OF WHICH IS PERMITTED IN THE DISTRICT; SIGN PAINTING; THEATERS, MOTION PICTURE; TIRE RECAPPING AND RETREADING; WHOLESALE SALES WITHIN RELATED STORAGE AND WAREHOUSING; ADULT ESTABLISHMENTS; BOARDING STABLES; BUILDING MATERIAL SALES; RIDING ACADEMIES; AND SHORT TERM CARE FACILITIES..

6. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 29,600 SF OF GROSS FLOOR AREA AND A HOTEL WITH UP TO 125 ROOMS, SUBJECT TO THE CONVERSION RIGHTS LISTED WITHIN THE DEVELOPMENT STANDARDS.

7. MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE. HOTEL ALLOWED ON THE SITE MAY BE UP TO FIVE (5) STORIES HIGH AND NOT EXCEED 75 FEET.

8. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE. PARKING FOR THE PROPOSED USES WILL BE LOCATION ON-SITE AND MAY ALSO BE LOCATED ON THE ADJACENT PARCEL (025-221-06, 07, 08, 09 AND 12) AS ALLOWED BY THE APPROVED CONDITIONAL PLAN (2011-20) FOR THESE PARCELS.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- GREENWAY DEDICATION AREA
- ADJACENT PARCEL GREENWAY AMENITY AREA (PER PETITION 2011-20)

N
W E
S
NAD83

60 30 15 0 60
1"= 60'

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◆ NEW ENGLAND ◆ SOUTHERN MARYLAND ◆ ATLANTA, GA
◆ BOSTON, MA ◆ NORTHERN VIRGINIA ◆ TAMPA, FL
◆ ROCHESTER, NY ◆ PHILADELPHIA, PA ◆ PITTSBURGH, PA ◆ ORLANDO, FL
◆ NEW YORK METRO ◆ SOUTHEASTERN, PA ◆ RALEIGH, NC ◆ DALLAS, TX
◆ NORTHERN NEW JERSEY ◆ BERKSHIRE BEACH, DE ◆ WASHINGTON, DC
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REVISIONS

REV	DATE	COMMENT	BY
1	06/22/18	RZ SUBMITTAL 2	ODR
2	09/17/18	RZ SUBMITTAL 3	RCB
3	10/22/18	RZ SUBMITTAL 4	DJR

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCC182068
DRAWN BY:	ODR
CHECKED BY:	RDH
DATE:	10/22/2018
SCALE:	1" = 60'
CAD I.D.:	RZ1

PROJECT:
PROP. REZONING DOCUMENTS
FOR
NORTHLAKE REAL ESTATE INVESTORS, LLC
LOCATION OF SITE
7625 W W.T. HARRIS BLVD
CHARLOTTE, NC
MECKLENBURG COUNTY, 28216

BOHLER
ENGINEERING NC, PLLC
NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

REZONING PETITION #2017-137

SHEET TITLE:
SCHEMATIC SITE PLAN

SHEET NUMBER:
RZ-2

NORTHLAKE REAL ESTATE INVESTORS, LLC
DEVELOPMENT STANDARDS
10/22/18
REZONING PETITION NO. 2017-137

SITE DEVELOPMENT DATA:

--ACREAGE: ± 10.44 ACRES
--TAX PARCEL #: 025-221-04 AND 05
--EXISTING ZONING: R-3
--PROPOSED ZONING: B-2(CD)
--EXISTING USES: VACANT
--PROPOSED USES: RETAIL USES, GENERAL AND MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, USES THAT PROVIDE LIGHT VEHICLE MAINTENANCE ACTIVITIES SUCH AS ENGINE TUNE-UPS, LUBRICATION, MINOR REPAIRS, AND CARBURETOR CLEANING ARE CONDUCTED, PERSONAL SERVICE USES, EDEE (RESTAURANTS) WITH AND WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW, A FINANCIAL INSTITUTION WITH OR WITHOUT ACCESSORY DRIVE-THROUGH WINDOWS, A HOTEL WITH UP TO 125 ROOMS, AND OTHER NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, INCLUDING A PARKING STRUCTURE, AS ALLOWED IN THE B-2CD) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
--PROHIBITED USES: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: COMMERCIAL OUTDOOR AMUSEMENT; AUTOMOBILE SALES AND REPAIR INCLUDING TRACTOR-TRUCKS; ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS; AUCTION SALES; AUTOMOBILE REPAIR GARAGES (BUT NOT INCLUDING GARAGES THAT DO LIGHT MAINTENANCE ACTIVITIES ONLY) INCLUDING ENGINE OVERHAUL, BODY AND PAINT SHOPS; WHOLESALE BAKERIES; BOAT AND SHIP SALES AND REPAIR; BUILDING MAINTENANCE SERVICES; CAR WASHES, CATALOG AND MAIL ORDER HOUSES; CONTRACTORS OFFICES WITH ACCESSORY STORAGE; RESIDENTIAL DWELLING UNITS OF ANY TYPE; ENGRAVING; EQUIPMENT RENTAL AND LEASING, OUTDOOR; FABRIC SAMPLE ASSEMBLY; FENCES AND FENCE MATERIAL SALES OUTDOOR; FLORIST, WHOLESALE; MANUFACTURED HOUSING SALES AND REPAIRS; PEST CONTROL AND DISINFECTING SERVICES; REPAIR OR SERVICING OF ANY ARTICLE, THE SALE OF WHICH IS PERMITTED IN THE DISTRICT; SIGN PAINTING; THEATERS, MOTION PICTURE; TIRE RECAPPING AND RETREADING; WHOLESALE SALES WITHIN RELATED STORAGE AND WAREHOUSING; ADULT ESTABLISHMENTS; BOARDING STABLES; BUILDING MATERIAL SALES; RIDING ACADEMIES; AND SHORT TERM CARE FACILITIES.
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 29,600 SQUARE FEET OF GROSS FLOOR AREA AND A HOTEL WITH UP TO 125 ROOMS, SUBJECT TO THE CONVERSION RIGHTS LISTED BELOW.
--MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE. THE HOTEL ALLOWED ON THE SITE MAY BE UP TO FIVE (5) STORIES HIGH AND NOT EXCEED 75 FEET.
--PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE. PARKING FOR THE PROPOSED USES WILL BE LOCATED ON-SITE AND MAY ALSO BE LOCATED ON THE ADJACENT PARCELS (025-221-06, 07, 08, 09 AND 12) AS ALLOWED BY THE APPROVED CONDITIONAL PLAN (2011-020) FOR THESE PARCELS.

1. GENERAL PROVISIONS:

a. **SITE LOCATION**. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NORTHLAKE REAL ESTATE INVESTORS, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SMALL NEIGHBORHOOD CENTER WITH NON-RESIDENTIAL USES AS ALLOWED IN THE B-2 ZONING DISTRICT ON APPROXIMATELY 10.44 ACRE SITE LOCATED ON THE SOUTHWEST QUADRANT OF THE INTERSECTION OF W. T. HARRIS AND REAMES ROAD (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 B-2 ZONING CLASSIFICATION SHALL GOVERN.

c. **GRAPHICS AND ALTERATIONS**. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, 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.

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 NINE (9). 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. **BUILDING/PARKING ENVELOPES.** THREE (3) DEVELOPMENT AREAS WITH CORRESPONDING BUILDING AND PARKING ENVELOPES HAVE BEEN INDICATED ON THE REZONING PLAN. THE PRINCIPLE BUILDINGS CONSTRUCTED ON THE SITE MUST BE LOCATED WITHIN THE INDICATED BUILDING AND PARKING ENVELOPES. PORTIONS OF THE BUILDING AND PARKING ENVELOPE MAY ALSO BE USED FOR SUPPLEMENTAL PARKING AND MANEUVERING AREAS FOR THE PROPOSED USES SUBJECT TO THE RESTRICTIONS.

f. **PARCEL SUBDIVISION:** THE PETITIONER MAY SUBDIVIDE THE SITE. IF THE SITE IS SUBDIVIDED YARDS, AND OTHER SEPARATION STANDARDS WILL NOT BE REQUIRED BETWEEN THE INTERNAL PROPERTY LINES AND THE SITE WILL BE TREATED AS A UNIFIED DEVELOPMENT.

g. **PLANNED/UNIFIED DEVELOPMENT.** THE SITE TOGETHER WITH THAT CERTAIN SITE LOCATED ADJACENT TO THE SITE AND DESIGNATED AS A PORTION OF TAX PARCEL NO. 025-221-06, 07, 08, 09 AND 12 (THE "ADJACENT PARCELS") 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 PARCELS. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE AND THE ADJACENT PARCELS. THE PETITIONER AND/OR OWNER(S) OF THE SITE AND THE ADJACENT PARCELS RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE AND THE ADJACENT PARCELS AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE AND THE ADJACENT PARCELS WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS, AND PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE AND OF THE ADJACENT PARCELS SHALL BE ADHERED TO AND ALL SQUARE FOOTAGE 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 PARCELS.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE REZONING PLAN SETS FORTH THREE (3) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN AS DEVELOPMENT AREAS A, B, AND C (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS"). THE DEVELOPMENT AREAS MAY BE DEVELOPED WITH A VARIETY OF RETAIL, PERSONAL SERVICE USES, GENERAL OR MEDICAL OFFICE USES, AN AUTOMOBILE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, USES THAT PROVIDE LIGHT VEHICLE MAINTENANCE ACTIVITIES SUCH AS ENGINE TUNE-UPS, LUBRICATION, MINOR REPAIRS, AND CARBURETOR CLEANING ARE CONDUCTED, RESTAURANTS (EDEE) USES WITH OR WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW, A FINANCIAL INSTITUTION WITH OR WITHOUT ACCESSORY DRIVE-THROUGH WINDOWS, A HOTEL, AS WELL AS OTHER NON-RESIDENTIAL USES AS ALLOWED IN THE B-2 ZONING DISTRICT AS FURTHER DEFINED AND RESTRICTED BELOW, AND ACCESSORY USES, INCLUDING A PARKING STRUCTURE, AS ALLOWED IN THE B-2 ZONING DISTRICT.

b. THE SITE MAY BE DEVELOPED WITH UP TO 29,600 SQUARE FEET OF GROSS FLOOR AREA OF: A VARIETY OF RETAIL USES, PERSONAL SERVICE USES, GENERAL OR MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, USES THAT PROVIDE LIGHT VEHICLE MAINTENANCE ACTIVITIES SUCH AS ENGINE TUNE-UPS, LUBRICATION, MINOR REPAIRS, AND CARBURETOR CLEANING ARE CONDUCTED, RESTAURANTS (EDEE) WITH OR WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW, A FINANCIAL INSTITUTION WITH ACCESSORY DRIVE-THROUGH WINDOWS, ATM(S) (AUTOMATIC TELLER MACHINE(S)), AS WELL AS OTHER NON-RESIDENTIAL USES AS ALLOWED IN THE B-2 ZONING DISTRICT, PLUS A HOTEL WITH UP TO 125 ROOMS, TOGETHER WITH ACCESSORY USES, INCLUDING A PARKING STRUCTURE, AS ALLOWED IN THE B-2 ZONING DISTRICT, SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW.

c. THE PETITIONER RESERVES THE RIGHT TO CONVERT THE ALLOWED 125 HOTEL ROOMS INTO AN ADDITIONAL 25,000 SQUARE FEET OF GROSS FLOOR AREA OF ALLOWED USES. THE ADDITIONAL 25,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED WITHIN DEVELOPMENT AREA A, B AND C MAY BE CONSOLIDATED WITH THE OTHER BUILDINGS LOCATED WITHIN DEVELOPMENT AREA A AND B. THE AREA OF THE SITE WHERE THE PROPOSED HOTEL IS INDICATED MAY BE DEVELOPED SOLELY WITH PARKING OR BUILDINGS.

d. ONLY ONE (1) EDEE WITH AN ACCESSORY DRIVE-THROUGH WINDOW WILL BE ALLOWED ON THE SITE. THE ALLOWED EDEE WITH AN ACCESSORY DRIVE-THROUGH WINDOW SHALL BE RESTRICTED TO A "LIMITED SERVICE RESTAURANT". A "LIMITED SERVICE RESTAURANT" SHALL BE DEFINED AS A RESTAURANT WITH NO MORE THAN 4,300 SQUARE FEET OF GROSS FLOOR AREA SERVING PRIMARILY ITEMS SUCH AS COFFEE, TEA, ICE CREAM, YOGURT, JUICES, BAGELS, MUFFINS, PASTRIES, SANDWICHES AND SIMILAR FOODS THAT DO NOT REQUIRE ON PREMISE COOKING OF FOOD (OTHER THAN HEATING AND THE BAKING OF PREMIXED DOUGH). OTHER EDEE WITHOUT ACCESSORY DRIVE-THROUGH WINDOWS ARE ALLOWED SUBJECT ONLY TO THE GROSS SQUARE FOOTAGE LIMITATIONS INDICATED ABOVE.

e. ONLY ONE AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE MAY BE DEVELOPED ON THE SITE, AND ONLY ONE FINANCIAL INSTITUTION WITH ACCESSORY DRIVE-THROUGH WINDOWS MAY BE DEVELOPED ON THE SITE.

f. THE FOLLOWING USE IS NOT BE ALLOWED ON THE SITE: COMMERCIAL OUTDOOR AMUSEMENT; AUTOMOBILE SALES AND REPAIR INCLUDING TRACTOR-TRUCKS; ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS; AUCTION SALES; AUTOMOBILE REPAIR GARAGES (BUT NOT INCLUDING GARAGES THAT DO LIGHT MAINTENANCE ACTIVITIES ONLY) ENGINE OVERHAUL, BODY AND PAINT SHOPS; WHOLESALE BAKERIES; BOAT AND SHIP SALES AND REPAIR; BUILDING MAINTENANCE SERVICES; CAR WASHES, CATALOG AND MAIL ORDER HOUSES; CONTRACTORS OFFICES WITH ACCESSORY STORAGE; RESIDENTIAL DWELLING UNITS OF ANY TYPE; ENGRAVING; EQUIPMENT RENTAL AND LEASING, OUTDOOR; FABRIC SAMPLE ASSEMBLY; FENCES AND FENCE MATERIAL SALES OUTDOOR; FLORIST, WHOLESALE; MANUFACTURED HOUSING SALES AND REPAIRS; PEST CONTROL AND DISINFECTING SERVICES; REPAIR OR SERVICING OF ANY ARTICLE, THE SALE OF WHICH IS PERMITTED IN THE DISTRICT; SIGN PAINTING; THEATERS, MOTION PICTURE; TIRE RECAPPING AND RETREADING; WHOLESALE SALES WITHIN RELATED STORAGE AND WAREHOUSING; ADULT ESTABLISHMENTS; BOARDING STABLES; BUILDING MATERIAL SALES; RIDING ACADEMIES; AND SHORT TERM CARE FACILITIES.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE: SURFACE OR STRUCTURED PARKING FACILITIES, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED).

g. THE SETBACK ALONG W. T. HARRIS BOULEVARD WILL BE A MINIMUM OF 30 FEET AS MEASURED FROM THE FUTURE BACK OF CURB, AND NO LESS THAN A 10 FOOT SETBACK AS MEASURED FROM THE EXISTING RIGHT-OF-WAY LINE OF W. T. HARRIS BOULEVARD. A 20 FOOT SETBACK WILL BE PROVIDED ALONG REAMES ROAD AND NORTHLAKE PLAZA DRIVE ALONG DEVELOPMENT AREA A'S AND B'S FRONTAGE AS MEASURED FROM THE PROPOSED R/W AND EXISTING R/W RESPECTIVELY. A 20 FOOT SETBACK WILL ALSO BE PROVIDED ALONG DEVELOPMENT AREA C'S FRONTAGE ON REAMES ROAD AS MEASURED FROM THE FUTURE R/W LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. ACCESS AND TRANSPORTATION:

a. ACCESS TO THE SITE MAY BE FROM REAMES ROAD, NORTHLAKE PLAZA DRIVE AND NORTHLAKE WEST DRIVE (A PRIVATE DRIVE) IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PETITIONER WILL PROVIDE A PUBLIC ACCESS EASEMENT FOR THE PRIVATE STREET CONSTRUCTED ON THE SITE.

c. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT 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 AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

e. ANY RIGHT-OF-WAY TO BE DEDICATED FOR THE REQUIRED ROADWAY IMPROVEMENTS WILL BE DEDICATED VIA FEE SIMPLE CONVEYANCE BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.

f. ANY REQUIRED TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

4. TRANSPORTATION IMPROVEMENTS AND ACCESS:

I. PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

THE FOLLOWING TRANSPORTATION IMPROVEMENTS ARE ALSO ILLUSTRATED ON FIGURE 11 LOCATED ON SHEET RZ-03 OF THE REZONING PLAN. FIGURE 11 ON SHEET RZ-03 IS TO BE USED IN CONJUNCTION WITH THE FOLLOWING NOTES TO DETERMINE THE EXTENT OF THE PROPOSED IMPROVEMENTS (REFERENCE TO A NUMBER WHEN DESCRIBING AN IMPROVEMENT CORRESPONDS TO THE NUMBER FOUND ON FIGURE 11 ON SHEET RZ-03 FOR THE PROPOSED IMPROVEMENT).

THE FOLLOWING ROADWAY IMPROVEMENTS, WILL BE MADE BY THE PETITIONER AS PART OF THE DEVELOPMENT OF THE SITE AS PROPOSED BY THE REZONING PLAN. THE PETITIONER WILL BE ALLOWED TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR ANY ONE OR ALL OF THE BUILDINGS LOCATED ON THE SITE UPON THE SUBSTANTIAL COMPLETION OF THE FOLLOWING IMPROVEMENTS AS REASONABLY DETERMINED BY CDOT AND NCDOT AS APPLICABLE:

a. INTERSECTION OF REAMES ROAD AND ACCESS A:

- CONSTRUCT A SOUTHBOUND REAMES ROAD RIGHT TURN LANE WITH FIFTY (50) FEET OF STORAGE AND ONE HUNDRED (100) FEET OF TAPER.
- CONSTRUCT ACCESS A WITH ONE EGRESS AND ONE INGRESS LANE.

b. INTERSECTION OF REAMES ROAD AND PERIMETER PARKWAY/ACCESS B:

- CONSTRUCT ACCESS B WITH ONE EGRESS AND ONE INGRESS LANE.
- CONSTRUCT A CONCRETE MEDIAN TO RESTRICT ACCESS TO RIGHT-IN / RIGHT-OUT / LEFT-OVER.
- CONSTRUCT A PEDESTRIAN REFUGE TO MAINTAIN ACCESS.
- CONSTRUCT A NORTHBOUND LEFT TURN LANE WITH 125 FEET OF FULL WIDTH STORAGE AND APPROPRIATE TAPER.
- REMARK THE SOUTHBOUND THROUGH DROP LANE AS A RIGHT TURN DROP LANE.
- ~~INSTALLATION OF A TRAFFIC SIGNAL~~ INSTALL FIBER OPTIC ALONG REAMES ROAD BETWEEN W.T. HARRIS BOULEVARD AND ACESS B. INSTALL A CAMERA AT REAMES ROAD AND ACCESS B.

c. THE PETITIONER WILL EXTEND, 2'6" CURB AND GUTTER, AND A SIX (6) FOOT SIDEWALK ALONG REAMES ROAD FROM THE END OF SITE'S FRONTAGE ON REAMES ROAD TO SECRETARIAT DRIVE SUBJECT TO THE AVAILABILITY OF RIGHT-OF-WAY, AND THE ABILITY OF THE PETITIONER TO INSTALL THESE IMPROVEMENTS WITHOUT HAVING TO EXTEND THE EXISTING CULVERT. THE PETITIONER WILL WORK WITH CDOT AND NCDOT ON THE LENGTH OF IMPROVEMENTS THAT WILL BE INSTALLED DURING THE LAND DEVELOPMENT PERMITTING PROCESS.

d. THE PETITIONER SHALL RELOCATE BIKE LANES AND TRANSIT STOPS SHOULD THEY BE IMPACTED BY THE CONSTRUCTION OF TURN LANES AT THE DRIVEWAY OF THE SITE.

e. THE PETITIONER WILL WORK WITH COUNTY PARK AND RECREATION TO PROVIDE A CONNECTION FROM THE SITE TO THE FUTURE GREENWAY LOCATED ALONG THE SITE'S WESTERN PROPERTY LINE. THE LOCATION OF THE FUTURE CONNECTION TO BE DETERMINED JOINTLY BY THE PETITIONER & PARK AND RECREATION DURING THE LAND DEVELOPMENT APPROVAL PROCESS.

f. THE PETITIONER SHALL PROVIDE A SIDEWALK AND UTILITY EASEMENT AS MEASURED FROM THE EXISTING RIGHT-OF-WAY LINE ALONG THE SITE'S WEST W.T. HARRIS BOULEVARD FRONTAGE TO ALLOW THE PROPOSED 12 FOOT MULTI-USE PATH (MUP) TO BE CONSTRUCTED SO THAT A FUTURE RIGHT TURN LANE CAN BE INSTALLED ALONG W. T. HARRIS WITHOUT THE REMOVAL OF THE 12 FOOT MUP AS GENERALLY DEPICTED ON THE REZONING PLAN. THE LENGTH AND WIDTH OF THE EASEMENT TO BE DETERMINED DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE.

g. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDINGS ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

II. STANDARDS, PHASING AND OTHER PROVISIONS.

a. CDOT/NCDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

b. SUBSTANTIAL COMPLETION. REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 4.I. ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 4.II.A ABOVE PROVIDED, HOWEVER, IN THE EVENT ALL ROADWAY IMPROVEMENTS ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

c. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

d. ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT AND NCDOT, AND THE PLANNING DIRECTOR AS APPLICABLE, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

5. ARCHITECTURAL STANDARDS:

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 SIDING (SUCH AS HARDI-PLANK, AND FIBER CEMENT PANELS), GLASS, STUCCO, EIFS, DECORATIVE BLOCK, ARCHITECTURAL METAL PANELS AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.

b. THE PROPOSED BUILDINGS WILL UTILIZE "FOUR SIDED ARCHITECTURE". "FOUR SIDED ARCHITECTURE" SHALL MEAN THAT ALL BUILDING FACADES WILL UTILIZE SIMILAR BUILDING MATERIALS AND FINISHED ON ALL BUILDING SIDES AND EXPOSED CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED WILL NOT BE ALLOWED.

c. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON THE TREATMENT OF THE BUILDING FACADES ALONG THE EXISTING PUBLIC STREETS AND THE PROPOSED PRIVATE STREET, THROUGH THE FOLLOWING:

1). BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL STREETS WHEN POSSIBLE, AND AS GENERALLY DEPICTED ON THE REZONING PLAN.

2). THE BUILDING FACADES FRONTING ALONG THE EXISTING PUBLIC STREETS OR THE PROPOSED PRIVATE STREET SHALL INCLUDE WINDOWS FOR A MINIMUM OF 30% OF EACH FRONTAGE ELEVATION BETWEEN TWO (2) FEET AND 10 FEET ON THE FIRST FLOOR, IF AN OPERABLE DOOR IS INCLUDED ON THE FAÇADE IT MAY COUNT TOWARD THE 30% WINDOW REQUIREMENT. THE PROPOSED WINDOWS AND/OR OPERABLE DOOR WILL BE PART OF THE BUILDING SHELL AND MAY UTILIZE TRANSPARENT OR SPANDREL GLASS. THE OPERABLE DOOR MAY BE AN EXIT ONLY DOOR. THIS REQUIREMENT MAY ALSO BE MET WITH DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. THE MAXIMUM SILL HEIGHT FOR THE REQUIRED WINDOWS SHALL NOT EXCEED FOUR (4) FEET ABOVE THE ADJACENT STREET SIDEWALK IF THE SIDEWALK IS LOCATED WITHIN 10 FEET OF THE BUILDING FAÇADE. THIS STANDARD WILL NOT APPLY TO THE FAÇADES OF BUILDINGS A AND B THAT ARE ORIENTED/FACE TOWARD THE INTERNAL PRIVATE STREET.

3). THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS (PUBLIC AND PRIVATE) SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK, STONE, FIBER CEMENT PANELS WITH SIMULATED BRICK AND/OR STONE, PRECAST STONE, PRECAST CONCRETE, OR SYNTHETIC STONE.

4). BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS

5). BUILDING ELEVATIONS SHALL BE DESIGNED WITH ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST TWO OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.

6). BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 20 FEET INCLUDING THE PARAPET IF PROVIDED.

7). MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

6. STREETSCAPE, BUFFERS, YARDS AND LANDSCAPING:

a. ALONG THE SITE'S FRONTAGE ON REAMES ROAD THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK FOR THE MAJORITY OF THE FRONTAGE AS GENERALLY DEPICTED ON THE REZONING PLAN. IF THE PROPOSED SIDEWALK FALLS OUTSIDE OF THE RIGHT-OF-WAY A SIDEWALK EASEMENT WILL BE PROVIDED. THE WIDTH OF THE PLANTING STRIP MAY BE REDUCED OR ELIMINATED, AND THE WIDTH OF THE SIDEWALK MAY BE REDUCED TO SIX (6) FEET BEYOND SITE ACCESS B, TO ELIMINATE THE REMOVAL OF THE GUARD RAIL AND TO MINIMIZE FILL.

b. THE PETITIONER WILL PROVIDE ALONG W. T. HARRIS AN EIGHT (8) FOOT PLANTING STRIP AND A 12 FOOT MUP AS GENERALLY DEPICTED ON THE REZONING PLAN. IF THE PROPOSED MUP FALLS OUTSIDE OF THE RIGHT-OF-WAY A MUP EASEMENT WILL BE PROVIDED.

c. ALONG THE NEW INTERNAL PRIVATE STREET AN EIGHT (8) FOOT PLANTING STRIP, EXCEPT WHEN ON-STREET PARKING IS PROVIDED WHERE THE PLANTING STRIP CAN BE REDUCED OR ELIMINATED, AND A SIX (6) FOOT SIDEWALK WILL BE PROVIDED ON BOTH SIDES OF THE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE BACK OF THE SIDEWALK WILL BE THE REQUIRED SETBACK ALONG THE INTERNAL PRIVATE STREET.

d. THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS EACH BUILDING ON THE SITE TO THE SIDEWALK ALONG REAMES ROAD, W. T. HARRIS, THE INTERNAL PRIVATE STREET, AS WELL AS THE SIDEWALK ALONG NORTHLAKE PLAZA DRIVE IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

e. ABOVE-GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

f. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

g. PARKING AREAS WILL BE SCREENED FROM THE PRIVATE STREET WITH LANDSCAPING IN A FIVE (5) FOOT AREA OR WITH A LOW (3.0 FOOT) MASONRY WALL.

h. THE PETITIONER WILL INVESTIGATE THE ABILITY TO INSTALL, ON THE SITE, AN ELECTRONIC VEHICLE CHARGING STATION. THE LOCATION AND THE TIMING OF THE INSTALLATION OF THE EV CHARGING STATION, IF FEASIBLE, TO BE DETERMINED BY THE DEVELOPER.

7. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION 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.

c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

d. ANY EXISTING STREET TREES IN THE STREET RIGHT OF WAY ALONG W. T. HARRIS OR REAMES ROAD THAT ARE TO REMAIN MUST BE PROTECTED DURING ALL PHASES OF CONSTRUCTION BY FENCING.

8. LIGHTING:

a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 31 FEET IN HEIGHT.

9. GREENWAY DEDICATION:

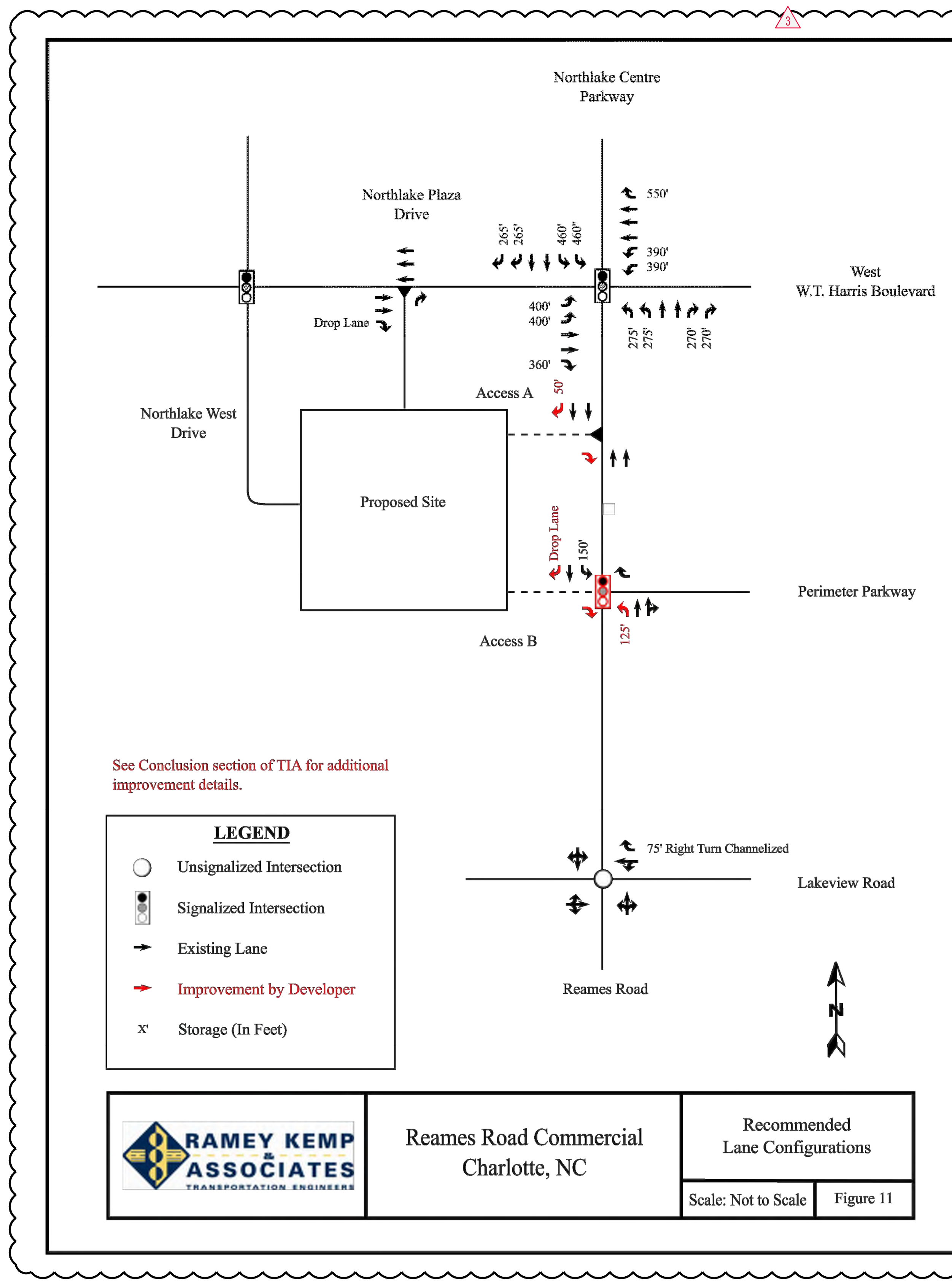
a. THE PETITIONER WILL DEDICATE AND CONVEY TO COUNTY PARKS AND RECREATION THE PORTION OF THE 100 FOOT SWIM BUFFER LOCATED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS AREA WILL BE DEDICATED AND CONVEYED TO COUNTY PARKS AND RECREATION PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING CONSTRUCTED ON THE SITE. STORM WATER DETENTION AND WATER QUALITY TREATMENT AREAS MAY NOT BE LOCATED WITHIN THE AREA TO BE DEDICATED TO COUNTY PARKS AND RECREATION. IN ADDITION, THE PETITIONER SHALL PROVIDE 100'X100' FOOT ACCESS, MAINTENANCE, CONSTRUCTION, AND POTENTIAL GREENWAY CONNECTIVITY EASEMENT ALONG REAMES AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL ALSO EXPLORE WITH COUNTY PARK AND RECREATION THE POSSIBILITY OF ALLOWING COUNTY PARK AND RECREATION TO USE THE REQUIRED STORM WATER DETENTION ACCESS AND MAINTENANCE EASEMENT, FOR THE PROPOSED BMP LOCATED ADJACENT TO LONG CREEK, AS AN EASEMENT THAT CAN BE UTILIZED BY COUNTY PARK AND RECREATION TO ACCESS, CONSTRUCT, AND MAINTAIN THE PROPOSED GREENWAY.

10. 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 PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

11. 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.



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REVISIONS

REV	DATE	COMMENT	BY
1	06/22/18	RZ SUBMITTAL 2	ODR
2	09/17/18	RZ SUBMITTAL 3	RCB
3	10/22/18	RZ SUBMITTAL 4	DJR

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PROJECT No.:	NCC182068
DRAWN BY:	ODR
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DATE:	10/22/2018
SCALE:	N.T.S.
CAD I.D.:	RZ1

PROJECT:
PROP. REZONING DOCUMENTS
FOR
NORTHLAKE REAL ESTATE INVESTORS, LLC
LOCATION OF SITE
7625 W W.T. HARRIS BLVD
CHARLOTTE, NC
MECKLENBURG COUNTY, 28216

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REZONING PETITION #2017-137

SHEET TITLE:
DEVELOPMENT STANDARDS

SHEET NUMBER:
RZ-3