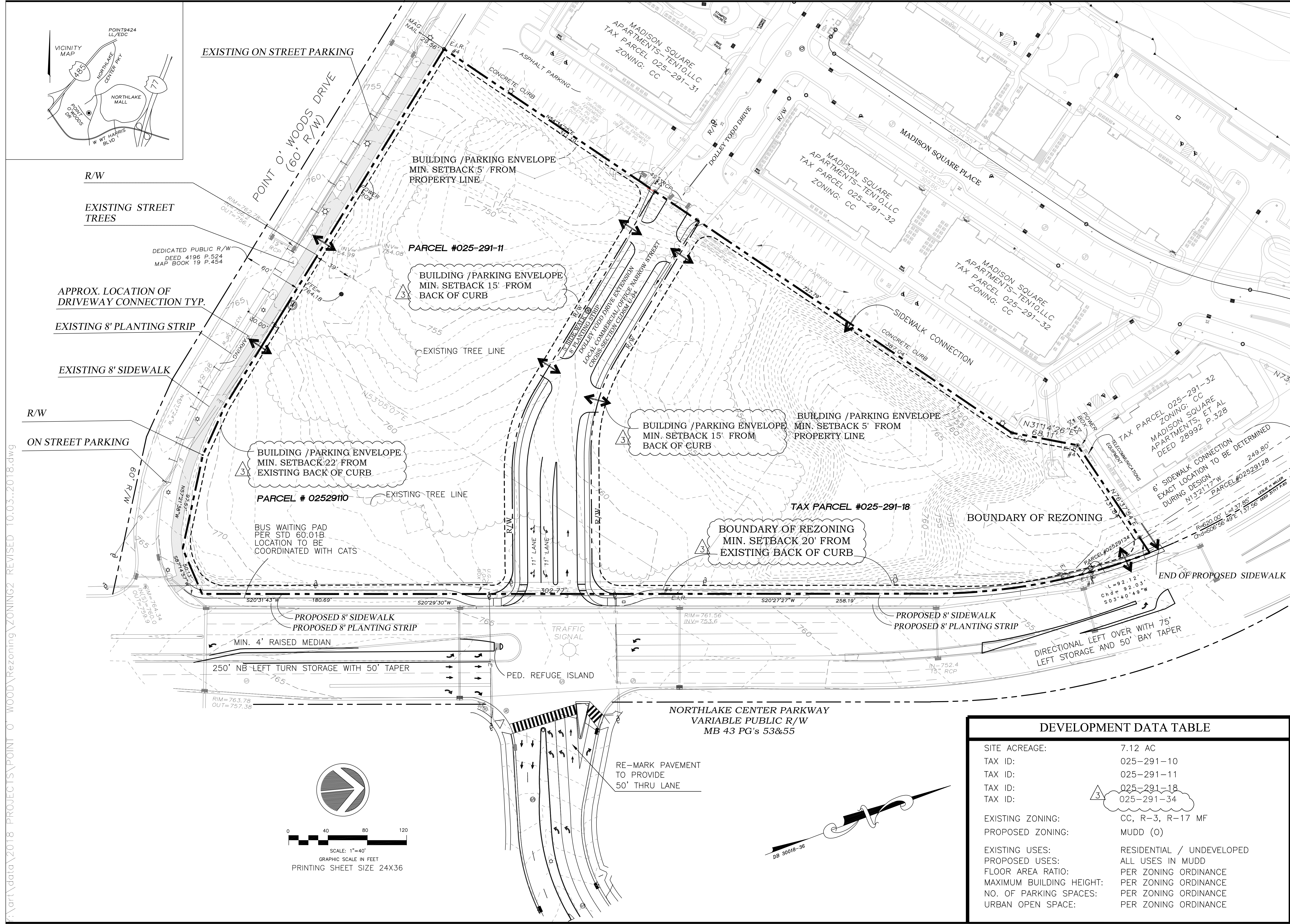






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MANSOUR EDLIN CONSULTING

1200 EAST MOREHEAD ST.  
SUITE 275  
CHARLOTTE, N. C. 28204  
Phone 704-672-1560

3. PER STAFF ANALYSIS

10.02.2018

2. PER STAFF COMMENTS

08.10.2018

1. PER STAFF COMMENTS AND RESULTS OF TRAFFIC STUDY

4-16-18

REVISION

PROJECT NUMBER

DESIGN

APPROVED By

DRAWN By

Date

DIGITAL FILE

NORTH LAKE SYSTEMS LLC

P.O. BOX 1919  
HUNTERSVILLE, NC 28037  
PHONE#: 704-649-6833  
FAX#: 704-598-2356

FOR PUBLIC HEARING

PETITION NUMBER

2017-043

NORTHLAKE CENTER PARKWAY  
CHARLOTTE, NC

SITE PLAN

RZ-2

PRINTING SHEET SIZE 24X36

DEVELOPMENT DATA TABLE	
SITE ACREAGE:	7.12 AC
TAX ID:	025-291-10
TAX ID:	025-291-11
TAX ID:	025-291-18
TAX ID:	025-291-34
EXISTING ZONING:	CC, R-3, R-17 MF
PROPOSED ZONING:	MUDD (O)
EXISTING USES:	RESIDENTIAL / UNDEVELOPED
PROPOSED USES:	ALL USES IN MUDD
FLOOR AREA RATIO:	PER ZONING ORDINANCE
MAXIMUM BUILDING HEIGHT:	PER ZONING ORDINANCE
NO. OF PARKING SPACES:	PER ZONING ORDINANCE
URBAN OPEN SPACE:	PER ZONING ORDINANCE



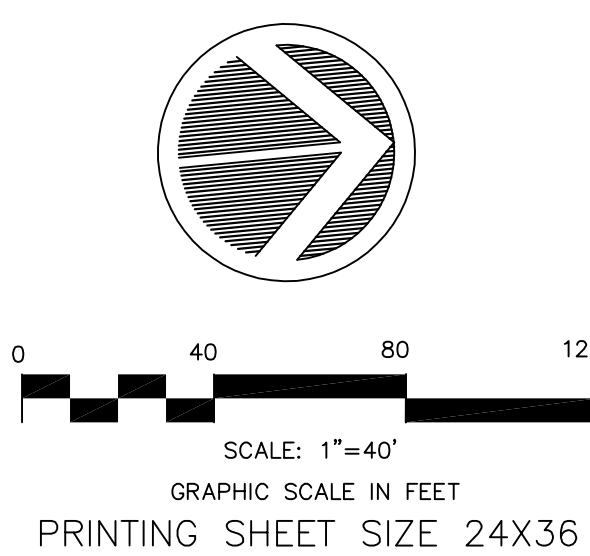
R STAFF ANALYSIS	10.02.2018
R STAFF COMMENTS	08.10.2018
R STAFF COMMENTS AND RESULTS TRAFFIC STUDY	4-16-18
REVISION	

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17-043

NORTH LAKE  
 CENTER  
 PARKWAY  
 CHARLOTTE, NC

Z-3





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ABC Investments  
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 a 180-room hotel and for up to 40,000 square feet of retail, restaurant, and office uses. To achieve this purpose, the application seeks the rezoning of the site to the MUDD-O district. The Petitioner requests a full five-year vesting as part of the plan for this site.

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the MUDD district except as may be further limited by the specific provisions of this site plan. The site uses may include a 180-room hotel, one restaurant with drive through service, retail, casual dining, and office uses and related accessory uses.

MUDD-O Request.

The applicant seeks permission under the Optional process to be able to include a drive through service lane as an accessory use to a restaurant that may be built on the site.

Transportation

- a. The site will have a full access connection to Point of Woods Drive, to Northlake Center Parkway, and to a new street that will connect to Northlake Centre Parkway as generally depicted on the concept plan for the site.
- b. Access will also be provided by a limited access driveway to Northlake Center Parkway on the north end of the site as generally depicted on the concept plan for the site.
- c. Parking areas are generally depicted on the concept plan for the site.
- d. The Petitioner will work with CDOT on changes to the signal located at the intersection of the new public street and Northlake Centre Parkway.
- e. The Petitioner will also make the following transportation improvements as identified in the site traffic technical memorandum.
  - a. Provide a 250’ NB left turn storage lane on Northlake Center Parkway with 50’ bay taper length at Dolley Todd Dr. extension
  - b. Modify NB Northlake Centre median nose to provide a pedestrian refuge island.
  - c. Modify existing Northlake Centre median to maintain min 4’ raised median width.
  - d. Re-mark WB Mall Access Rd. approach to provide a 50’ thru lane (mill/overlay as necessary)
  - e. SB Dolley Todd Drive extension at Northlake Centre approach needs 3 approach lanes (i.e. 11’ thru/right lane, 11’left turn lane, and a 13’ receiving lane).
  - f. SB Dolley Todd Drive.extension approach to align with the existing NB Mall Access approach so that lane transition is minimized.
  - g. The developer is responsible for all traffic signal modification and improvement costs associated with the extension of Dolley Todd Dr. to Northlake Centre Parkway to create the 4th approach leg at the existing traffic signal, including interconnect cable, pedestrian signalization, accessible ramps, and geometry modifications of the existing leg(s) as determined during detailed design in permitting.
  - h. The Petitioner will provide a NB Northlake Centre directional left over with a 75’ left turn storage and 50’ bay taper.
  - i. The Petitioner will provide two 6’ sidewalk connections to the existing apartment building sidewalks
  - j. The Petitioner will extend the storage on the existing dual-left turn lanes on eastbound WT Harris at Statesville to 400 feet for each lane exclusive of a bay taper. This improvement will be completed prior to the issuance of the Certificate of Occupancy for the hotel on the site.
  - k. The Petitioner will provide for the dedication and fee simple conveyance of all rights of way to the City before the site’s first building certificate of occupancy is issued if adequate right-of-way that meets ordinance requirements is not already established.
  - l. All on site transportation improvements will be approved and constructed before the site’s first building certificate of occupancy is issued or phased per the site’s development plan.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the MUDD district and the following additional standards.

- a. Buildings shall be placed so as to present a front or side façade to at least two streets.
- b. Building facades shall include a combination of windows and operable doors for a minimum of 60% of the total exterior street facing elevations utilizing transparent glass between 2’ and 10’ for all of the first-floor walls with no wall having such windows or doors occupying less than 20% of any one side. Up to 20% of this requirement may be comprised of display windows. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments unless the windows connect to mechanical, storage, utility, kitchen, or service areas in which case translucent window glass or screening may be uses. The maximum sill height for required transparency shall not exceed 4’-0” above adjacent site grade.
- c. The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick, stucco, or stone.
- d. Direct pedestrian connection will be provided between street facing public access doors and corner entrance features to sidewalks on adjacent streets.
- e. 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
- f. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three 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.
- g. Buildings should be a minimum height of 18’. Building elevations above ground floor should have a minimum transparency of 20% per floor.
- h. The height of the hotel will be limited to 8 stories.
- i. Buildings that do not present either a front or side toward a public street shall have four-sided architecture with the same level of architectural treatment and interest as the entry side of the building.
- j. Building “C” will have an operable entrance or a corner entrance that relates to Dolly Todd Drive or Northlake center parkway.
- k. Building “A” will be provided with an operable entrance on one of the frontage elevations and a direct connection from that entrance to the public sidewalk.
- l. The Petitioner reserves the right for building “B” to be constructed as one or two buildings depending on the requirements of the tenant(s).
- m. Dumpsters, wherever located, will be screened on all four sides and will incorporate colors and materials used in the buildings on the site.
- n. Building ‘B’ will have multiple entrances, consistent with the number and configuration of the tenants, that provide access to the public sidewalk along Northlake Center Parkway.

Streetscape and Landscaping

Tree save areas for this site have been provided for as part of the master plan approved as part of Rezoning Petition 2008-060.

Environmental Features

Stormwater management on the site will be developed and designed in concert with the master stormwater plan approved as part of Rezoning Petition 2008-060 which was approved and executed in conformance of the Post Construction Stormwater Ordinance. The provisions of the Post Construction Ordinance will be complied with for those areas not included in the original storm water master plan approved as part of Rezoning Petition 2008-060

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaries and that architectural lighting on the exterior of buildings will be permitted

Phasing

The construction of the extension of turn lanes on Harris Boulevard at its intersection with Statesville Road is specifically tied to the Certificate of Occupancy for the hotel proposed for the site.

Initial Submission- 1-23-17  
Revised per staff comments and results of traffic study- 4-16-18, 1.1  
Revised per additional staff comments, 8-10-18, 1.2  
Revised per staff comments 8-13-18, 1.3  
Revised per staff analysis, 9-27-18, 1.4  
Revised per staff analysis 10-2-18, 1.5

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PROJECT  
NUMBER

DESIGN  
By

APPROVED  
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DRAWN  
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REVISION

NORTH LAKE  
SYSTEMS LLC

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FAX#: 704–598–2356

FOR PUBLIC HEARING

PETITION NUMBER

2017-043

NORTHLAKE  
CENTER  
PARKWAY  
CHARLOTTE, NC

DEVELOPMENT  
STANDARDS

RZ-4

PRINTING SHEET SIZE 24X36