

1. APPLICANT: NORTHLAKE REAL ESTATE INVESTORS, LLC
4600 PARK ROAD, SUITE 370
CHARLOTTE, NC 28205
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 MASON'S 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: R-3 (SINGLE FAMILY)
EXISTING: B-2(CD) (GENERAL BUSINESS)
PROPOSED:


5. USES:
EXISTING: VACANT

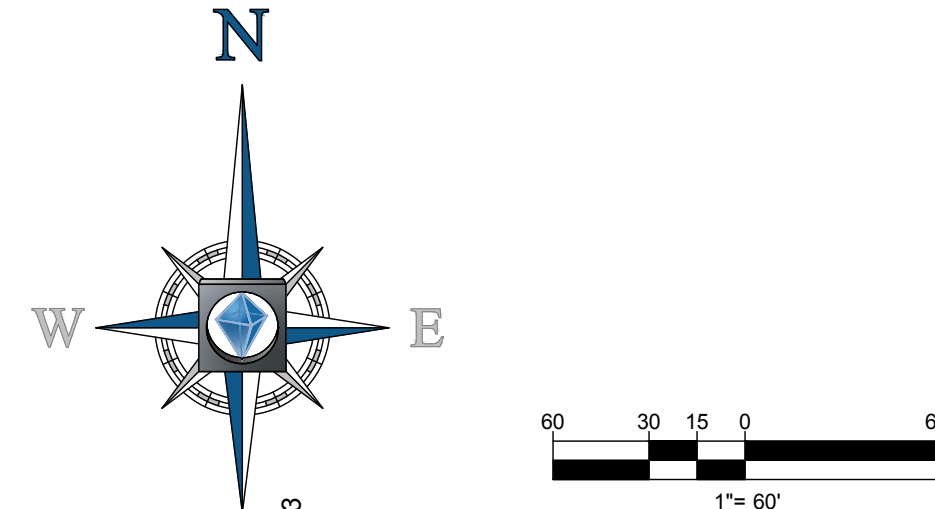
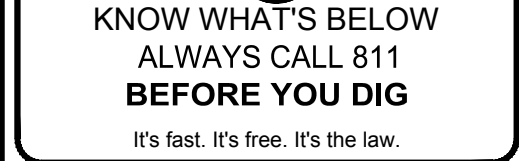
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EXISTING: B-2(CD) (GENERAL BUSINESS)
PROPOSED:
5. USES:
EXISTING: VACANT

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 DRIVE-THROUGH SERVICES DRIVE-THROUGH DRIVE-THRU, 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, COMMERCIAL 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 OIL CHANGES, 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 ACCESS TO THE BODY OF WATER; REPAIR OR SERVICING 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 DISINFESTATION; STABLES, BOARDING, 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; FURNITURE, BUILDING MATERIAL SALES; RIDING ACADEMIES; AND SHORT TERM CARE FACILITIES.

6. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 26,600 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.

[illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	NCC182068
DRAWN BY:	ODR
CHECKED BY:	RDH
DATE:	9/17/2018
SCALE:	1" = 60'
CAD I.D.:	RZ1

PROJECT: **PROP.
REZONING
DOCUMENTS**

FOR

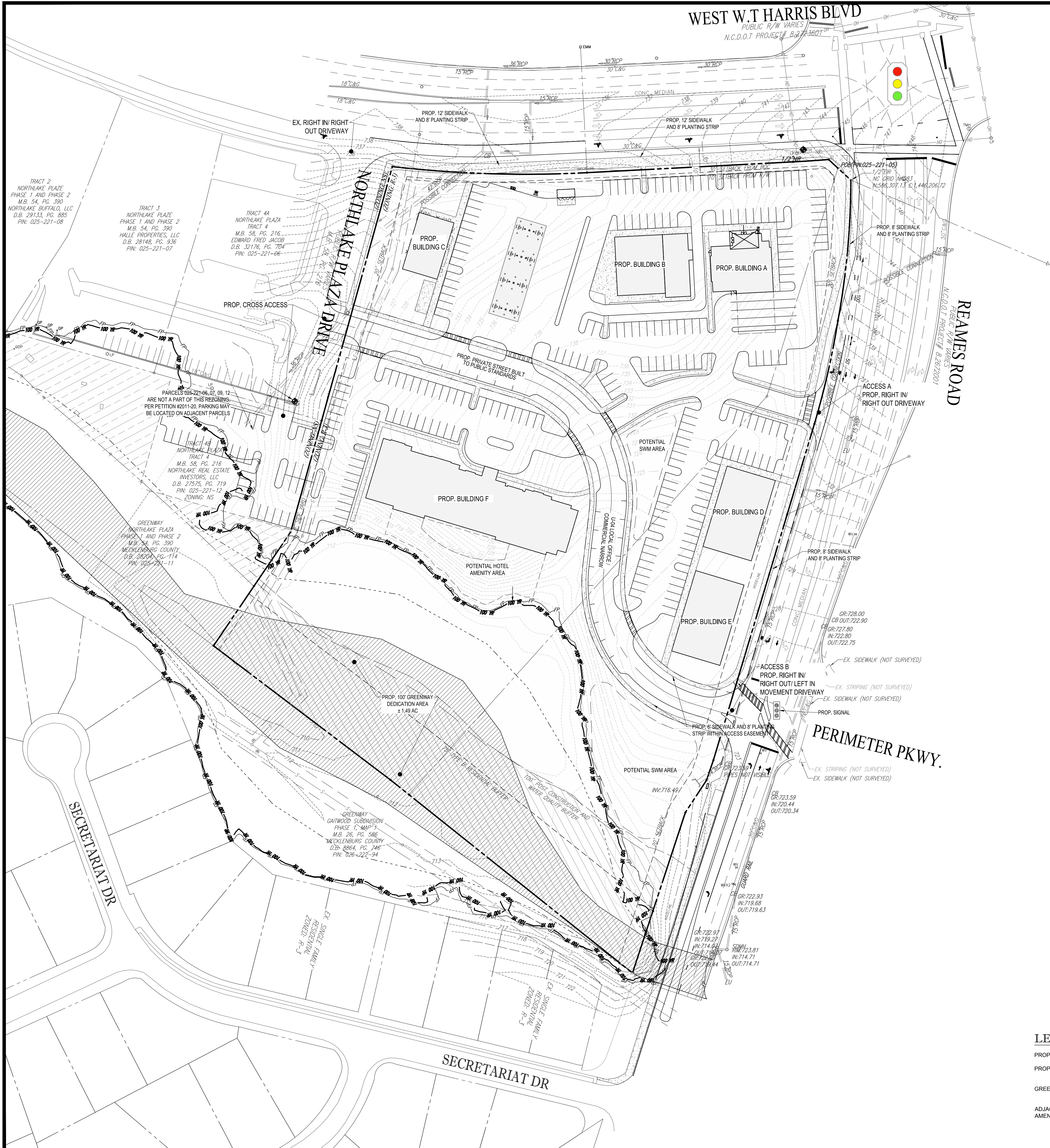
**NORTHLAKE REAL
ESTATE INVESTORS,
LLC**

**LOCATION OF SITE
7625 W W.T. HARRIS BLVD
CHARLOTTE, NC
MECKLENBURG COUNTY, 28216**

REZONING
PETITION
#2017-137

TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1



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
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WACO TX, 76710
- 02522105
MUSKRAT POINT PROPERTIES LLC
5250 MASON'S FERRY RD
LAKE WYLIE, SC 28710
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025-221-04, 025-221-05
7625 W.W.T. HARRIS BLVD
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC
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PROPOSED: B-2(CD) (GENERAL BUSINESS)
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EXISTING: VACANT
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BOHLER
ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN URBAN DESIGN

CHARLOTTE, NC
BALTIMORE, MD
BIRMINGHAM, AL
CHICAGO, IL
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
KANSAS CITY, MO
LAS VEGAS, NV
LONG BEACH, CA
LOS ANGELES, CA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
PORTLAND, ME
SAN ANTONIO, TX
SAN JOSE, CA
SEATTLE, WA
SPRINGFIELD, IL
TAMPA, FL
WASHINGTON, DC
WICHITA, KS

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

811

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: NCC182068
DRAWN BY: ODR
CHECKED BY: RDH
DATE: 9/17/2018
SCALE: 1" = 60'
CAD I.D.: R21

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
NCELS 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

