

LAND OWNER: DANIEL J. MCAULAY
220 CRAIGWOOD DR
BLYTHEWOOD, SC 29016

PID#: 025-103-04

JURISDICTION: CITY OF CHARLOTTE

DEED BOOK & PAGE: 24356-112

TOTAL SITE ACREAGE: ±6.54 AC (284,883 SF)

CURRENT ZONING: R-3

PROPOSED ZONING: UR-2(CD)

EXISTING USE: RESIDENTIAL

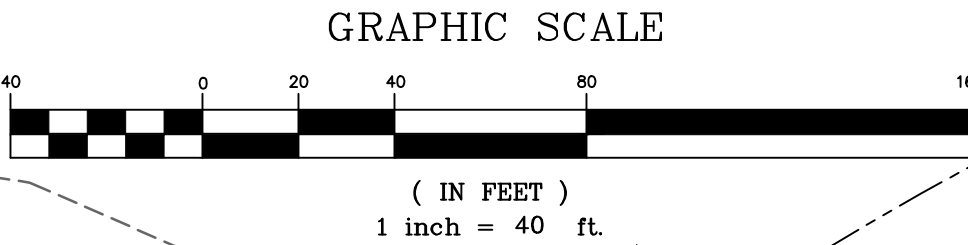
PROPOSED USE: UP TO 78 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT.

MAXIMUM BUILDING HEIGHT NOT TO EXCEED FIVE (5) STORIES OR 60 FEET

BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE

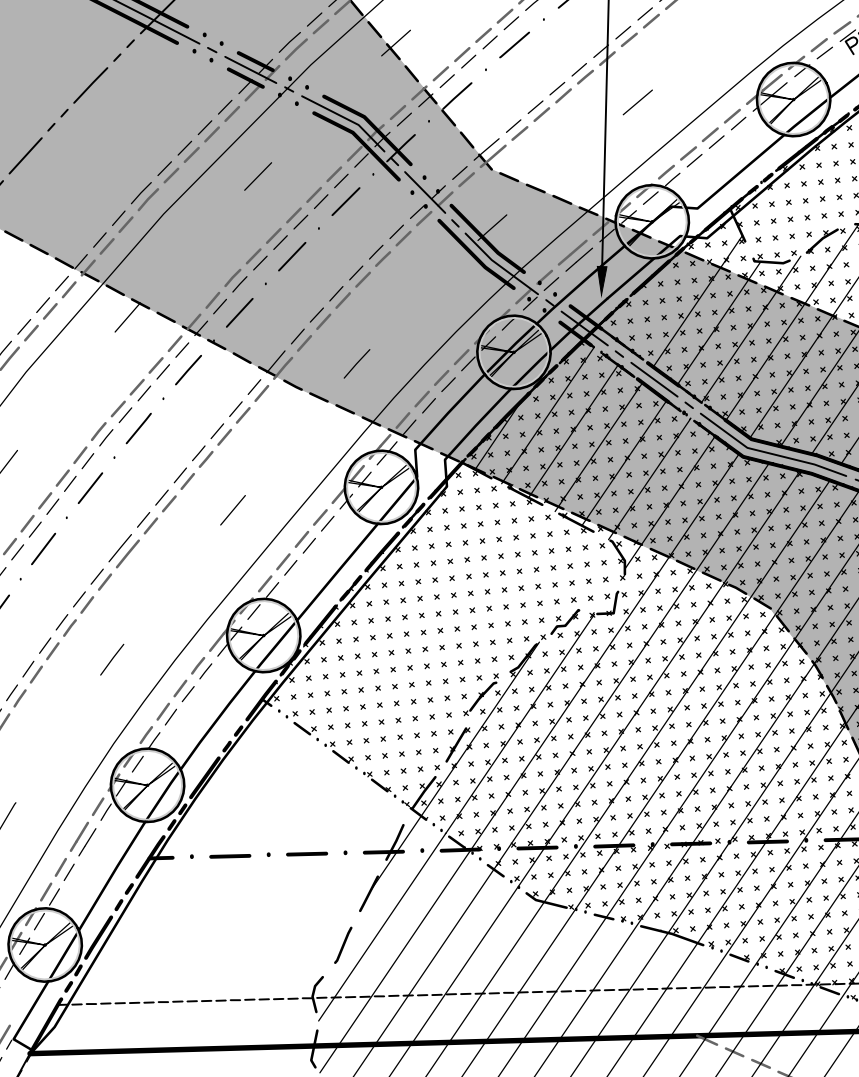
PROPOSED FAR: THE SITE WILL NOT EXCEED A FLOOR AREA RATIO (FAR) OF 1.0

DEVELOPMENT SUMMARY



DEVELOPER TO PROVIDE A 6" MINIMUM SIDEWALK AT DIXON BRANCH CROSSING, BUT DUE TO THE EXISTING GRADES AND HEADWALL, THE 8' PLANTING STRIP MAY BE REDUCED AT THIS LOCATION. DEVELOPER TO MAXIMIZE PLANTING STRIP IN THIS AREA.

N/E BARBARA MCAULAY
D.B. 31808-327
P.N. 025-103-04
ZONING: R-3
USE: VACANT



PROP. TREE SAVE

100' SWIM POST CONSTRUCTION BUFFER

PROP. RIGHT-IN/RIGHT-OUT ONLY

PROP. ADA ACCESSIBLE DUMPSTER ENCLOSURE

PROP. PLAYGROUND

PROP. PICNIC SHELTER

100 YEAR FLOODPLAIN BOUNDARY

40' TYPE "C" BUFFER YARD

100' SWIM POST CONSTRUCTION BUFFER

POTENTIAL TRAFFIC SIGNAL EQUIPMENT (20'X20')

PROP. 6" SS

PROP. 96'/110' R/W SHIFT AT C OF DRIVEWAY

LIMITS OF CONSTRUCTION TO DRIVEWAY RADIUS POINT

40' TYPE "C" BUFFER YARD (POTENTIAL 30' WITH 25% REDUCTION USING FENCE/BERM)

10' SETBACK

DIXON BRANCH CENTERLINE

2' FROM EDGE OF PATH

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

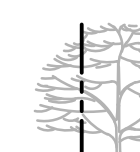
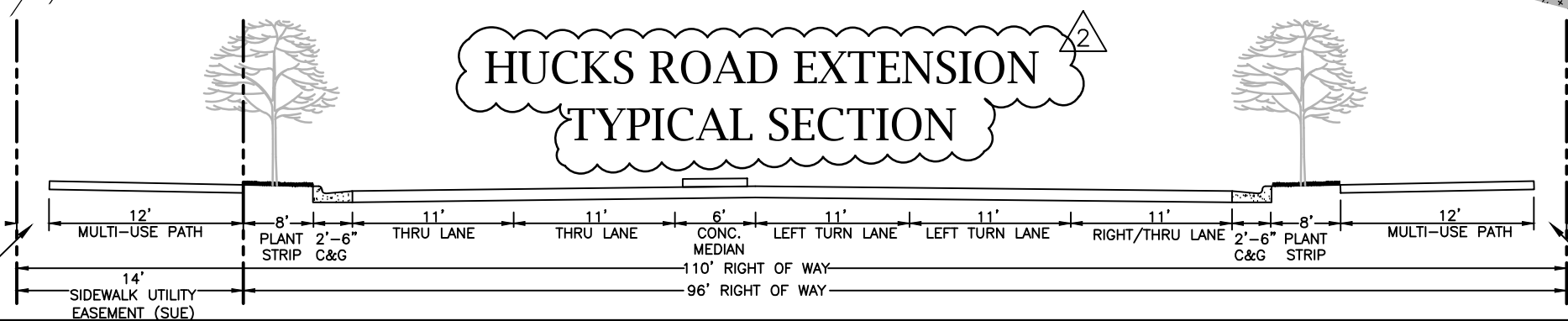
10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK



HUCKS ROAD EXTENSION TYPICAL SECTION



2' FROM EDGE OF PATH

14' SIDEWALK UTILITY EASEMENT (SUE)

12' MULTI-USE PATH

8' PLANT STRIP C&G

11' THRU LANE

11' THRU LANE

8' CONC. MEDIAN

11' LEFT TURN LANE

11' LEFT TURN LANE

11' RIGHT/THRU LANE

8' PLANT STRIP C&G

12' MULTI-USE PATH

2' FROM EDGE OF PATH

11' RIGHT OF WAY

96' RIGHT OF WAY

N/E MASON ANDREW NC PARTNERS, LLC
D.B. 32207-36
P.N. 025-103-10
ZONING: UR-3(CD)
USE: VACANT

GREENDALE WAY EX PRIVATE ROAD

EXISTING 5 BIKE LANES

NORTHLAKE CENTRE PARKWAY CENTERLINE

EXISTING/FUTURE CURB LINE

35' MIN. R/W

50' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

35' MIN. R/W

1. If the Petitioner proceeds with the abandonment process for the excess right-of-way along Northlake Centre Parkway, the Petitioner will coordinate with CDOT Signals Implementation (Patrick Monroe, patrick.monroe@ci.charlotte.nc.us) to determine the appropriate right-of-way that is needed for future implementation of a traffic signal at the intersection of Hucks Road Extension and Northlake Centre Parkway.

2. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is requested.

3. The placement and configuration of the vehicular access points are subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.

4. 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 in accordance with published standards.

5. The Petitioner will dedicate via fee simple conveyance up to 35 feet from the existing center line of Northlake Centre Parkway if not already in existence.

6. 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, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any 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.

7. Architectural Standards:

a. The building materials used on the principal building constructed on the 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. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.

b. Meter banks will be screened from adjoining properties and from the abutting public streets.

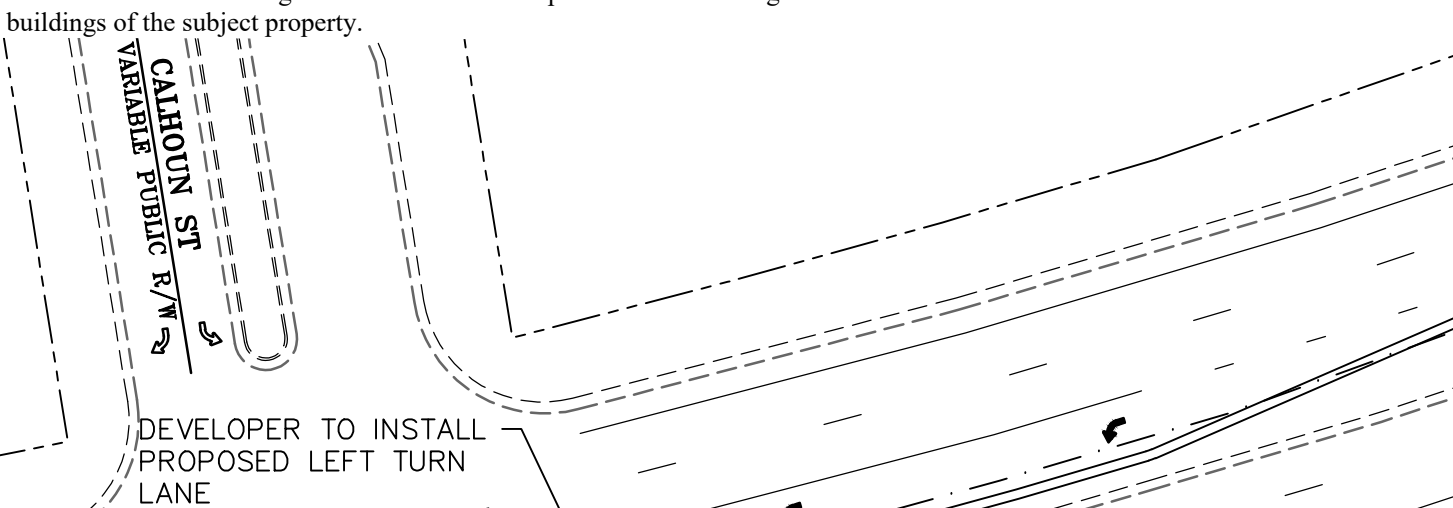
c. HVAC and related mechanical equipment will be screened from public view and view of adjacent properties at grade.

d. The dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.

e. Building massing and height shall be designed to break up long monolithic building forms as follows:

i. A building exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of six (6) feet extending through the building.

f. All residential ground floor units will have entrances facing the street, and when within 15 feet of the sidewalk located along the street shall be raised a minimum of 12-24". Stoops should be provided on all public and private streets when individual entrances are provided. If individual entrances are not feasible at least two common entrances will be provided. Individual or common entrances will not be required if the building is three (3) or more feet below the grade of the adjoining public street.



DEVELOPER TO INSTALL PROPOSED LEFT TURN LANE

VARIALE PUBLIC R/W

CAUTION ST

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

VARIALE PUBLIC R/W

Mc²

ENGINEERING

Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

PROPOSED DEVELOPMENT:
NORTHLAKE CENTRE
APARTMENTS

DEVELOPED BY:
WODA COOPER
DEVELOPMENT, INC
500 SOUTH FRONT STREET, 10th FLOOR
COLUMBUS, OH 43215

SCHEMATIC SITE PLAN

REVISIONS		
1	2/5/20	REZONING COMMENTS
2	4/21/20	REZONING COMMENTS

CAD FILE: 19-046 REZN.DWG
PROJECT NO.: 19-046
DESIGNED BY: JDM
DATE: DECEMBER 5, 2019

RZ1.0

FOR PUBLIC HEARING

REZONING

PETITION # 2019-181