

Rezoning Petition 2013-067

- Action:**
- A. Render a decision on whether the additional elevation information added to the proposed rezoning 2013-067, after the Zoning Committee recommendation, requires referral of the petition to the Zoning Committee for additional review, and**
 - B. Render a decision on proposed rezoning 2013-067 from R-3, single-family residential and BP, business park to UR-3(CD), urban residential, conditional.**

Staff Resource: Laura Harmon, Planning

Explanation

- The property is approximately 18.95 acres located on the west side of Northlake Centre Parkway near the intersection of Madison Square Place, Northlake Mall Drive and Northlake Centre (Council District 2 – Mitchell).
- On September 16, 2013, a public hearing was held for this petition.
- At the October 21, 2013 Zoning Meeting, the City Council deferred the decision on this petition to the December 18, 2013, Zoning Meeting, to allow the petitioner time to submit additional commitments related to building elevations.
- On October 28, 2013, at the request of the petitioner, the City Council voted to move the decision from December 18, 2013, to the November 25, 2013 business meeting. Action A will allow City Council to render a decision on whether the additional elevation information constitutes a substantive change.
- On November 19, 2013, to address the City Council's concerns about the elevations for the buildings, the petitioner submitted typical elevations with the following commitments:
 1. Buildings will be designed with façade articulation to break up wall mass and to create variety in the character of the façade.
 2. Main windows will be arranged to avoid large masses of glass and will be designed so as to be taller than they are wide. This will not apply to minor windows such as for bathrooms, stairways and architectural accent.
 3. All building entrances will be connected to the on-site and/or public street sidewalk network subject to grade and ADA standards.
 4. On site directional signage will be designed to reflect the architectural character and materials of the principal buildings.
 5. Building facades may incorporate vertical elements and material changes to break up the mass of the building walls.
 6. Added the following note under Architectural Standards: "The petitioner has also provided typical elevation images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site although the building height and the overall length and width of the buildings may vary due to topography and unit count subject to the limits below. The petitioner reserves the right to make minor architectural changes to the building design but the overall design and construction character will be as illustrated."

Zoning Committee Discussion

- On September 25, 2013, the Zoning Committee of the Planning Commission voted 5-0 finding the petition to be consistent with the Northlake Area Plan and

to be reasonable and in the public interest based on information provided in the staff analysis and the public hearing.

- The Committee also voted 5-0 to recommend approval of this petition with the following modifications as detailed in the attachment:
 1. The petitioner has removed the second paragraph under the "Purpose" statement (Sheet RZ-1.0). Site plan notes have been revised to allow for commitments regarding building frontage, placement and orientation; location of parking in relation to buildings; architectural materials; and placement of the proposed clubhouse.
 2. The setback on Northlake Centre Parkway has been changed to 24 feet per the adopted Streetscape Plan.
 3. Transportation Note (a) has been amended to reflect one public street connection and one private street connection to Northlake Centre Parkway.
 4. The accompanying elevations have been removed and additional language committing to architectural features has been provided.
 5. The Architectural Standards language has been amended to remove references to images of buildings.
 6. Architectural Standards Note (a) has been amended to stipulate 30% masonry on all exteriors below the roofline. The words "and/or hardiplank/fiber cement board" have been eliminated from this note.
 7. The petitioner has removed the following language from General Provisions (b): "...such as those that regulate streets, sidewalks, trees, bicycle parking, and site development...These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan."
 8. Both site plan sheets are now consistent with respect to the proposed Class C Buffer along abutting R-3 (single family residential) zoned properties. Both sheets label the Class C Buffer reduced 25% with fence.
 9. Per the request of the Park and Recreation Department, the petitioner committed to dedicate and convey to Mecklenburg County the 100-foot SWIM buffer on the front portion of the site. The dedication will be accomplished prior to the issuance of the first Certificate of Occupancy for the site. Planning staff is rescinding the request that the petitioner commit to providing a direct pedestrian connection between the development and the future trail due to uncertainty with respect to the design of the trail.
 10. Misspellings have been corrected on both sheets.
 11. Staff has rescinded the following request as the petitioner has confirmed this area is zoned BP (business park): There is a small area zoned R-3 (single family residential) that is not part of this rezoning and abuts the proposed public street. Label this area on Sheets RZ-1.0 and RZ-2.0.
 12. Added language as requested by Storm Water Services under Environmental Features.
 13. Addressed Transportation Comments:
 - a) Revised Transportation Note c to provide a 150' left- turn/storage lane with appropriate taper length.
 - b) Addressed comment regarding proposed future Hucks Road street extension by deleting Transportation Note D, and adding the following language for clarity:
 - II. Note 1: Public Street Extension – This street is designed and located to be extended into the adjacent parcel and connect to Northlake Parkway at the northernmost existing median break.
 - III. Note 2: Future Hucks Road Extension – The future Hucks Road Extension is intended to extend east of Northlake Parkway from

the northernmost median break of Northlake Parkway. This intersection is a location for a potential traffic signal, to be determined based on future traffic analysis.

14. Based upon discussions with petitioner, the third sentence under Streetscape and Landscaping has been modified to read: "...an average of 70% of the total..."
 15. The petitioner has numbered the development notes under Streetscape and Landscaping.
 16. Due to possible miscommunication on the part of staff, the petitioner incorrectly removed a previous note under Environmental Features pertaining to design, landscaping, and screening of the water quality facility. The petitioner has agreed to place this one sentence note back on the site plan.
- Staff agrees with the Zoning Committee recommendation from the September 25, 2013 meeting.

Attachment

[Zoning Committee Recommendation](#)

[Vicinity Map](#)

[Locator Map](#)

[Site Plan](#)

[Typical Elevations](#)

REQUEST	Current Zoning: R-3, single family residential and BP, business park Proposed Zoning: UR-3(CD), urban residential, conditional
LOCATION	Approximately 18.95 acres located on the west side of Northlake Centre Parkway near the intersection of Madison Square Place, Northlake Mall Drive and Northlake Centre. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes to allow for the development of up to 416 multi-family residential units.
PROPERTY OWNER	Metrolina Properties Limited Partnership; Arrowood Seventy Seven Associates
PETITIONER AGENT/REPRESENTATIVE	Withrow Capital Walter Fields
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. The petition is found to be consistent with the Northlake Area Plan and to be reasonable and in the public interest based on information provided in the staff analysis and the public hearing by a 5-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Walker).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The petitioner has removed the second paragraph under the "Purpose" statement (Sheet RZ-1.0). Site plan notes have been revised to allow for commitments regarding building frontage, placement and orientation; location of parking in relation to buildings; architectural materials; and placement of the proposed clubhouse. 2. The setback on Northlake Centre Parkway has been changed to 24 feet per the adopted Streetscape Plan. 3. Transportation Note (a) has been amended to reflect one public street connection and one private street connection to Northlake Centre Parkway. 4. The accompanying elevations have been removed and additional language committing to architectural features has been provided. 5. The Architectural Standards language has been amended to remove references to images of buildings. 6. Architectural Standards Note (a) has been amended to stipulate 30% masonry on all exteriors below the roofline. The words "and/or hardi-plank/fiber cement board" have been eliminated from this note. 7. The petitioner has removed the following language from General Provisions (b): "...such as those that regulate streets, sidewalks, trees, bicycle parking, and site development...These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan." 8. Both site plan sheets are now consistent with respect to the proposed Class C Buffer along abutting R-3 (single family residential) zoned properties. Both sheets label the Class C Buffer reduced 25% with fence. 9. Per the request of the Park and Recreation Department, the petitioner committed to dedicate and convey to Mecklenburg County the 100-foot SWIM buffer on the front portion of the site. The dedication will be accomplished prior to the issuance of
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the first Certificate of Occupancy for the site. *Planning staff is rescinding the request that the petitioner commit to providing a direct pedestrian connection between the development and the future trail due to uncertainty with respect to the design of the trail.*

10. Misspellings have been corrected on both sheets.
11. *Staff has rescinded the following request as the petitioner has confirmed this area is zoned BP (business park):* There is a small area zoned R-3 (single family residential) that is not part of this rezoning and abuts the proposed public street. Label this area on Sheets RZ-1.0 and RZ-2.0.
12. Added language as requested by Storm Water Services under Environmental Features.
13. Addressed Transportation Comments:
 - a) Revised Transportation Note c to provide a 150' left-turn/storage lane with appropriate taper length.
 - b) Addressed comment regarding proposed future Hucks Road street extension by deleting Transportation Note d, and adding the following language for clarity:
 - I. Note 1: Public Street Extension – This street is designed and located to be extended into the adjacent parcel and connect to Northlake Parkway at the northernmost existing median break.
 - II. Note 2: Future Hucks Road Extension – The future Hucks Road Extension is intended to extend east of Northlake Parkway from the northernmost median break of Northlake Parkway. This intersection is a location for a potential traffic signal, to be determined based on future traffic analysis.
14. Based upon discussions with petitioner, the third sentence under Streetscape and Landscaping has been modified to read: "...an average of 70% of the total..."
15. The petitioner has numbered the development notes under Streetscape and Landscaping.
16. Due to possible miscommunication on the part of staff, the petitioner incorrectly removed a previous note under Environmental Features pertaining to design, landscaping, and screening of the water quality facility. The petitioner has agreed to place this one sentence note back on the site plan.

VOTE

Motion/Second:	Ryan/Lathrop
Yeas:	Dodson, Labovitz, Lathrop, Ryan and Walker
Nays:	None
Absent:	Allen, Firestone and Low
Recused:	None

ZONING COMMITTEE DISCUSSION

Planning staff provided an overview of the changes to the site plan, noting that the petitioner had worked diligently with staff to address the outstanding issues. Staff indicated that the petitioner provided development notes committing to an urban, pedestrian friendly style residential project such as requiring an average percentage of building frontage along public streets; placement of the clubhouse internal to the project; and location of parking primarily to the rear. Committee members briefly discussed the amount of multi-family development in the area and vacancy rates. There was no further discussion of this petition.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Background**

The BP (business park) portion of this request was part of an approximately 300-acre site rezoned in 1987 (rezoning petition 1987-6(c)) to accommodate the construction of 1,475,400 square feet of retail uses (now Northlake Mall), a 300-room convention hotel, approximately 200 multi-family residential units, and 185 acres of business park uses.

• **Proposed Request Details**

- The site plan accompanying this petition contains the following provisions:
 - Construction of 416 for rent apartment homes at a density of 22 dwelling units per acre, with clubhouse/pool amenity.
 - Access to the site via private and public street connections to Northlake Parkway.
 - Proposed internal street network will incorporate proposed connections to any future developments on abutting undeveloped acreages.
 - Installation of a left-turn lane at the full movement access point to Northlake Centre Parkway at the existing median opening.
 - The public street extension will be designed and located to be extended into the adjacent parcel and connect to Northlake Centre Parkway at the northernmost existing median break.
 - Development note indicating that the future Hucks Road Extension is intended to extend east of Northlake Centre Parkway from the northernmost median break on Northlake Centre Parkway. Said intersection is a location for a potential traffic signal, to be determined based on future traffic analysis.
 - Installation of an eight-foot sidewalk and eight-foot planting strip along Northlake Centre Parkway.
 - Allowance for a 25% reduction with the installation of a fence for the 50-foot Class "C" buffer abutting R-3 (single family residential) zoned properties to the west and southwest.
 - Buildings to be arranged and constructed in such a way that an average of 70% of the total public street frontage on the site, exclusive of driveways and pedestrian access points, will be fronted by buildings.
 - Any community or clubhouse building constructed as part of the multi-family development will not be located fronting on Northlake Centre Parkway.
 - No parking will be permitted between the buildings and the street, but parking may be located beside or between buildings and have access from the street. On-street parking will be allowed on either public or private streets.
 - At least 30% of the portions of the building exteriors located below the roof line will be composed of a combination of brick, artificial stone, and/or stone or similar masonry products.
 - Building locations may be combined or relocated as long as the total number of buildings is not increased, the buildings are within the Building Envelope, and the street frontage is met.
 - Buildings designed so that no blank walls exceeding 20 feet will be constructed along the frontage of a public or private street.
 - Building heights limited to four stories along Dixon Branch and six stories elsewhere within the site.
 - Dedication and conveyance to Mecklenburg County of the 100-foot SWIM buffer on the front portion of the site, to be accomplished prior to the issuance of the first Certificate of Occupancy for the site.
 - Provision of minimum 15 percent open space and tree save area.
 - Freestanding lighting limited to 25 feet in height within parking areas and 20 feet in height along public and private streets.

• **Public Plans and Policies**

- The *Northlake Area Plan* (2008) recommends a mixture of uses in this area, to include residential, office and/or retail. Residential development is also allowed as a single use at a maximum density of 22 dwelling units per acre. The petition is located within the Northlake Center area, and identified as an activity center per the Centers, Corridors, and Wedges policy.

- The vision for this area is that it become a high-quality, pedestrian friendly town center fronting Northlake Centre Parkway and W.T. Harris Boulevard, with strong connections to future greenways. The Plan recommends that the maximum allowable building height be limited to four stories along the Dixon Branch Creek and six stories elsewhere.
 - The rezoning petition is consistent with the *Northlake Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Proposed zoning will generate 31 students. The net change in the number of students generated from existing zoning to proposed zoning is zero (0).
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

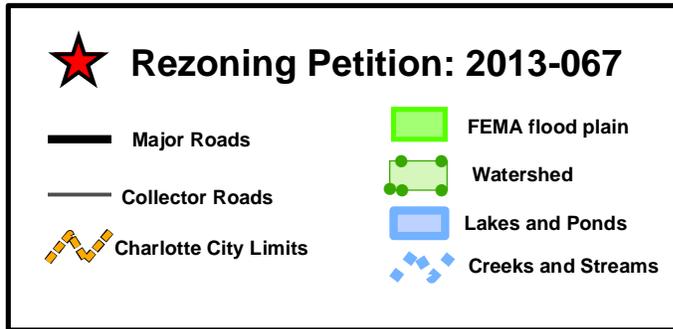
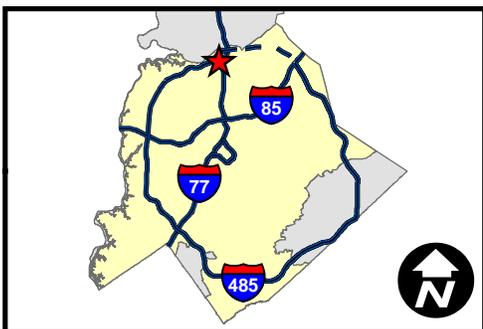
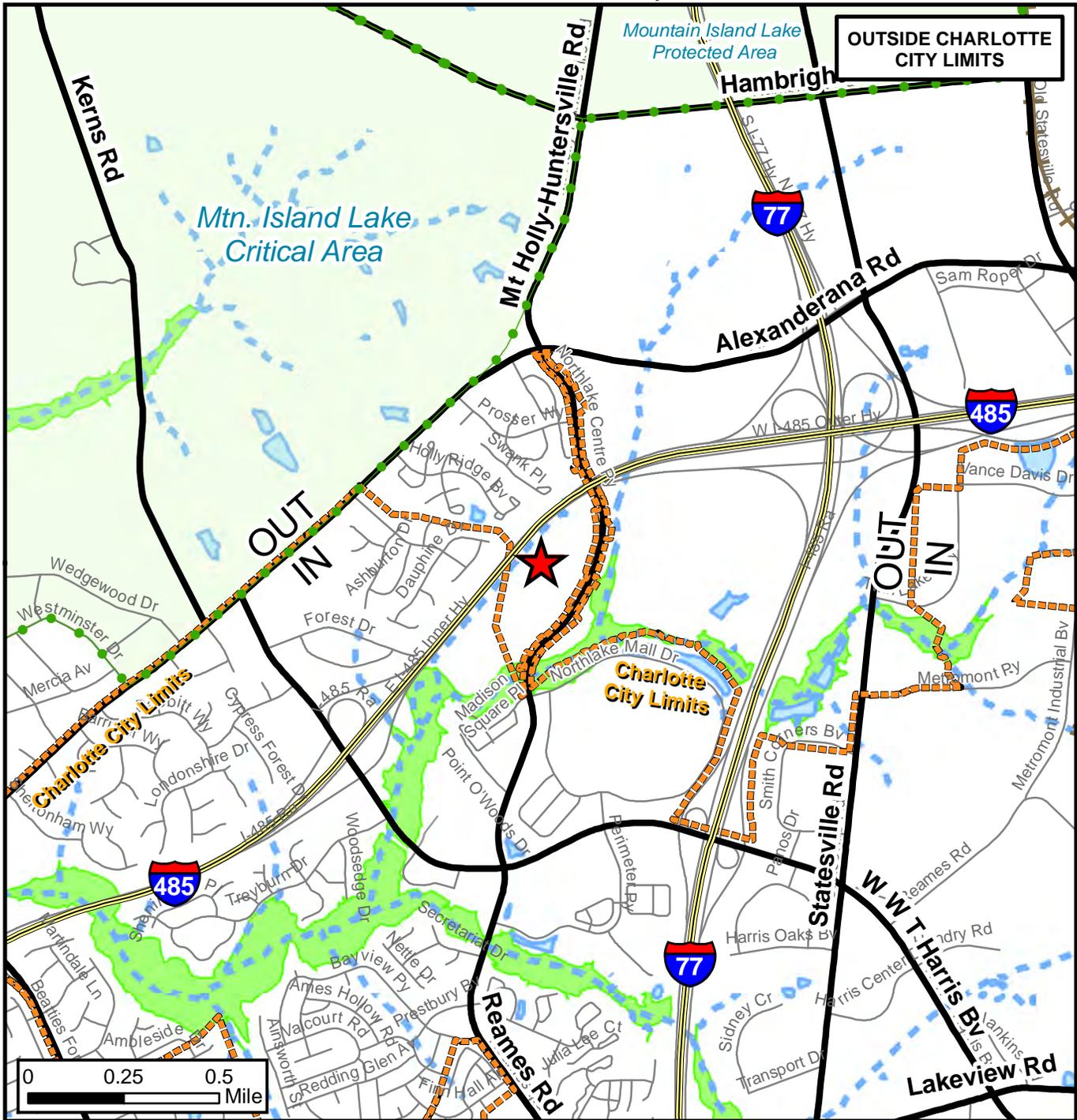
- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Claire Lyte-Graham (704) 336-3782

Petition #: **2013-067**

Vicinity Map

Acreage & Location : Approximately 18.95 acres located on the west side of Northlake Centre Parkway near the intersection of Madison Square Place, Northlake Mall Drive, and Northlake Centre Parkway.



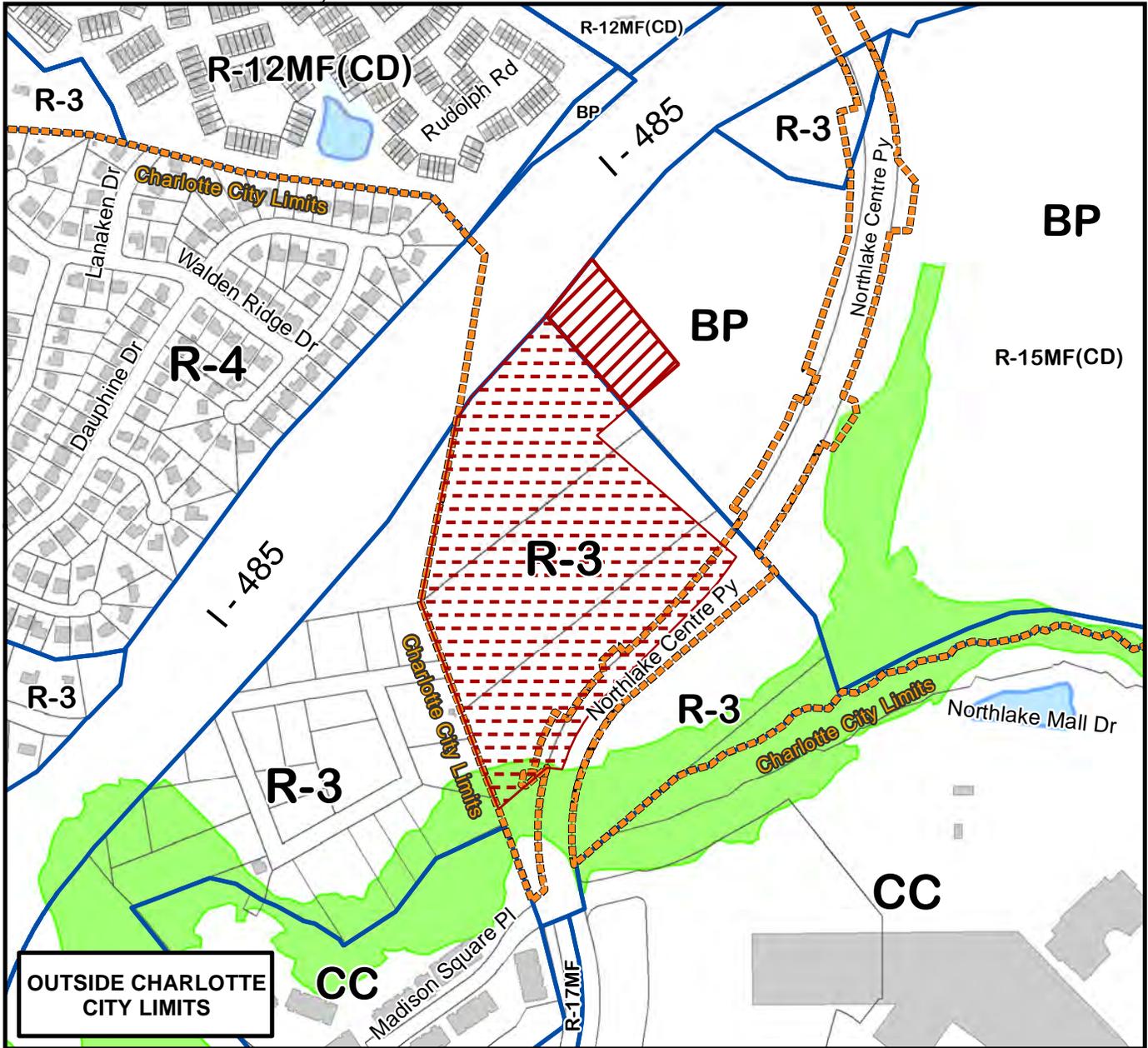
Petition #: **2013-067**

Petitioner: **Withrow Capital**

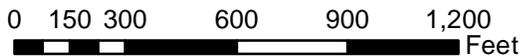
Zoning Classification (Existing): **R-3 & BP**
(Single Family, Residential and Business Park)

Zoning Classification (Requested): **UR-3(CD)**
(Urban Residential, Conditional)

Acreage & Location: Approximately 18.95 acres located on the west side of Northlake Centre Parkway near the intersection of Madison Square Place, Northlake Mall Drive and Northlake Centre Parkway.

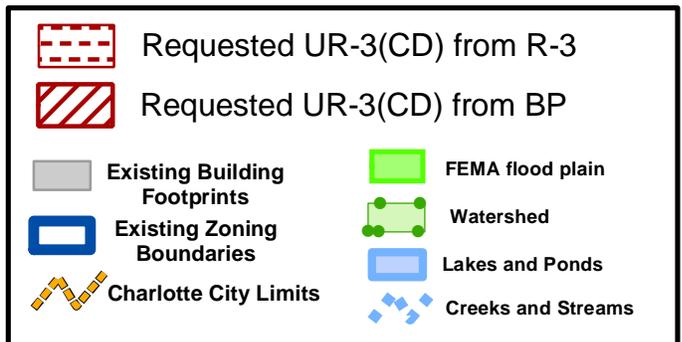


Map Produced by the Charlotte-Mecklenburg Planning Department, 7-2-2013



Zoning Map #(s)

44

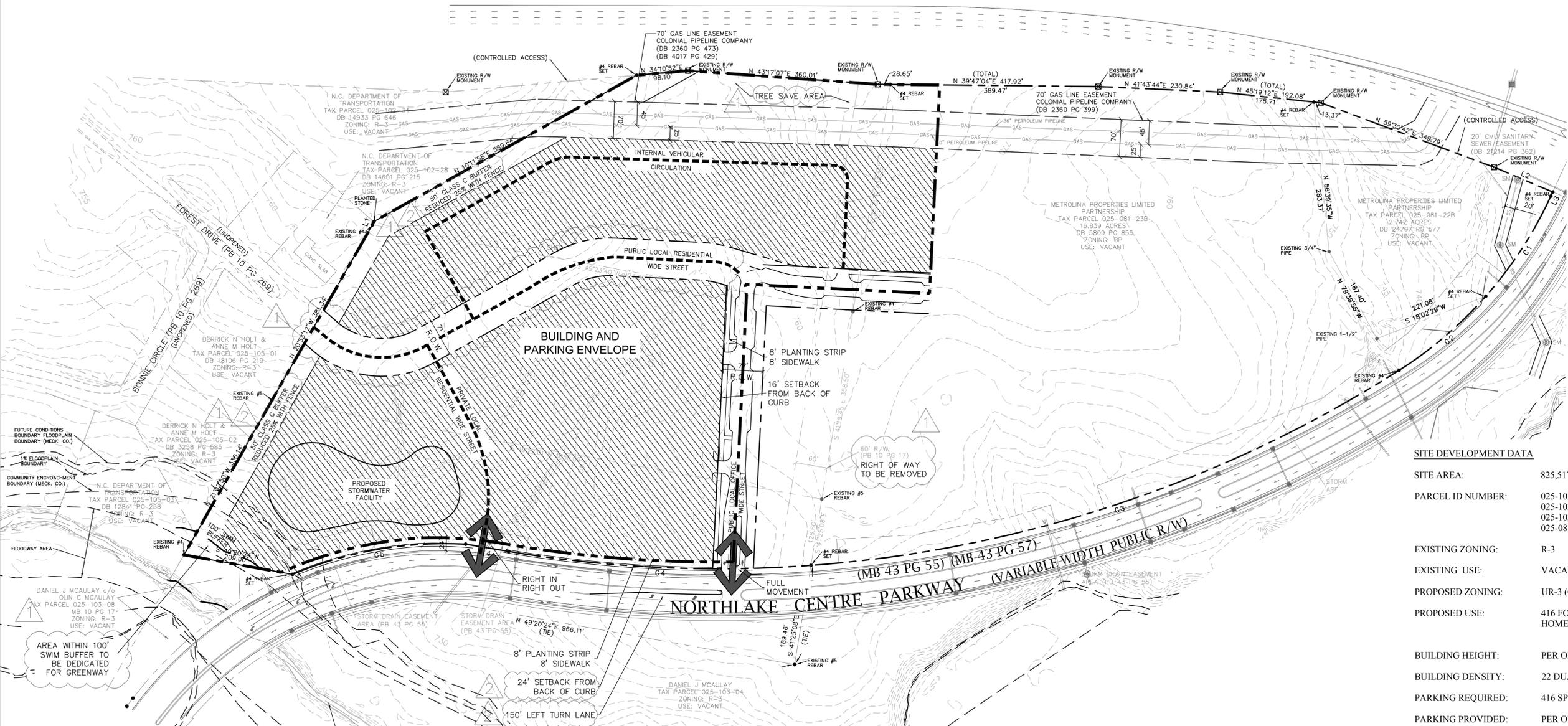




design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
www.drgrp.com



SITE DEVELOPMENT DATA

SITE AREA:	825,517 SQ FT / 18.95 AC
PARCEL ID NUMBER:	025-103-01 025-103-02 PORTION OF 025-081-23 PORTION OF
EXISTING ZONING:	R-3
EXISTING USE:	VACANT
PROPOSED ZONING:	UR-3 (CD)
PROPOSED USE:	416 FOR RENT APARTMENT HOMES
BUILDING HEIGHT:	PER ORDINANCE
BUILDING DENSITY:	22 DUA
PARKING REQUIRED:	416 SPACES (1.0/UNIT)
PARKING PROVIDED:	PER ORDINANCE
OPEN SPACE:	15% MIN
TREE SAVE:	PER TREE ORDINANCE

NORTHLAKE LEGAL DESCRIPTION

Lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

Beginning at an existing #4 rebar, said rebar being the Southwest corner of the Metrolina Properties Limited Partnership property as recorded in Deed Book 17474, at Page 73 in the Mecklenburg County Registry; thence with the westerly boundary line of said property, N. 21-02-50 W., a distance of 336.14 feet to an existing #5 rebar, said rebar being the Southwesterly corner of the Metrolina Properties Limited Partnership property as recorded in Deed Book 17474, at Page 707 in the Mecklenburg County Registry; thence with the westerly boundary line of said property, N. 20-53-12 W., a distance of 381.34 feet to an existing #4 rebar, said rebar being the Southwesterly corner of the Arrowood 77 Limited Partnership property as recorded in Deed Book 10033, at Page 842 in the Mecklenburg County Registry; thence with the westerly boundary line of said property the following two (2) courses and distances: (1.) N. 30-32-19 W., a distance of 6.23 feet to a planted stone; (2.) N. 10-11-58 E., a distance of 569.64 feet to a #4 set in the Southeasterly margin of Interstate 485 (variable width controlled access) (North Carolina Department of Transportation); thence with said Interstate 485 controlled access the following four (4) courses and distances: (1.) N. 34-10-52 E., a distance of 98.10 feet to an existing R/W monument; (2.) N. 43-17-07 E., a distance of 360.01 feet to an existing R/W monument; (3.) N. 39-47-04 E., a distance of 24.12 feet to a #4 rebar set, said rebar being a corner of the Metrolina Properties Limited property, as recorded in Deed Book 5809, at Page 855; (4.) N. 39-47-04 E., a distance of 93.36 feet to a #4 rebar set; thence four new lines through the aforementioned properties of Metrolina Properties Limited Partnership and Arrowood 77 Associates the following four (4) courses and distances: (1.) S. 48-00-27 E., a distance of 393.53 feet to a #4 rebar set; (2.) S. 42-01-21 W., a distance of 350.02 feet to a #4 rebar set; (3.) with the arc of a circular curve to the right having a radius of 60.00 feet, an arc distance of 21.18 feet to a #4 rebar set (said arc subtended by a chord of S. 58-05-31 E., 21.07 feet); (4.) S. 47-58-39 E., a distance of 516.12 feet to a #4 rebar set in the Northerly right-of-way margin of Northlake Centre Parkway, as recorded in Map Book 43, at Page 55 (variable width public right-of-way); thence with said Northlake Centre Parkway right-of-way margin the following three (3.) courses and distances: (1.) with the arc of a circular curve to the right having a radius of 2410.63 feet, an arc distance of 426.63 feet to an existing #4 rebar (said arc subtended by a chord of S. 43-35-47 W., 426.07 feet); (2.) S. 48-40-00 W., a distance of 82.90 feet to an existing #4 rebar; (3.) with the arc of a circular curve to the left having a radius of 743.61 feet, an arc distance of 335.56 feet to a #4 rebar set (said arc subtended by a chord of S. 29-20-19 W., 332.72 feet); thence leaving said Northlake Centre Parkway right-of-way, S. 49-20-24 W., a distance of 209.00 feet to an existing #4 rebar, said rebar being the point and place of Beginning, and being a portion of the Metrolina Properties Limited properties as recorded in Deed Book 5809, at Page 855, Deed Book 17474, at Page 707, and Deed Book 17474, at Page 17474, at Page 711 and portion of the Arrowood 77 Associates property as recorded in Deed Book 10033, at Page 842, and containing 18.951 acres, more or less.

Northlake Development Standards

- General Provisions.**
- 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.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances. 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.
 - 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 multifamily community. To achieve this purpose, the application seeks the rezoning of the site to the UR-3 (CD) district.
- Permitted Uses**
- Uses allowed on the property included in this Petition will be multifamily dwelling units and related accessory uses as are permitted in the UR-3 district
- Transportation**
- The site will have access via one public street and one private street connection to Northlake Parkway as generally identified on the concept plan for the site.
 - Parking areas are generally indicated on the concept plan for the site.

- The Petitioner will install a 150' left turn/storage lane with the appropriate taper length at the full movement access point to Northlake Centre Parkway at the existing median opening
 - Public Street Extension- this street is designed and located to be extended into the adjacent parcel and connected to Northlake Centre Parkway at the northernmost existing median break.
 - Future Hucks Road Extension- the future Hucks Road Extension is intended to extend east of Northlake Centre Parkway from the northernmost median break on Northlake Centre Parkway. This intersection is a location for a potential traffic signal, to be determined based on future traffic analysis.
- Architectural Standards**
- The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-3 district and the conditions included as part of this rezoning site plan. The Petitioner has also provided typical elevation images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site although the building height and the overall length and width of the buildings may vary due to topography and unit count subject to the limits below. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated. To further define the character of the buildings to be constructed on the site, the Petitioner will include the following elements or features:
- At least 30% of the portions of the building exteriors located below the roof line (excluding areas devoted to windows, doors, balconies, architectural accents and signage) shall be composed of a combination of brick, stone, artificial stone, and/or stone or similar masonry products.
 - No vinyl, EIFS, or Masonite will be used for siding materials but vinyl may be used for soffit, and trim including window and door trim.
 - Principal roof pitch will be no less than 5:12.
 - Balcony railings, if included, will be of durable material and

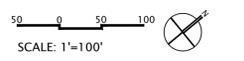
- will not be painted pressure treated lumber.
- Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the roof color.
 - Buildings will be designed so that no more than 20 feet of blank wall will be constructed along the frontage of a public or private street.
 - The Petitioner reserves the right to combine or relocate building locations so long as the total number of buildings is not increased, the buildings are within the Building Envelop, and the street frontage requirement is met.
 - Building heights will be limited to four stories along Dixon Branch and six stories elsewhere within the site.
 - Buildings will be designed with facade articulation to break up wall mass and to create variety in the character of the facade.
 - Main windows will be arranged to avoid large masses of glass and will be designed so as to be taller than they are wide. This will not apply to minor windows such as for bathrooms, stairways and architectural accent.
 - All building entrances will be connected to the on-site and/or public street sidewalk network subject to grade and ADA standards.
 - On site directional signage will be designed to reflect the architectural character and materials of the principal buildings.
 - Building facades will incorporate vertical elements and material changes to break up the mass of the building walls.
- Streetscape and Landscaping**
- Any buffers that are called for by the standards of the zoning district or this site plan may be reduced or removed if the adjoining tract where the buffers are located is rezoned to a category or district where no buffers or smaller buffers would have been required. This change can be accomplished with an administrative site plan amendment and will not require any further rezoning for the site.
 - In accordance with recommendations of the Northlake Small Area Plan, the setback along Northlake Centre Parkway will be 24'.
 - The Petitioner will arrange and construct buildings such that an average of 70% of the total public street frontage on the site, exclusive of driveways and pedestrian access points, is fronted by buildings.

- Any community or clubhouse building that is constructed as part of the multifamily development will not be located fronting on Northlake Centre Parkway.
 - No parking will be permitted between the buildings and the street but parking may be located beside or between buildings and have access from the street. On street parking will be permitted on either public or private streets.
- Environmental Features**
- The location, size and type of storm water management systems depicted on the Rezoning Plan and 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 discharge points. The water quality facility that will be constructed on the front portion of the site will be designed and landscaped and/or screened as part of the overall site design.
- Parks, Greenways, and Open Space**
- The Petitioner will dedicate and convey to Mecklenburg County the 100' SWIM Buffer on the front portion of the site, said dedication to be accomplished prior to the issuance of the first Certificate of Occupancy for the site.
- Fire Protection**
- Reserved
- Signage**
- Reserved
- Lighting**
- Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 25' in height within parking areas and to 20' in height along public and private streets.
- Phasing**
- Reserved

NORTHLAKE CENTRE APARTMENTS
CHARLOTTE, NORTH CAROLINA
WITHROW CAPITAL, INC.
1341 E. MOREHEAD STREET, SUITE 201
CHARLOTTE, NC 28204

FOR PUBLIC HEARING

REZONING PETITION # 2013-067



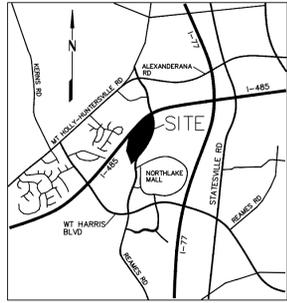
PROJECT #: 278-004
DRAWN BY: CC
CHECKED BY: JC

TECHNICAL DATA SHEET

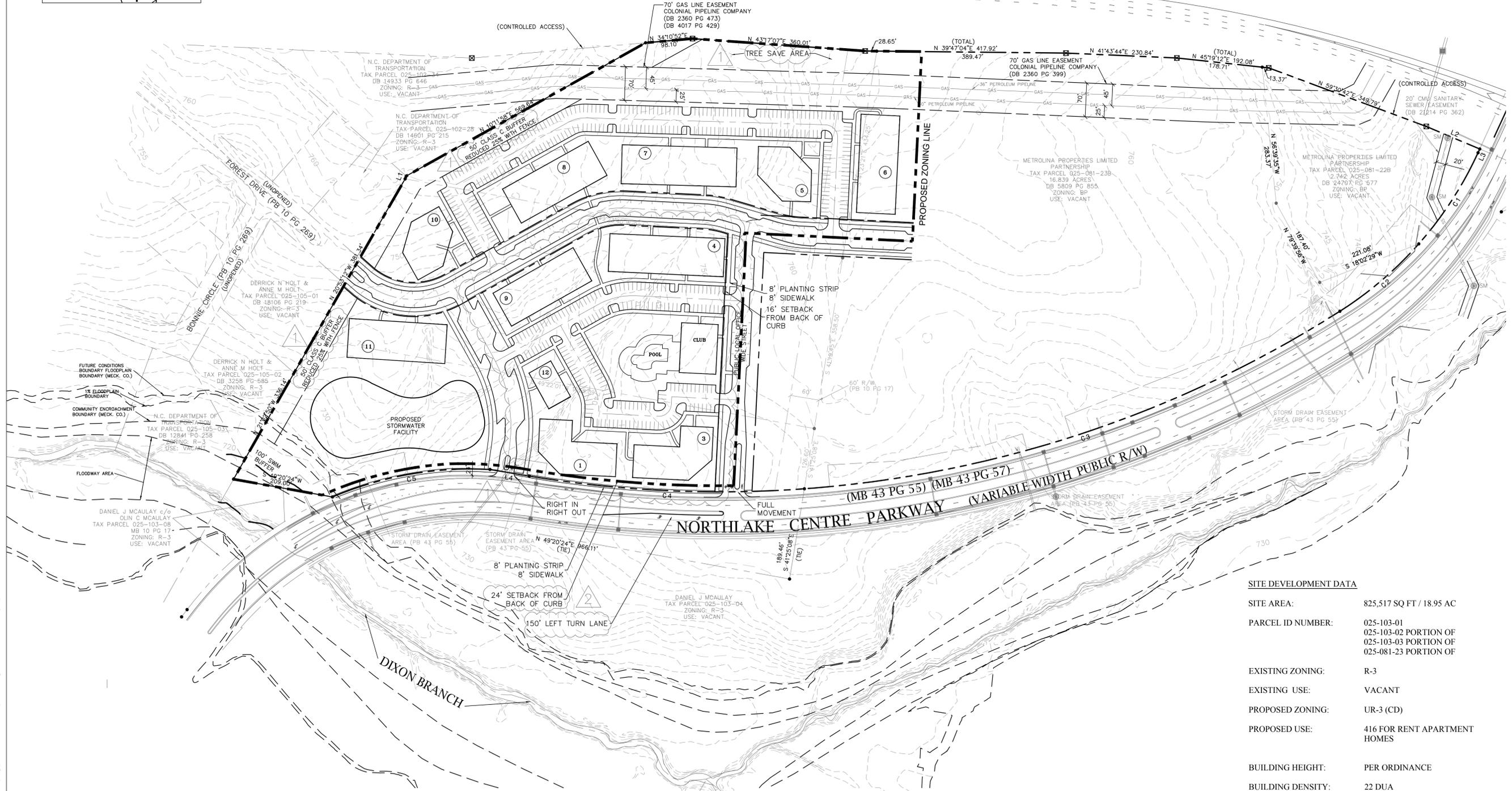
JUNE 5, 2013

- REVISIONS:
- AUG 16, 2013 PER STAFF COMMENTS
 - SEPT 20, 2013 PER STAFF COMMENTS
 - OCT 2, 2013 PER STAFF COMMENTS
 - OCT 11, 2013 PER STAFF COMMENTS
 - NOV 19, 2013 PER STAFF COMMENTS

RZ-1.0



INTERSTATE 485 (VARIABLE WIDTH CONTROLLED ACCESS) N.C. DEPARTMENT OF TRANSPORTATION (NCDOT TIP# R-2248D)



SITE DEVELOPMENT DATA

SITE AREA:	825,517 SQ FT / 18.95 AC
PARCEL ID NUMBER:	025-103-01 025-103-02 PORTION OF 025-103-03 PORTION OF 025-081-23 PORTION OF
EXISTING ZONING:	R-3
EXISTING USE:	VACANT
PROPOSED ZONING:	UR-3 (CD)
PROPOSED USE:	416 FOR RENT APARTMENT HOMES
BUILDING HEIGHT:	PER ORDINANCE
BUILDING DENSITY:	22 DUA
PARKING REQUIRED:	416 SPACES (1.0/UNIT)
PARKING PROVIDED:	PER ORDINANCE
OPEN SPACE:	15% MIN
TREE SAVE:	PER TREE ORDINANCE



design resource group

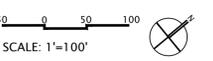
- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
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NORTHLAKE CENTRE APARTMENTS
CHARLOTTE, NORTH CAROLINA
WITHROW CAPITAL, INC
1341 E. MOREHEAD STREET, SUITE 201
CHARLOTTE, NC 28204

FOR PUBLIC HEARING

REZONING PETITION # 2013-067



PROJECT #: 278-004
DRAWN BY: CC
CHECKED BY: JG

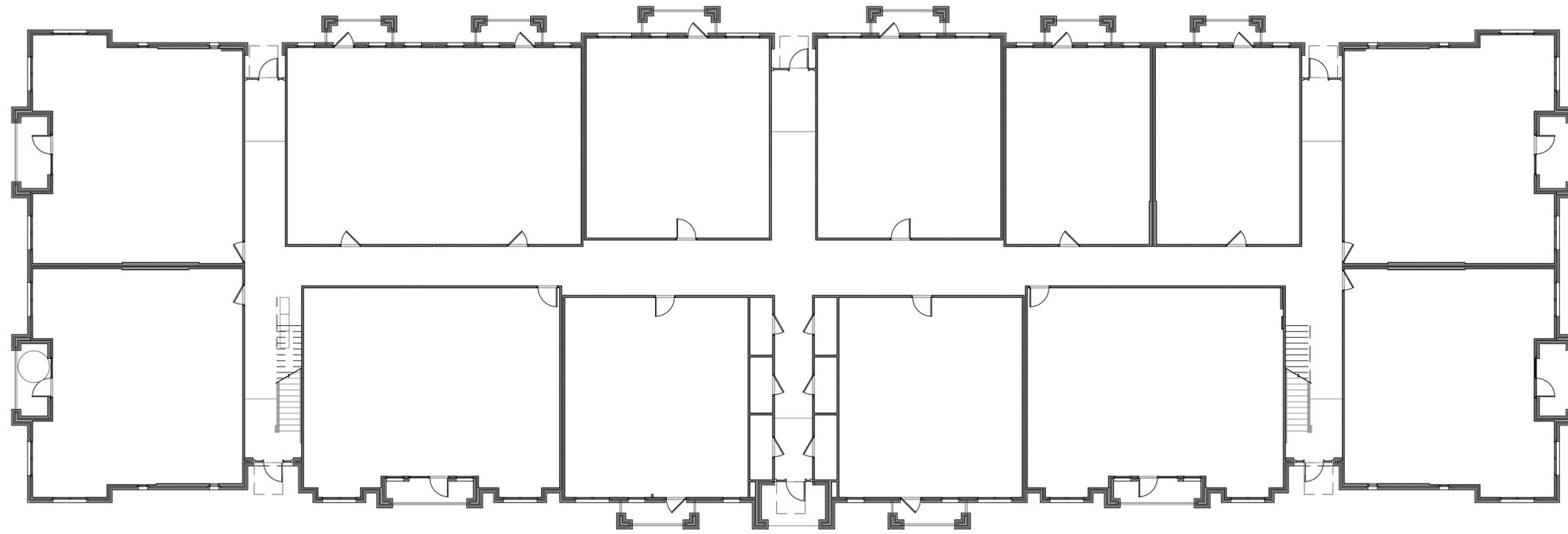
SCHEMATIC SITE PLAN

JUNE 5, 2013

REVISIONS:
1. AUG 16, 2013 PER STAFF COMMENTS
2. SEPT 20, 2013 PER STAFF COMMENTS
3. OCT 2, 2013 PER STAFF COMMENTS
4. OCT 11, 2013 PER STAFF COMMENTS
5. NOV 19, 2013 PER STAFF COMMENTS

RZ-2.0

G:\305\FPROJ\237-008 Withrow Northlake\DRG - Plot_Sheets\PL-SP.dwg, RZ2.0, CONCEPT, 11/19/2013 11:16:43 AM, mbrn



FOOTPRINT



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



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HOUSING
STUDIO

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REZONING

PROJECT #: 297-008
DRAWN BY: BG
CHECKED BY: JG

**BUILDING
EXAMPLE A**

NOVEMBER 19, 2013

REVISIONS:

RZ-3.0

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HOUSING
STUDIO

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 APARTMENTS**
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 WITHROW CAPITAL, INC
 1341 E. MOREHEAD STREET, SUITE 201
 CHARLOTTE, NC 28204

REZONING

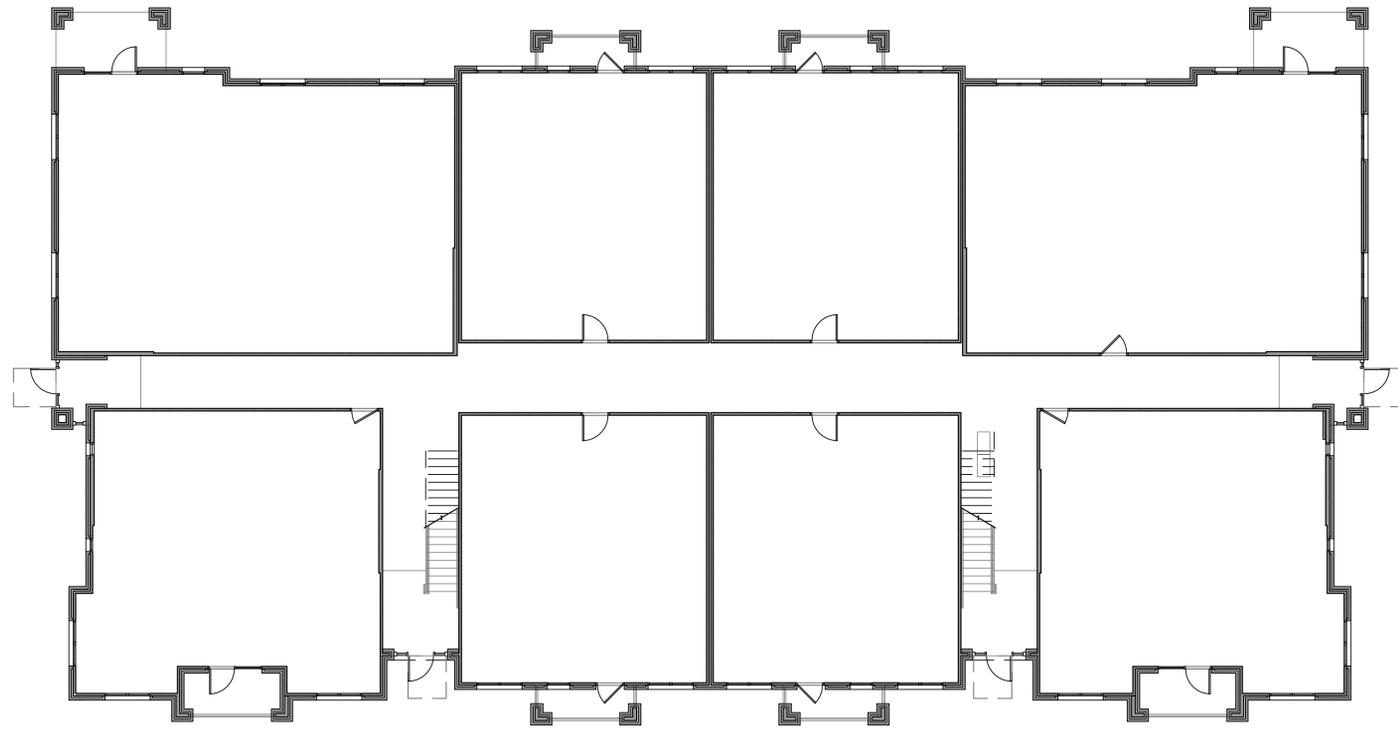
PROJECT #: 297-008
 DRAWN BY: BG
 CHECKED BY: JG

**BUILDING
EXAMPLE B**

NOVEMBER 19, 2013

REVISIONS:

RZ-3.1



FOOTPRINT



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION