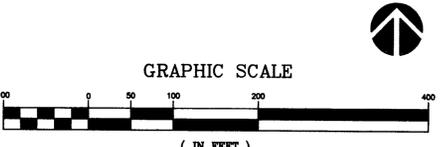


DEVELOPMENT SUMMARY

REZONING SITE AREA: RESIDENTIAL OFFICE/RETAIL	21.22 AC 16.60 AC 4.62 AC
TAX PARCEL ID #:	025-291-11, 025-291-12, 025-291-13, 025-291-14, 025-291-15, 025-291-16, 025-291-17
EXISTING ZONING:	R-3
PROPOSED ZONING:	CC
PROPOSED USE:	Multi-Family and Office/Retail
RESIDENTIAL: TOTAL UNITS: PARKING: DENSITY:	320 Units Maximum 1.5 SP/Unit Minimum 17.00 DUA Maximum
OFFICE/RETAIL SPACE: TOTAL SQUARE FOOTAGE: PARKING:	50,000 SF Maximum 1 SP/300 SF Minimum

LEGEND

	BUILDING ENVELOPE
	REZONING BOUNDARY
	50' CLASS "C" BUFFER
	100' S.W.I.M. BUFFER
	FEMA FLOODWAY ENCROACHMENT LINE
	COMMUNITY ENCROACHMENT LINE
	COMMUNITY FLOODLINE
	FEMA FLOODLINE



**FOR PUBLIC HEARING
REZONING PETITION #08-060**



Gandy Communities

17818 Statesville Road, Suite 211
Charlotte, NC 28031
704-897-1110

Gale Property

**Schematic Site Plan
Rezoning Petition #08-060**
Northlake Center Parkway and Point O' Woods Drive, Charlotte, NC

NO. DATE BY REVISIONS:

Project No: 08-027
Date: April 21, 2008
Designed by: mek
Drawn By: mek
Scale: 1"=100'
Sheet No:

RZ-2.0



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Gandy Communities

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Gale Property

Rezoning Notes
Rezoning Petition #08-060
Northlake Center Parkway and Point O' Woods Drive, Charlotte, NC

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**FOR PUBLIC HEARING
REZONING PETITION #08-060**

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE SCHEMATIC SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY GANDY COMMUNITIES TO ACCOMMODATE THE DEVELOPMENT OF A MIXED USE, PEDESTRIAN-FRIENDLY VILLAGE TYPE CENTER ON AN APPROXIMATELY 21.22 ± ACRE SITE LOCATED ON NORTHLAKE CENTER PARKWAY BETWEEN W.T. HARRIS BOULEVARD AND MT HOLLY HUNTERSVILLE ROAD. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC SITE PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE (THE "ORDINANCE"). UNLESS THE SCHEMATIC SITE PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CC ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

1. PERMITTED USES

- (A) THE SITE MAY BE DEVOTED TO RETAIL, RESTAURANT, OFFICE AND RESIDENTIAL USES TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE CC ZONING DISTRICT.
- (B) RESIDENTIAL MIXED USE AND/OR PLANNED MULTI-FAMILY BUILDINGS SHALL BE ALLOWED UNDER THE PRESCRIBED CONDITIONS OF THE ORDINANCE FOR THE CC ZONING DISTRICT.
- (C) FREE STANDING SINGLE TENANT BUILDING LIMITATIONS
THE NUMBER OF FREESTANDING SINGLE TENANT INDEPENDENT RETAIL BUILDINGS ARE LIMITED TO NO MORE THAN ONE AND THE FOLLOWING USAGE LIMITATIONS APPLY:
1. A FREESTANDING BUILDING WITH DRIVE-THROUGH FACILITIES MAY BE A BANK; OR
2. A FREESTANDING BUILDING WITH DRIVE-THROUGH FACILITIES MAY BE A RESTAURANT; OR
3. A FREESTANDING BUILDING WITH DRIVE-THROUGH FACILITIES MAY BE ANY OTHER RETAIL OR OFFICE USE.
- (D) BOTH ON-STREET AND OFF-STREET PARKING SHALL BE ALLOWED UNDER THE PRESCRIBED CONDITIONS OF THE ORDINANCE FOR THE CC ZONING DISTRICT WITH THE APPROVAL OF CDOT.

2. MAXIMUM BUILDING AREAS AND DEVELOPMENT LIMITATIONS

- (A) THE MAXIMUM BUILDING AREA OF THE SITE FOR THE OFFICE, RESTAURANT AND RETAIL IS DEPENDENT ON THE DEVELOPMENT TYPE.
1. THE SITE MAY BE DEVELOPED WITH UP TO 50,000 SQUARE FEET OF GROSS FLOOR AREA OF MULTI-USE DEVELOPMENT DEVOTED TO RETAIL OR OFFICE USES.
2. WHILE AREAS DEVOTED TO OUTDOOR DINING, COURTYARDS AND PLAZAS ARE NOT INCLUDED IN THE SQUARE FOOTAGE NOTED ABOVE, ANY OFF STREET PARKING REQUIRED BY THE ORDINANCE WILL BE PROVIDED FOR THESE AREAS.
- (B) THE MAXIMUM RESIDENTIAL BUILDING AREA PERMITTED AS A SINGLE USE BUILDING.
1. MAXIMUM BUILDING HEIGHT IS 6 STORIES.

3. SETBACKS, SIDE YARDS AND REAR YARDS

- (A) ALL RETAIL, OFFICE AND MIXED-USE BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE CC ZONING DISTRICT. BUILDINGS AND PARKING AREAS SHALL BE LOCATED WITHIN THE DEVELOPMENT AREA BOUNDARIES.
- (B) THE FRONT SETBACK SHALL BE REDUCED TO 14 FEET AS ALLOWED UNDER THE PRESCRIBED CONDITIONS OF THE ORDINANCE FOR THE CC ZONING DISTRICT.
- (C) ALL RESIDENTIAL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE R-22MF ZONING DISTRICT.

4. DESIGN AND PERFORMANCE STANDARDS

THE DEVELOPMENT DEPICTED ON THE SCHEMATIC SITE PLAN (SHEET RZ-2.0) IS SCHEMATIC IN NATURE AND INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF USES ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE PARCELS, AS WELL AS THE LOCATIONS OF STREETS SHOWN ON THE SCHEMATIC SITE PLAN (SHEET RZ-2.0) ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM DEVELOPMENT AREA BOUNDARIES ESTABLISHED ON THE SCHEMATIC SITE PLAN. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND PARKING SPACES MAY BE LOCATED INSIDE OR OUTSIDE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE.

- (A) ARCHITECTURAL CONTROLS
(1) BUILDINGS CONSTRUCTED ALONG NORTHLAKE CENTER PARKWAY WILL CONTAIN CLEAR GLASS WINDOWS WHICH FACE THE STREET. LARGE EXPANSIONS OF SOLID WALLS FOR THESE BUILDINGS WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES AND OTHER SPECIALLY DESIGNED ARCHITECTURAL ELEMENTS OR AS REQUIRED BY SECTION 11.406 (7) OF THE ORDINANCE. ALL AS GENERALLY DEPICTED ON THE ELEVATIONS WHICH ACCOMPANY THE SCHEMATIC SITE PLAN.
(2) BUILDINGS SHALL BE A MAXIMUM OF FIVE (5) STORIES.
(3) BUILDINGS SHALL FEATURE FOUR SIDED ARCHITECTURE.
(4) ARCHITECTURE STYLES SHALL REFLECT THE EXISTING BUILT ENVIRONMENT IN THE NORTHLAKE AREA.
(5) BUILDINGS SHALL ORIENT TOWARD PUBLIC STREETS OR TOWARD DIXON CREEK BRANCH TO THE EXTENT ALLOWABLE WITHIN THE PROPOSED PLAN.
(6) BUILDINGS SHALL PROVIDE PEDESTRIAN ACCESS TO THE STREET AS REQUIRED BY THE ORDINANCE.
(7) RETAIL BUILDINGS SHALL CONTAIN ARCHITECTURAL CHARACTER AND ARTICULATION TO ENHANCE THE STREETScape AND PEDESTRIAN INTEREST.
(8) DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL OF THAT BUILDING MAY BE SUBSTITUTED FOR A SIDE.
ADDITIONAL DESIGN TREATMENTS WITHIN THE SITE INCLUDE BUT ARE NOT LIMITED TO, THE FOLLOWING AMENITIES:
(a) OUTDOOR DINING
(b) OUTDOOR SEATING AREAS
(c) COURTYARDS
(B) LANDSCAPING AND SCREENING
(1) INTERNAL AREAS OF THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ORDINANCE.
(2) ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
(3) EXISTING VEGETATION SHALL BE RETAINED AND INTEGRATED TO THE EXTENT POSSIBLE ALLOWED WITH THE PROPOSED SITE PLAN.
(4) THERE SHALL BE A MINIMUM 10% TREE SAVE AREA FOR THE MULTI-FAMILY PORTION OF THE SITE CONSISTENT WITH THE RESIDENTIAL TREE ORDINANCE.
(5) LOW MAINTENANCE NATIVE VEGETATION SHALL BE USED WHERE POSSIBLE.
(6) ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE

(C) STREETScape TREATMENT

- (1) THE STREETScape TREATMENT ALONG NORTHLAKE CENTER PARKWAY WILL CONFORM THE CITY COUNCIL ADOPTED STREETScape PLAN FOR THE AREA OR SHALL INCLUDE SIDEWALKS THAT ARE AT LEAST 8 FEET IN WIDTH AND A PLANTING STRIPS AS PRESCRIBED IN THE CHARLOTTE TREE ORDINANCE.
(2) ALL INTERNAL PRIVATE STREETS WILL BE DESIGNED TO CHARLOTTE PUBLIC STREET STANDARDS IN ACCORDANCE WITH THE URBAN STREET GUIDELINES AND WILL HAVE A MINIMUM 5-FOOT SIDEWALK AND 6-FOOT PLANTING STRIP ON BOTH SIDES OF THE STREET.
(3) THE CONCEPTUAL PUBLIC RIGHT-OF-WAY THAT CONNECTS NORTHLAKE CENTER PARKWAY TO THE ADJACENT COMMERCIAL DEVELOPMENT SHALL HAVE 6 FOOT WIDE SIDEWALKS AND 6 FOOT WIDE PLANTING STRIPS ON BOTH SIDES.

(D) LIGHTING

- (1) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN.
- (2) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE IN THE OFFICE/RETAIL PARCEL, INCLUDING ITS BASE, MAY NOT EXCEED 25 FEET.
- (3) ALL PARKING LOT FIXTURES IN THE OFFICE/RETAIL PARCEL SHALL BE SHIELDED WITH FULL CUT-OFF FIXTURES.
- (4) ANY LIGHTING ATTACHED TO A BUILDING IN THE OFFICE/RETAIL PARCEL SHALL BE CAPPED AND DOWNWARDLY DIRECTED. NO WALL PAK LIGHTING WILL BE PERMITTED.
- (5) WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.

(E) PARKING

- (1) OFF-STREET PARKING, CIRCULATION, AND LOADING AREAS WILL SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- (2) ON SITE OFF-STREET PARKING SHALL NOT BE LOCATED WITHIN AREAS BETWEEN BUILDINGS FRONTING PUBLIC STREETS AND THE ADJOINING PUBLIC STREETS.
- (3) ON-STREET PARKING WILL BE PROVIDED AS REQUIRED BY THE CITY OF CHARLOTTE ORDINANCE.
- (4) BICYCLE PARKING WILL BE PROVIDED AS REQUIRED BY THE CITY OF CHARLOTTE ORDINANCE.
- (5) PARKING SHALL BE LOCATED ON REAR OR SIDE OF BUILDINGS AND SCREENED FROM PUBLIC STREETS.
- (6) LANDSCAPING SHALL BE USED TO BREAK PARKING LOTS INTO SMALLER AREAS.
- (7) BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED AT THE FRONT OF THE COMMERCIAL AND RESIDENTIAL BUILDINGS PER THE CITY OF CHARLOTTE ZONING ORDINANCE.

5. STORM WATER MANAGEMENT

- (A) STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH APPROVED TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE ORDINANCES AND THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL. SURFACE LEVEL STORM WATER DETENTION, IF PROVIDED, MAY BE LOCATED IN THE COMMON OPEN SPACE BUT SHALL NOT BE LOCATED IN THE SETBACK.
- (B) THE DETENTION FOR THE SITE SHALL SATISFY ALL CURRENT CITY OF CHARLOTTE STORMWATER REQUIREMENTS.
- (C) THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
SECTION 401 PERMIT NCDENR (RALEIGH OFFICE)
SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS

6. WATER QUALITY PROTECTION MEASURES

- (A) SWIM BUFFERS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF CHARLOTTE ORDINANCE.
- (B) THE PETITIONER SHALL CONSIDER BIoretention AREAS TO PROVIDE ADDITIONAL TREATMENT OF STORM WATER RUNOFF AND WATER QUALITY AS REQUIRED IN THE MECKLENBURG COUNTY POST-CONSTRUCTION ORDINANCE.

7. FLOOD PLAIN

- (A) FLOOD PLAIN DEVELOPMENT LIMITS SHALL BE DELINEATED AS PROVIDED BY THE MECKLENBURG COUNTY GIS.
- (B) ALL DEVELOPMENT WITHIN THE FLOODPLAIN SHALL MEET MECKLENBURG COUNTY STANDARDS AND PERMITTING REQUIREMENTS.

8. CONNECTIVITY

- (A) PEDESTRIAN AND VEHICULAR CONNECTIONS TO/FROM AND THROUGHOUT THE SITE SHALL BE PROVIDED IN THE MANNER GENERALLY DEPICTED AS SHOWN ON THE SCHEMATIC SITE PLAN.
- (B) INTERNAL CONNECTIVITY SHALL BE DESIGNED TO ENHANCE PEDESTRIAN SAFETY AND COMFORT.
- (C) STREETS, DRIVEWAYS AND SIDEWALKS WILL BE ORGANIZED TO PROVIDE MAXIMUM INTERNAL CONNECTIVITY AND SHALL CONNECT THE SITE TO SURROUNDING LAND USES WITH PEDESTRIAN AND VEHICULAR CIRCULATION.

9. BUFFER AREAS

- (A) THE BUFFER AREAS ESTABLISHED ON THIS SCHEMATIC SITE PLAN SHALL CONTAIN LANDSCAPE MATERIALS TYPICALLY ASSOCIATED WITH A CLASS C BUFFER.
- (B) UTILITY INSTALLATIONS MAY ONLY CROSS LANDSCAPE AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES.
- (C) NO BUILDINGS, PARKING SPACES, OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE BUFFER AREA.
- (D) ALTERNATIVE BUFFER MAY BE USED FOR THE PORTION OF THE PROJECT LIMITS WITHIN THE SWIM BUFFER AS ALLOWED IN THE ORDINANCE.

10. FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

11. SIGNS

- (A) ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, UNLESS MORE RESTRICTIVE REQUIREMENTS ARE IMPOSED BELOW.
- (B) A UNIFORM SIGNAGE AND GRAPHIC SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE.

12. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE SCHEMATIC SITE PLAN, THE ELEVATIONS AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE.

13. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- (A) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE SCHEMATIC SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- (B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

14. AMENITY SITE

THE AMENITY SITE MAY BE RELOCATED BY THE DEVELOPER WITHIN THE CONTEXT OF THE SCHEMATIC SITE PLAN ON SHEET RZ-2.0. IF THE AMENITY SITE IS RELOCATED, IT WILL BE TO A CURRENTLY SHOWN BUILDING ENVELOPE; THE BUILDING DISPLACED BY THE AMENITY SITE WILL BE MOVED TO THE CURRENTLY SHOWN AMENITY SITE.



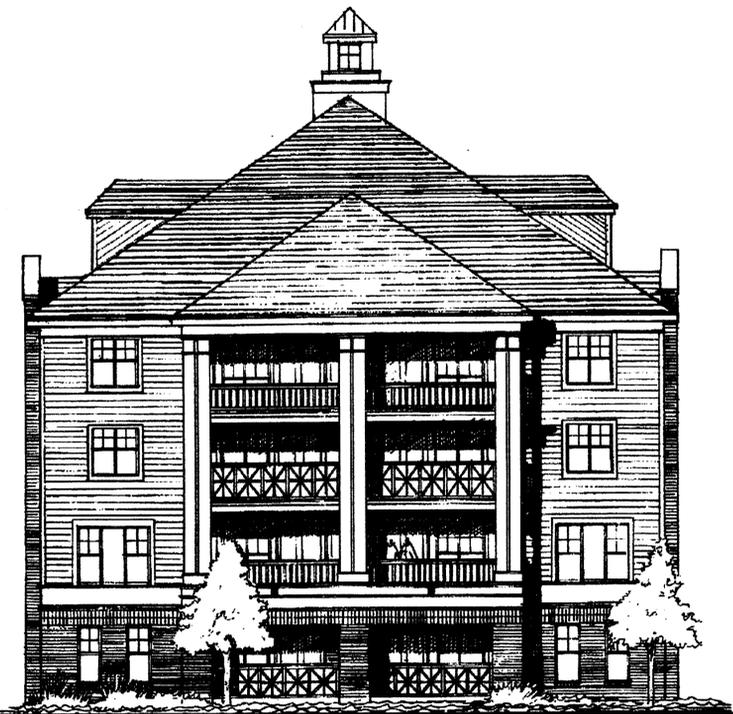
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FRONT ELEVATION

N.T.S.



SIDE ELEVATION

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