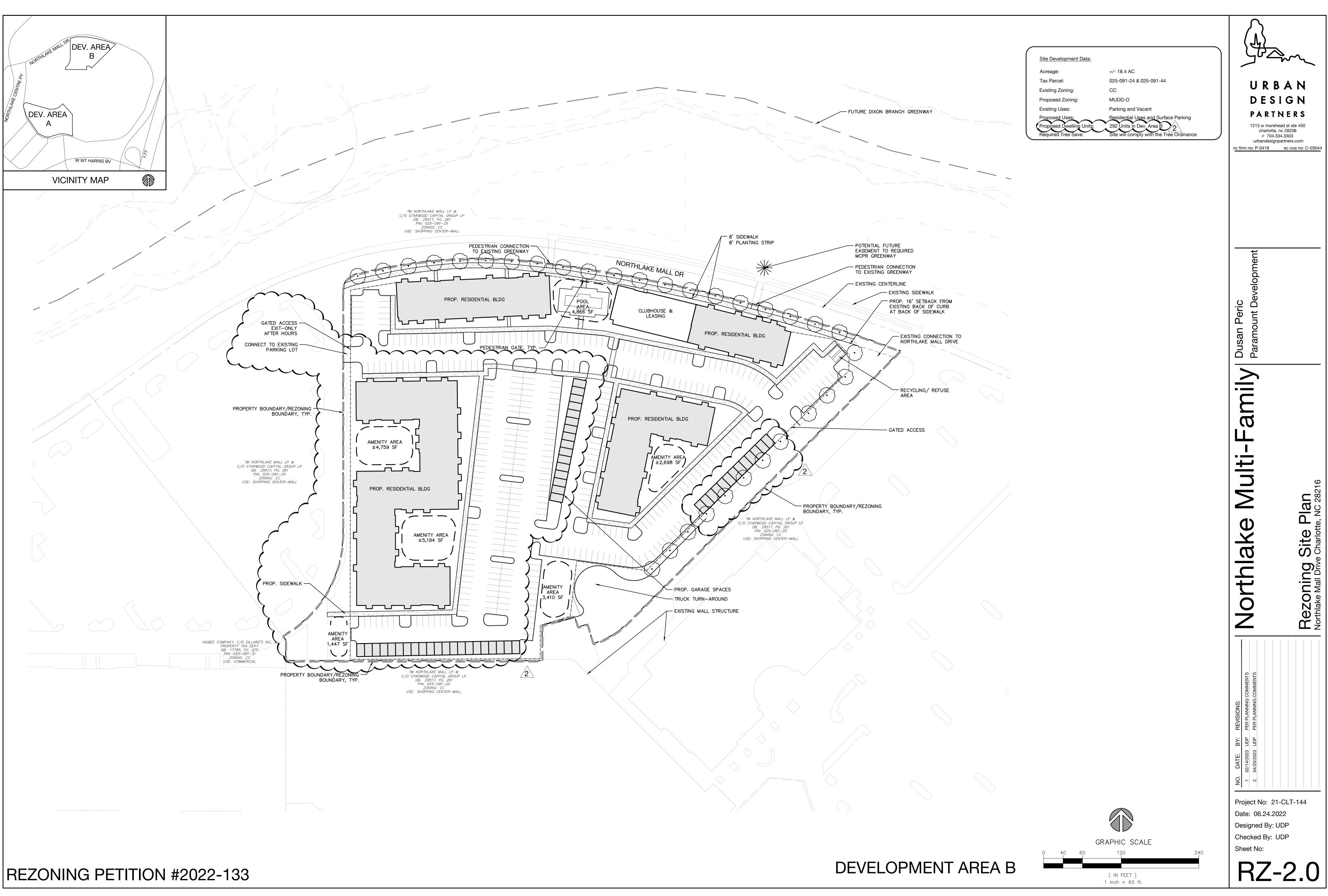


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	Northake Multi-Family Paramount Development	Rezoning Site Plan Northlake Mall Drive Charlotte, NC 28216	
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Acreage:	± 18.4 acres	f. Alternative Improvements. IF APPLICABLE BUT ONLY TO THE EXTENT
Tax Parcels:	025-091-44 & portion of 025-091-24	approved through the Administrative Amendment process upon the determinal provided, however, the proposed alternate transportation improvements provide
Existing Zoning Proposed Zonir		identified in this Petition in the overall area of the rezoning. For example, transportation improvements may be substituted and/or payment
Existing Uses:	Parking and vacant	as described in subsection (d) above.
Proposed Uses:	Residential uses and surface parking as permitted by right and under prescribed conditions together with accessory uses as allowed in the MUDD zoning district and as described in more detail in Section 2 below.	Access, and Pedestrian Circulation:a. Access to the Site will be from Northlake Mall Drive as generally depicte
Maximum Gross	Square Feet/	b. The Petitioner will provide an eight (8) foot planting strip and an eight (8)
Units of Develop provisions.	oment: A maximum of [604] residential dwelling units composed of multi-family dwellings units as allowed by the MUDD district and the Optional	c. The Petitioner will provide and internal network of sidewalks within each
	ng Height: Building height shall be limited to a maximum height of 62 feet. Building height will be measured as defined by the Ordinance.	d. The number and location of access points to the internal private street a additional or fewer driveways and/or additional streets may be installed or rem
The six (6) charging		statutes, ordinances and regulations.e. The alignment of the internal vehicular circulation and driveways may be layouts and any adjustments required for approval by CDOT in accordance wit
referred to as th	ins: tion. These Development Standards, the Technical Data Sheet, Schematic Site Plan, and related graphics form the Rezoning Plan (collectively e "Rezoning Plan") associated with the Rezoning Petition filed by Paramount Development, LLC (the "Petitioner") to accommodate development of community on the approximately 18.4-acre site located on the north and south sides of Northlake Mall Dr. (the "Site").	f. A Right-of-Way Encroachment Agreement is required for the installation pavers, etc.) within a proposed/existing City-maintained street right-of-way by encroachment agreement must be approved by CDOT prior to construction/ins liability insurance coverage requirements
Ordinance (the site plan, the reg	stricts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance"). Unless the Rezoning Plan modifies the standards under the Optional provisions or more stringent standards as part of the conditional gulations established under the Ordinance for the MUDD zoning classification shall govern all development taking place on the Site, subject to the	Architectural and Site Standards:
forth two (2) dev Development Ar	tent Areas. For ease of reference and as an organizing principal associated with the master planned unified development, the Rezoning Plan sets relopment areas (and as applicable other sub-areas within the Development Areas) as generally depicted on the Technical Data Sheet as eas A and B (each a "Development Area" and collectively the "Development Areas"). The exact boundaries of the Development Areas may be rications to account for Development/Site Elements (as defined below) and other modifications needed to fulfill the design and development intent of	 a. The principal buildings constructed on the Site (Development Areas A ar (other than structured parking facilities, if any) will be a combination of the follo stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. The p materials may also be used. Vinyl or aluminum as a primary building material w b. Preferred Exterior Building Materials: All principal and accessory building
the Rezoning Pl d. Graphics		 a minimum of 30% of that building vaterials. An principal and accessory building a minimum of 30% of that building's entire façade facing such street using bric Planning Director. Building Massing – Buildings exceeding 120 feet in length shall include r treatment, etc.). Modulations shall be a minimum of 8 feet wide and shall exter
on the Rezoning Development/Si not anticipated Since the project	Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the te Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.	d. Vertical Modulation and Rhythm – Building elevations shall be designed and features may include, but not limited to a combination of exterior wall offse
be allowed with are:	odifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will but requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they	 e. Building Base – Buildings shall be designed with a recognizable architec f. Building elevations facing Northlake Mall Drive shall not have expanses of
	I don't materially change the overall design intent depicted on the Rezoning Plan. rector will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the	g. Architectural features such as, but not limited to, banding, medallions, o treatment of such walls.
criteria describe subject to the P	d above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, etitioner's appeal rights set forth in the Ordinance.	h. Roof form and rooflines shall be designed to avoid the appearance of a
Mall and portion street frontage in other Developm	Jnified Development. The Site shall be viewed as a planned/unified development plan as to the Development/Site Elements, the adjoining Northlake s of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, public/private equirements, and other similar zoning/subdivision standards will not be required internally between improvements, the adjoining Northlake Mall and ent/Site Elements located on the Site. Furthermore, the Petitioner and/or owners of the applicable portion of the Site under development reserve the e the portions or all of the Site, including without limitation the Development Areas, and create lots within the interior of the Site without regard to	 (i). Long rooflines (pitched or flat) shall avoid continuous expanses without variation. (ii). For pitched roofs the allowed minimum pitch shall be 4:12 (four feet in vertiand parapet walls. i. Utility structures need to be screened architecturally or with evergreen p
any such international boundary of the forth in Section	al separation standards, and public/private street frontage requirements, provided, however, all such separation standards along the exterior Northlake Mall property shall be adhered to and all density/unit number requirements/limits will be regulated by any development limitations set 2 below as to the Site as a whole and not individual portions, Development Areas or lots located therein.	j. Walls, but not including site retaining walls, shall be designed to match a property.k. Meter banks will be screened from adjoining properties and from the net
connected on th g. Developm	f Buildings Principal and Accessory. Notwithstanding the number of buildings or lots shown on the Rezoning Plan, the number of buildings ne site is not limited by this graphic illustration of buildings indicated on the rezoning plan.	 HVAC and related mechanical equipment will be screened from public v m. Dumpster and recycling area will be enclosed by a solid wall or fence wi will be architecturally compatible with the building materials and colors used o
development ar "Development A Optional Provisi		will be architecturally compatible with the building materials and colors used o generally depicted on the Rezoning Plann. The Petitioner may construct a decorative aluminum fence along the period
proposed struct	oner requests the optional provision to allow a limited amount of surface parking areas and maneuvering for parking areas to be located between the ures and Northlake Mall Drive within Development Area A as generally depicted on the rezoning plan.	o. Petitioner will construct a 12-foot sidewalk through Development Area A building as generally depicted on the Rezoning Plan.p. Pedestrian gates constructed as part of the perimeter fence for Development Area A building as generally depicted on the Rezoning Plan.
as a surface pai	Im of 604 residential dwelling units composed of multi-family dwellings units, as allowed by the MUDD zoning district are allowed on the Site as well king lot to serve Northlake Mall.	connects the Mall to the perimeter retail area will remain open and unlocked da <u>Environmental Features:</u>
to 292 multi-fan	velopment Area A, up to 312 multi-family residential dwelling units and a surface parking lot for Northlake Mall, and within Development Area B, up nily residential dwelling units; as allowed by right, and under prescribed conditions, together with accessory uses as permitted in the MUDD zoning g, without limitation, community clubhouse, open space and related uses.	a. The Site will comply with the requirements of the City of Charlotte Tree (Open Space:
Transportation I	mprovements, & Access:	a. Open space and an amenity area(s) will be provided within each Develop provided within each Development Area at a location that central to each Deve
improvements s a. The follow	lans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the et forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions: ving roadway improvements will be made by the Petitioner as part of the development of the Site as proposed by the Rezoning Plan in accordance g described below (the applicable roadway improvements shall be provided in connection with the applicable Phased development levels set forth in	open space areas will be improved with at least three of the following elements proposed open space area. These improved open space areas will be used to Connection to Future Greenway:
Section 4.II.b be	low):	a. The Petitioner will provide a pedestrian connection from Development A
a. Northlak	Improvements. e Centre Parkway & Northlake Mall Drive/Madison Square Place (Signalized) suggested improvements.	connection to Dixon Branch greenway located to the north of Development Areb. The Petitioner will use its best efforts to secure an easement from the
	Centre Parkway & Northlake Mall Access (Signalized)	easement would be conveyed to Mecklenburg County for the construction, by Branch Greenway.
i. No	suggested improvements.	c. The Petitioner will provide a publicly accessible pocket park along the b
	arris Boulevard & Reames Road/Northlake Centre Parkway (Signalized) suggested improvements.	pocket park will be improved with seating, lighting, hardscape, and landscapin provided.
	arris Boulevard & Perimeter Parkway (Signalized) suggested improvements.	Signage:
	arris Boulevard & I-77 SB Ramps (Signalized) suggested improvements.	a. Signage as allowed by the Ordinance may be provided. The Site will be consequently, uses located on the interior of the Site may be identified on the a
	arris Boulevard & I-77 NB Ramps (Signalized)	Lighting:
i. No		a. All new lighting shall be decorative, capped, or downwardly directed.b. Detached lighting on the Site, except streetlights located along public st
i. Ma	Mall Drive & Perimeter Parkway (Unsignalized) intain the existing northbound ingress lane on Perimeter Parkway. nstruct one southbound egress lane (a shared left/thru/right lane) with a median to ensure northbound/southbound lane alignment on Perimeter	 Detached lighting on the Site, except streetlights located along public st Amendments to the Rezoning Plan:
Par iii. Th II. Standard	kway. e final design of this driveway including its location and configuration to be done in conjunction with CDOT during permitting.	a. Future amendments to the Rezoning Plan (which includes these Develop Development Area or portion of the Site affected by such amendment in accord
roadway improv	d NCDOT Standards. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the ements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in other development or roadway projects taking place within the broad northwestern Mecklenburg area, by way of a private/public partnership effort sector project.	Binding Effect of the Rezoning Application: a. If this Rezoning Petition is approved, all conditions applicable to the dev manner provided herein and under the Ordinance, be binding upon and inure to heirs, devisees, personal representatives, successors in interest or assigns.
transportation in	ortation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The Petitioner may phase nprovements if said improvements and phasing are explicitly described in site plan notes. al Completion. Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 4.II above shall mean	
completion of the roadway improvious occupancy for the buildings, and in	e roadway improvements in accordance with the standards set forth in Section 4.II.a above provided, however, in the event certain non-essential ements (as reasonably determined by the CDOT and/or NCDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of uilding(s) on the Site, then CDOT or NCDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable is such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of sued to secure completion of the applicable improvements.	
referenced in su minimum of a 6 terms and at ma	vay Availability. IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, it is understood that some of the public roadway improvements bsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a) day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable irket prices, then the City of Charlotte, or other applicable agency, department or governmental body may agree to proceed with acquisition of any	
	ich event, the Petitioner shall reimburse the applicable agency, department, or governmental body for the cost of any such acquisition including aid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related asing described above, then the CDOT or NCDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the ings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the e asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure	
public roadway and such delay development pl applicable build Petitioner may b		
public roadway and such delay development pl applicable build Petitioner may b completion of th	e applicable improvements.	
public roadway and such delay development pl applicable build Petitioner may b completion of th In addition to th CDOT or NCDC of way as descr completed due	e foregoing, in the event the right of way is not available for any reason after the good faith efforts of the Petitioner, the Petitioner will work with the T as applicable to either (i) identify alternative improvements to implement traffic mitigation in lieu of the improvements impacted by the lack of right ibed in subsection g. below; or (ii) contribute to CDOT or NCDOT as applicable, an amount equal to the estimated cost of the road improvements not to the lack of available right of way, such funds to be used to complete such alternative roadway improvements in the general area of the Site in a ble agreeable to the Petitioner, the CDOT or NCDOT as applicable.	

REZONING PETITION #2022-133

APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, changes to the above referenced roadway improvements can be e Amendment process upon the determination and mutual agreement of Petitioner, the CDOT, NCDOT and the Planning Director; ternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements

all area of the rezoning. ements may be substituted and/or payment in lieu for other improvements in the overall area of the rezoning may be implemented

n Northlake Mall Drive as generally depicted on the Rezoning Plan. The access points into each Development Area may be gated.

eight (8) foot planting strip and an eight (8) foot sidewalk along Northlake Mall Drive as generally depicted on the Rezoning Plan. d internal network of sidewalks within each Development area connecting the proposed buildings to the Northlake Mall Drive. ccess points to the internal private street and drives will be determined during the building permit process and thereafter

r additional streets may be installed or removed with approval from appropriate governmental authorities subject to applicable

vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking ed for approval by CDOT in accordance with published standards.

t Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick sting City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and nents

ructed on the Site (Development Areas A and B) may use a variety of building materials. The building materials used for buildings ies, if any) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic such as hardy-plank), EIFS or wood. The proposed roofing materials will be architectural asphalt shingles, metals type roofing aluminum as a primary building material will not be allowed except on windows, balcony railings, on trim elements, and soffits.

aterials: All principal and accessory buildings, located in Development Area A and B, abutting Northlake Mall Drive shall comprise s entire façade facing such street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the

exceeding 120 feet in length shall include modulations of the building massing/façade plane (recess, projection, architectural be a minimum of 8 feet wide and shall extend or recess a minimum of 4 feet, extending through all floors.

hm – Building elevations shall be designed with recognizable vertical bays or articulated architectural facade features. The bays nited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.

Il be designed with a recognizable architectural base.

orthlake Mall Drive shall not have expanses of blank walls greater than 20 feet.

s, but not limited to, banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank

be designed to avoid the appearance of a large monolithic roof structure through the following standards:

all avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.). nimum pitch shall be 4:12 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof

etaining walls, shall be designed to match and complement the building architecture of the residential buildings of the subject

from adjoining properties and from the network required streets.

I equipment will be screened from public view and from view of adjacent properties at grade.

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 th the building materials and colors used on the principal buildings. The location of the proposed dumpster and recycling area is Plan

a decorative aluminum fence along the perimeter of each Development Area as generally depicted on the Rezoning Plan.

foot sidewalk through Development Area A that will provide a connection between the perimeter retail area and the main Mall e Rezoning Plan as part of the perimeter fence for Development Area A that control access to the proposed 12-foot internal sidewalk that etail area will remain open and unlocked daily between the hours of 8:00am and 6:00pm.

requirements of the City of Charlotte Tree Ordinance and the City Post Construction Stormwater Ordinance.

area(s) will be provided within each Development Area. A minimum of 10,000 square feet of improved open space will be Area at a location that central to each Development Area and convenient to the future residents of the community. The proposed with at least three of the following elements: walking paths, landscaping, seating areas, and structures appropriate to the improved open space areas will be used to meet the Urban Open Space requirements of the Ordinance.

edestrian connection from Development Area B to the existing crosswalks on Northlake Mall Dr to facilitate a future pedestrian ay located to the north of Development Area B as generally depicted on the Rezoning Plan.

st efforts to secure an easement from the owner of the property located between Northlake Mall Drive and Dixon Branch. The lecklenburg County for the construction, by the County, of a future greenway trail connection between Northlake Mall and Dixon

bublicly accessible pocket park along the boundary of Development Area A as generally depicted on the Rezoning Plan. The eating, lighting, hardscape, and landscaping. A minimum of 3,000 square feet of publicly accessible pocket park will be

dinance may be provided. The Site will be viewed as a Planned/Unified Development as defined by the Ordinance; nterior of the Site may be identified on the allowed signs for the use in Development Areas A and B, and vice-versa.

except streetlights located along public streets, will be limited to 25 feet in height.

ezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

cation

proved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective atives, successors in interest or assigns.

