



LOCATION MAP

LEGEND

- PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- GREENWAY DEDICATION AREA
- ADJACENT PARCEL GREENWAY AMENITY AREA (PER PETITION 2011-20)

SITE DEVELOPMENT DATA:

- ACREAGE: ± 2.254 ACRES
- TAX PARCEL #: 025-221-13 AND 20
- EXISTING ZONING: B-2(CD)
- PROPOSED ZONING: B-2(CD)SPA
- EXISTING USES: VACANT
- PROPOSED USES: RETAIL USES, GENERAL AND MEDICAL OFFICE USES, PERSONAL SERVICE USES, EDEE TYPE I & II (RESTAURANTS) WITH AND WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW, EDEE DRIVE-IN SERVICE (TYPE I & II), FINANCIAL INSTITUTION WITH OR WITHOUT ACCESSORY DRIVE-THROUGH WINDOWS, 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 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- PROHIBITED USES: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: COMMERCIAL OUTDOOR AMUSEMENT; AUTOMOTIVE SERVICE STATIONS INCLUDING MINOR ADJUSTMENTS, REPAIRS AND LUBRICATION; AUTOMOBILE SALES AND REPAIR INCLUDING TRACTOR-TRUCKS; ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS; AUCTION SALES; AUTOMOBILE REPAIR GARAGES INCLUDING ENGINE OVERHAUL, 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 ACCESSORY STORAGE; RESIDENTIAL DWELLING UNITS 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 DISINFECTING SERVICES; REPAIR 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; BOARDING STABLES; BUILDING MATERIAL SALES; RIDING ACADEMIES; AND SHORT TERM CARE FACILITIES.
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA.
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE. PARKING FOR THE PROPOSED USES WILL BE LOCATED ON-SITE AND MAY ALSO BE LOCATED ON THE ADJACENT PARCELS IN ACCORDANCE WITH EXISTING PRIVATE COVENANTS (REA).

BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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NOT APPROVED FOR CONSTRUCTION

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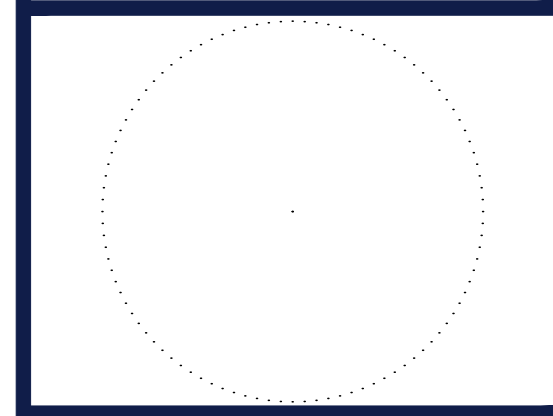
PROJECT No.:	NCA220085.00
DRAWN BY:	MJN / CB
CHECKED BY:	AM
DATE:	1/26/2023
CAD ID:	RZON-0

PROJECT: **PROP. RECORDING DOCUMENTS** FOR **NORTHLAKE REAL ESTATE INVESTORS, LLC**

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

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

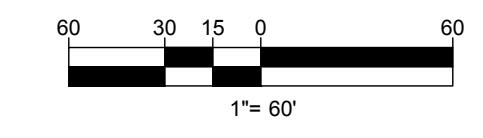
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

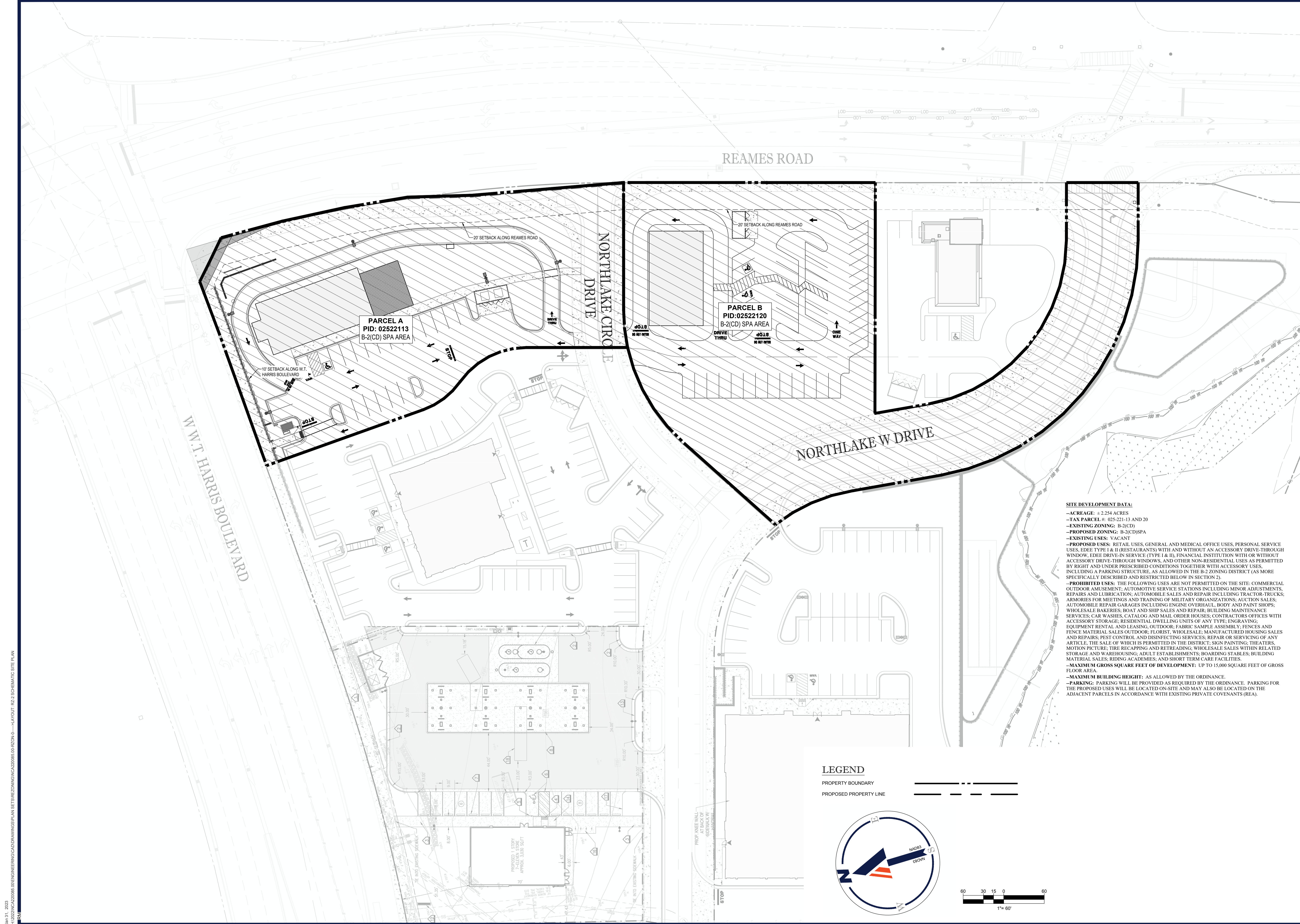


SHEET TITLE: **TECHNICAL DATA SHEET**

SHEET NUMBER: **RZ-1**

ORG. DATE / 1/26/2023





REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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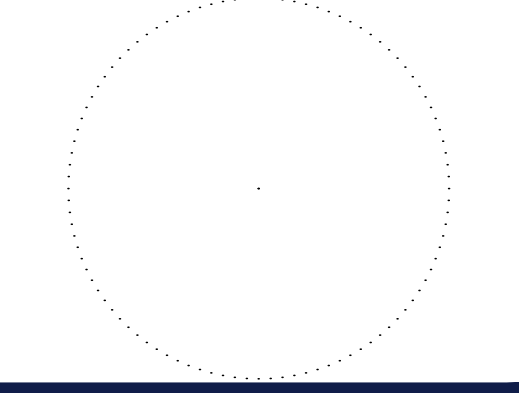
PROJECT No.: NCA220085.00
DRAWN BY: MJN / CB
CHECKED BY: AM
DATE: 1/26/2023
CAD ID:

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
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:
SCHEMATIC SITE PLAN

SHEET NUMBER:
RZ-2

ORG. DATE - 1/26/2023

SITE DEVELOPMENT DATA:
 -ACREAGE: ± 2.254 ACRES
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LEGEND

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- PROPOSED PROPERTY LINE

