

**SITE DEVELOPMENT DATA**

**SITE DEVELOPMENT DATA:**  
**ACREAGE:** ± 60.65 ACRES  
**TAX PARCEL #S:** 201-051-15 AND 201-051-16  
**EXISTING ZONING:** MUDD(O) AND AIRPORT NOISE OVERLAY WITH FIVE (5) YEAR VESTED RIGHTS  
**PROPOSED ZONING:** MUDD(O) SPA, I-1(CD) AND AIRPORT NOISE OVERLAY WITH FIVE (5) YEAR VESTED RIGHTS  
**EXISTING USES:** VACANT  
**PROPOSED USES:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN (I) THE MUDD-O ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED MUDD-O (AS GENERALLY DEPICTED ON THE ZONING PLAN), AND (II) THE I-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED I-1(CD) (AS GENERALLY DEPICTED ON THE ZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED WITHIN SHEET RZ-6/7 IN SECTION 3 (WHICH SHALL CONTROL).

**MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:**  
 UP TO (I) 83,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE/MEDICAL/BANK, RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), BREWERIES, INDOOR RECREATION, CONVENIENCE/GASOLINE SALES (UP TO ONE SUCH USE), PERSONAL SERVICES AND OTHER COMMERCIAL USES (OF WHICH NO MORE THAN 43,000 S.F. OF GROSS FLOOR AREA MAY BE "RETAIL/RESTAURANT/PERSONAL SERVICES" AS DESCRIBED WITHIN SHEET RZ-6/7, SUBJECT TO CONVERSIONS AND TRANSFER RIGHTS), (II) A HOTEL WITH UP TO 140 ROOMS, (III) UP TO 420 RESIDENTIAL DWELLING UNITS OF ALL TYPES, EACH AS MORE SPECIFICALLY DESCRIBED WITHIN SHEET RZ-6/7 IN SECTION 1.A AND SECTION 3 (WHICH SHALL CONTROL); AND EACH SUBJECT TO THE TRANSFER AND CONVERSION RIGHTS DESCRIBED THEREIN, AND (IV) UP TO 25,000 SQUARE FEET OF USES PERMITTED IN I-1 ZONING DISTRICT AS DESCRIBED WITHIN SHEETS RZ-6/7.

**MAXIMUM BUILDING HEIGHT:** ALLOWED BUILDING HEIGHTS WILL BE LIMITED AS FOLLOWS: (I) WITHIN DEVELOPMENT AREAS A AND B THE MAXIMUM BUILDING HEIGHTS WILL BE UP TO 40 FEET, EXCEPT THAT THE BUILDING HEIGHT FOR THE HOTEL USE ALLOWED IN DEVELOPMENT AREA B MAY BE UP TO 85 FEET; (II) WITHIN DEVELOPMENT AREA C THE MAXIMUM BUILDING HEIGHTS MAY BE UP TO 55 FEET AND (III) WITHIN DEVELOPMENT AREA E THE MAXIMUM BUILDING HEIGHT SHALL BE AS PERMITTED BY ORDINANCE. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

**PARKING:** AS REQUIRED BY THE ORDINANCE.

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21
2	REZONING SUBMITTAL	01.17.22
3	REZONING SUBMITTAL	02.14.22
4	REZONING SUBMITTAL	04.20.22

**NOT FOR CONSTRUCTION**

**STEELE CREEK (1997), LLC**

CHARLOTTE, NC  
 REZONING #2021-195  
 SPA ARROWOOD ROAD & I-485

1019251

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21
2	REZONING SUBMITTAL	01.17.22
3	REZONING SUBMITTAL	02.14.22
4	REZONING SUBMITTAL	04.20.22

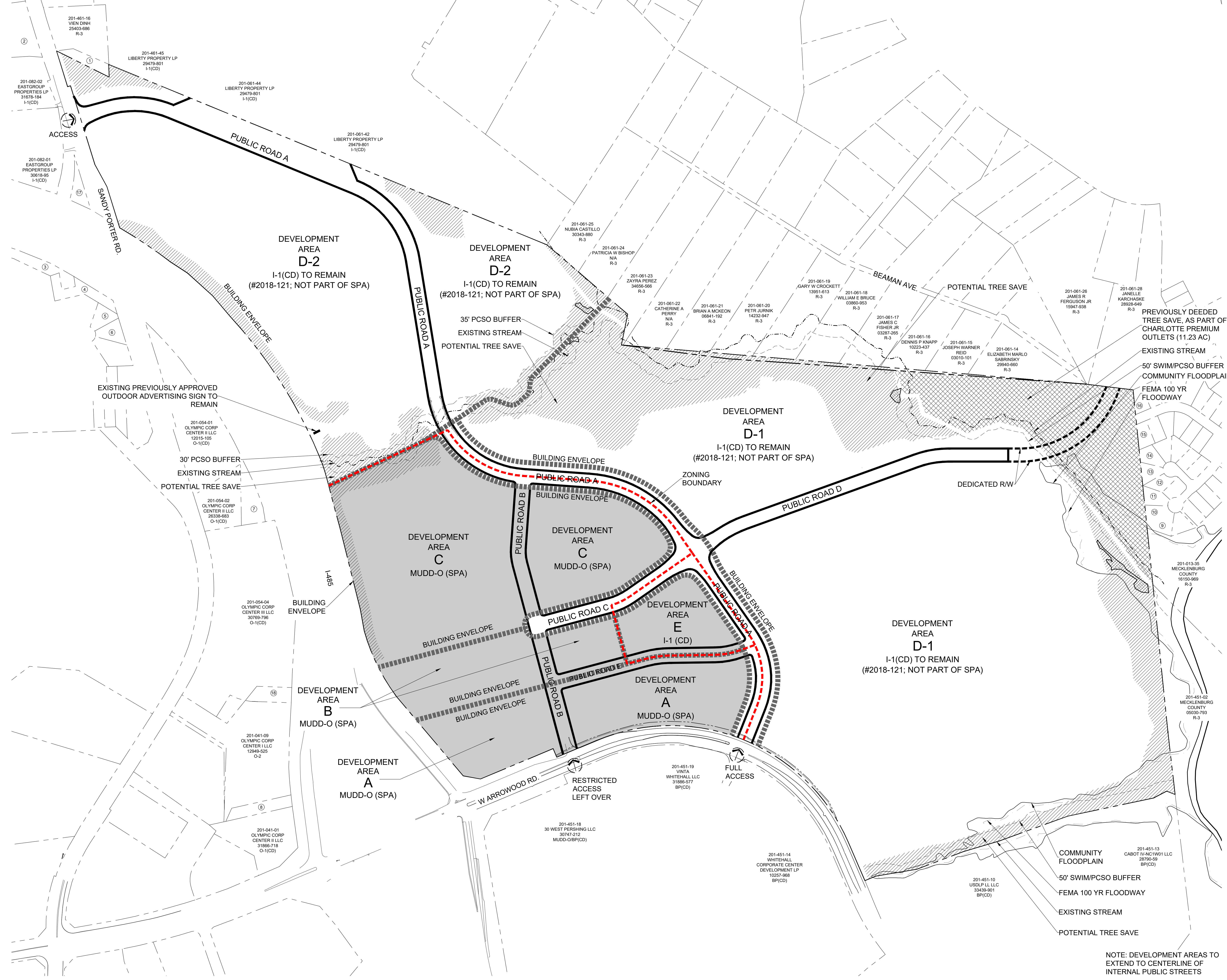
DESIGNED BY: XX  
 DRAWN BY: XX  
 CHECKED BY: XX

VERT: N/A  
 HORZ: 1"=200'  
 0 100 200 400

TECHNICAL DATA





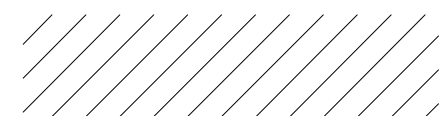
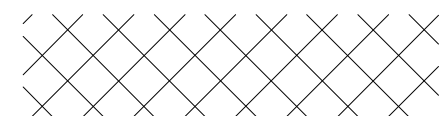

SHEET NUMBER

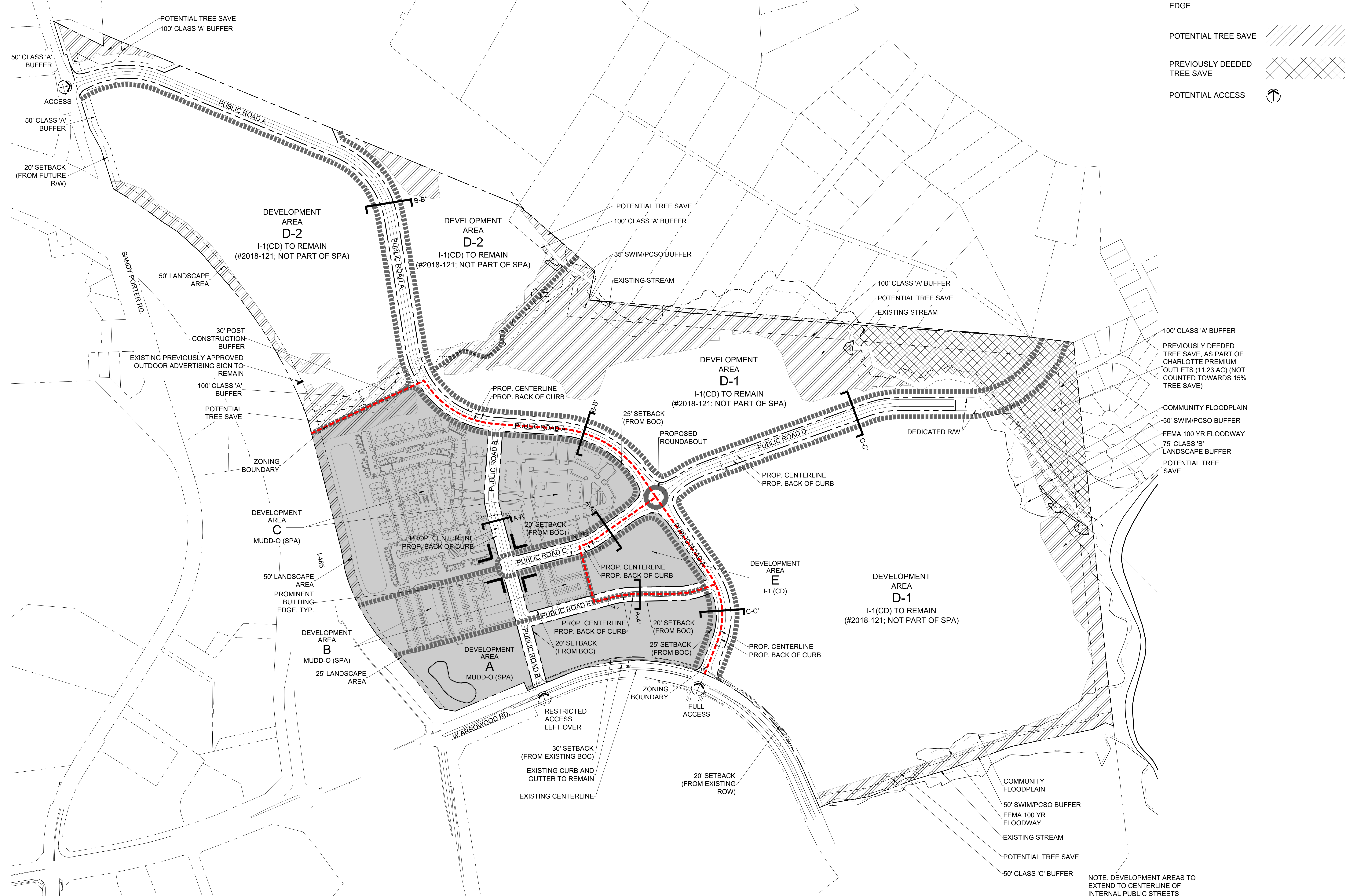
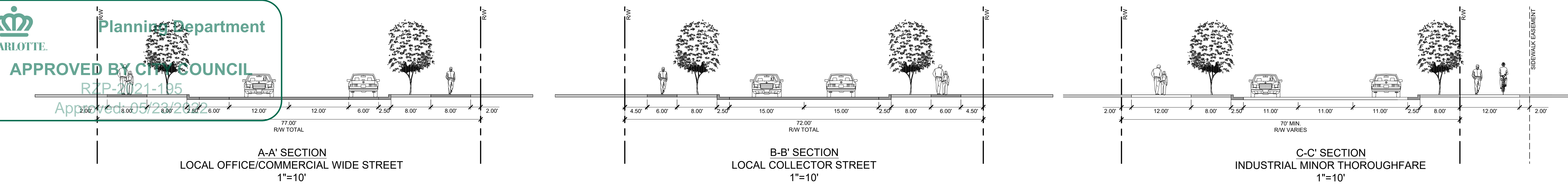
**RZ-1**



NOTE: DEVELOPMENT AREAS TO EXTEND TO CENTERLINE OF INTERNAL PUBLIC STREETS

**LEGEND**

- PROPERTY LINE 
- BUILDING ENVELOPE 
- ZONING BOUNDARY 
- PROMINENT BUILDING EDGE 
- POTENTIAL TREE SAVE 
- PREVIOUSLY DEEDED TREE SAVE 
- POTENTIAL ACCESS 



REVISION

SCALE

**NOT FOR CONSTRUCTION**

**STEELE CREEK (1997), LLC**

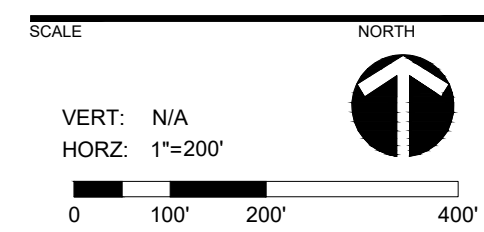
CHARLOTTE, NC  
 REZONING #2021-195  
 SPA ARROWOOD ROAD & I-485

LANDDESIGN PROJ# 1019251

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21
2	REZONING SUBMITTAL	01.17.22
3	REZONING SUBMITTAL	02.14.22
4	REZONING SUBMITTAL	04.20.22

DESIGNED BY: XX  
 DRAWN BY: XX  
 CHECKED BY: XX








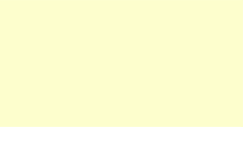
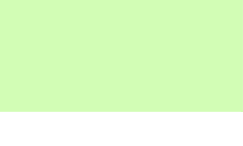



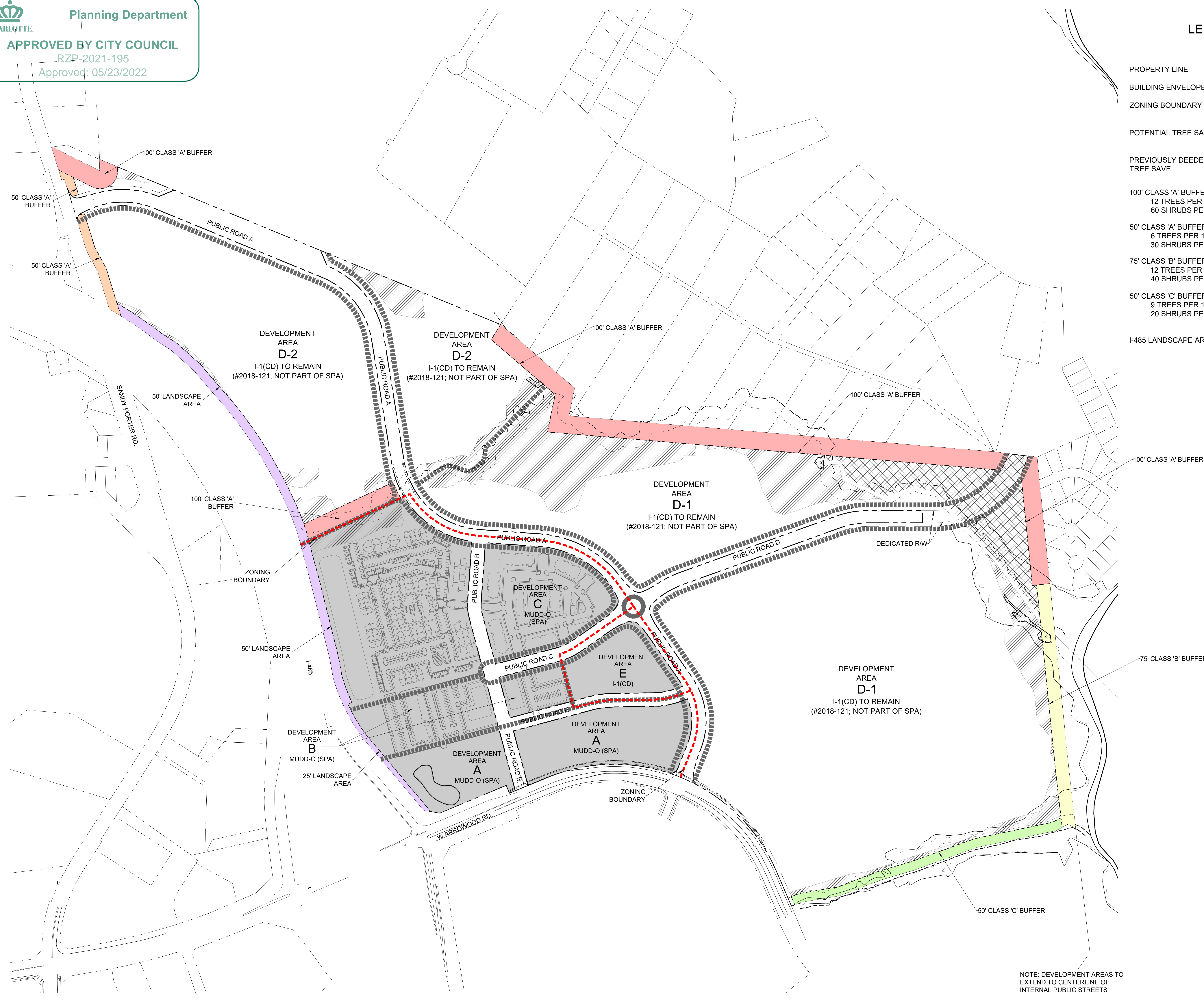
SHEET TITLE

SHEET NUMBER

NOTE: DEVELOPMENT AREAS TO EXTEND TO CENTERLINE OF INTERNAL PUBLIC STREETS

**LEGEND**

- PROPERTY LINE 
- BUILDING ENVELOPE 
- ZONING BOUNDARY 
- POTENTIAL TREE SAVE 
- PREVIOUSLY DEEDED TREE SAVE 
- 100' CLASS 'A' BUFFER  
12 TREES PER 100 LF  
60 SHRUBS PER 100 LF 
- 50' CLASS 'A' BUFFER  
6 TREES PER 100 LF  
30 SHRUBS PER 100 LF 
- 75' CLASS 'B' BUFFER  
12 TREES PER 100 LF  
40 SHRUBS PER 100 LF 
- 50' CLASS 'C' BUFFER  
9 TREES PER 100 LF  
20 SHRUBS PER 100 LF 
- I-485 LANDSCAPE AREA 



KEY MAP

SCALE

**NOT FOR CONSTRUCTION**

PROJECT

**STEELE CREEK (1997), LLC**

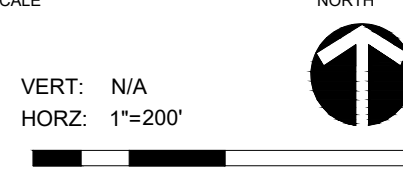
CHARLOTTE, NC  
 REZONING #2021-195  
 SPA ARROWOOD ROAD & I-485

LANDDESIGN PROJ# 1019251

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21
2	REZONING SUBMITTAL	01.17.22
3	REZONING SUBMITTAL	02.14.22
4	REZONING SUBMITTAL	04.20.22

DESIGNED BY: XX  
 DRAWN BY: XX  
 CHECKED BY: XX

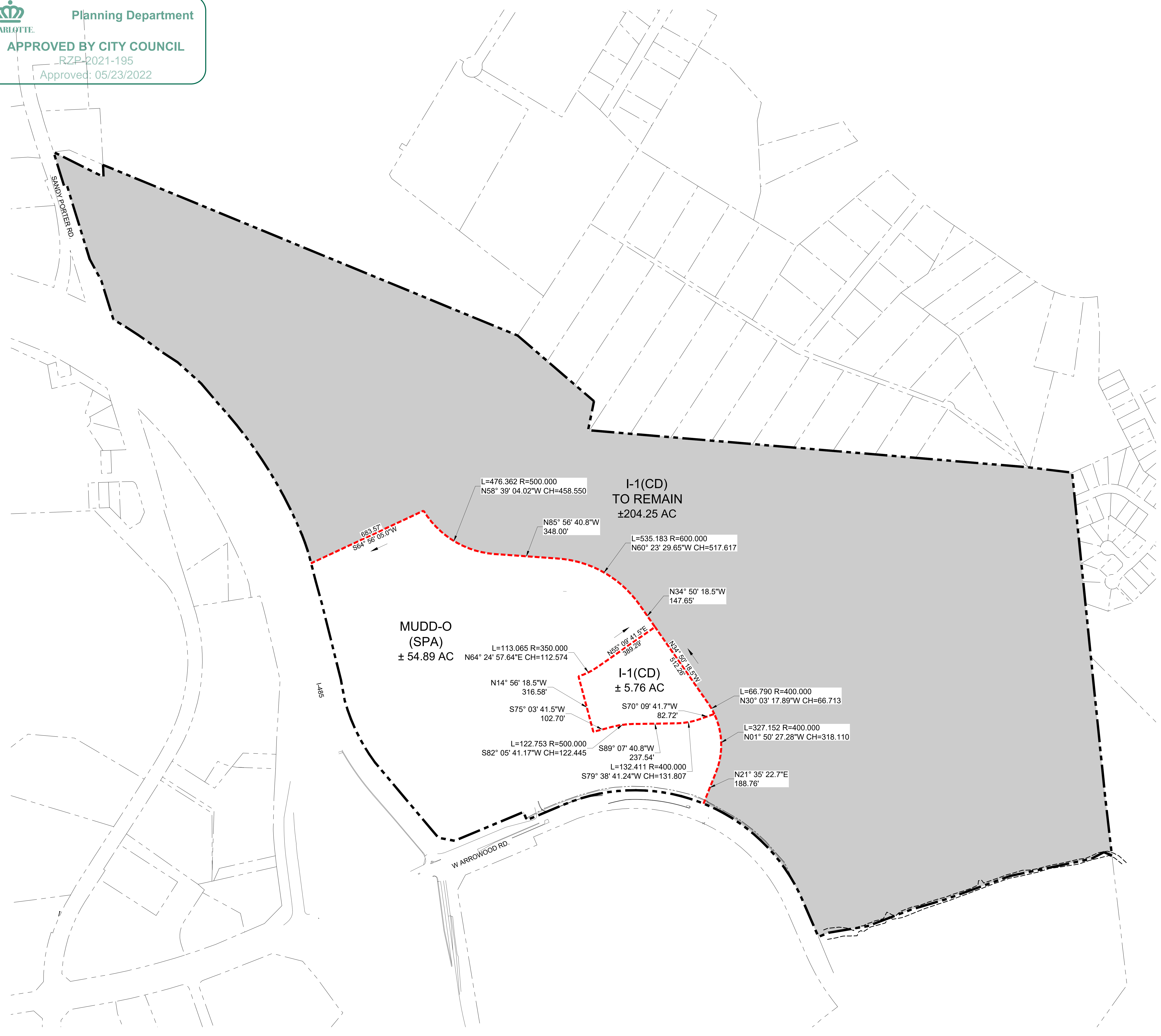
SCALE  
 VERT: N/A  
 HORZ: 1"=200'  


SHEET TITLE

PROPOSED BUFFER & LANDSCAPE AREAS

SHEET NUMBER

NOTE: DEVELOPMENT AREAS TO EXTEND TO CENTERLINE OF INTERNAL PUBLIC STREETS



KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

PROJECT

**STEELE CREEK (1997), LLC**

CHARLOTTE, NC  
 REZONING #2021-195  
 SPA ARROWOOD ROAD & I-485

LANDDESIGN PROJ# 1019251

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21
2	REZONING SUBMITTAL	01.17.22
3	REZONING SUBMITTAL	02.14.22
4	REZONING SUBMITTAL	04.20.22

DESIGNED BY: XX  
 DRAWN BY: XX  
 CHECKED BY: XX

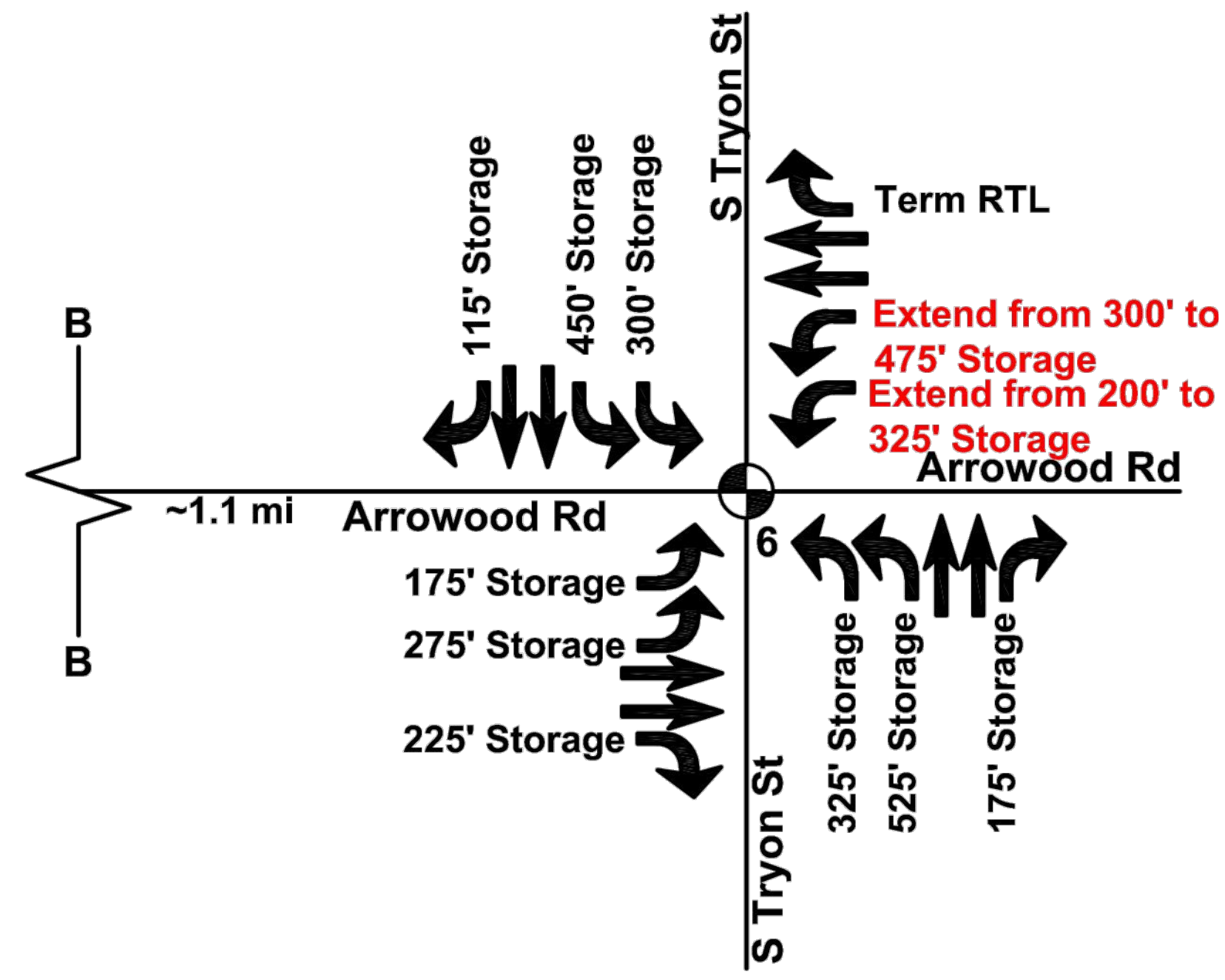
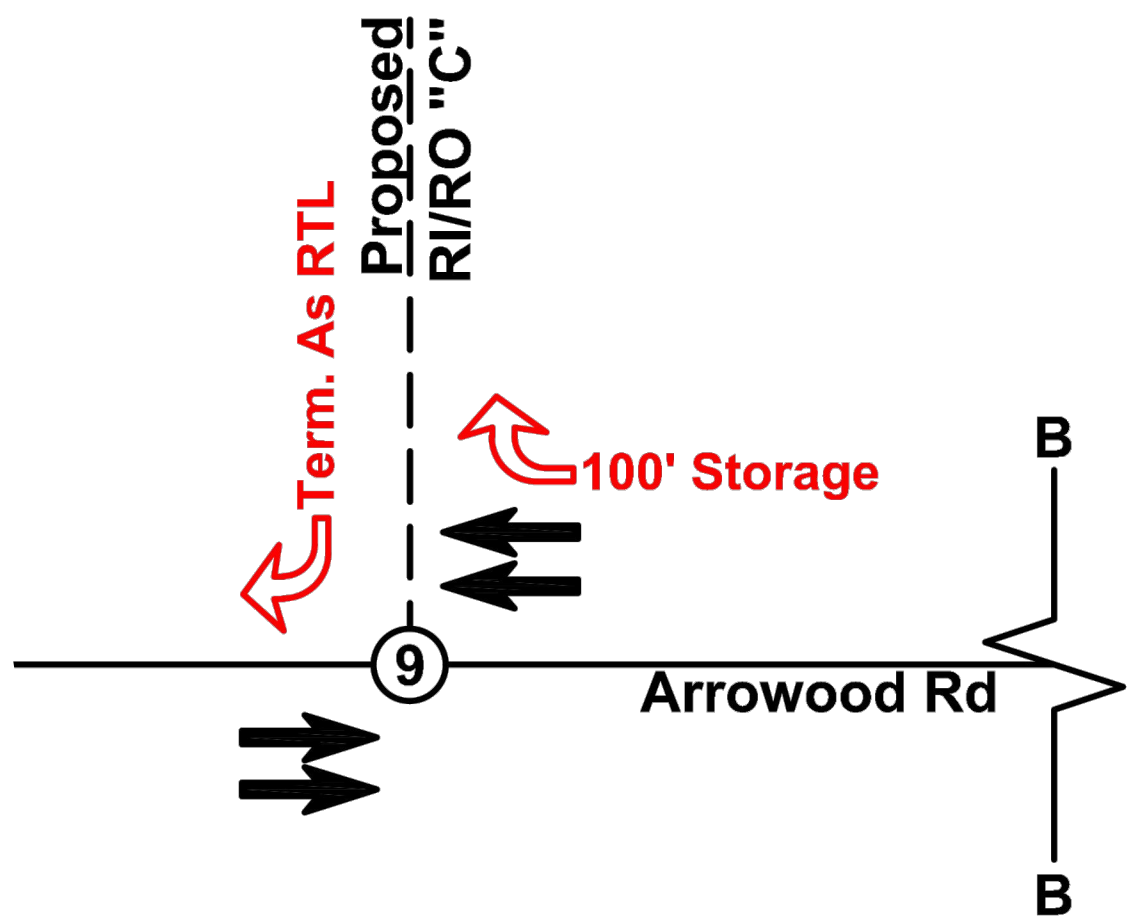
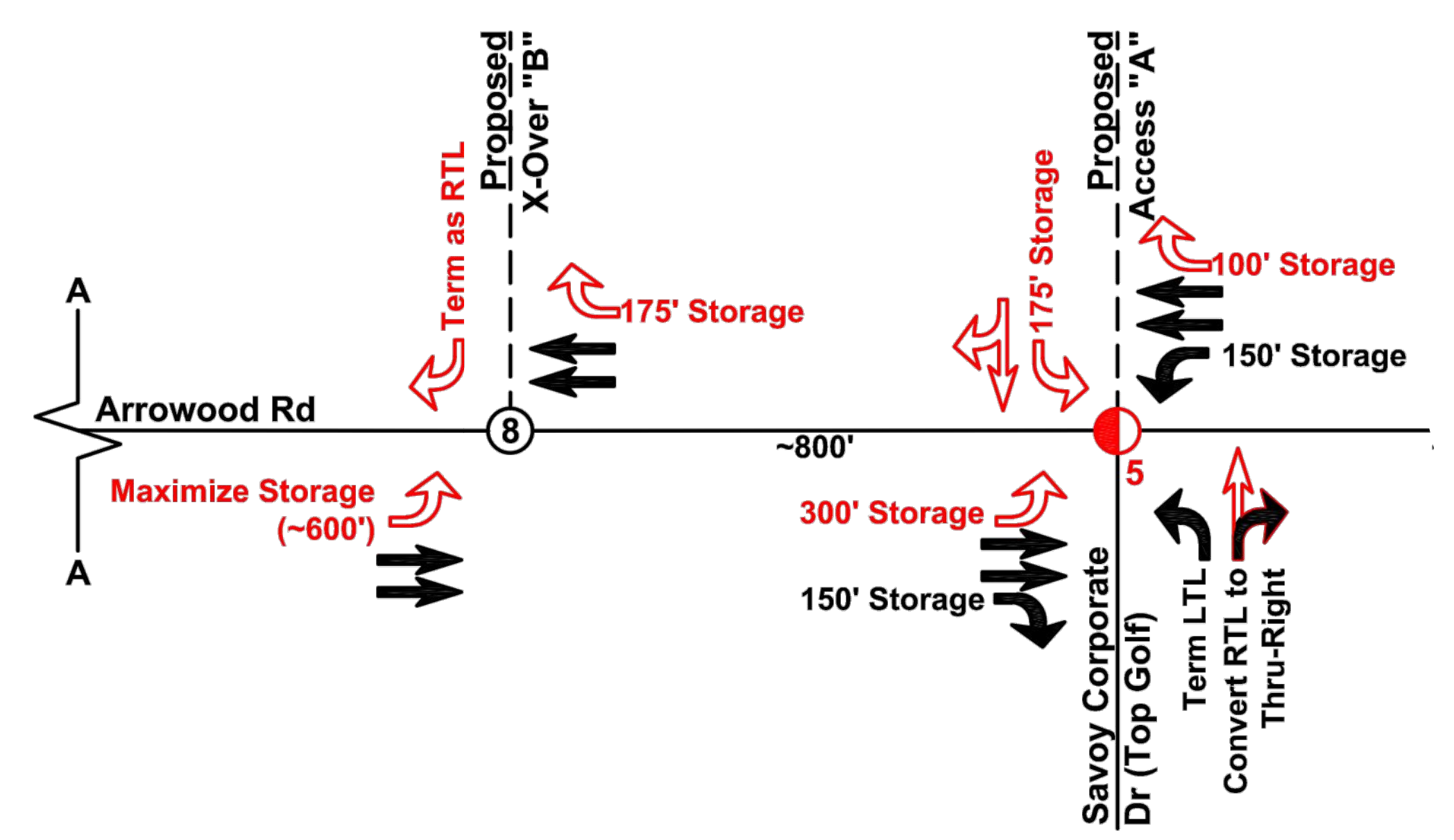
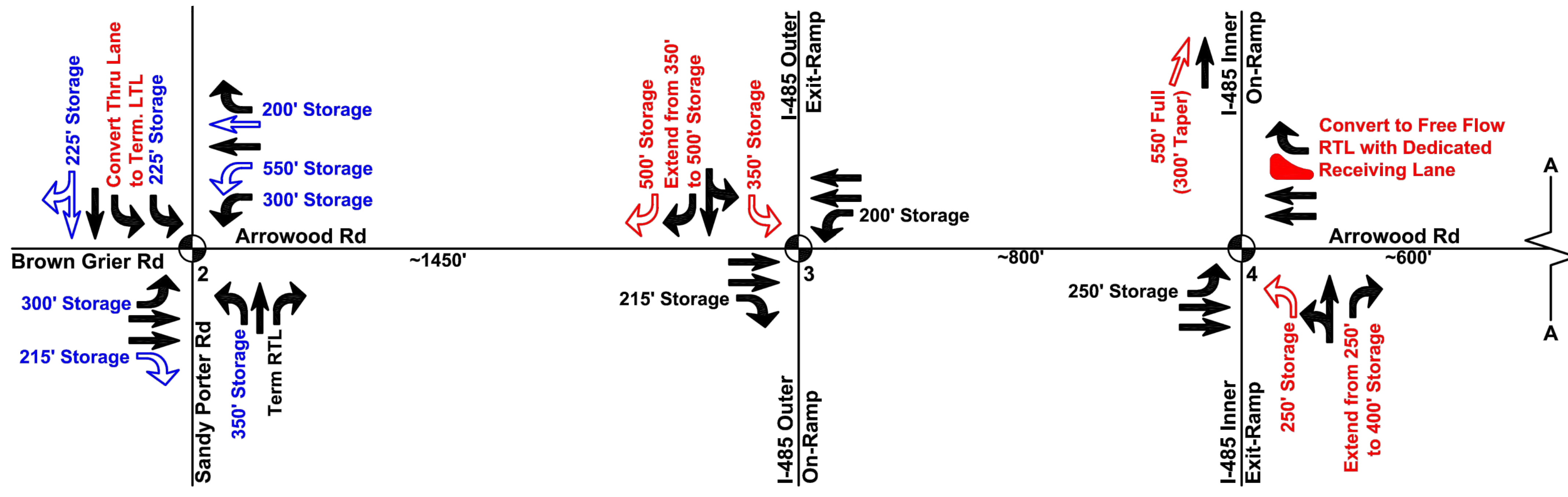
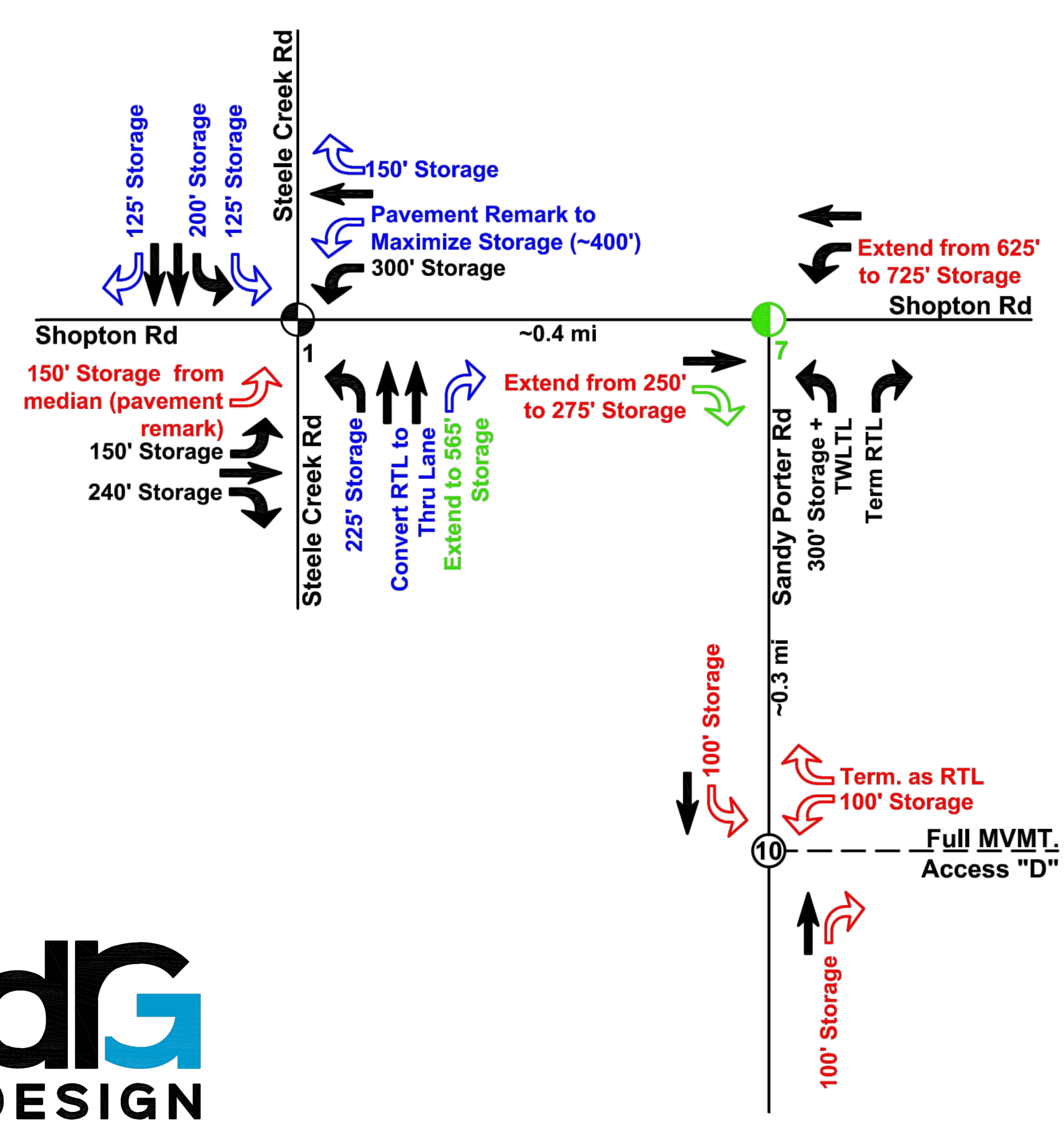
SCALE  
 VERT: N/A  
 HORZ: N/A

SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

**RZ-4**



REVISION  
 SEAL

**NOT FOR CONSTRUCTION**

**ARROWOOD**

CHARLOTTE, NC  
 REZONING #2021-XXX

1019251

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21

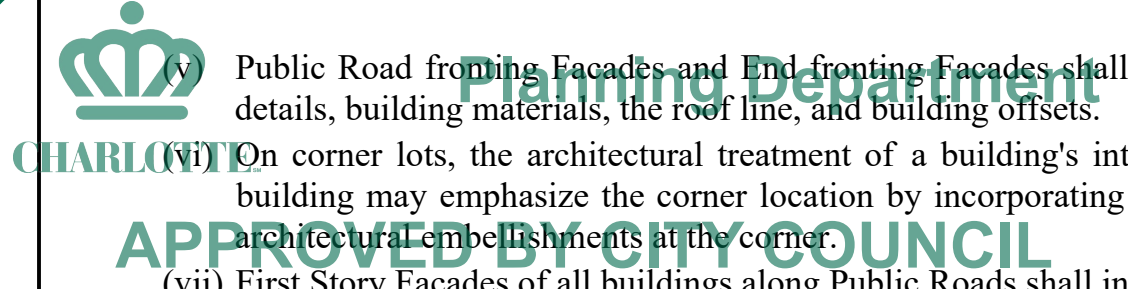
DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:

SCALE: NORTH  
 VERT: N/A  
 HORZ: N/A

SHEET TITLE  
 LANEAGE

SHEET NUMBER  
**RZ-5**





Public Road Fronting Facades and End-Footing Facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.

On corner lots, the architectural treatment of a building's intersecting Public Road Fronting Facades shall be substantially similar, except that said building may emphasize the corner location by incorporating additional height at the corner, varying the roof form at the corner, or providing other architectural details.

(vii) First Story Facades of all buildings along Public Roads shall incorporate columns, awnings, arcades, windows, doors, or other architectural elements.

(viii) Facades shall provide visual divisions between the first two stories and the upper level stories, when the building height is more than two stories, through architectural means such as courses, awnings, or a change in primary facade materials or colors.

(ix) Facades above the first two stories shall incorporate windows, arches, or other architectural details.

(x) Foundations, where provided, shall be constructed as a distinct building element that contrasts with Facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with facade materials.

(xi) Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

(xii) Buildings shall be designed with a recognizable architectural base on all facades facing Public Road B and Public Road C. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.

(xiii) Building elevations facing Public Road B and Public Road C shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

(xiv) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

(xv) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.

**III. I-1(CD) Zoned Areas.** The following provisions of this Section 5.III. shall apply to development within the I-1(CD) zoned area only.

a. **Building Materials.** The principal building(s) constructed on the portion of the Site zoned I-1(CD) may use a variety of building materials. The building materials used for such buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast or site-cast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels, EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.

b. **Screening of Structures.** Meter banks, transformers and similar utility structures will be screened where visible from public view at grade level, provided, however, that for any such structures located within loading areas, the Ordinance required screening for such loading areas shall also suffice as the required screening for such structures.

c. **Backflow Preventers.** Above ground back flow preventers and transformers will not be located within the Open Space Areas or within the required Urban Open Space unless they are required to serve the Open Space Areas in which they are located. Above ground back flow preventers and transformers that are located within the Open Space Areas as allowed by this Section will be screened.

d. **Mechanical Equipment Screening.** Roof top HVAC and related mechanical equipment will be screened from public view at grade level on the Site.

e. **Pedestrian Entrances.** All pedestrian entrances will be architecturally defined with glazing, awnings, canopies and/or other architectural element, and have a connection to adjacent Public Streets.

f. **Screening of Loading Areas.** In the event that loading areas are not placed to the rear of the building and away from public or private network required streets, a forty (40) foot landscape area shall be provided to screen the loading area.

**6. Streetscape, Landscaping and Buffer:**

a. **Arrowwood Road.** A thirty (30) foot setback as measured from the existing back of curb of Arrowwood Road will be provided in Development Area A. A twelve (12) foot sidewalk and minimum eight (8) foot planting strip will be provided along the portions of Arrowwood Road that are being widened because of road improvement requirements. The existing five (5) foot sidewalk is to remain outside of those road widening areas.

i. At the request of Mecklenburg County Park & Recreation, the Petitioner shall reserve an area for an easement for the sole purpose of supporting the installation of a twelve foot (12') wide multi-use path along the Site's Arrowwood Road frontage. The twelve foot (12') multi use path will augment or replace the six (6') foot sidewalk required as part of this Rezoning Petition, and shall be installed by and at the cost of others as part of an approved greenway connection project. In no event shall the reserved area for and the easement itself be greater than six feet (6') in width or extend greater than 10 feet (10') into the proposed Arrowwood Road setback.

b. **Public Road A.** Along Site's frontage on Public Road A, a twenty-five (25) foot setback as measured from the back of curb will be provided along the Site. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided within this setback, the final six (6) feet will be used as a landscape area.

c. **Public Roads B and C.** Along Public Roads B and C within Developments Areas A, B and C a twenty (20) foot setback as measured from the back of curb will be provided. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along both sides of Public Roads B and C. Stoops and stairs providing access to and from the buildings to the sidewalk may be located within the interior six (6) feet of the setback.

e. **Retaining Walls.** Retaining walls located along the Site's Public Roads will not exceed six (6) feet in height; if due to the proposed grades retaining walls over six (6) feet are required along a public road the retaining walls will be tiered so no single wall will exceed a height of six (6) feet. When the total wall height exceeds six (6) feet, articulation will be provided at twenty (20) foot intervals. Retaining walls should be offset a minimum of five (5) feet from the back of sidewalk.

**f. Buffer and/or Landscape Areas.**

i. A 50 foot wide landscape area shall be provided along western property line adjacent to I-485 in Development Areas C as generally depicted on the Rezoning Plan. The landscape area shall include existing vegetation.

ii. A 100 foot wide landscape area planted to Class A buffer standards shall be provided between Development Areas C as generally depicted on the Rezoning Plan.

iii. A 25 foot wide landscape area shall be provided along the western property line adjacent to I-485 in Development Areas A & B along western property line as generally depicted on the Rezoning Plan. The landscape area shall include existing vegetation.

*All buffers can be reduced per the provisions of the Ordinance.*

**7. Environmental Features**

a. **Post Construction Ordinance.** The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

b. **Storm Water Approval.** The location, size, and type of storm water management system depicted on the Rezoning Plan are 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 site discharge points.

c. **Tree Ordinance.** The Site will comply with the Tree Ordinance. The tree save generally depicted is also inclusive of tree save requirements as set forth in Petition 2013-001.

**8. Signage:**

a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.

**9. CATS:**

a. At the request of CATS, the Petitioner shall install two (2) standard concrete bus waiting pads along the Arrowwood Road frontage in locations reasonably acceptable to CATS and the Petitioner. Installation of the pads shall take place prior to issuance of the first certification occupancy for the first building within Development Area A.

**10. Lighting:**

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas in the MUDD-O portion of the Site.

b. Detached lighting, except street lights located along Public Roads, will be limited to 25 feet in height in the portions of the MUDD-O area used for non-residential uses and 20 feet in height in the portions of the MUDD-O area used for residential uses.

**11. Amendments to the Rezoning Plan:**

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

**12. Binding Effect of the Rezoning Application:**

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

REVISION

SCALE

NOT FOR CONSTRUCTION

PROJECT

STEELE CREEK (1997), LLC

CHARLOTTE, NC REZONING #2021-195 SPA ARROWWOOD ROAD & I-485

LANDDESIGN PROJ# 1019251

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21
2	REZONING SUBMITTAL	01.17.22
3	REZONING SUBMITTAL	02.14.22
4	REZONING SUBMITTAL	04.20.22

DESIGNED BY: DRAWN BY: CHECKED BY:

SCALE VERT: N/A HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-7