

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 REZONING 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 REZONING 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

NOT FOR CONSTRUCTION

STEELE CREEK (1997), LLC

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

1019251

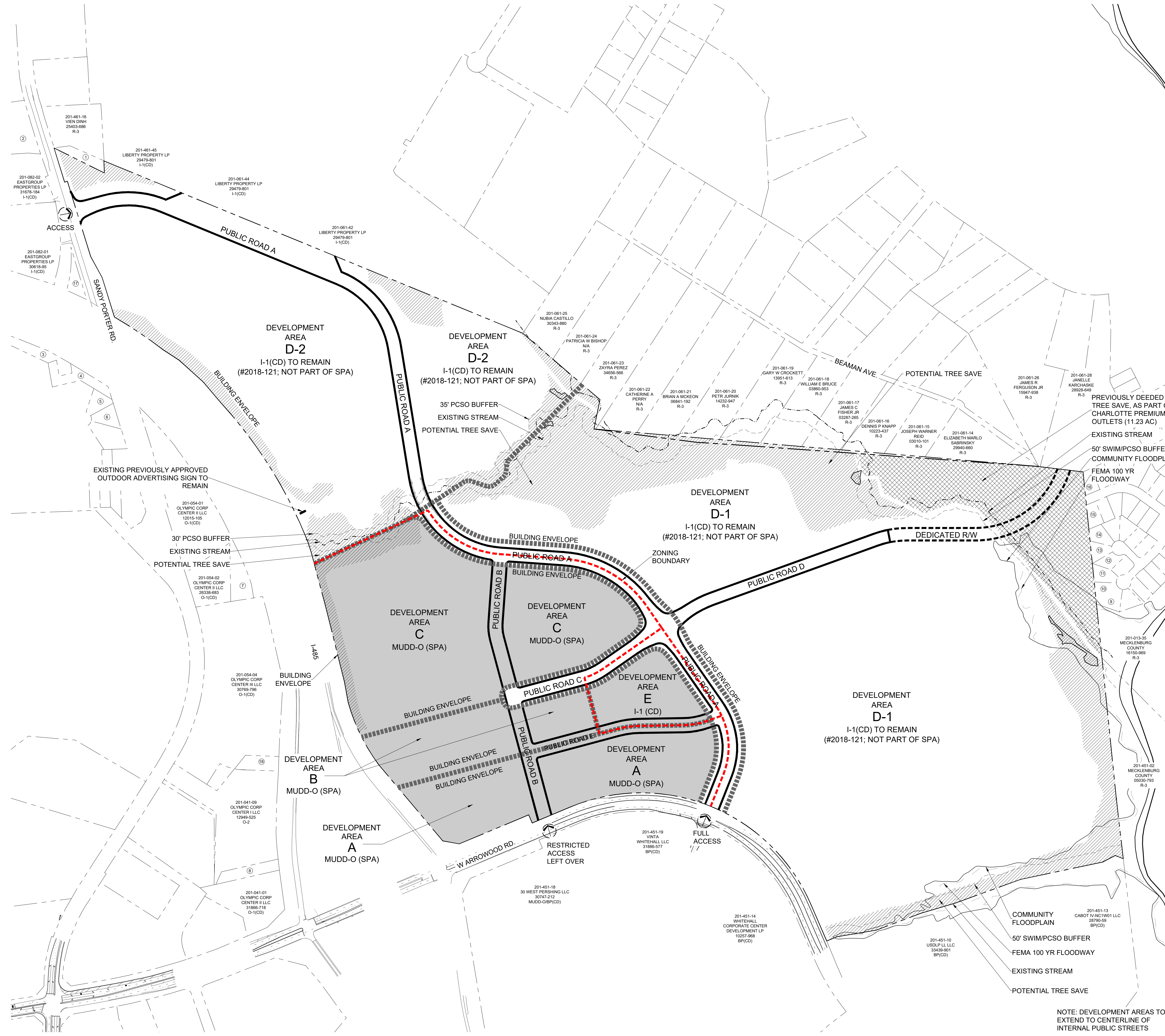
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21
2	REZONING SUBMITTAL	01.17.22

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








TECHNICAL DATA

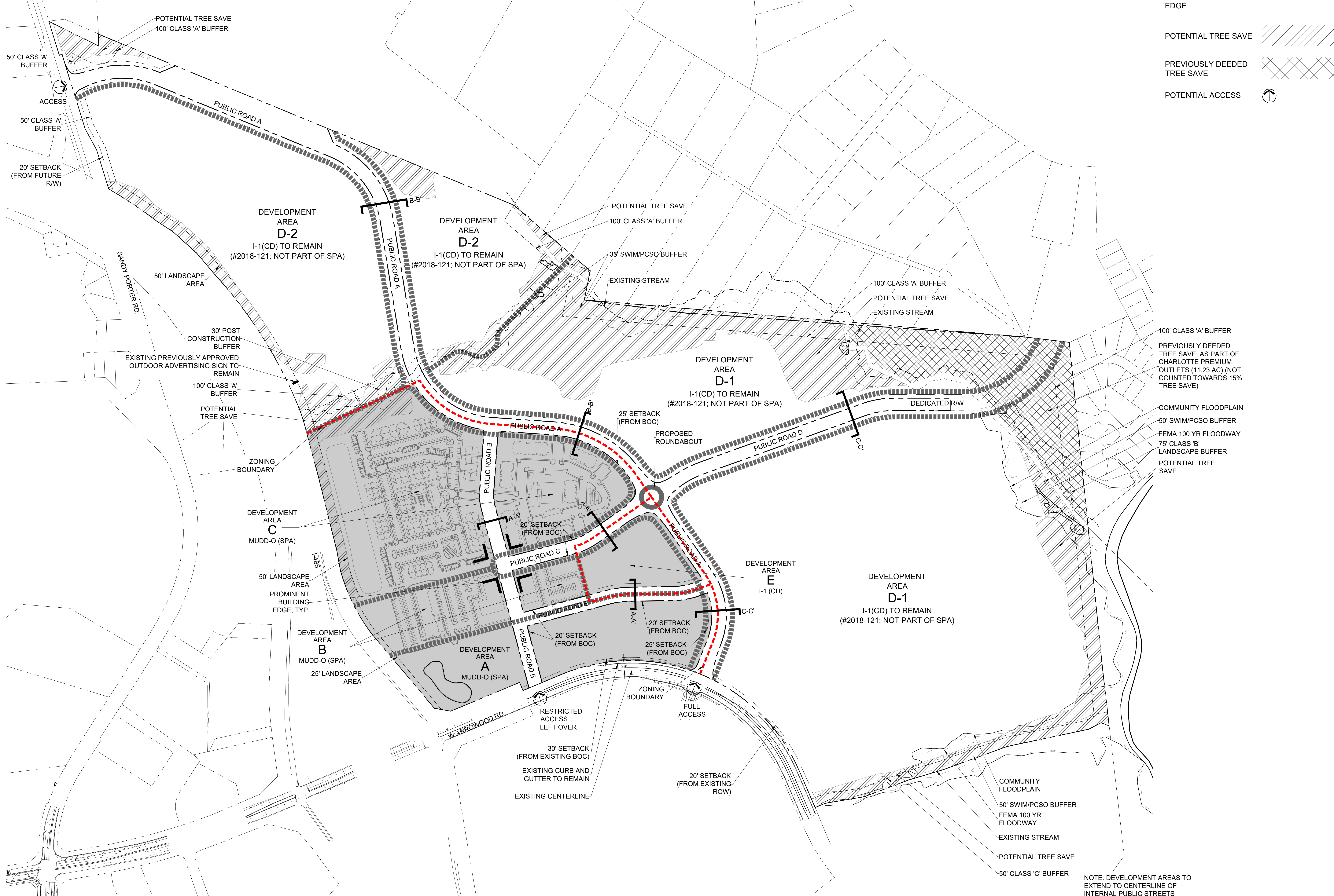
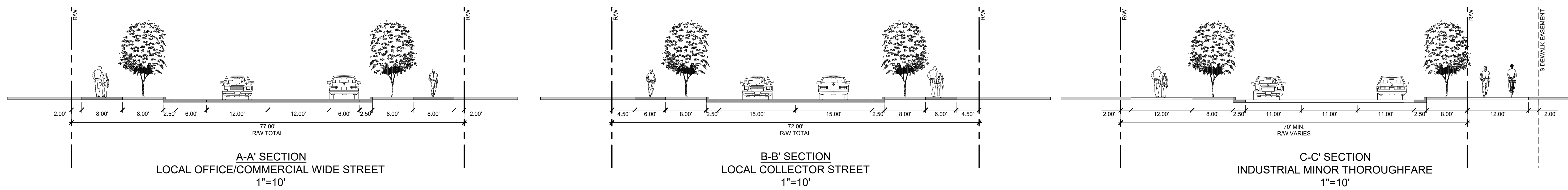
RZ-1



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

PROJECT

STEELE CREEK (1997), LLC

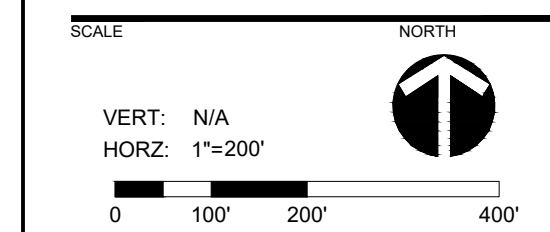
CHARLOTTE, NC
 REZONING #2021-195
 SPA ARROWOOD ROAD & I-485

LANDDESIGN PROJ # 1019251

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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3	REZONING SUBMITTAL	02.14.22

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



SHEET TITLE

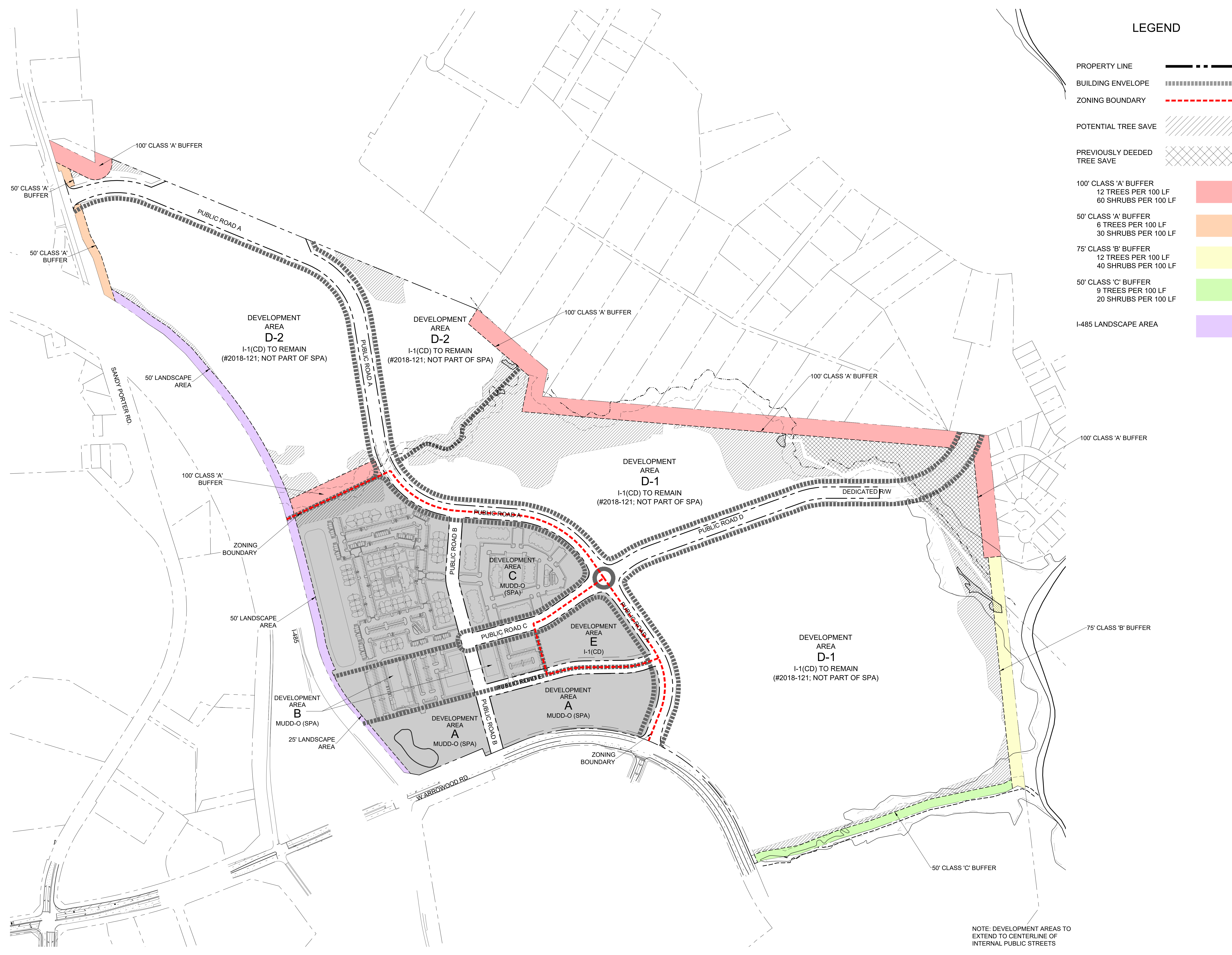
SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2

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

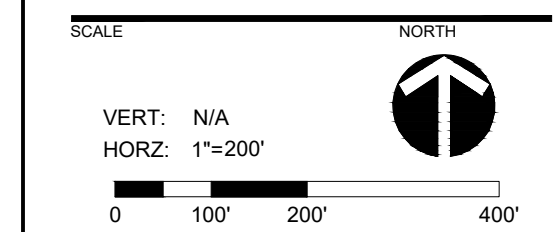
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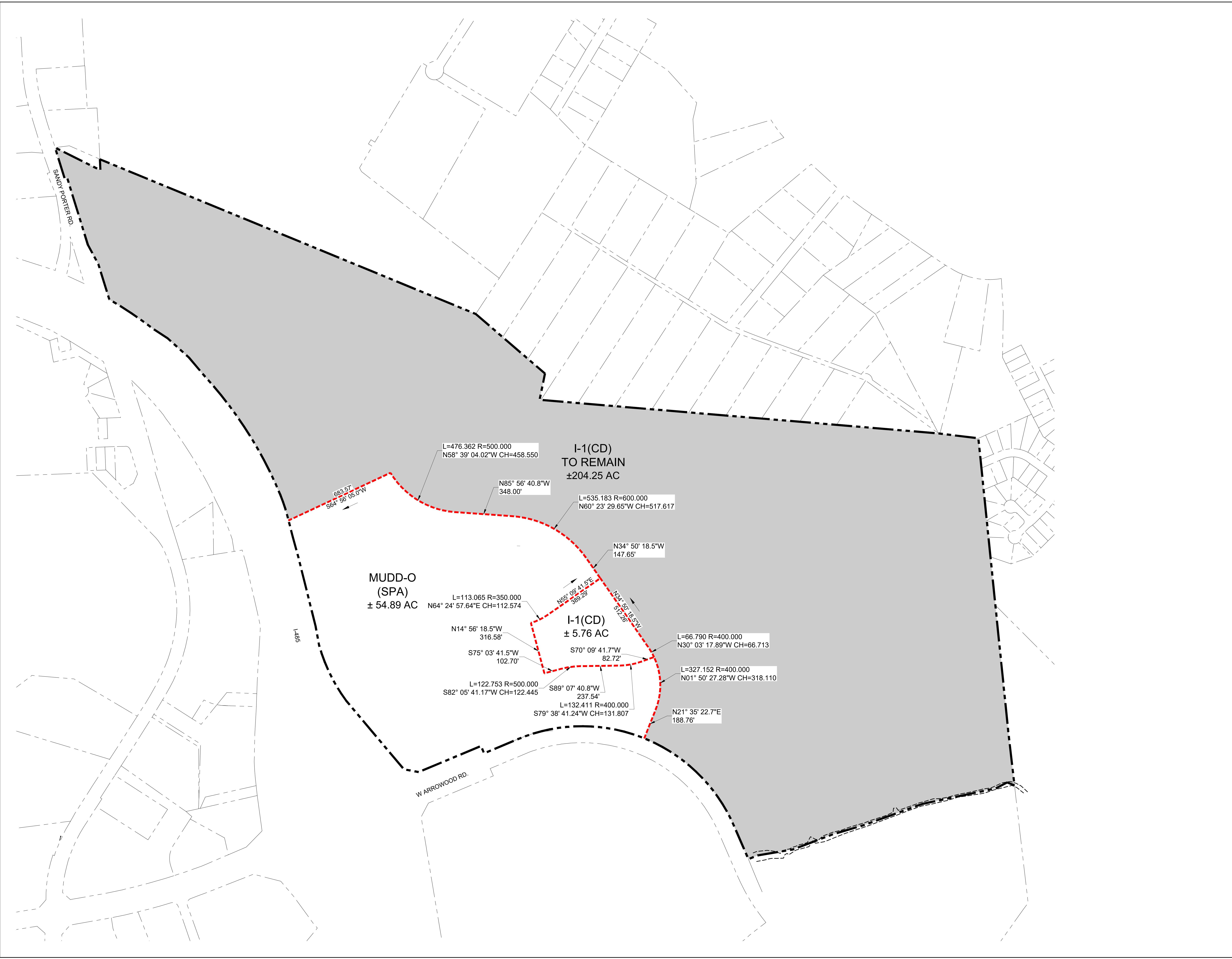
SHEET TITLE

PROPOSED BUFFER & LANDSCAPE AREAS

SHEET NUMBER

RZ-3

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



KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

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(1997), LLC**

CHARLOTTE, NC
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 SPA ARROWOOD ROAD & I-485

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 DRAWN BY: XX
 CHECKED BY: XX

SCALE
 VERT: N/A
 HORZ: N/A

SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-4

