

VICINITY MAP
NTS

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 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 MORE SPECIFICALLY DESCRIBED BELOW 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 BELOW, SUBJECT TO CONVERSIONS AND TRANSFER RIGHTS); (II) A HOTEL WITH UP TO 140 ROOMS; AND (III) UP TO 420 RESIDENTIAL DWELLING UNITS OF ALL TYPES, EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 1.A AND SECTION 3 (WHICH SHALL CONTROL); AND EACH SUBJECT TO THE TRANSFER AND CONVERSION RIGHTS DESCRIBED THEREIN.

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; AND (II) WITHIN DEVELOPMENT AREA C THE MAXIMUM BUILDING HEIGHTS MAY BE UP TO 55 FEET. 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

NOT FOR CONSTRUCTION

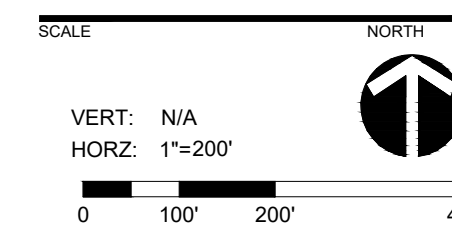
ARROWOOD

CHARLOTTE, NC
REZONING #2021-XXX

REVISION / ISSUANCE

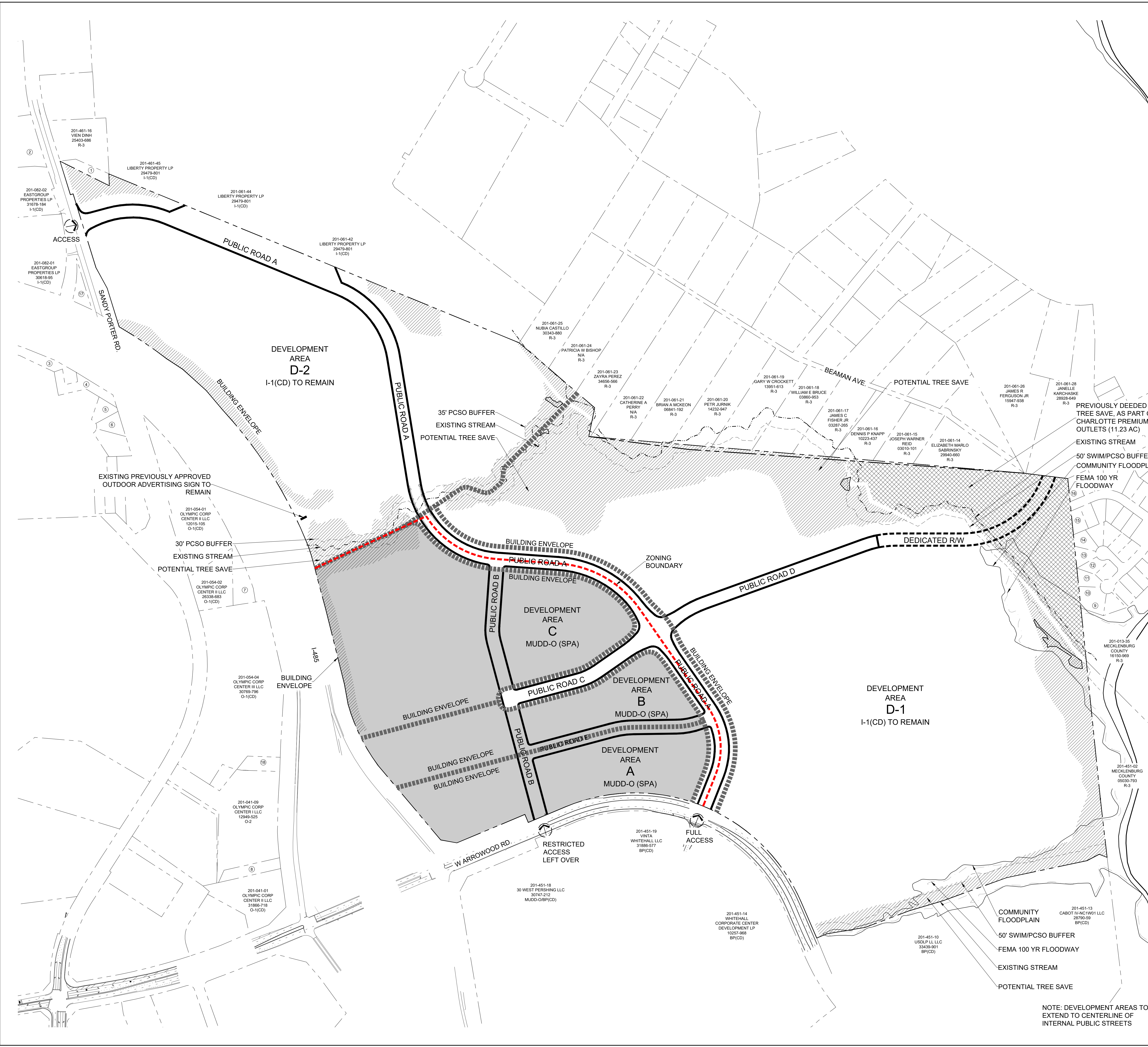
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21

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



TECHNICAL DATA

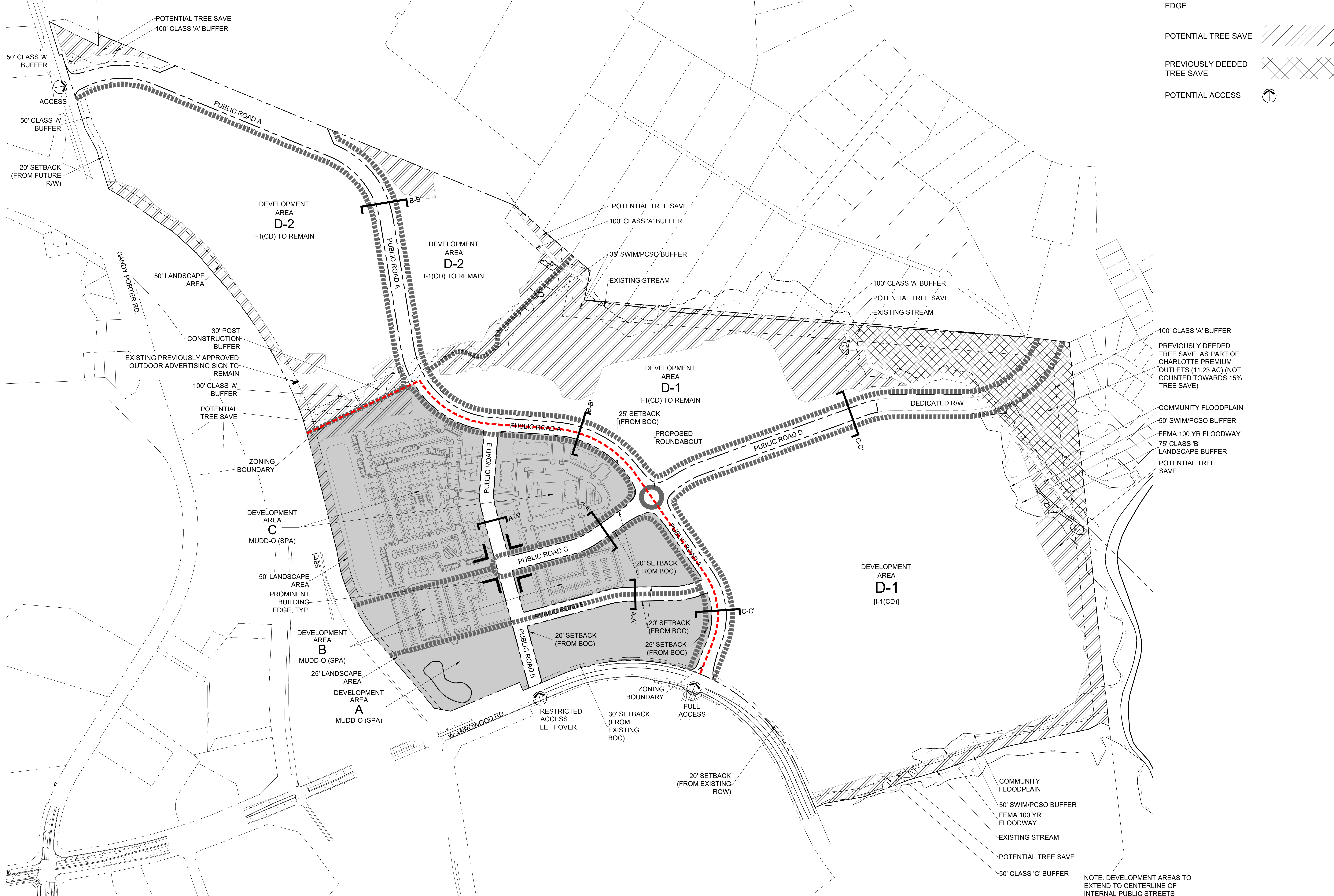
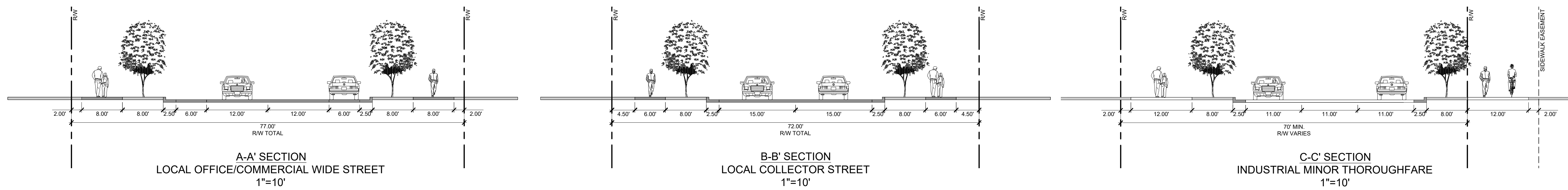
RZ-1



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



REVISED

SCALE

NOT FOR CONSTRUCTION

ARROWOOD

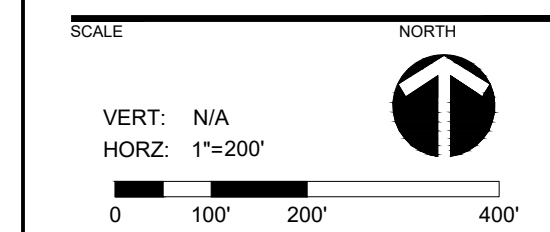
CHARLOTTE, NC
 REZONING #2021-XXX

LANDDESIGN PROJ# 1019251

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21

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



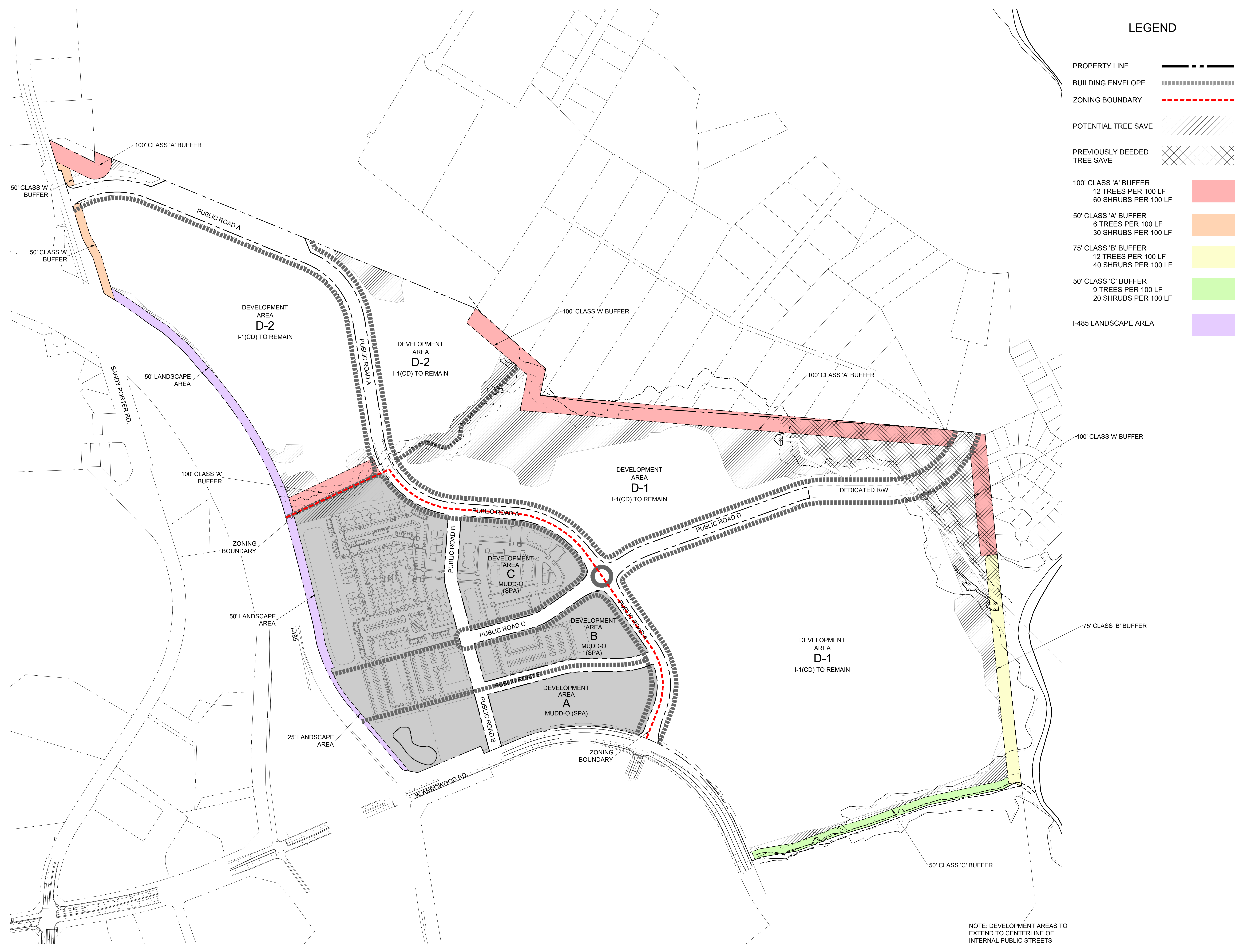
SHEET TITLE

RZ-2

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

ARROWOOD

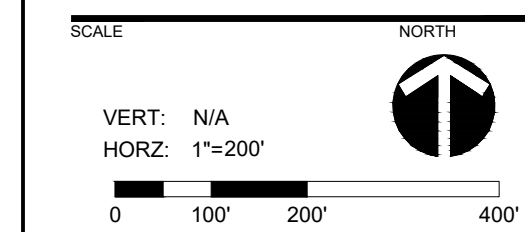
CHARLOTTE, NC
REZONING #2021-XXX

LANDDESIGN PROJ# 1019251

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21

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



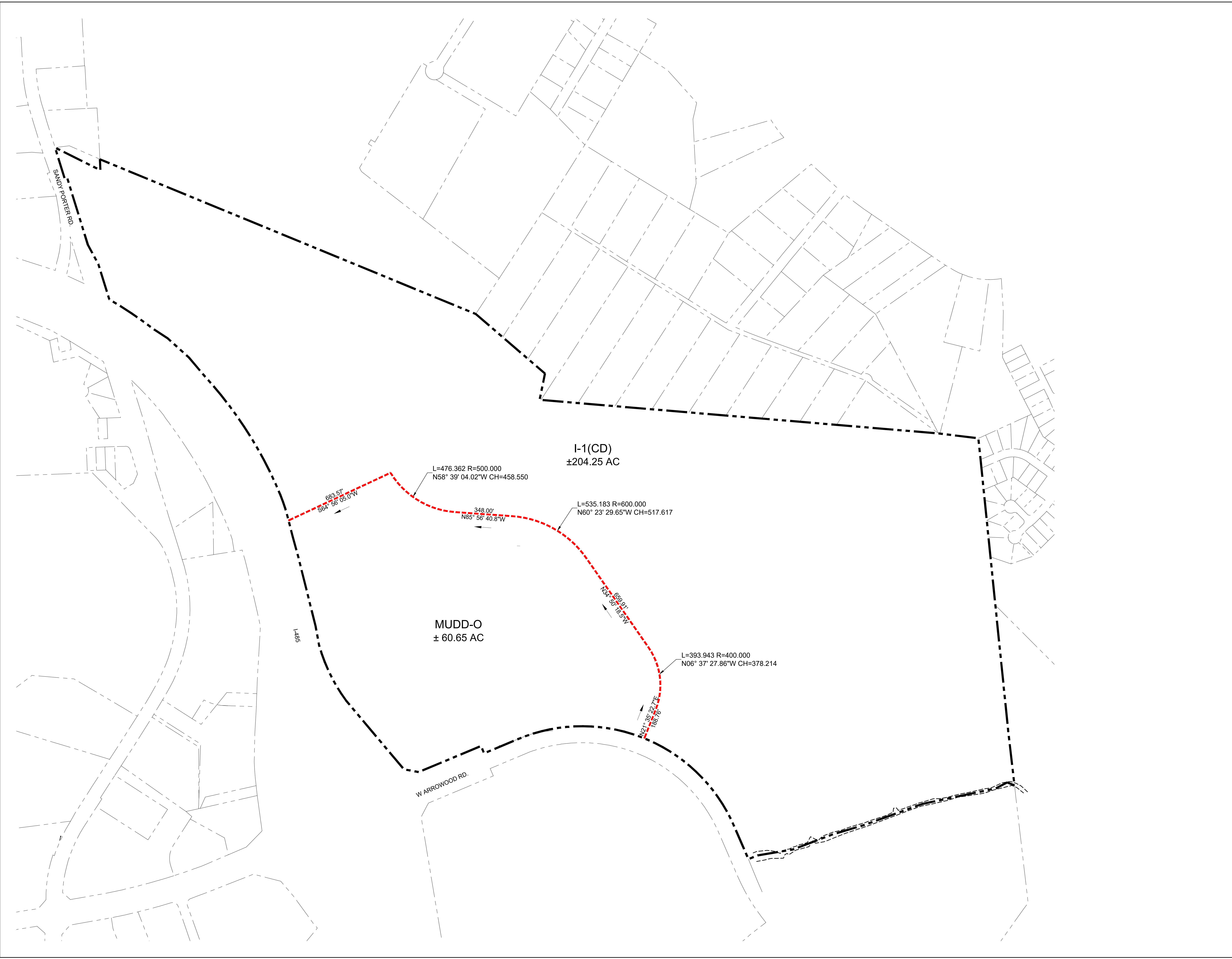
SHEET TITLE

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**

PROJECT

ARROWOOD

CHARLOTTE, NC
REZONING #2021-XXX

LANDDESIGN PROJ# 1019251

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21

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

SCALE
VERT: N/A
HORZ: N/A





SHEET TITLE

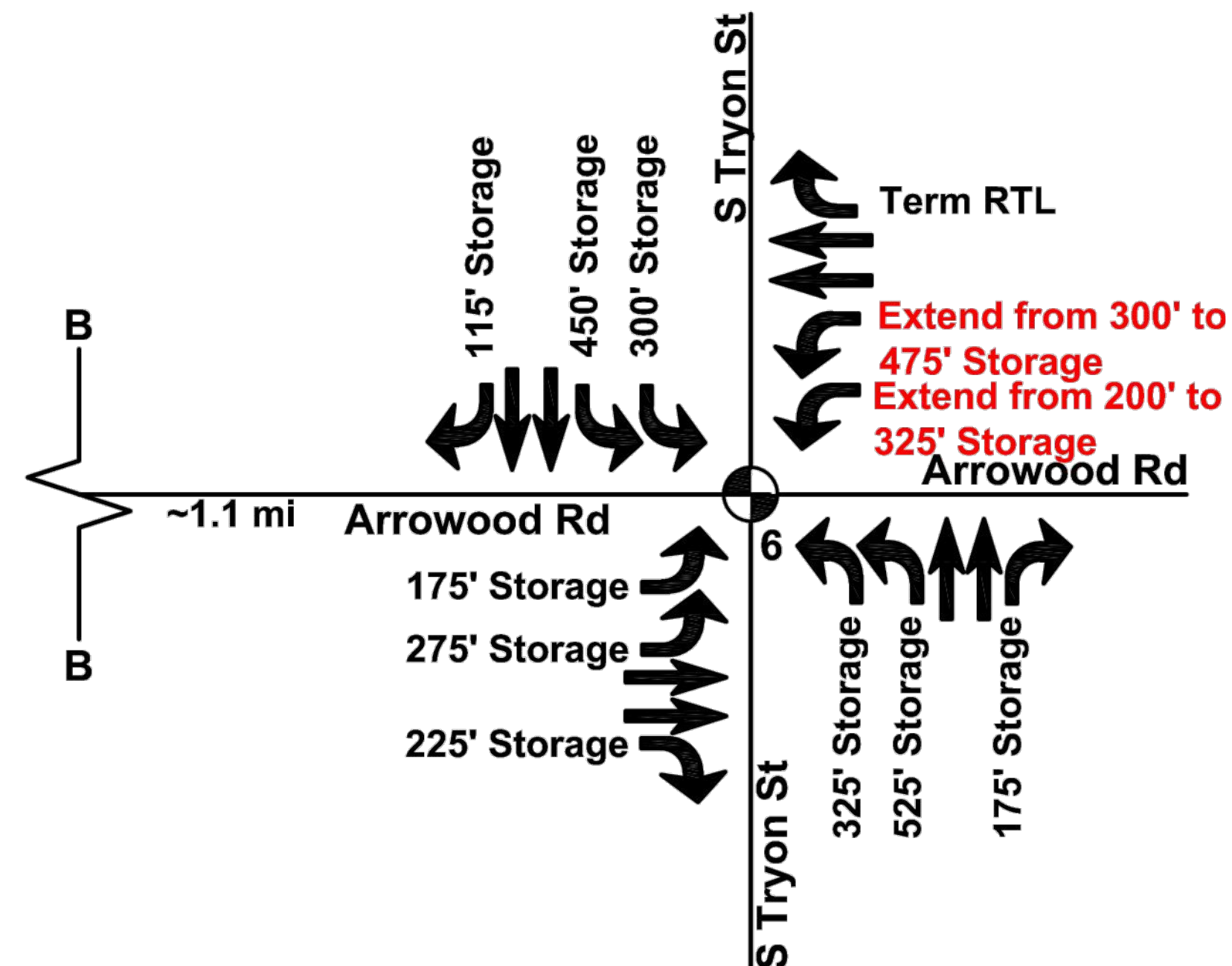
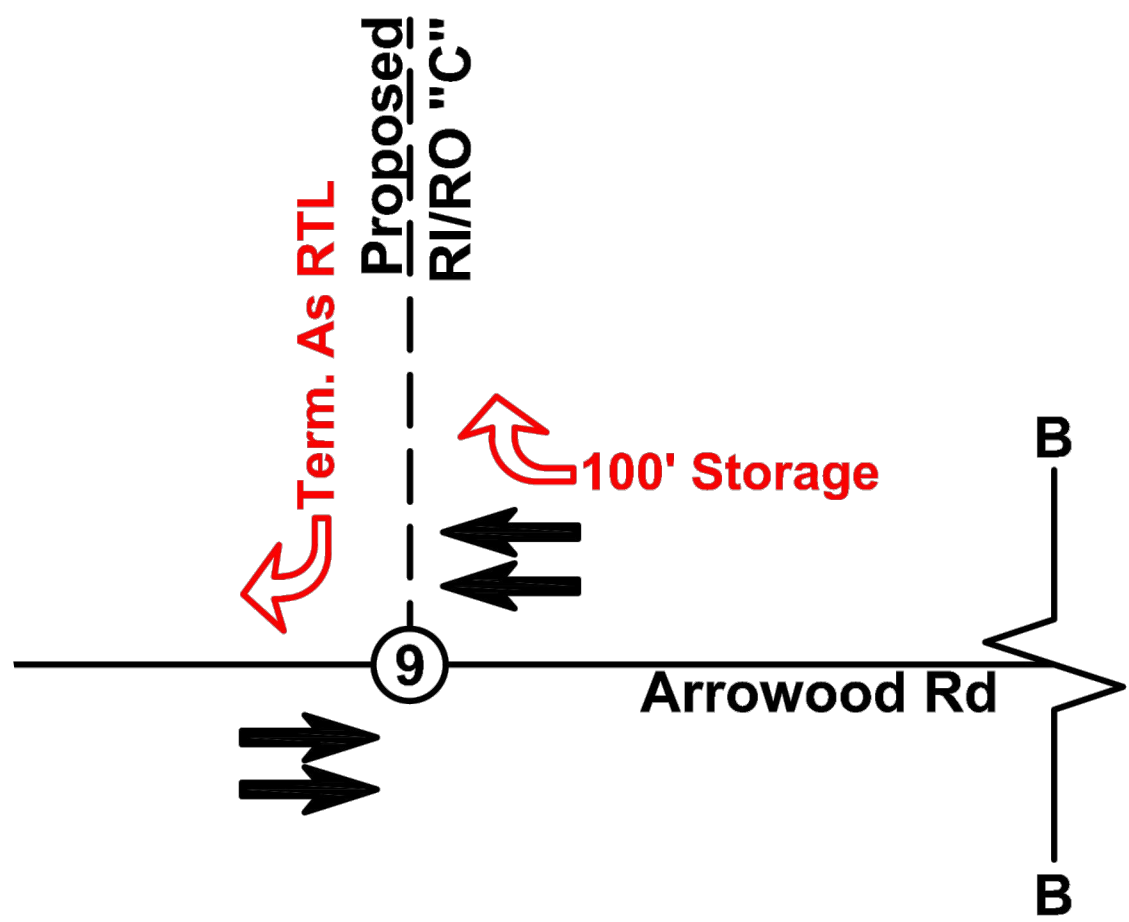
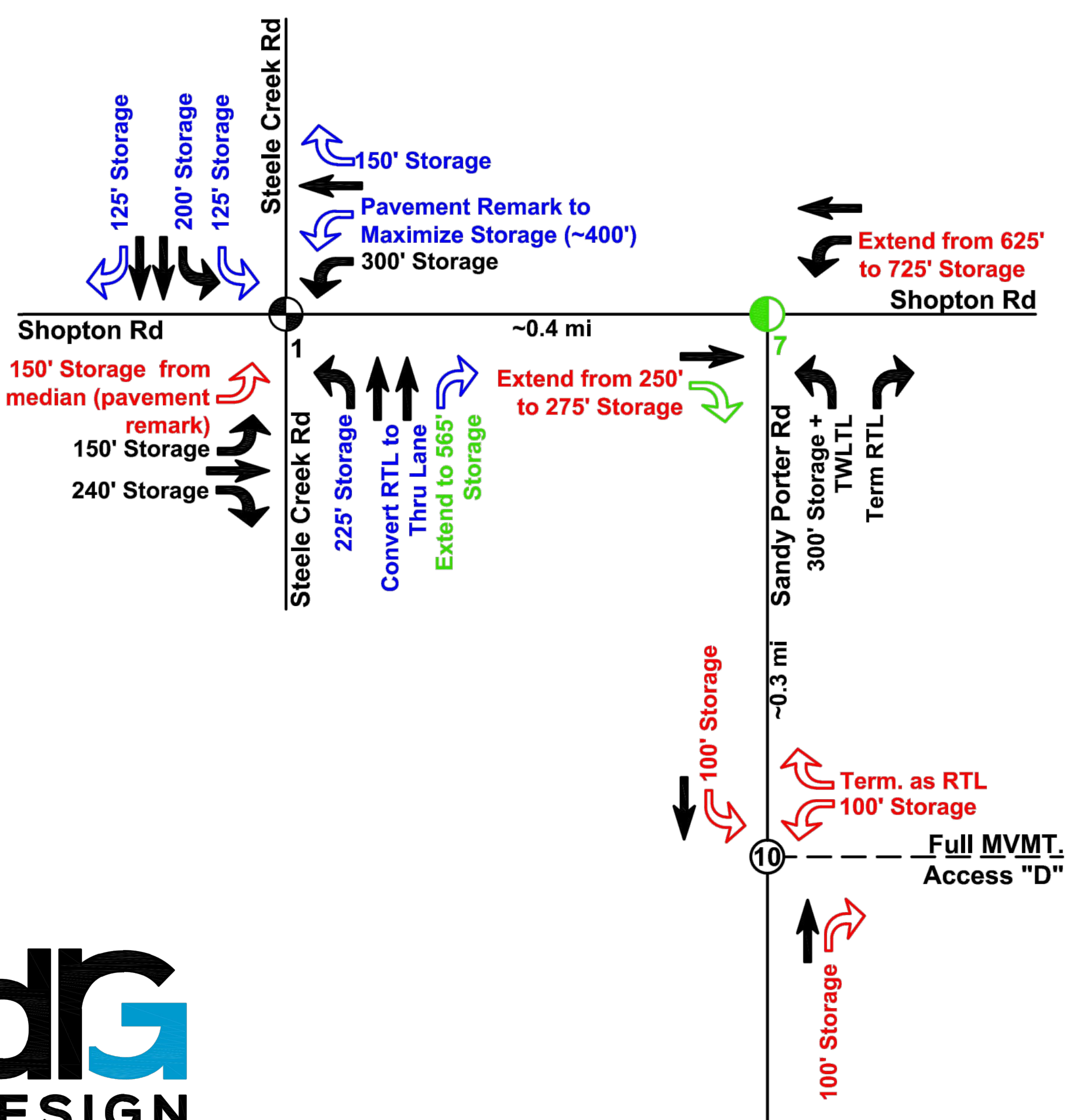
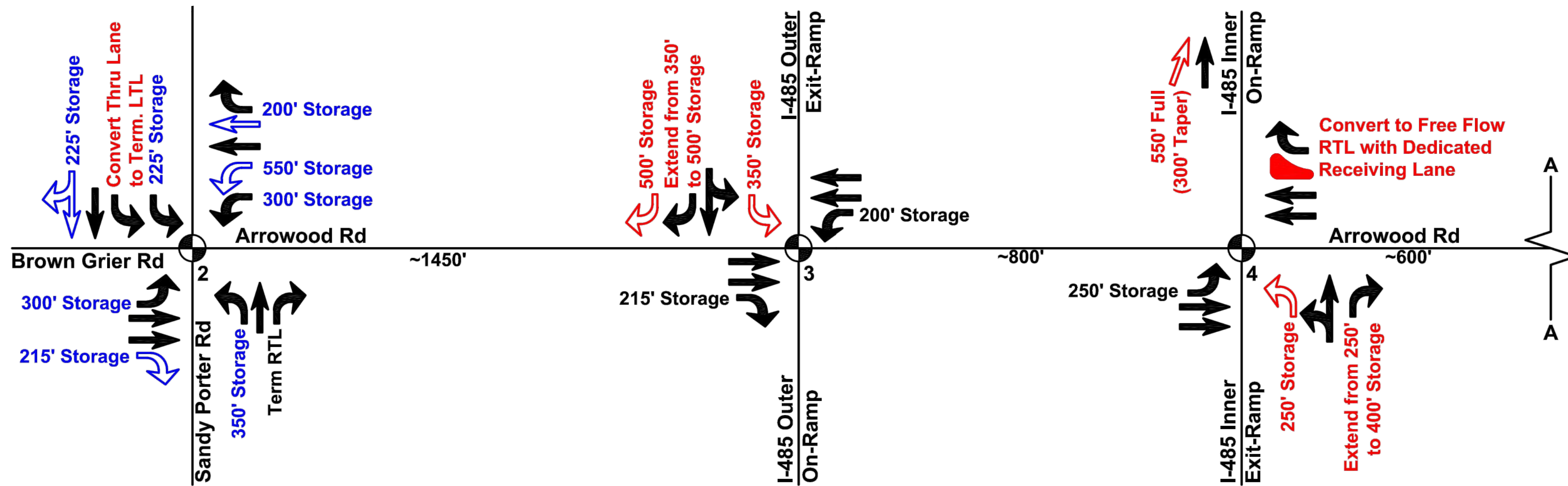
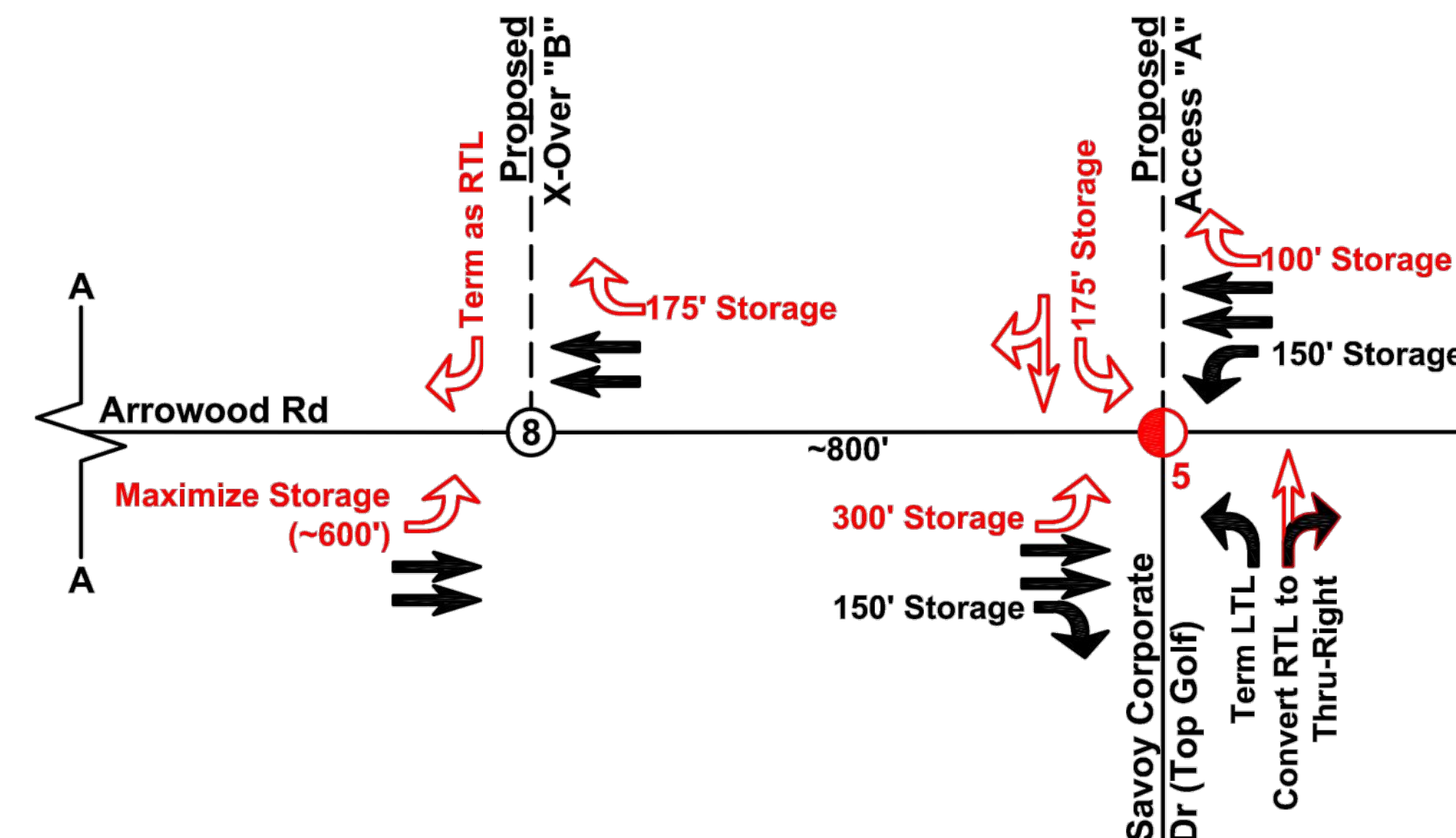
ZONING BOUNDARY

SHEET NUMBER

RZ-4

LEGEND

-  Traffic Signal
-  Future/Potential Signal
-  Existing Laneage
-  Planned Roadway Imps. (CDOT/NCDOT)
-  Responsibility of the Offsite Developers
-  Suggested Laneage by the Developer



REVISED

SEAL

NOT FOR CONSTRUCTION

ARROWOOD

CHARLOTTE, NC
REZONING #2021-XXX

DESIGN PROJECT # 1019251

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	08.12.21

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: VERT: N/A
HORIZ: N/A

SHEET TITLE
LANEAGE

SHEET NUMBER
RZ-5



- (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 façade 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 façade 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 to 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.

6. Streetscape, Landscaping and Buffer:

a. **Arrowood Road.** A thirty (30) foot setback as measured from the existing back of curb of Arrowood 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 Arrowood 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 Arrowood 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 Arrowood 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.

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 Arrowood 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

SEAL

NOT FOR CONSTRUCTION

PROJECT

ARWOOD

CHARLOTTE, NC
REZONING #2021-XXX

LANDDESIGN PROJ # 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
DEVELOPMENT STANDARDS

SHEET NUMBER
RZ-7