

**Crosland SE Communities Microsoft Way
Development Standards
December 21, 2023
Rezoning Petition No. 2023-xx**

Site Development Data:

- Acreage: = 2.962 acres
- Tax Parcel #: 20322114 and 20322131
- Existing Zoning: OFC
- Proposed Zoning: RC-EX
- Existing Uses: Vacant
- Proposed Uses: All uses permitted by right and under prescribed conditions in RC zoning district together with accessory uses as allowed in the RC zoning district (as may be more specifically described in Section 2 below).
- Maximum Gross Square feet of Development: As allowed by the RC zoning district.

1. General Provisions:

- a. **Site Location.** These Development Standards and the Technical Data Sheet set forth on attached Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Crosland SE Communities ("Petitioner") for an approximately ± 2.962 -acres site located at Microsoft Way (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the RC zoning classification shall govern all development taking place on the Site, with the benefit of EX provisions provided below.
- c. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not be limited except to the extent expressly limited by the regulations established under the Ordinance for the RC zoning classification.

2. Permitted Uses, Development Area Limitations:

- a. **Permitted Uses.** The Site may be developed with uses permitted by right and under prescribed conditions in the RC zoning district together with accessory uses as allowed in the RC zoning district.
- b. **Development Levels for Transportation Purposes.** Development levels shall be limited to one hundred multi-family stacked residential units subject to the following: **It is understood that such levels and permitted uses may be amended and/or increased above 100 units subject to any transportation improvements, multi-modal improvements and/or a TIA as determined by CDOT and/or NCDOT.**

3. RC-EX Standard Deviations:

- a. To allow application of the RC zoning district on a site less than 5 acres.
- b. To allow a reduction of the build to zone percentage to 60%.
- c. To allow an increase in the build to zone by 20 feet.
- d. To allow surface parking and maneuvering within the established setback along the Hanson Road frontage.

4. RC-EX Benefits:

- a. The Petitioner shall provide a housing program to ensure that at least 70% of the new residential units constructed on the Site are reasonably priced for persons earning less than the median income for the area ("Affordable Units"). The Petitioner shall ensure that all the proposed Affordable Units constructed on the Site, for a period of not less than 20 years, maintain monthly rents that are income restricted for households earning up to 80% of area median income.
- b. The Petitioner shall provide a covered bus stop along the Site's frontage or across Arrowwood Road from the Site's frontage.

7. 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 portion or area of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.
- b. **Alterations.** Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the Ordinance.

8. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, it 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, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

KEY MAP

SEAL

**REZONING
PETITION #
2023-**

**NOT FOR
CONSTRUCTION**

PROJECT

**MICROSOFT WAY
AFFORDABLE**

CROSLAND SE COMMUNITIES
1633 W. ARROWOOD ROAD
CHARLOTTE, NC 28217

LANDDESIGN PROJ.# 1023391

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: MVA
DRAWN BY: DAW
CHECKED BY: DAW

SCALE: NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT NOTES

SHEET NUMBER

RZ2-0



COLUMBUS CIRCLE INDEMNITY INC
PID: 16717206
EXISTING ZONING: O-1(CD)
OFFICE USE

EDISON ARROWOOD LLC
PID: 20322137
EXISTING ZONING: B-D(CD) & ML-1
COMMERCIAL USE

EDISON ARROWOOD LLC
PID: 20322136
EXISTING ZONING: ML-1
OFFICE USE

1825 HANSON HOLDING COMPANY LLC
PID: 20322113
EXISTING ZONING: N1-A & ML-1
INDUSTRIAL USE

KENT J ASHTON
PID: 20322112
EXISTING ZONING: N1-A & ML-1
SINGLE FAMILY RESIDENTIAL

KENT J ASHTON
PID: 20322111
EXISTING ZONING: N1-A & ML-1
SINGLE FAMILY RESIDENTIAL

USGBF FBI CHARLOTTE
PID: 20322132
EXISTING ZONING: ML-1
OFFICE USE

MICROSOFT WAY
THIS ROAD NOT LISTED ON
CHARLOTTE STREETS MAP
CLASSIFICATION: OTHER SECONDARY

HANSON RD
THIS ROAD NOT LISTED ON
CHARLOTTE STREETS MAP
CLASSIFICATION: OTHER SECONDARY

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LEGEND:

---	---	PROPERTY LINE
---	---	ASSUMED ROADWAY CENTERLINE
---	---	ADJACENT PROPERTY LINE / RW
---	---	BUILDING SETBACK LINE
---	---	BUILD-TO-ZONE LINE
---	---	BUILDING AND PARKING ENVELOPE

KEY MAP

REZONING
PETITION #
2023-

NOT FOR
CONSTRUCTION

MICROSOFT WAY
AFFORDABLE

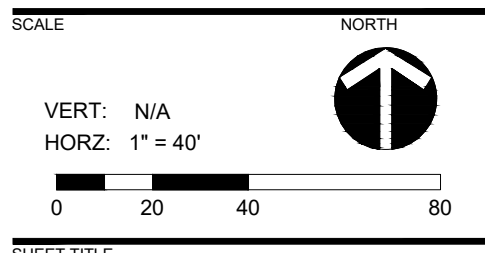
CROSLAND SE COMMUNITIES
1633 W. ARROWOOD ROAD
CHARLOTTE, NC 28217

LANDDESIGN PROJ.# 1023391

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: JA
DRAWN BY: JA
CHECKED BY: DAW



TECHNICAL DATA SHEET

SHEET NUMBER
RZ1-0