

DEVELOPMENT STANDARDS

General Provision

Unless more stringent standards are established by the Schematic Site Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 zoning district classification shall be followed in connection with development taking place on Parcel 1 and Parcel 2. All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-1 zoning district classification shall be followed in connection with development taking place on Parcel 3. The development depicted on the Schematic Site Plan is schematic in nature and intended to describe the general arrangement of use on the Site. Accordingly, the configurations, placements, and sizes of the building footprints, driveways and parking areas are schematic in nature and, subject to the provisions set forth below, may be altered or modified during design development and construction phases subject to the normal staff review processes.

Permitted Uses

- Parcel 1**
Parcel 1 may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the B-1 Zoning District with the exception of automobile service stations and car washes, convenience stores and restaurants with drive thru facilities.
- Parcel 2**
Parcel 2 may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the B-1 Zoning District with the exception of fast food restaurants and restaurants with drive thru services.
- Parcel 3**
Parcel 3 may be devoted to general office uses or to one hotel/motel use.

Building Limitations

- Parcel 1**
Parcel 1 may be developed with up to 60,000 square feet of gross floor area subject to the following limitations and provisions:
- No more than two uses on the Site may include drive through facilities.
 - Uses on the Site that may include drive through facilities to a pharmacy and a bank/financial institution.
- Parcel 2**
Parcel 2 may be developed with up to 25,000 square feet of office/retail space.
- Parcel 3**
Parcel 3 may be devoted to general office uses or to one hotel/motel use subject to the following limitations and provisions:
- If a hotel/motel is constructed on Parcel 3, then it may contain no more than 130 rooms, together with any incidental or accessory uses permitted under the Ordinance which the developer may elect to provide for each facility.
 - Should fewer than 130 hotel rooms be developed on Parcel 3, then general office space may be developed on the Site at the rate of 200 square feet of office space for each hotel room eliminated, up to a maximum of 26,000 square feet of additional office space.

Setbacks, Side Yards and Rear Yards

All buildings constructed within Parcel 1 and 2 of the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-1 Zoning District. All buildings constructed within Parcel 3 of the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the O-1 Zoning District. The Site can be viewed as a unified development plan. As such, yards will not be required between buildings located on the Site. The Developer reserves the right to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of a unified development plan, subject to the normal Staff review and approval process.

Screening and Landscaping Areas

- The Owner shall install within the setback areas required by the Zoning Ordinance along Arrowwood Road and Sandy Porter Road plants, trees and other materials in accordance with the Ordinance and shall thereafter maintain or cause to be maintained all such materials (including replacement of all dead or dying plants). The plants and trees to be installed within the set back areas established along Arrowwood Road shall include willow oaks, two to three inches in caliper, planted 50' on center. Internal areas of the Site shall be landscaped in accordance with the requirements of the City Code.
- The frontage along Sandy Porter Road will be a landscape strip of 100' wide in width as measured from the existing right-of-way line. The landscape area may include walking trails, tables and benches, extended wetland (direction ponding), and storm water detention ponds.
- Landscape areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site and will meet or exceed the requirements of the Ordinance.
- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- All roof mounted mechanical equipment will be screened from view from adjoining public right-of-way and abutting properties as viewed from grade.
- Back screen walls may be used in lieu of shrubbery to screen parking areas adjacent to Arrowwood Road.

Parking

Off street parking will meet the minimum standards established under the Ordinance.

Lighting

- Parcel 1**
- The maximum height of any freestanding lighting fixture (other than street lights on public rights-of-way) including its base, shall not exceed 25 feet.
 - All parking lot lighting shall be fully-shielded and downwardly directed.
 - Any lighting attached to a building shall be capped and downwardly directed.
 - No wall pack light fixtures will be allowed on any structures.
 - Wall-mounted decorative light fixtures such as sconces are permitted.
- Parcel 2 and Parcel 3**
- The maximum height of any freestanding lighting fixture (other than street lights on public rights-of-way), including its base, shall not exceed 30 feet.
 - All parking lot lighting shall be fully-shielded and downwardly directed.
 - Any lighting attached to a building shall be capped and downwardly directed.
 - No wall pack light fixtures will be allowed on any structures.
 - Wall-mounted decorative light fixtures such as sconces are permitted.

Signs

- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Detached signs erected along Arrowwood Road Extension and Sandy Porter Road will be ground mounted monument type signs, may not exceed 16 feet in height and may not contain more than 75 square feet of copy area.
- Detached signs erected along the 1485' right-of-way will be ground mounted monument type signs, may not exceed 16 feet in height and may not contain more than 75 square feet of copy area.

Access / Transportation

- Access to the Site shall be as generally depicted on the Schematic Site Plan.
- The placement and configuration of these access points are subject to any minor transportation required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- The parking lots for each of the establishments placed on the Site must be configured in such fashion as to allow internal vehicular interconnectivity.
- Access to Arrowwood Road is currently shown on this plan as a full movement access which would permit left turn movements into the Site and also permit left turn movements out of the Site. CDOT has indicated that the access off of Arrowwood Road may need to be modified so as to permit left turns into the Site but prohibit left turns out of the Site (a "left over" design). The Petitioner's traffic consultant is submitting a design for this access point which is believed to be safe and acceptable and which permits both left and right turns out of the Site at Arrowwood Road. However, Petitioner agrees that the design of a full movement access point is subject to CDOT or NCDOT approval and if such approval is not received then the petitioner will be permitted to install the "left over" design as indicated by CDOT or NCDOT.
- A minimum of 150 feet of internal circulation (measured from the right of way) will be implemented at the entrances to the Site.
- Subject to the approval of the North Carolina Department of Transportation, the Petitioner shall install or cause to be installed standard 26" curb and gutter and associated storm drainage along the Site's frontage on Arrowwood Road and Sandy Porter Road.
- The Petitioner agrees to dedicate and convey (by ordinance deed and subject to a reservation for any necessary utility easements) prior to the issuance of any certificate of occupancy those portions of the Site immediately abutting the following roadways as required to provide right of way as outlined below if such right-of-way does not presently exist.

Arrowwood Road
50 feet from centerline
Sandy Porter Road
35 feet from centerline

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshall's specifications. Plans for each building will be submitted to the Fire Marshall's office for approval before the construction of that building commences.

Architectural Controls and Restrictive Covenants

- All buildings constructed on the Site shall be architecturally compatible in appearance through the use of substantially similar building materials, colors and design (giving due consideration to the use of each building). The Petitioner agrees to record restrictive covenants governing the use and development of the Site prior to the issuance of any building permit for improvements to the Site. The restrictive covenants will be enforced by a Property Owners Association and will provide for the establishment of:
 - A Property Owners Association;
 - Use restrictions on the property;
 - Common area maintenance; and
 - An Architectural Design Review Committee.
- The Architectural Design Review Committee shall have responsibility for adopting and implementing guidelines for all development taking place within the Site. Each application for a building permit must be accompanied by a letter which states that the plans for the relevant building have been approved by the Architectural Design Review Committee. Key areas to be addressed by these guidelines will include landscaping, open space and signage criteria. In addition, all development will be subject to the following provisions:
 - Dumpster areas will be enclosed on all four sides by a brick wall with one side being a hinged wooden gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
 - At least 75% of the sum total of the exterior surface areas of each building (with doors and windows to be excluded from such calculation) shall consist of brick materials, with no single elevation containing less than 50% brick materials.
 - If the developer is able to attract a major branded service station establishment to Parcel 2 of the Site, the canopy of its facility may incorporate the company's standard design, materials and colors. While the building for this facility must satisfy the standards established under Paragraph b, above, the elevations of the building may nevertheless incorporate accent features which include the company's logo and colors.
 - If a hotel/motel is constructed on the Site, its design shall incorporate interior corridors and exterior corridors shall be prohibited.

Storm Water Management

- Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if provided, may be located in the common open space but shall not be located in the setback required by the ordinance.
- The detention shall tie-in to the existing abutting storm water system(s). The Petitioner shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to the development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overloaded.

Sidewalks

The Petitioner shall install a 5' sidewalk with a minimum 8' planting strip along the Site's frontage on Arrowwood Road and Sandy Porter Road, and the sidewalk may meander. As more conceptually depicted on the Schematic Site Plan, the Petitioner shall install internal sidewalks on the Site that will provide pedestrian connections between the various buildings located thereon and to the sidewalks installed along Arrowwood Road and Sandy Porter Road.

Amendments to Rezoning Plan

Future amendments to the Schematic Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

SITE DATA TABLE

PARCEL 1
TAX ID# 201-041-01
TOTAL SITE ACREAGE -8.254 ACRES
EXISTING ZONING -R-3
PROPOSED ZONING -B-1 (CD)

PARCEL 2
TAX ID# 201-041-10
TOTAL SITE ACREAGE -2.942 ACRES
EXISTING ZONING -B-1(CD)
PROPOSED ZONING -B-1(CD) SITE PLAN AMMENDMENT

PARCEL 3
TAX ID# 201-041-10, 201-041-13, 201-041-15
TOTAL SITE ACREAGE -1.692 ACRES
EXISTING ZONING -O-1(CD)
PROPOSED ZONING -O-1(CD) SITE PLAN AMMENDMENT

NOW OR FORMERLY
CHARLOTTE BOARD OF EDUCATION
TAX ID#201-471-02
DEED:4986-688
ZONING: R-3

NOW OR FORMERLY
DOROTHY CAROL GALLANT
TAX ID#201-471-01
DEED:3705-247
ZONING R-3

NOW OR FORMERLY
DORA T. PRICE
Tax ID#201-081-04
DEED:8037-077
ZONING: R-3

NOW OR FORMERLY
OLYMPIC CORPORATE CENTER II, LLC
TAX ID # 20104115
MB: 12859-185
ZONING: O-2

NOW OR FORMERLY
OLYMPIC CORPORATE CENTER I, LLC
TAX ID # 201-041-09
MB: 12849-525
ZONING: O-2

BROWN
-GRIER
RD

SANDY
PORTER RD.

W. ARROWOOD RD.
R/W PER DEED:9335-784

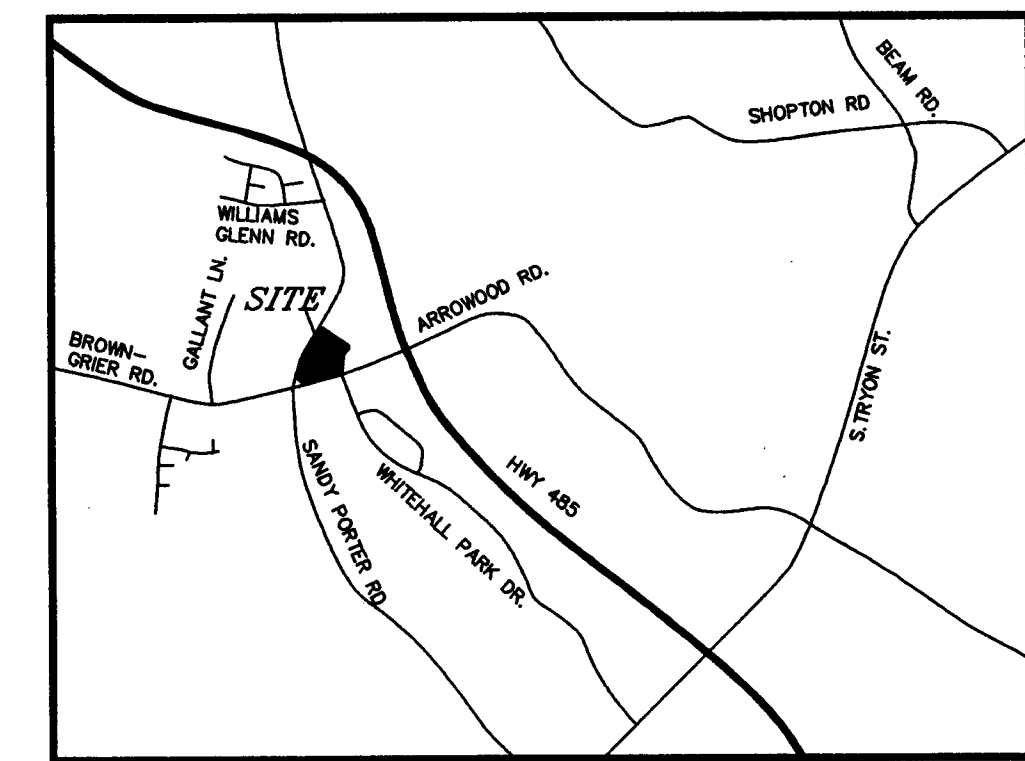
R-3

NOW OR FORMERLY
DOROTHY CAROL GALLANT
TAX ID # 20104301
ZONING: R-3

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

NOW OR FORMERLY
AAC REAL ESTATE
TAX ID # 20104305
DEED 15386-255
ZONING: B-1(CD)

B-1(CD)



HWY 1-485

ARROWOOD VILLAGE
STEELE CREEK TOWNSHIP, MECK. CO., N.C.
FOR: MERRIFIELD PARTNERS
DATED: 10/24/05 SCALE: 1" = 60'

NO.	DATE	DESCRIPTION	BY
1	11/30/05	ADDED PARCEL 2 & 3 TO PLAN	MRV

**SCHEMATIC SITE PLAN
FOR PUBLIC HEARING
REZONING PETITION
2006-14**

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