

## 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, configuration, placement, and slope of the building footprint, driveway 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 are limited 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 such 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 setback areas established along Arrowwood Road shall include willow oaks, two to three inches in caliper, planted 50 feet 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 feet in width as measured from the new right-of-way line. The landscape area may include walking trails, tables and benches, extended wetland direction pond(s), 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.
- Brick screen walls may be used in lieu of shrubbery to screen parking areas adjacent to Arrowwood Road.

### Parking

Off street vehicular and bicycle 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 structure.
  - 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 structure.
- 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 7 feet in height and may not contain more than 50 square feet of copy area.
- Detached signs erected along the 1-485 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 modifications 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 editing edge of pavement, pavement markings, medians, sidewalks, and curb and gutter shall be shown on driveway and construction site plans.
  - The parking lots for each of the establishments placed on the Site must be configured in such fashion as to allow internal vehicular interconnectivity.
  - Subject to the approval of the North Carolina Department of Transportation, the Petitioner shall install or cause to be installed standard 2'x6" 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 quiet claim 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  
65 feet from centerline for a distance of 500 feet from Sandy Porter Road, then tapering back at a rate of 45:1 to the existing right-of-way width or 50 feet, whichever is greater
- Sandy Porter Road  
45 feet from centerline for a distance of 300 feet from Arrowwood Road, then tapering back at a rate of 20:1 to the existing right-of-way width or 35 feet, whichever is greater
- Prior to the issuance of any certificates of occupancy for any buildings on the Site, the following road improvements shall be provided:
    - Sandy Porter Road at Access Point A  
Construction of a southbound left turn lane on Sandy Porter Road with a minimum 150 feet of storage, a 15:1 bay taper and 35:1 through lane tapers.
    - Sandy Porter Road at Access Point B  
Construction of a median within Sandy Porter Road to limit the access to right-in/right out turns only.
    - Arrowwood Road at Access Point C  
Construction of a median within Arrowwood Road to limit the access to right-in/right out turns only.
    - Arrowwood Road at Access Point D  
Construction of a channeling median within Arrowwood Road to allow left turns into the site from eastbound Arrowwood Road but to prevent left turns exiting the site to westbound Arrowwood Road (directional crossover).
    - Internal Driveway at Access Point D  
Construction of a median within the internal driveway at Access Point D to limit the segment of the internal driveway closest to Arrowwood Road to right-in/right out turns only generally as depicted on the Site Plan.

### Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal'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 contains 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 this 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 the Site, the Petitioner shall provide adequate detention to ensure that the system will not be additionally overburdened.
- The Petitioner shall control runoff for the post-development site such that peak storm water release rates match pre-development rates for the 2-year and 10-year 6-hour storm events.

### Sidewalks

The Petitioner shall install a six foot sidewalk with a minimum eight foot planting strip along the Site's frontage on Arrowwood Road and Sandy Porter Road and the sidewalk may meander. As shown 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 sidewalk installed along Arrowwood Road and Sandy Porter Road.

The Petitioner shall install a six foot sidewalk with a minimum eight foot planting strip along one side of Access Point D.

Internal sidewalk along parking spaces shall be seven feet in width to accommodate vehicle bumper overhang or at least five feet in width with a two foot planting strip to provide unobstructed pedestrian access.

### 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)

USE: OFFICE/COMMERCIAL - SEE DEVELOPMENT STANDARDS

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

### 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 AMENDMENT

USE: OFFICE/COMMERCIAL - SEE DEVELOPMENT STANDARDS

### 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 AMENDMENT

USE: OFFICE/HOTEL - SEE DEVELOPMENT STANDARDS

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

R-3

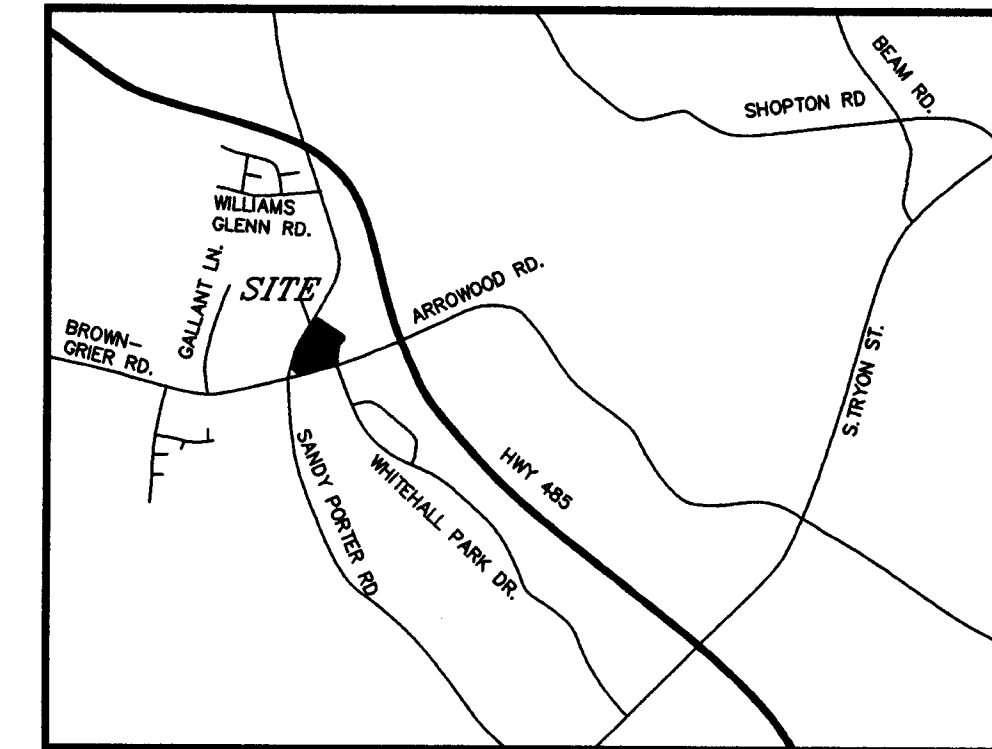
NOW OR FORMERLY  
DOROTHY CAROL GALLANT  
TAX ID#201-471-01  
DEED:3705-247  
ZONING R-3

B-1(CD)  
NOW OR FORMERLY  
AAC REAL ESTATE  
TAX ID # 20104306  
DEED 5386-285  
ZONING: B-1(CD)

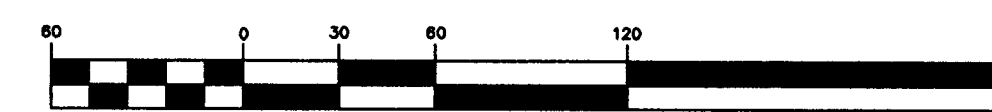
NOW OR FORMERLY  
DOROTHY CAROL GALLANT  
TAX ID # 20104301  
ZONING: R-3

## NOTES:

- THE EXISTING EDGE OF PAVEMENT, PAVEMENT MARKINGS, MEDIAN, SIDEWALK, CURB AND GUTTER ON WEST ARROWOOD ROAD, SANDY PORTER ROAD, AND WHITEHALL PARK DRIVE SHOULD BE SHOWN ON THE SITE PLAN. CDOT WILL DETERMINE THE CURB/GUTTER LOCATIONS FOR THESE ROADWAYS DURING THE BUILDING/DRIVEWAY PERMIT PROCESS. THE SITE PLAN SHALL ACCOMMODATE THE FUTURE CROSS SECTION AND INCLUDE BIKE LANES.
- A MEDIAN WILL BE REQUIRED TO PHYSICALLY RESTRICT PROHIBITED LEFT-TURN MOVEMENTS AT THE PROPOSED RIGHT-IN/RIGHT-OUT DRIVEWAYS ON THE ARROWWOOD ROAD AND SANDY PORTER ROAD. THE MEDIAN ON ARROWOOD ROAD MUST BE CONSTRUCTED BETWEEN THE ARROWWOOD/SANDY PORTER AND ARROWOOD/WHITEHALL PARK INTERSECTIONS. THE MEDIAN ON SANDY PORTER ROAD MUST BE CONSTRUCTED BETWEEN THE ARROWOOD/SANDY PORTER INTERSECTION AND THE PROPOSED FULL MOVEMENT DRIVEWAY AT THE NORTHERN END OF THE PROPERTY. THIS CONSTRUCTION INCLUDES ANY NECESSARY ADJUSTMENTS ON THE APPROACH AND DEPARTURE ENDS OF THE MEDIAN TO MAINTAIN LANE/CROSS SECTION ALIGNMENT THROUGH INTERSECTIONS AND THE FULL ACCESS DRIVEWAY.
- INTERNAL SIDEWALK ALONG PARKING SPACES SHOULD BE 7 FEET WIDE TO ACCOMMODATE VEHICLE BUMPER OVERHANG OR AT LEAST 5-FEET OF SIDEWALK WITH 2-FOOT PLANTING STRIP SHOULD BE CONSTRUCTED TO PROVIDE UNOBSTRUCTED PEDESTRIAN ACCESS.
- BICYCLE PARKING SHOULD BE PROVIDED TO MEET THE AMENDED PARKING SECTION OF THE ZONING CODE. IT IS REQUESTED THAT CONFORMANCE WITH ALL CURRENT PARKING STANDARDS BE ACKNOWLEDGED ON THE SITE PLAN.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER ORDINANCES, STANDARDS, POLICES, APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA, (FOR EXAMPLE THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. CONDITIONS SET FORTH IN THE THIS PETITION ARE SUPPLEMENTARY REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WHICH SUPPLEMENTARY PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION. THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.



## GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.

NO.	DATE	DESCRIPTION	BY
2	12/19/05	PER CITY OF CHARLOTTE COMMENTS	MRV
1	11/30/05	ADDED PARCEL 2 & 3 TO PLAN	MRV

NOW OR FORMERLY  
OLYMPIC CORPORATE CENTER I, LLC  
TAX ID # 201-041-09  
MB: 12949-525  
ZONING: O-2

PARCEL 3  
O-1(CD)

PARCEL 2  
B-1(CD)

O-2(CD)

NOW OR FORMERLY  
WHITEHALL CORPORATE CENTER  
& AAC REAL ESTATE SERVICES  
TAX ID # 20104303  
DEED 14357-592  
ZONING: O-2(CD)

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

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



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Charlotte, North Carolina  
704.566.1990 704.566.0506(fax)