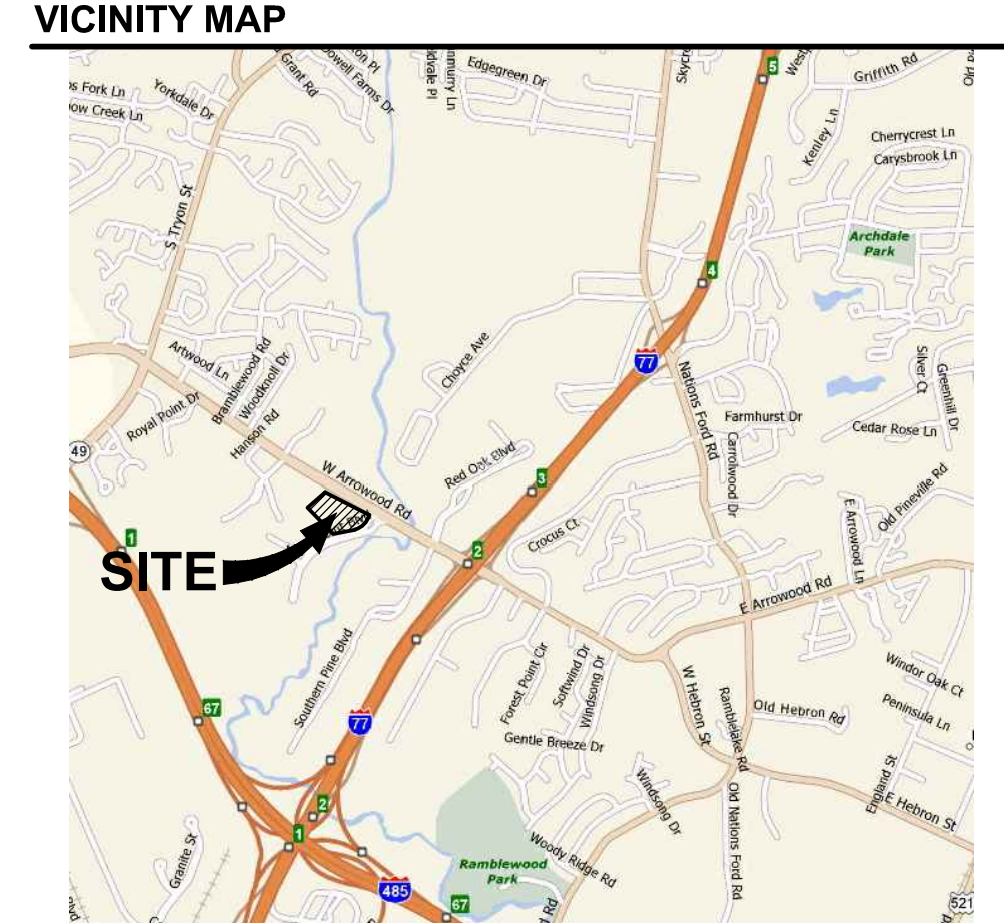
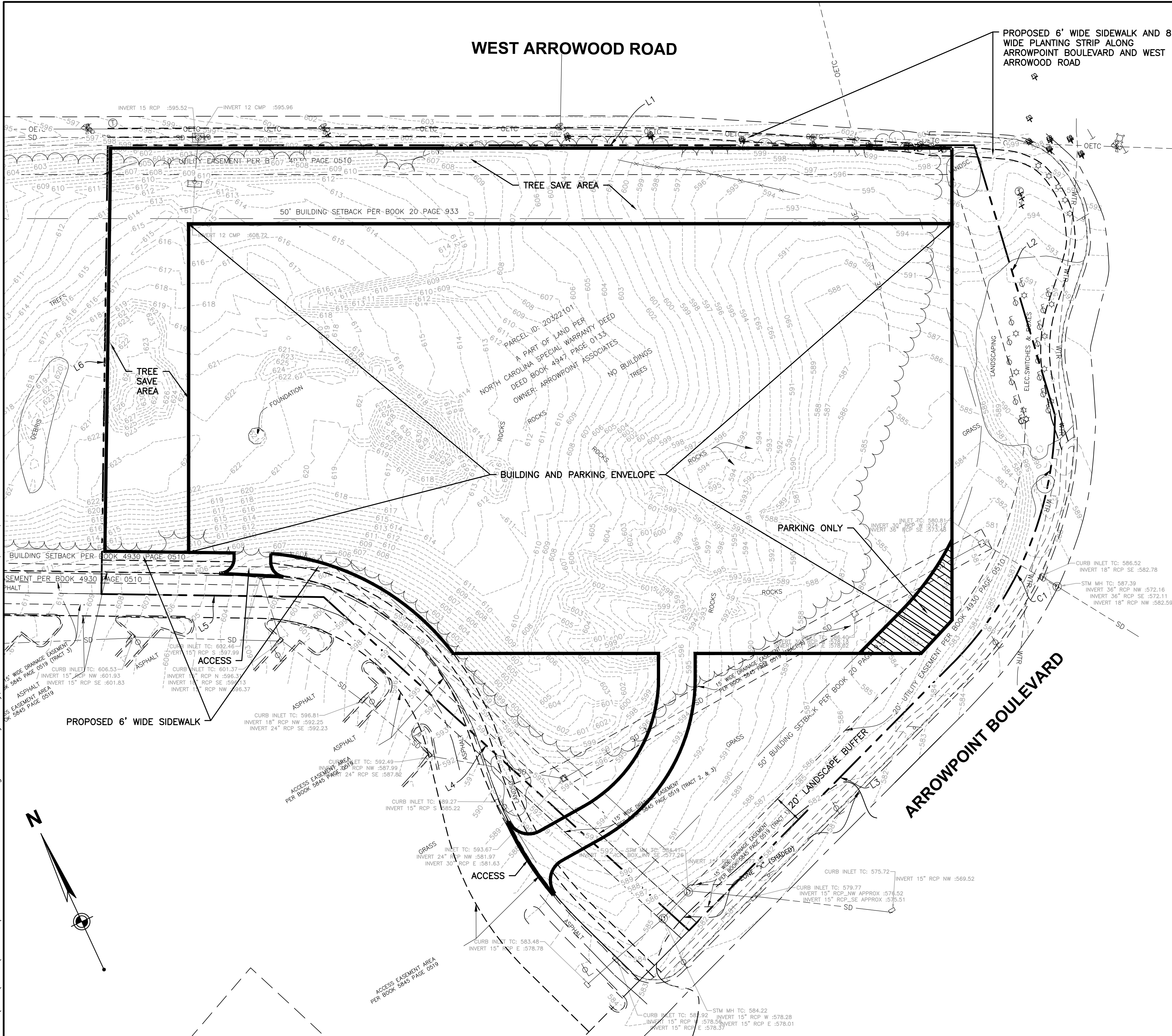


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G:\DE\Clients\WaterWalk\075358 Charlotte, NC - Bureau\4.0 Disciplines\Civil\Cadd\Exhibits\075358-REZONING EXHIBIT.dwg Plotted By: hadley, Dennis Plotted: December 18, 2017, 11:02:36 AM



EXISTING LEGEND

- | | |
|---------------------------|---------------------------------|
| ⊙ STORM MANHOLE | ☒ TELEPHONE PEDESTAL |
| □ CURB INLET | ☒ TRAFFIC SIGNAL PULL BOX |
| □ CATCH BASIN | ⊙ SANITARY MANHOLE |
| ⬠ FIRE HYD. | — SIGN |
| ⊙ WATER VALVE | --- UE --- UNDERGROUND ELECTRIC |
| ⊙ WATER MANHOLE | --- G --- UNDERGROUND GAS |
| ⊙ SPRINKLER CONTROL VALVE | --- SD --- STORM |
| ⊙ GAS METER | --- SAN --- SANITARY |
| ⊙ ELEC. TRANSFORMER | --- WTR --- WATER |
| ⊙ ELECTRIC MANHOLE | === EXISTING CURB (AND GUTTER) |
| ⊙ TELEPHONE MANHOLE | ~~~~~ EXISTING TREE LINE |
| ⊙ CLEANOUT | |
| ⊙ UTILITY POLE | |
| ⊙ LIGHT POLE | |
| ⊙ GUY WIRE | |

WATERWALK REAL ESTATE SERVICES LLC
DEVELOPMENT STANDARDS
12/13/17
REZONING PETITION NO. 2017-000

SITE DEVELOPMENT DATA:

- ACREAGE: ± 5.75 ACRES.
- TAX PARCEL #: A PORTION OF 203-221-01
- EXISTING ZONING: B-D(CD) AND I-1
- PROPOSED ZONING: O-2(CD)
- EXISTING USES: VACANT.
- PROPOSED USES: UP TO 150 CORPORATE HOUSING UNITS MADE UP OF A COMBINATION OF HOTEL AND RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE O-2 ZONING DISTRICT AND FURTHER DEFINED BELOW IN SECTION 3.
- MAXIMUM BUILDING HEIGHT: NOT TO EXCEED FOUR (4) STORIES AND 60 FEET; HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:
- a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY WATERWALK REAL ESTATE SERVICES LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A 160 UNIT (HOTEL ROOMS AND RESIDENTIAL DWELLINGS) CORPORATE LIVING COMMUNITY ON APPROXIMATELY 5.75 ACRE SITE LOCATED AT THE SOUTHWEST INTERSECTION OF W. ARROWWOOD ROAD AND ARROWPOINT BLVD. (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 ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE O-2 ZONING CLASSIFICATION SHALL GOVERN, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
- SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
- MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
 - MODIFICATIONS TO MOVE THE STRUCTURE GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES WITH A RESIDENTIAL USE BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, REAR YARDS OR BUFFER AREAS) INDICATED ON SHEET RZ-1; OR
 - MODIFICATIONS TO ALLOW MINOR INCREASES IN THE MASS OF THE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED TWO (2). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH A COMBINATION OF CORPORATE LIVING HOTEL ROOMS AND CORPORATE LIVING RESIDENTIAL DWELLING UNITS. THE TOTAL NUMBER OF CORPORATE LIVING HOTEL ROOMS AND CORPORATE LIVING RESIDENTIAL DWELLING UNITS SHALL NOT EXCEED 160 ROOMS/UNITS.

3. ACCESS, NEW PUBLIC STREET, CITY AGREEMENT AND TRANSPORTATION:

a. ACCESS TO THE SITE WILL BE FROM AN EXISTING PRIVATE STREET LOCATED ALONG THE SOUTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PETITIONER WILL IMPROVE THE SITE'S FRONTAGE ALONG W. ARROWWOOD ROAD AND ARROWPOINT BOULEVARD WITH A SIX (6) FOOT SIDEWALK AND AN EIGHT (8) PLANTING STRIP AS GENERALLY DEPICTED ON THE REZONING PETITION.

c. THE PETITIONER WILL ALSO PROVIDE A SIX (6) FOOT SIDEWALK ALONG THE PRIVATE ACCESS EASEMENT THAT WILL BE USED AS INGRESS AND EGRESS FOR THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS SIDEWALK WILL CONNECT TO THE SIDEWALK ALONG ARROWPOINT BOULEVARD.

d. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

e. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. ARCHITECTURAL STANDARDS, COURT YARDS/AMENITY AREAS:

a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.

b. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES.

c. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.

5. STREETSCAPE, BUFFERS, YARDS, LANDSCAPING AND TREE SAVE AREA:

a. A 50 FOOT BUILDING AND PARKING SETBACK WILL BE ESTABLISHED ALONG W. ARROWWOOD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. ALONG ARROWPOINT BOULEVARD A 50 FOOT BUILDING SETBACK AND 20 FOOT PARKING SETBACK WILL BE ESTABLISHED AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. ALONG THE SITE'S INTERNAL PARKING AREA, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS TO THE BUILDING ON THE SITE AND TO THE SIDEWALKS ALONG W. ARROWWOOD ROAD AND ARROWPOINT BOULEVARD IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

c. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

6. ENVIRONMENTAL FEATURES:

a. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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.

b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

7. SIGNAGE:

a. RESERVED.

8. LIGHTING:

a. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 26 FEET IN HEIGHT.

9. 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 OF CHAPTER 6 OF THE ORDINANCE.

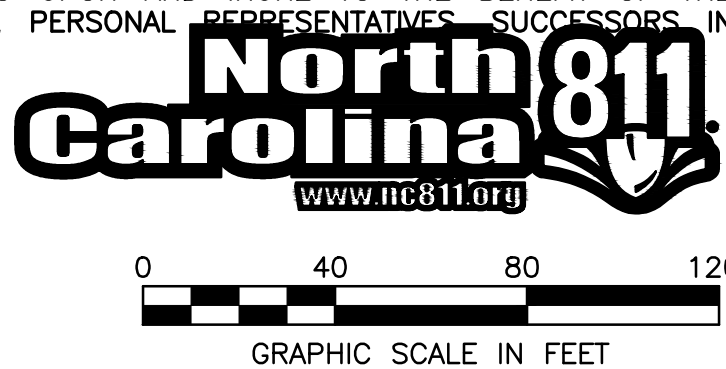
10. BINDING EFFECT OF THE REZONING APPLICATION:

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 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.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).

⬠ REBAR WITH CAP SET - ELEVATION = 615.583
REFER TO ALTA SURVEY DATED 2/13/17 BY WOOLPERT, INC.



REVISION				
No.	DATE	BY	REASON	REVISION
1	12/12/17	DES. RW		
2		DR. DH		
3		CKD. RW		

PROJECT NO:	075358
DATE	12/12/17
DES. RW	
DR. DH	
CKD. RW	

11301 CARMEL COMMONS BL.	
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704.525.6284	
FAX: 704.525.8529	

WATERWALK CHARLOTTE
SW CORNER OF W ARROWWOOD ROAD & ARROWPOINT BOULEVARD
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

REZONING PLAN

SHEET NO.
C100