

Eminent Investments LLC
Development Standards – Tier 1 Conditional
06/05/2026
Rezoning Petition No. 2026-XXX

Site Development Data:

- Acreage: ± 5.46 acres
- Tax Parcel #: 203-221-40
- Existing Zoning: O-2(CD)
- Proposed Zoning: N2-B(CD) (Tier 1)
- Existing Uses: Extended Stay Hotel
- Proposed Uses: A multi-family residential community with up to 153 dwelling units allowed within the N2-B zoning district together with accessory structures/uses as allowed in the zoning district.

1. General Provisions:

- a. Site Location.** These Development Standards form this rezoning plan (referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Eminent Investments LLC (“Petitioner”) to accommodate the conversion of the existing extended stay hotel on the Site constructed in 2019 into a multi-family residential community allowed in the N2-B zoning district on an approximately 5.46 acre site located on the southwest corner of Arrowood Road and Arrowpoint Boulevard in southwest Charlotte (the “Site”). This Rezoning Plan and rezoning shall super-cede prior rezoning petition #2017-198, but the existing use on the Site may remain until the change of use contemplated by this rezoning takes place.
- 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 N2-B zoning classification shall govern all development taking place on the Site.
- c. 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.

2. Permitted and Prohibited Uses:

- a.** The Site may only be utilized as a multi-family residential community with up to 153 dwelling units together with accessory structures/uses as allowed in the N2-B zoning district. The existing extended stay hotel structures on the Site are to remain and be converted to a multi-dwelling development with two (2) multi-family stacked buildings, together with accessory structures/uses as allowed in the N2-B zoning district.

3. 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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

4. 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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.