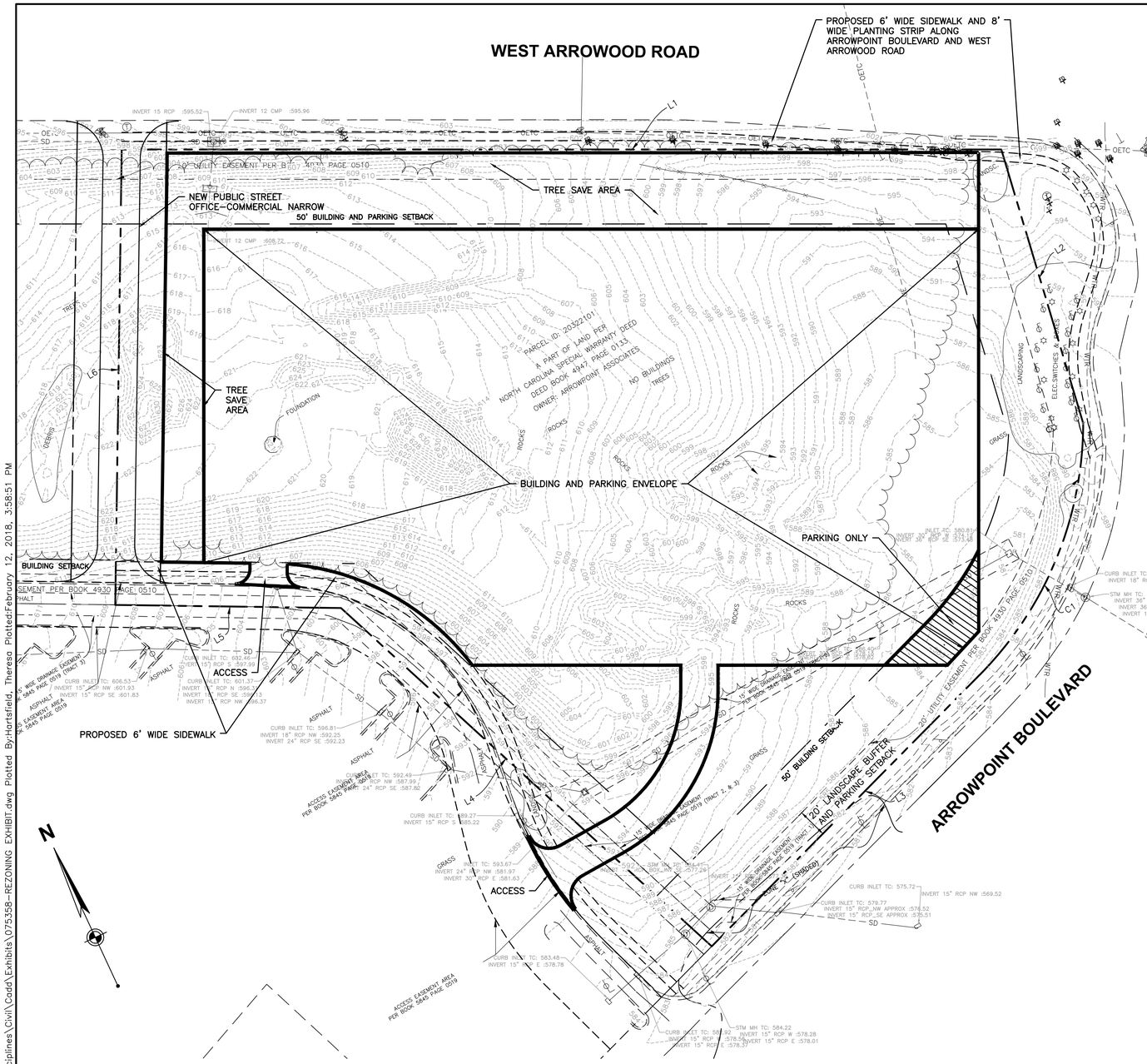

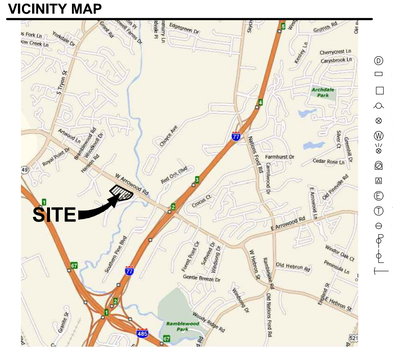

EXISTING LEGEND

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

WATERWALK REAL ESTATE SERVICES LLC
DEVELOPMENT STANDARDS
02/12/18
REZONING PETITION NO. 2017-198

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 160 EXTENDED STAY HOTEL ROOMS/CORPORATE HOUSING UNITS (DEFINED AS: ROOMS THAT MAY BE FULLY OR PARTIALLY FURNISHED, MAY INCLUDE KITCHENS, AND MAY BE LEASED FOR TERMS LONGER THAN 90 DAYS) 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 UP TO 160 EXTENDED STAY HOTEL ROOMS/CORPORATE HOUSING UNITS ON APPROXIMATELY 5.75 ACRE SITE LOCATED AT THE NORTHWEST INTERSECTION OF W. ARROWOOD 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:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON 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 UP TO 160 EXTEND STAY HOTEL ROOMS/CORPORATE HOUSING UNITS (DEFINED AS: ROOMS THAT MAY BE FULLY OR PARTIALLY FURNISHED, MAY INCLUDE KITCHENS, AND MAY BE LEASED FOR TERMS LONGER THAN 90 DAYS).

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 WELL AS FROM W. ARROWOOD ROAD VIA A NEW PUBLIC STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PETITIONER WILL CONSTRUCT A PUBLIC STREET FROM W. ARROWOOD ROAD TO THE EXISTING PRIVATE DRIVE LOCATED ALONG SOUTHERN PROPERTY BOUNDARY AS GENERALLY DEPICTED ON THE REZONING PLAN. THE ACCESS FROM W. ARROWOOD ROAD WILL BE LIMITED TO RIGHT-IN/RIGHT-OUT AND LEFT-IN. THE PETITIONER MAY CONSTRUCT A LEFT TURN LANE ON W. ARROWOOD ROAD TO PROVIDE ACCESS INTO THE SITE IF ALLOWED BY NCDOT. THE LEFT-TURN LANE IF ALLOWED AND CONSTRUCTED WILL MEET NCDOT STANDARDS.

c. THE PUBLIC STREET USED TO ACCESS THE SITE FROM W. ARROWOOD ROAD MAY BE USED TO ACCESS THE SITE AND OTHER PROPERTIES. THE NUMBER OF ACCESS POINTS FROM THE NEW PUBLIC STREET INTO THE SITE AND THE ADJOINING PARCELS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS.

d. THE PETITIONER WILL PROVIDE ALONG THE SITE'S FRONTAGE ON W. ARROWOOD ROAD A 12 FOOT MULTI-USE TRAIL.

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

f. 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.

g. THE PETITIONER WILL DEDICATE AND CONVEY VIA A FEE SIMPLE DEED ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE PROPOSED SITE PLAN PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. RIGHT-OF-WAY CONVEYANCE TO BE LOCATED TWO FEET BEHIND THE SIDEWALK OR A TWO (2) UTILITY EASEMENT TO BE PROVIDED BEHIND THE SIDEWALK IF TWO (2) FEET RIGHT-OF-WAY CANNOT BE CONVEYED BEHIND THE SIDEWALK.

h. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

i. 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.

j. 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 AND FROM UNIVERSITY EXECUTIVE PARK DRIVE, COLLINS AIKMAN DRIVE AND THE NEW PUBLIC STREET.

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

5. GENERAL DESIGN STANDARDS:

BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:

a) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO THE ENTRANCE DRIVE AND W. ARROWOOD ROAD.
b) ENTRANCE OR MULTIPLE ENTRANCES TO THE BUILDING SHOULD BE PROMINENTLY IDENTIFIED FROM THE STREET USING CANOPIES AND ARCHITECTURAL FEATURES.
c) THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 20% MASONRY MATERIALS SUCH AS BRICK OR STONE.
d) DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
e) BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
f) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.

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

a. A 50 FOOT BUILDING AND PARKING SETBACK WILL BE ESTABLISHED ALONG W. ARROWOOD 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. ALONG THE NEW PUBLIC STREET A 20 FOOT SETBACK AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

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. ARROWOOD ROAD AND ARROPOINT 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.

7. 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.

8. SIGNAGE:

a. RESERVED.

9. LIGHTING:

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

10. CATS WAITING PAD FOR A RELOCATED BUS STOP ON W. ARROWOOD ROAD:

a. THE PETITIONER WILL CONSTRUCT A BUS STOP ALONG THE SITE'S FRONTAGE ON W. ARROWOOD ROAD. THE BUS STOP WILL BE DESIGNED AND CONSTRUCTED PER CHARLOTTE LAND DEVELOPMENT STANDARD 60.01B. THE LOCATION OF THE BUS STOP TO BE DETERMINED DURING THE LAND DEVELOPMENT PERMITTING PROCESS FOR THE SITE. A PERMEANT EASEMENT WILL PROVIDED IF THE BUS STOP FALLS OUTSIDE OF THE RIGHT-OF-WAY FOR W. ARROWOOD ROAD.

11. 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.

12. 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.

North Carolina 811 www.nc811.org

0 40 80 120
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

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

11301 CARMEL COMMONS BL.
CHARLOTTE, NC
28226
704.525.6284
FAX: 704.525.8529
WOOLPERT
ARCHITECTURE | ENGINEERING | CONSTRUCTION

WATERWALK CHARLOTTE

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

REZONING PLAN

SHEET NO.
C100

Layout Tab Name: C100, Images: vic map.jpg=, Xrefs: 075358-X.dwg; 075358-P.dwg
Last Saved By:hortsfield, 2/12/2018 3:58:22 PM
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