VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 265 ACRES

TAX PARCEL #S: #201-051-10; #201-051-08; #201-051-14;
#201-051-06; AND #201-451-01

EXISTING ZONING: I-1(CD), O-1(CD); R-3

PROPOSED ZONING: MUDD-O, AND I-1(CD), AIRPORT
NOISE OVERLAY, LAKE WYLIE WATERSHED

EXISTING USES: VACANT

PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN (I) THE MUDD-O ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED MUDD-O (AS GENERALLY DEPICTED ON THE REZONING PLAN), AND (II) THE I-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED I-1(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3 (WHICH SHALL CONTROL).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:

A. WITHIN THE MUDD-O ZONING DISTRICT, UP TO: (I) 73,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE/MEDICAL/BANK, RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), BREWERIES, INDOOR RECREATION, CONVENIENCE/GASOLINE SALES, PERSONAL SERVICES AND OTHER COMMERCIAL USES (OF WHICH NO MORE THAN 43,000 S.F. OF GROSS FLOOR AREA MAY BE "NON-OFFICE COMMERCIAL USES" AS DESCRIBED BELOW, SUBJECT TO CONVERSIONS AND TRANSFER RIGHTS), (II) A HOTEL WITH UP TO 140 ROOMS, AND (III) UP TO 270 RESIDENTIAL DWELLING UNITS OF ALL TYPES; EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3 (WHICH SHALL CONTROL); AND EACH SUBJECT TO THE TRANSFER AND CONVERSION RIGHTS DESCRIBED THEREIN;

B. WITHIN THE I-1(CD) ZONING DISTRICT ON A PHASED BASIS, UP TO 2 MILLION SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSE, DISTRIBUTION AND OTHER PERMITTED USES AS ALLOWED IN THE I-1 ZONING DISTRICT, AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 3 (WHICH SHALL CONTROL).

MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED MUDD-O ALLOWED BUILDING HEIGHTS WILL BE LIMITED AS FOLLOWS: (I) WITHIN DEVELOPMENT AREAS A AND B THE MAXIMUM BUILDING HEIGHTS WILL BE UP TO 40 FEET, EXCEPT THAT THE BUILDING HEIGHT FOR THE HOTEL USE ALLOWED IN DEVELOPMENT AREA B MAY BE UP TO 85 FEET; AND (II) WITHIN DEVELOPMENT AREA C THE MAXIMUM BUILDING HEIGHTS MAY BE UP TO 55 FEET. IN THE AREA ZONED I-1(CD) BUILDING HEIGHTS SHALL BE AS SET FORTH IN THE ORDINANCE FOR THE I-1 ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE.

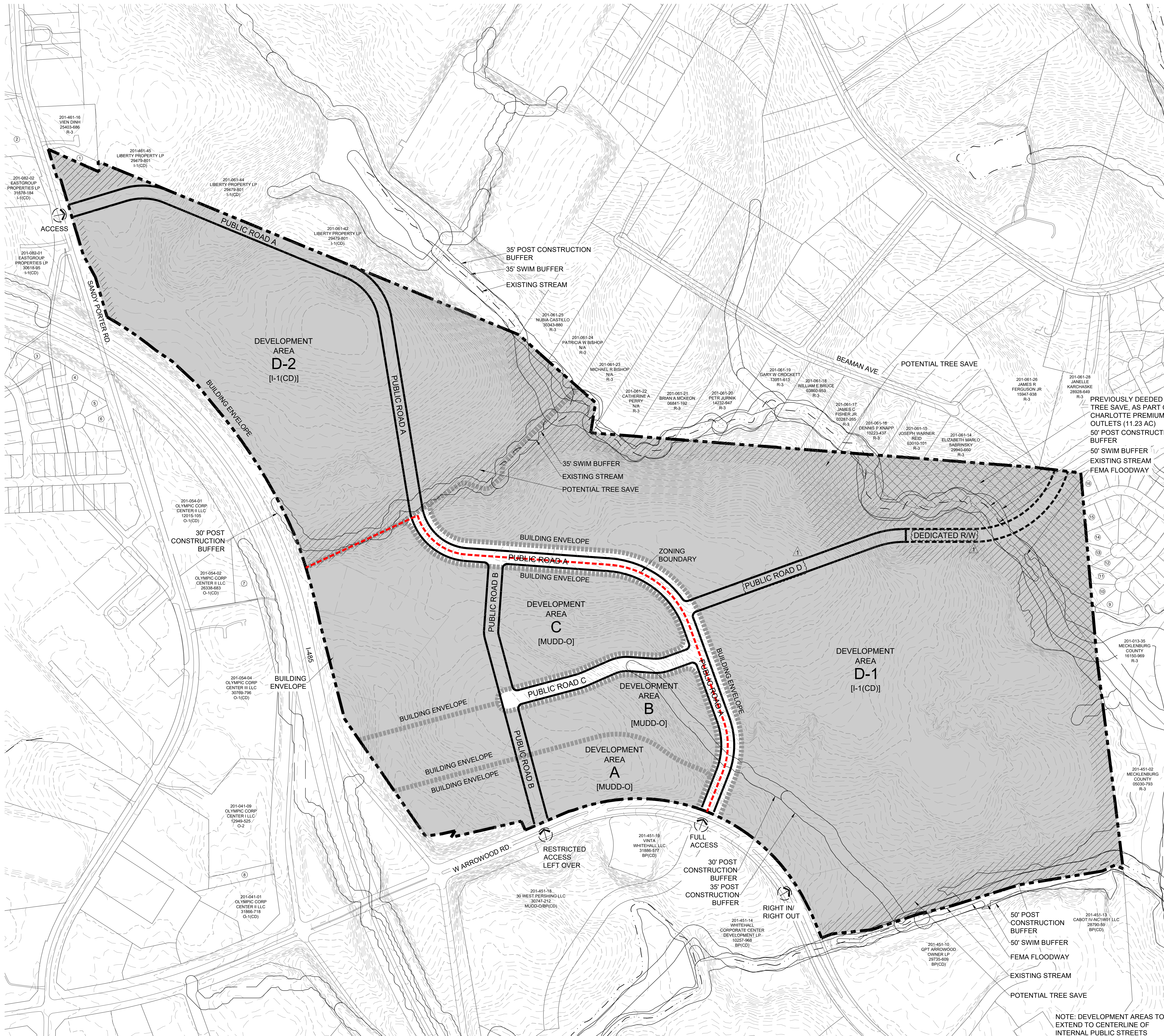
NO.	DESCRIPTION	DATE
1	PER STAFF COMMENTS	11.12.18
2		
3		
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16		

DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KSTSCALE
VERT: N/A
HORZ: 1"=200'
0 100 200 400
SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

RZ-1

NOTE: DEVELOPMENT AREAS TO
EXTEND TO CENTERLINE OF
INTERNAL PUBLIC STREETS

LEGEND

- PROPERTY LINE
BUILDING ENVELOPE
ZONING BOUNDARY
PROMINENT BUILDING EDGE
POTENTIAL TREE SAVE
PREVIOUSLY DEEDED TREE SAVE
POTENTIAL ACCESS

REV 000

SEAL

NOT FOR
CONSTRUCTION

PROJECT

ARROWOOD

CHARLOTTE, NC

REZONING #2018-120

09.18.2018

LANDDESIGN PROJ.#

1017316

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PER STAFF COMMENTS	11.12.18

DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KST

SCALE

VERT: N/A

HORZ: 1"=200'

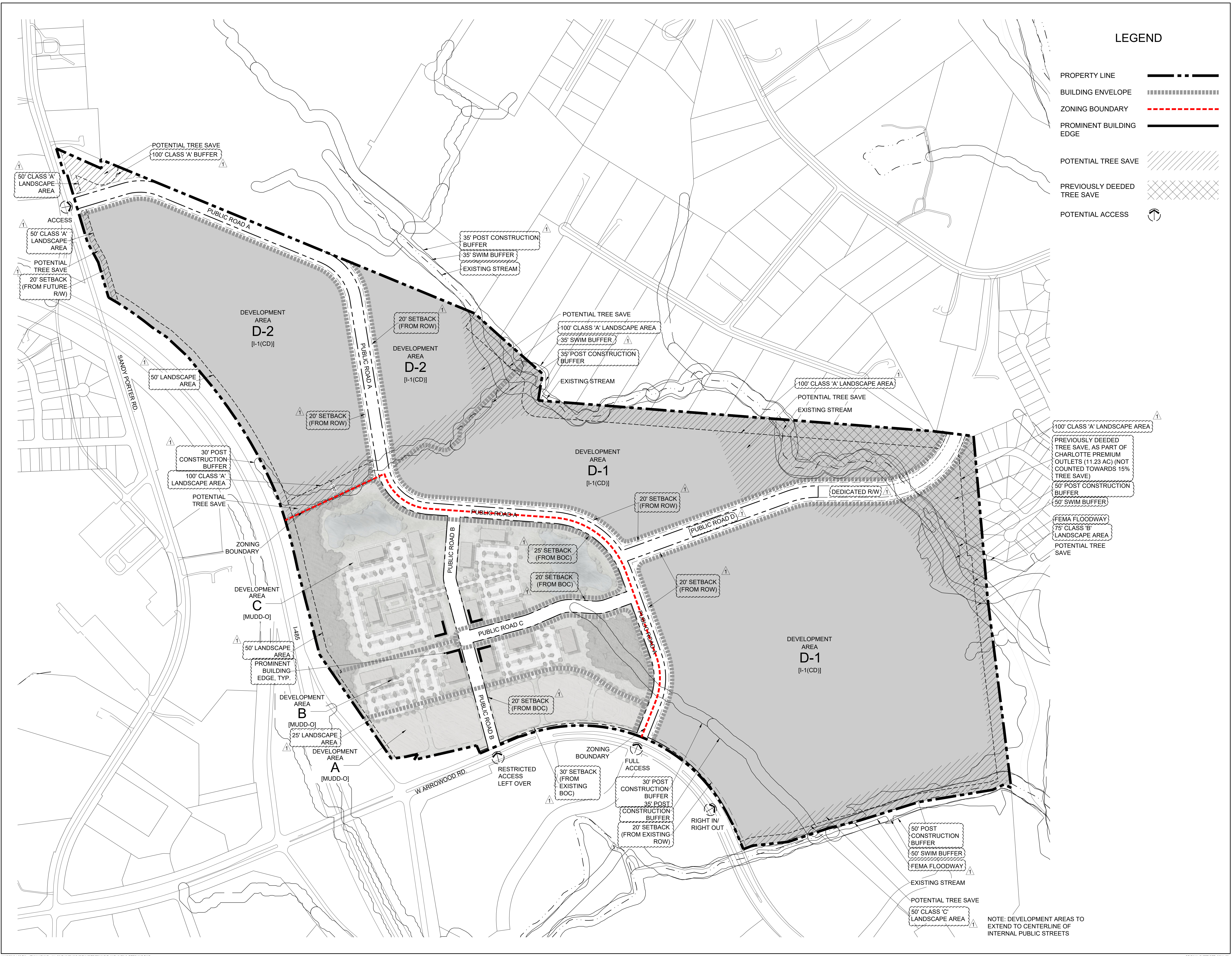
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SHEET TITLE

SCHEMATIC SITE PLAN

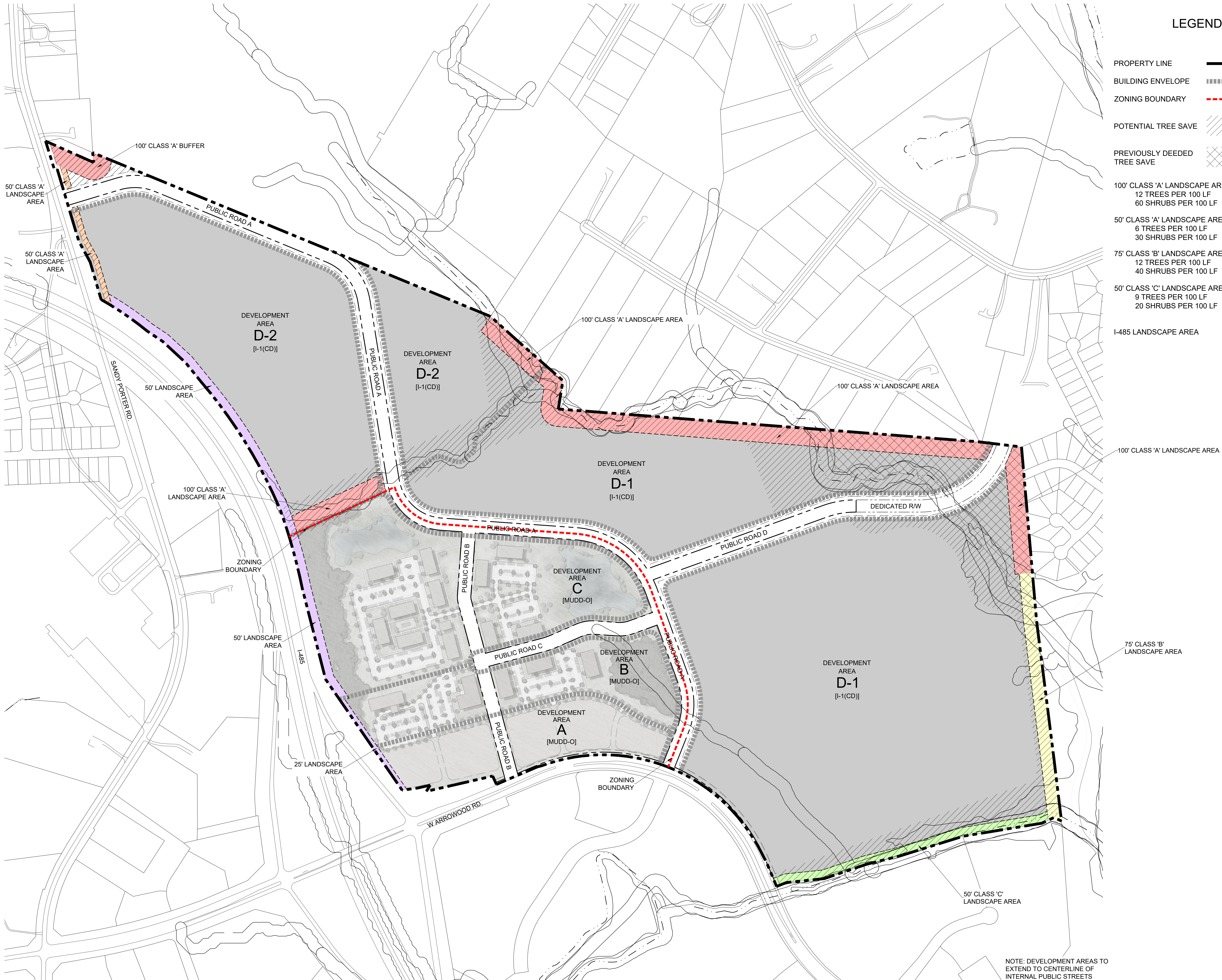
SHEET NUMBER

RZ-2



LEGEND

- PROPERTY LINE — — — — —
- BUILDING ENVELOPE —————
- ZONING BOUNDARY - - - - -
- POTENTIAL TREE SAVE
- PREVIOUSLY DEEDED TREE SAVE
- 100' CLASS 'A' LANDSCAPE AREA
12 TREES PER 100 LF
60 SHRUBS PER 100 LF
- 50' CLASS 'A' LANDSCAPE AREA
6 TREES PER 100 LF
30 SHRUBS PER 100 LF
- 75' CLASS 'B' LANDSCAPE AREA
12 TREES PER 100 LF
40 SHRUBS PER 100 LF
- 50' CLASS 'C' LANDSCAPE AREA
9 TREES PER 100 LF
20 SHRUBS PER 100 LF
- I-485 LANDSCAPE AREA



NOTE: DEVELOPMENT AREAS TO
EXTEND TO CENTERLINE OF
INTERNAL PUBLIC STREETS

NOT FOR
CONSTRUCTION

ARROWOOD

CHARLOTTE, NC
REZONING #2018-120
09.18.2018

1017316

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PER STAFF COMMENTS	11.12.18

DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KST

SCALE

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'

SHEET TITLE

PROPOSED LANDSCAPE
AREAS

SHEET NUMBER

RZ-3

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

ARROWOOD

CHARLOTTE, NC
REZONING #2018-120
09.18.2018

LANDDESIGN PROJ.# 1017316

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PER STAFF COMMENTS	11.12.18

DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KST

SCALE

VERT: N/A
HORZ: N/A

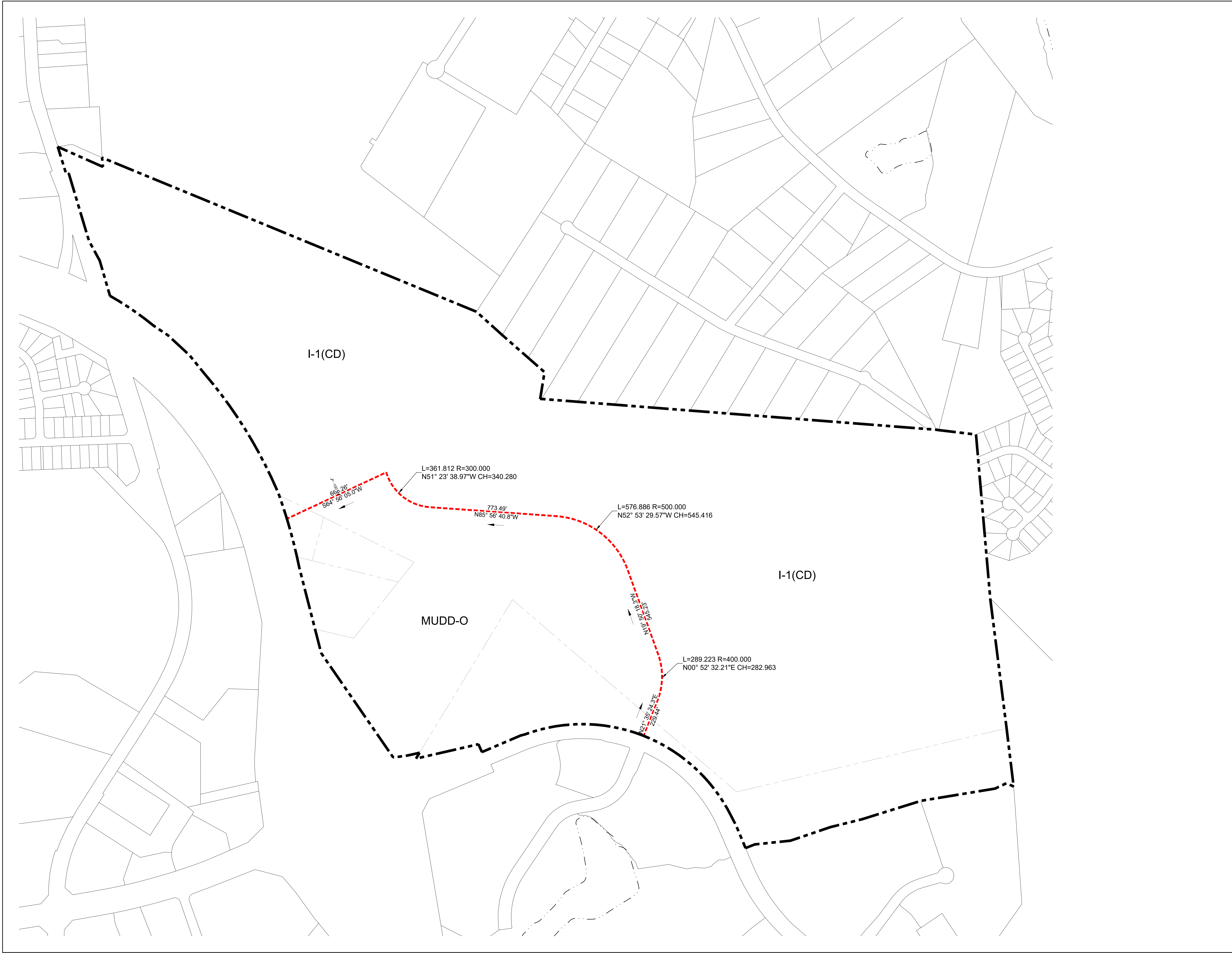


SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-4



ORIGINAL SHEET SIZE: 30" X 42"

(viii) A 50 foot wide landscape area planted to Class C buffer standards shall be provided along the southern boundary of Development Area D-1 as generally depicted on the Rezoning Plan.

All buffers can be reduced per the provisions of the Ordinance.

7. Environmental Features

b. **Storm Water Approval.** The location, size, and type of storm water management system 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.

c. **Tree Ordinance.** The Site will comply with the Tree Ordinance.

8. Signage:

a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.

9. Lighting:

b. Detached lighting within the MUDD-O portion of the Site, except street lights located along Public Roads, will be limited to 25 feet in height in the portions of the MUDD-O area used for non-residential uses and 20 feet in height in the portions of the MUDD-O area used for residential uses in the MUDD-O portion of the Site.

c. Lighting for the portion of the Site zoned I-1 (CD) shall comply with Ordinance standards.

11. Amendments to the Rezoning Plan:

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 herein and 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.

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

ARROWOOD

CHARLOTTE, NC

REZONING #2018-120

09.18.2018

LANDDESIGN PROJ.A

REVISION / ISSUANCE

[illegible]

DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KST

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-6