



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)

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 (EDED), 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 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.

1	201-671-117	VEN DNH	25403-686	H-1(CD)
2	201-401-10	EASTGROU PROPERTIES	30669-291	R-1(CD)
3	201-686-49	ASSOCIATION WILLIAMS GLENN	12615-120	R-4(CD)
4	201-686-98	ASSOCIATION WILLIAMS GLENN	12615-120	R-4(CD)
5	201-684-40	WILLIAM J MCGLONE	1326-962	R-4(CD)
6	201-684-41	RHONDA M PAUL	21672-300	R-4(CD)
7	201-654-03	SAS INFRASTRUCTURE LLC	21196-350	O-1(CD)
8	201-641-13	OLYMPC CORPORATE CENTER LLC	11140-460	O-1(CD)
9	201-913-347	KENNETH D GOODMAN	13222-788	R-3
10	201-913-48	TERESA SUE PATRICK	12945-383	R-3
11	201-913-49	KELSEY ANN MAGRAW	32516-714	R-3
12	201-913-51	SHANNA BLUFLOD	20769-518	R-3
13	201-913-52	OSCAR MENENDEZ	20486-910	R-3
14	201-913-53	AARON NEIL LOVETT	32490-318	R-3
15	201-913-64	THIAESHA L COCHRAN	3031-777	R-3
16	201-614-01	MARGARET E CASSEM	30775-57	R-3

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

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






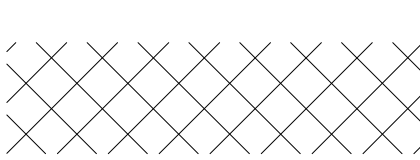



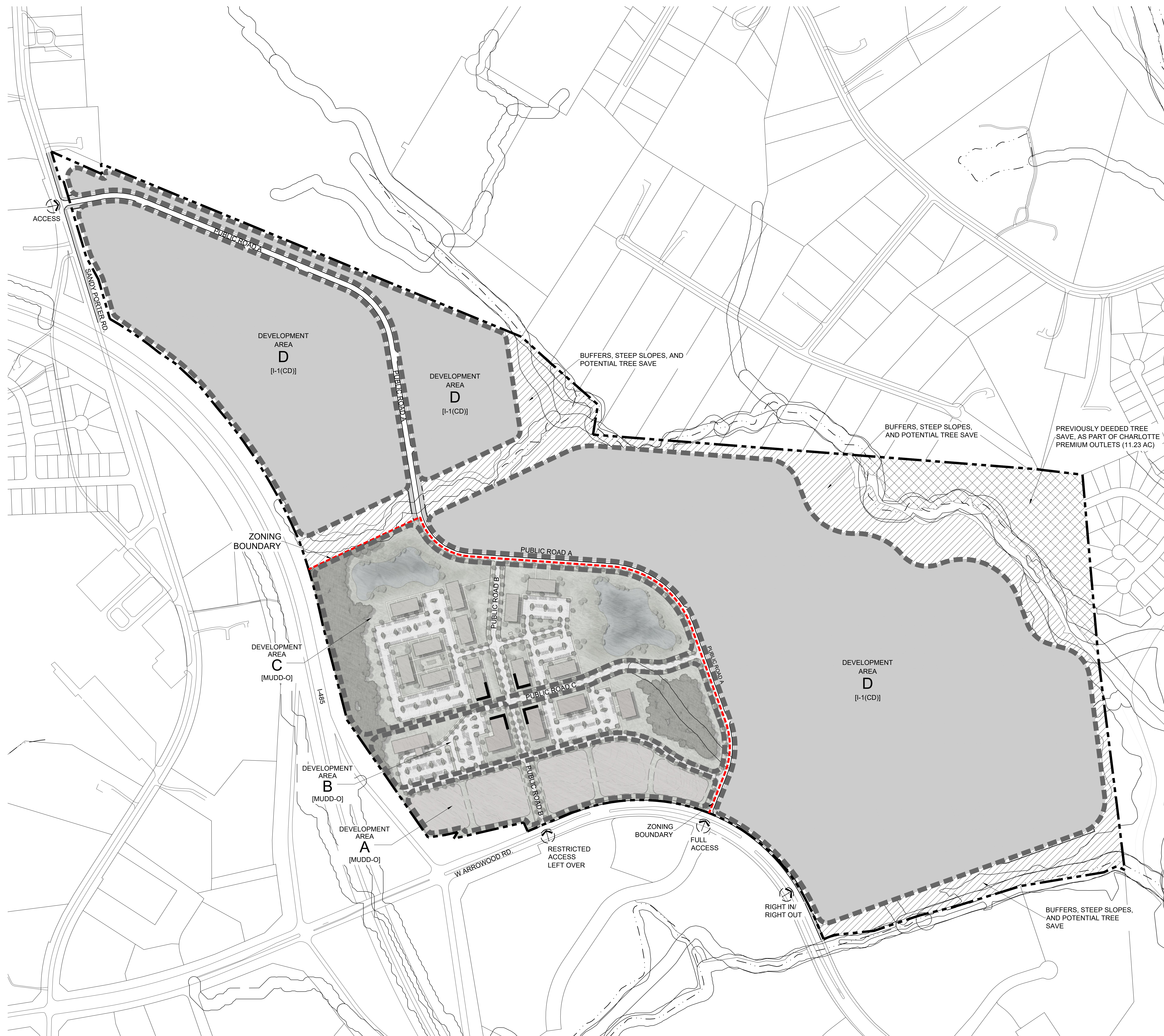
0 100' 200' 400'

TECHNICAL DATA

RZ-1

LEGEND

PROPERTY LINE	
BUILDING ENVELOPE	
ZONING BOUNDARY	
PROMINENT BUILDING EDGE	
BUFFERS, STEEP SLOPES, POTENTIAL TREE SAVE	
PREVIOUSLY DEEDED TREE SAVE	
POTENTIAL ACCESS	



SEAL

**NOT FOR
CONSTRUCTION**

ARROWOOD

CHARLOTTE, NC
REZONING #2018-XXX
09.18.2018


LAND DESIGN PROJ A 1017316

[illegible]

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

SCALE NORTH

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



0 100' 200' 400'

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

ARROWOOD

CHARLOTTE, NC
REZONING #2018-XXX
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

ZONING BOUNDARY

SHEET NUMBER

RZ-4