

DEVELOPMENT STANDARDS

General Provisions

Development of the Site will be governed by the Schematic Site Plan, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Schematic Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the B-1 zoning classification shall govern all development taking place on the Site. The development depicted on the Schematic Site Plan is generally schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements, and sizes of the building footprints and lots, as well as the locations of streets and parking areas shown on the Schematic Site Plan are schematic in nature and may be altered or modified during design development and construction phases, subject to normal Staff reviews and approval.

1. Permitted Uses

The Site may be devoted to uses which are permitted under the Ordinance by right or under prescribed conditions in the B-1 Zoning District with the exception of automobile service stations and car washes, convenience stores and restaurants with drive through facilities.

2. Maximum Building Areas and Development Limitations

The Site may be developed with up to 60,000 square feet of gross floor area subject to the following limitations and provisions:

- No more than two uses on the Site may include drive through facilities.
- Uses on the Site that may include drive through facilities are limited to a pharmacy and a bank/financial institution.
- While areas devoted to outdoor dining, courtyards and plazas are not included in the square footage noted above, any off street parking required by the Ordinance will be provided for these areas.

3. Setbacks, Side Yards and Rear Yards

All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-1 zoning district. The Site can be viewed as a unified development plan in conjunction with the adjoining B-1(CD) tract. As such, yards will not be required between buildings located on the Site and buildings located on the adjoining B-1(CD) tract. The Developer reserves the right to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of a unified development plan, subject to the normal Staff review and approval process. The Developer also reserves the right to eliminate or relocate the current property line located along the eastern edge of the Site, subject to the normal Staff review and approval process.

4. Streetscape Treatment

- The streetscape treatment along Arrowwood Road and Sandy Porter Roads will include large maturing trees, decorative trees, supplemental shrubbery and sidewalk as required and as generally depicted on the Schematic Site Plan.
- The frontage along Sandy Porter Road between Arrowwood Road and the right-in/right-out access drive will be a landscape strip of 100 feet in width as measured from the existing right-of-way line. The landscape area may include walking trails, identification signs, tables and benches.
- The frontage along Sandy Porter Road north of the right-in/right-out access drive will be a landscape strip of 100 feet in width as measured from the existing right-of-way line. The landscape area may include walking trails, identification signs, tables and benches, extended wetland direction pond(s), and storm water detention ponds.

5. Screening and Landscaping Areas

- All roof mounted mechanical equipment will be screened from view from adjoining public right-of-way and abutting properties as viewed from grade.
- Brick screen walls may be used in lieu of shrubbery to screen parking areas adjacent to Arrowwood Road.

6. Architectural Controls

- The architectural designs for all buildings will include pitched roofs and will feature brick or stucco exteriors with brick accents.
- The Site will include an outdoor patio area(s) including tables and seating.
- Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of the dumpster area adjoins a side or rear wall of a building, then the side or rear wall may be substituted for a side.

7. Lighting

- The maximum height of any freestanding lighting fixture erected on the Site (other than street lights on public rights-of-way) including its base, shall not exceed 25 feet.
- All parking lot lighting shall be fully-shielded and downwardly directed.
- Any lighting attached to a building shall be capped and downwardly directed.
- No wall pack light fixtures will be allowed on any structures constructed on the Site.
- Wall-mounted decorative light fixtures such as sconces are permitted.

8. Storm Water Management

- Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if provided, may be located in the common open space but shall not be located in the setback required by the ordinance.
- The detention shall tie-in to the existing abutting storm water system(s). The Petitioner shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to development of the Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.

9. Vehicular Access

- Vehicular access to Sandy Porter Road shall be limited to one full movement and one right-in/right-out driveway as generally depicted on the Site Plan. Vehicular access to Arrowwood Road shall be limited to one right-in/right-out and one opposing left-over driveway at the existing median break, as generally depicted on the Site Plan.
- The placements and configurations of these access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) prior to the issuance of any certificate of occupancy those portions of the Site immediately abutting the following roadways as required to provide right of way as outlined below if such right-of-way does not presently exist.

Arrowwood Road
50 feet from centerline

Sandy Porter Road
35 feet from centerline

10. Parking

Automobile parking spaces and bicycle parking spaces (bike racks) shall be provided in accordance with the Ordinance.

11. Signs

- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Detached signage will be ground-mounted or monument type signage.

12. Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

13. Amendments to Rezoning Plan

Future amendments to the Schematic Site Plan, the Schematic Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

14. Blending Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Schematic Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

SITE DATA TABLE

TAX ID# 201-041-01
TOTAL SITE ACREAGE -8.254 ACRES
EXISTING ZONING -R-3
PROPOSED ZONING -B-1 (CD)

ZONING: B-1 (CD)
MINIMUM LOT AREA 8,000 SF
MINIMUM LOT WIDTH 50'
MINIMUM FRONT SETBACK 20'
MINIMUM SIDE YARD NONE
MINIMUM REAR YARD 10'
MAX. FLOOR AREA RATIO 0.50
MAXIMUM HEIGHT 40'

NOW OR FORMERLY
CHARLOTTE BOARD OF EDUCATION
TAX ID#201-471-02
DEED:4986-688
ZONING: R-3

NOW OR FORMERLY
DOROTHY CAROL GALLANT
TAX ID#201-471-01
DEED:3705-247
ZONING R-3

NOW OR FORMERLY
DORA T. PRICE
TAX ID#201-081-04
DEED:8037-077
ZONING: R-3

NOW OR FORMERLY
OLYMPIC CORPORATE CENTER II, LLC
TAX ID # 20104115
MB: 12859-185
ZONING: O-2

NOW OR FORMERLY
OLYMPIC CORPORATE CENTER I, LLC
TAX ID # 20104109
MB: 12949-525
ZONING: O-2

NOW OR FORMERLY
OLYMPIC CORPORATE CENTER I, LLC
TAX ID#201-041-13
DEED:11140-169
ZONING: O-1(CD)

NOW OR FORMERLY
WHITEHALL DEVELOPMENT
TAX ID # 20104110
MB: 07974-814
ZONING: B-1 & O-1 (CD)

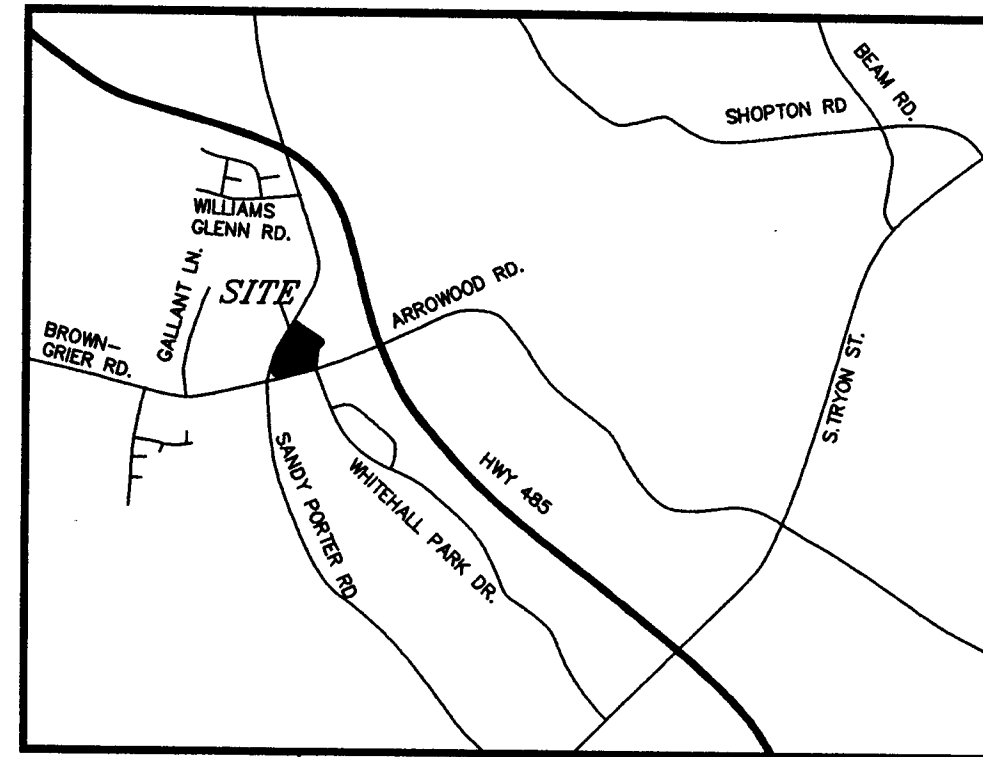
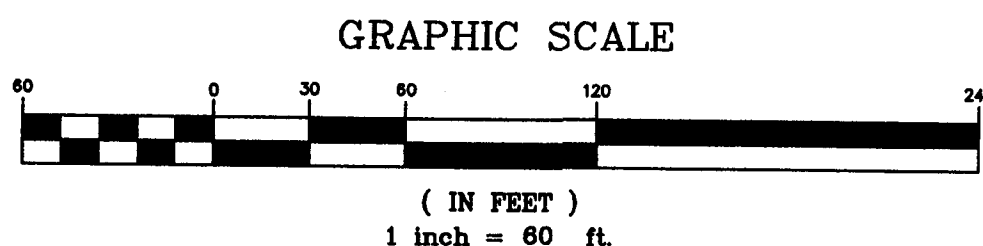
B-1(CD)

O-2(CD)

NOW OR FORMERLY
WHITEHALL CORPORATE CENTER
& AAC REAL ESTATE SERVICES
TAX ID # 20104303
DEED 14357-592
ZONING: O-2(CD)

NOW OR FORMERLY
AAC REAL ESTATE
TAX ID # 20104305
DEED 15396-255
ZONING: B-1(CD)

NOW OR FORMERLY
DOROTHY CAROL GALLANT
TAX ID # 20104301
ZONING: R-3



ARROWOOD VILLAGE
STEELE CREEK TOWNSHIP, MECK. CO., N.C.
FOR: MERRIFIELD PARTNERS
DATED: 10/24/05 SCALE: 1" = 60'

NO.	DATE	DESCRIPTION	BY

SCHEMATIC SITE PLAN
FOR PUBLIC HEARING

REZONING PETITION
XXXX-XX 06-014



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