

VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 265 ACRES

TAX PARCEL #: #201-051-08; #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 (WITH FIVE (5) YEAR VESTED RIGHTS)

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 (EDDE), BREWERIES, INDOOR RECREATION, CONVENIENCE/GASOLINE SALES (UP TO ONE SUCH USE), PERSONAL SERVICES AND OTHER COMMERCIAL USES (OF WHICH NO MORE THAN 43,000 S.F. OF GROSS FLOOR AREA MAY BE RETAIL/RESTAURANT/PERSONAL SERVICES) 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	PER STAFF COMMENTS	01.21.19
3	PER STAFF COMMENTS	02.13.19
4	PER STAFF COMMENTS	03.25.19

NOT FOR
CONSTRUCTION

ARROWOOD

CHARLOTTE, NC
REZONING #2018-121
09.18.2018

1018153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PER STAFF COMMENTS	11.12.18
2	PER STAFF COMMENTS	01.21.19
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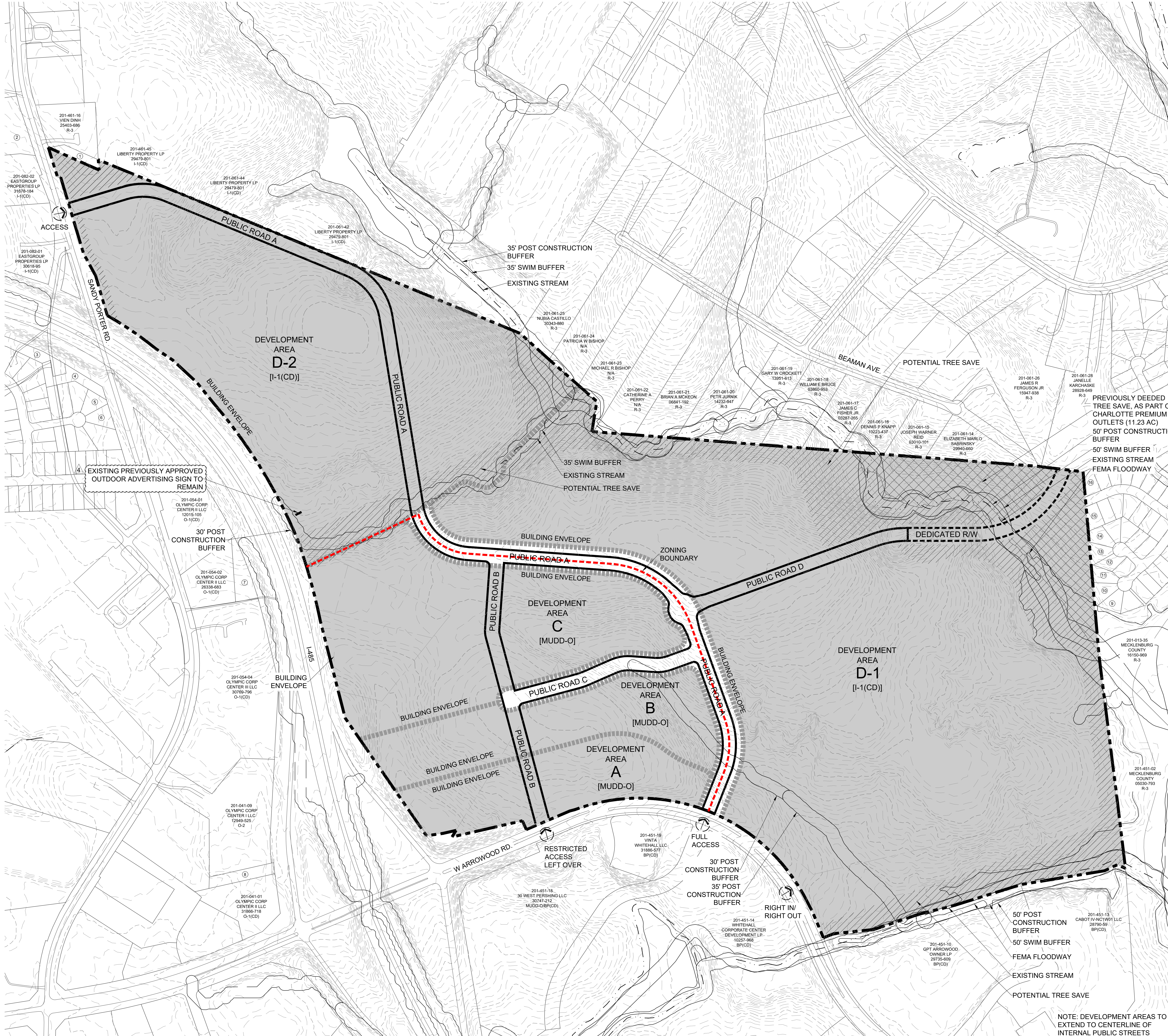
DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KST

SCALE
VERT: N/A
HORZ: 1"=200'
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TECHNICAL DATA

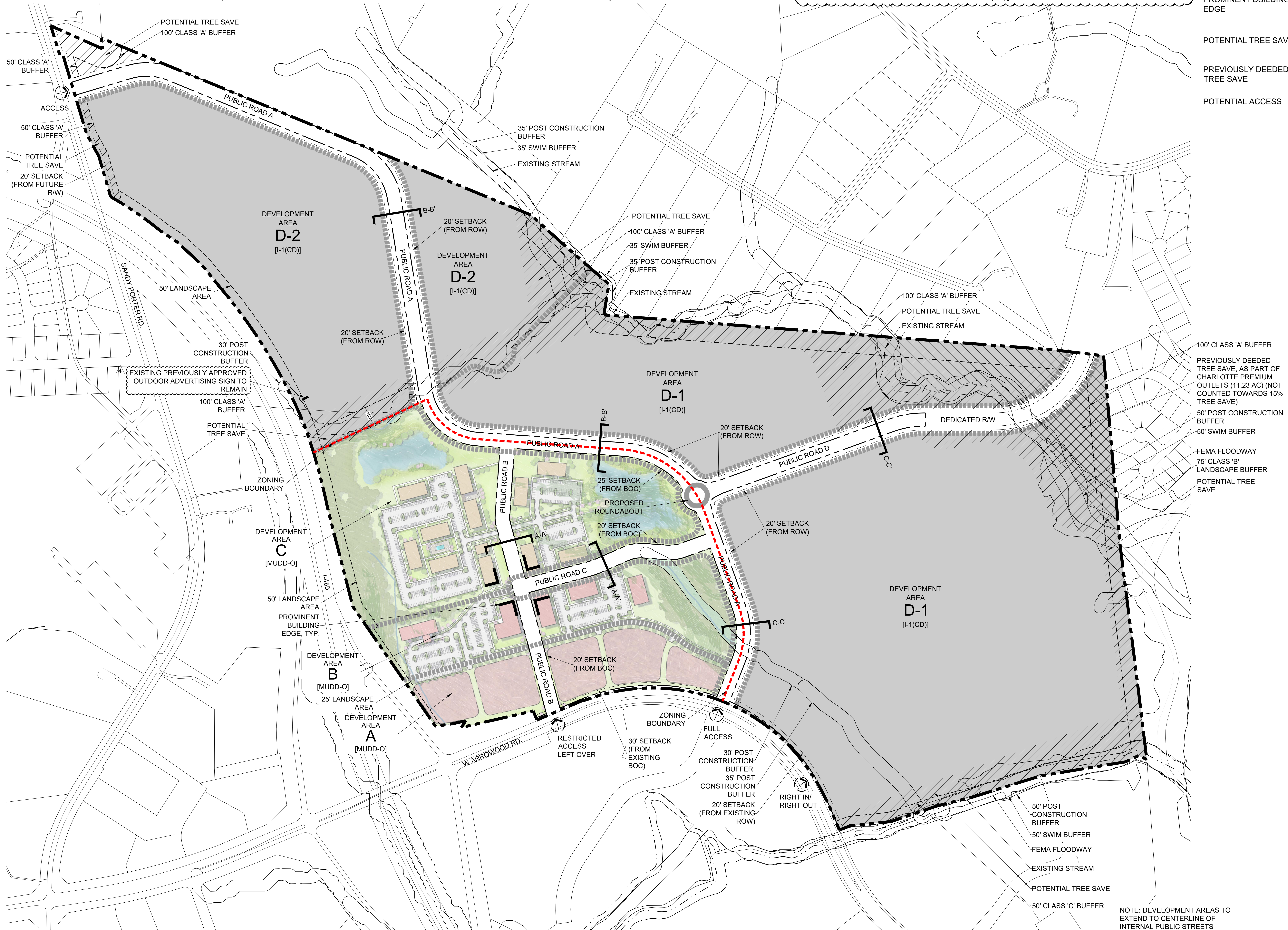
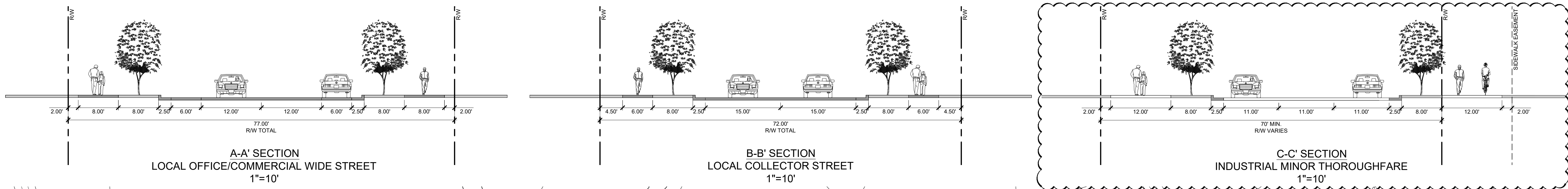
SHEET NUMBER

RZ-1



LEGEND

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



REV 10/01

SEAL

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PROJECT

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LANDDESIGN PROJ.#

1018153

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

SCALE

VERT: N/A

HORZ: 1"=200'

0 100 200 400

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' BUFFER
12 TREES PER 100 LF
60 SHRUBS PER 100 LF
- 50' CLASS 'A' BUFFER
6 TREES PER 100 LF
30 SHRUBS PER 100 LF
- 75' CLASS 'B' BUFFER
12 TREES PER 100 LF
40 SHRUBS PER 100 LF
- 50' CLASS 'C' BUFFER
9 TREES PER 100 LF
20 SHRUBS PER 100 LF
- I-485 LANDSCAPE AREA

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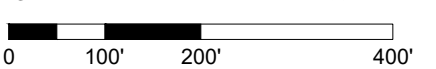
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DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KST

SCALE

VERT: N/A

HORZ: 1"=200'



SHEET TITLE

PROPOSED BUFFERS &
LANDSCAPE AREAS

SHEET NUMBER

RZ-3

KEY MAP

SEAL

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

SCALE

VERT: N/A
HORZ: N/A

NORTH

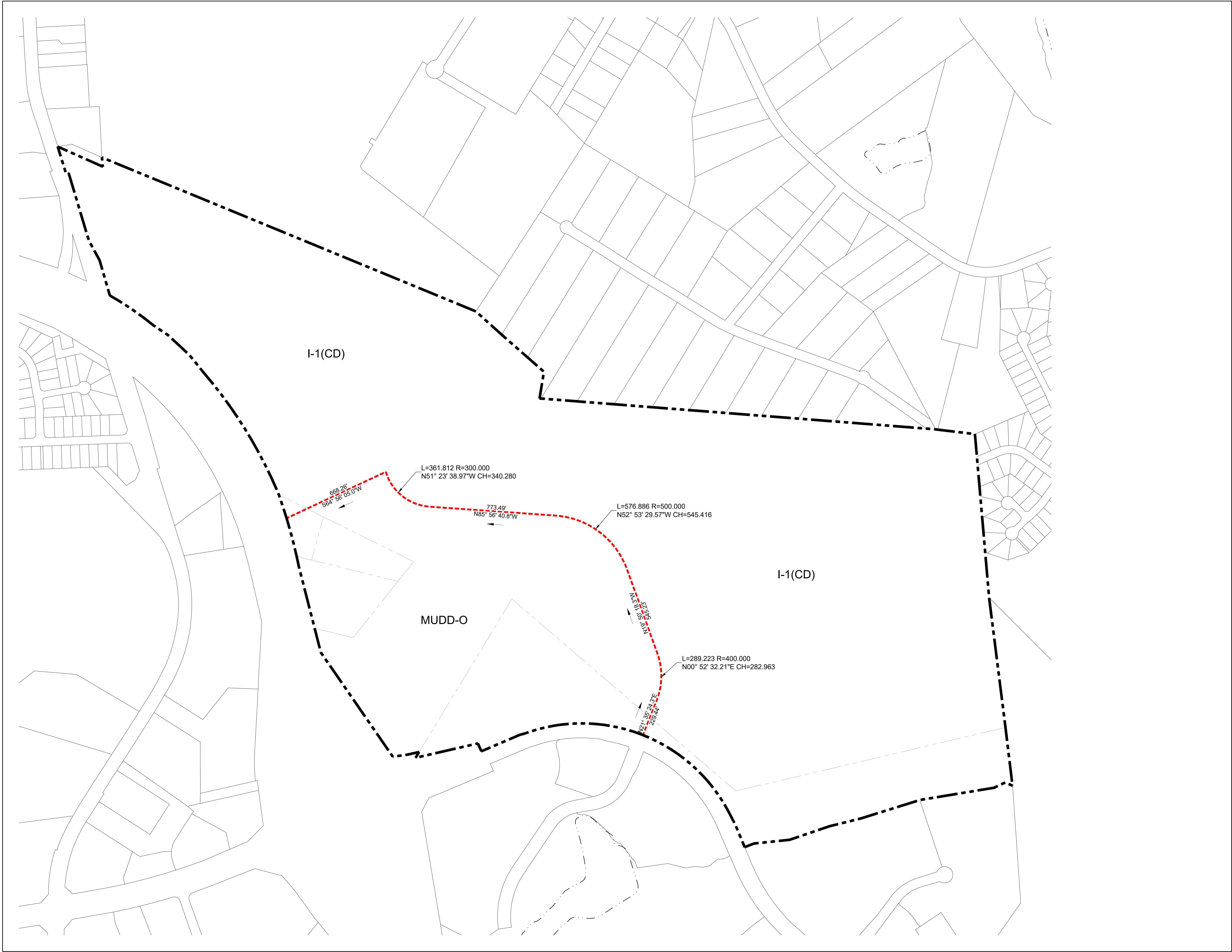


SHEET TITLE





ZONING BOUNDARY

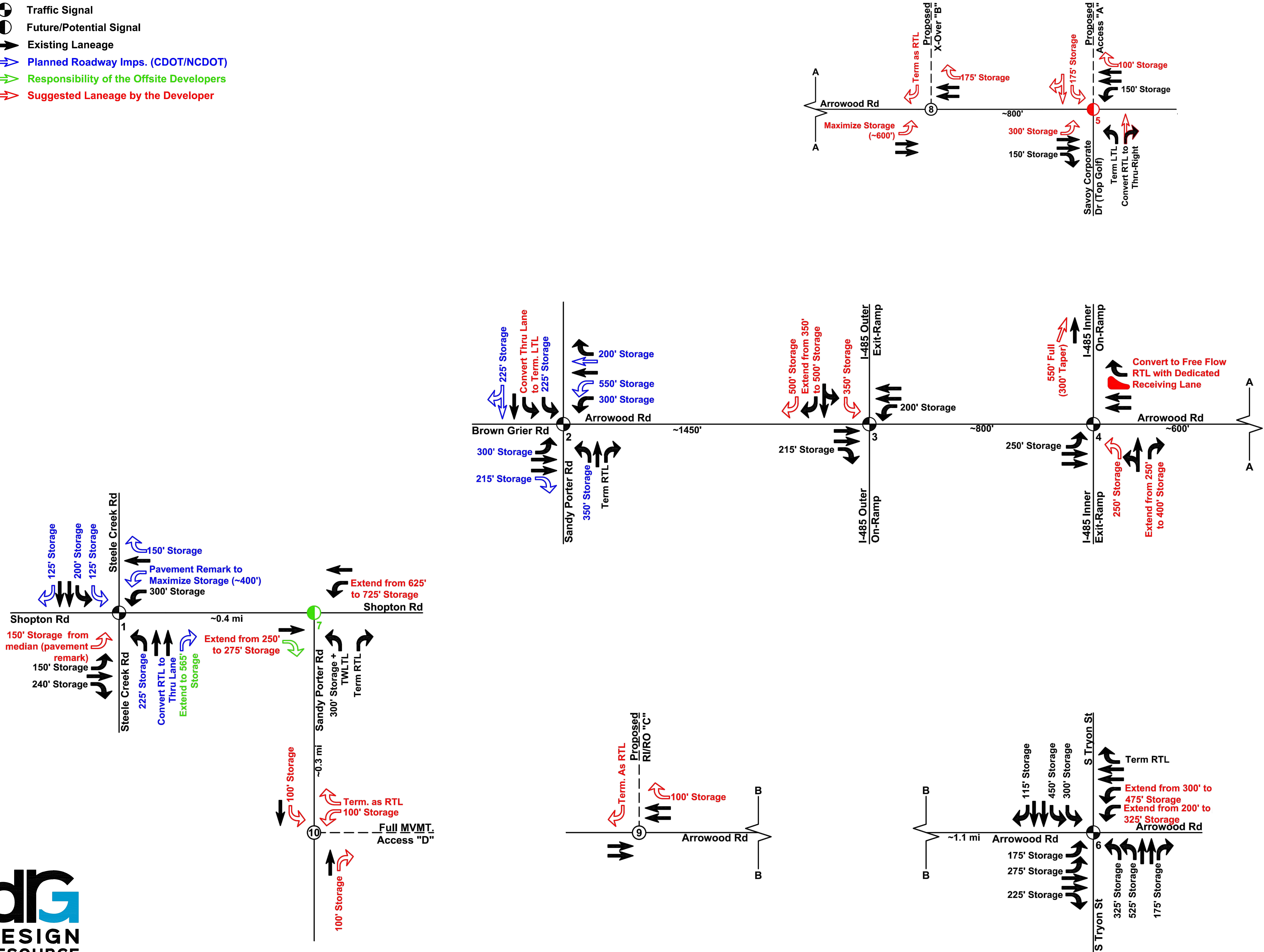
SHEET NUMBER

RZ-4



LEGEND

-  Traffic Signal
-  Future/Potential Signal
-  Existing Laneage
-  Planned Roadway Imps. (CDOT/NCDOT)
-  Responsibility of the Offsite Developers
-  Suggested Laneage by the Developer



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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: N/A

SHEET TITLE

LANEAGE

SHEET NUMBER

RZ-5

5. Architectural Standards and Parking Location Restrictions:

I. MUDD-O Zoned Areas.

a. **General Intent.** It is intended that Rezoning Plan for the portion of the Site zoned MUDD-O provide a horizontal mix of uses that includes office, retail, personal service uses, residential uses and other permitted uses in a manner that creates a unified development pattern with generally coordinated streetscape elements, landscaping, open spaces and quality building materials. The Rezoning Plan for the portion of the Site zoned MUDD-O will seek to emphasize pedestrian connections between uses and create a link between the non-residential uses along Arrowood Road and Public Road B and the adjacent uses. Long expanses of blank walls in excess of 20 feet will be limited, and where they are necessary will be treated with a combination of architectural expressions such as changes in materials, fenestration, windows, building setback and landscaping, artwork, display cases or other similar items. The following additional provisions of this Section 5.I. shall apply to development within the MUDD-O zoned areas only.

b. **Building Materials.** The principal buildings constructed on the portion of the Site zoned MUDD-O may use a variety of building materials. The building materials used for such buildings (other than structured parking facilities, if any) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.

c. **Service Areas, Drive-Through Lanes & Mechanical Equipment.** The service areas of the new buildings constructed within Development Area A will be screened from the adjoining Public Roads with walls designed to complement the building architecture of the adjacent buildings and/or landscaping. Architectural features such as, but not limited to, banding, medallions, changes in color or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

d. **Screening of Structures.** Meter banks, transformers and similar utility structures will be screened where visible from public view at grade level.

e. **Backflow Preventers.** Above ground back flow preventers and transformers will not be located within the Open Space Areas or within the required Urban Open Space unless they are required to serve the Open Space Areas in which they are located. Above ground back flow preventers and transformers that are located within the Open Space Areas as allowed by this Section will be screened.

f. **Mechanical Equipment Screening.** Roof top HVAC and related mechanical equipment will be screened from public view at grade level at the right-of-way location.

g. **Dumpster Screening.** Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

h. **Development Area A Aspects.** The following provisions shall apply only to Development Area A:

i. Direct pedestrian connections shall be provided between street facing doors to sidewalks on adjacent public streets.

ii. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 30% of each frontage elevation with transparent glass between 2' and 10'. Up to 75% of this requirement may be comprised of display windows, film, decals, and other opaque material, glazing finishes or window treatments.

II. Multi-Family Design Guidelines for Portion of MUDD-O Area.

The following provisions shall only apply to Development Area C.

a. **General Site Considerations**

(i) Buildings shall be placed so as to present a front or side façade to Public Road B and Public Road C.

(ii) Buildings shall front a minimum of 50% of the total required street frontage for Public Road B and Public Road C on the Site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).

(iii) All principal and accessory buildings abutting Public Road B and Public Road C shall comprise a minimum of 30% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director. Vinyl shall be prohibited except for handrails, windows or door trim.

b. **Facade Composition & Articulation**

(i) The principal entrance of a building shall be articulated and expressed in greater architectural detail than other building entrances.

(ii) Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs, art work and landscaping. Blank walls cannot be addressed with landscape elements only.

(iii) For buildings located in Development Area C windows and/or doors shall be provided for at least 30% of the total Facade area along the Public Road B and Public Road C with each floor calculated independently. The maximum contiguous area without windows or doors on any floor shall not exceed 10 feet in height and 25 feet in length. The above requirement may be reduced where a Facade is not visible from a public or private designated network road.

(iv) The Facades of first/ground floor of the buildings along Public Roads shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.

(v) Public Road fronting Facades and End fronting Facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.

(vi) On corner lots, the architectural treatment of a building's intersecting Public Road Fronting Facades shall be substantially similar, except that said building may emphasize the corner location by incorporating additional height at the corner, varying the roof form at the corner, or providing other architectural embellishments at the corner.

(vii) First Story Facades of all buildings along Public Roads shall incorporate columns, awnings, arcades, windows, doors, or other architectural elements.

(viii) Facades shall provide visual divisions between the first two stories and the upper level stories, when the building height is more than two stories, through architectural means such as courses, awnings, or a change in primary façade materials or colors.

(ix) Facades above the first two stories shall incorporate windows, arches, or other architectural details.

(x) Foundations, where provided, shall be constructed as a distinct building element that contrasts with Facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with facade materials.

(xi) Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

(xii) Buildings shall be designed with a recognizable architectural base on all facades facing Public Road B and Public Road C. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.

(xiii) Building elevations facing Public Road B and Public Road C 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.

(xiv) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

(xv) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.

III. I-1(CD) Zoned Areas. The following provisions of this Section 5.III. shall apply to development within the I-1(CD) zoned areas only.

a. **Building Materials.** The principal building(s) constructed on the portion of the Site zoned I-1(CD) may use a variety of building materials. The building materials used for such buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast or site-cast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.

b. **Screening of Structures.** Meter banks, transformers and similar utility structures will be screened where visible from public view at grade level, provided, however, that for any such structures located within loading areas, the Ordinance required screening for such loading areas shall also suffice as the required screening for such structures.

c. **Backflow Preventers.** Above ground back flow preventers and transformers will not be located within the Open Space Areas or within the required Urban Open Space unless they are required to serve the Open Space Areas in which they are located. Above ground back flow preventers and transformers that are located within the Open Space Areas as allowed by this Section will be screened.

d. **Mechanical Equipment Screening.** Roof top HVAC and related mechanical equipment will be screened from public view at grade level on the Site.

e. **Pedestrian Entrances.** All pedestrian entrances will be architecturally defined with glazing, awnings, canopies and/or other architectural element, and have a connection to adjacent Public Streets (other than I-485).

f. **Screening of Loading Areas.** In the event that loading areas are not placed to the rear of the building and away from public or private network required streets, a forty (40) foot landscape area shall be provided to screen the loading area.

6. Streetscape, Landscaping and Buffer:

a. **Arrowood Road.** A 30 foot setback as measured from the existing back of curb of Arrowood Road will be provided in Development Area A. A 20 foot setback as measured from the right of way of Arrowood Road will be provided in Development Area D-1. A six (6) foot sidewalk and a minimum of an eight (8) foot planting strip will be provided along Arrowood Road. This setback may be reduced to accommodate the widening of Arrowood Road.

i. At the request of Mecklenburg County Park & Recreation, the Petitioner shall reserve an area for an easement for the sole purpose of supporting the installation of a twelve foot (12') wide multi-use path along the Site's Arrowood Road frontage. The twelve foot (12') multi use path will augment or replace the six (6') foot sidewalk required as part of this Rezoning Petition, and shall be installed by and at the cost of others as part of an approved greenway connection project. In no event shall the reserved area for and the easement itself be greater than six feet (6') in width or extend greater than 10 feet (10'") into the proposed Arrowood Road setback.

b. **Sandy Porter Road.** A twenty foot setback as measured from the right-of-way will be provided in Development Area D-2. A twelve (12) foot multi-use path and a minimum of an eight (8) foot planting strip will be provided along Sandy Porter Road. The front of the multi-use path will be located twenty-seven (27) feet from the existing Sandy Porter Road centerline. In addition, a 2'-6" curb and gutter will be provided along Sandy Porter Road. The back of curb will be located nineteen (19) feet from the existing Sandy Porter Road centerline.

c. **Public Road A.** Along Site's frontage on Public Road A, a 25 foot setback as measured from the back of curb will be provided along the portion of the Site zoned MUDD-O. Along the Site's frontage on Public Road A, a 20 foot setback as measured from the right of way will be provided along the portion of the Site zoned I-1(CD). An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided within this setback, the final six (6) feet will be used as a landscape area.

d. **Public Roads B and C.** Along Public Roads B and C within Developments Areas A, B and C a 20 foot setback as measured from the back of curb will be provided. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along both sides of Public Roads B and C. Stoops and stairs providing access to and from the buildings to the sidewalk may be located within the interior six (6) feet of the setback.

e. **Retaining Walls in MUDD-O Area.** Retaining walls located in the MUDD-O portion of the Site along the Site's Public Roads will not exceed six (6) feet in height; if due to the proposed grades retaining walls over six (6) feet are required along a public road the retaining walls will be tiered so no single wall will exceed a height of six (6) feet. When the total wall height exceeds six (6) feet, articulation will be provided at twenty (20) foot intervals. Retaining walls should be offset a minimum of five (5) feet from the back of sidewalk.

f. **Buffer and/or Landscape Areas.**

(i) A 50 foot wide landscape area shall be provided along western property line adjacent to I-485 in Development Areas C & D-2 as generally depicted on the Rezoning Plan. The landscape area shall include existing vegetation.

(ii) A 50 foot wide landscape area planted to Class A buffer standards shall be provided in Development Area D-2 along the Site's Sandy Porter Road frontage as generally depicted on the Rezoning Plan and a 100 foot landscape area planted to Class A buffer standards shall be provided along the portion of the Sandy Porter frontage north of Public Road.

(iii) A landscape area shall not be provided along the northern property line in Development Area D-2 as generally depicted on the Rezoning Plan.

(iv) A 100 foot wide landscape area planted to Class A buffer standards shall be provided between Development Areas C & D-2 as generally depicted on the Rezoning Plan.

(v) A 100 foot wide landscape area (inclusive of existing tree save area) planted to Class A buffer standards shall be provided along the northern property line and a portion of the eastern property line in Development Area D-1 as generally depicted on the Rezoning Plan.

(vi) A 75 foot wide landscape area (inclusive of existing tree save) planted to Class B buffer standards shall be provided along the eastern property line of a portion of Development Area D-1 as generally depicted on the Rezoning Plan.

(vii) A 25 foot wide landscape area shall be provided along the western property line adjacent to I-485 in Development Areas A & B along western property line as generally depicted on the Rezoning Plan. The landscape area shall include existing vegetation.

(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

a. **Post Construction Ordinance.** The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

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. The tree save generally depicted is also inclusive of tree save requirements as set forth in Petition 2013-001.

8. Signage:

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

9. CATS:

a. At the request of CATS, the Petitioner shall install two (2) standard concrete bus waiting pads along the Arrowood Road frontage in locations reasonably acceptable to CATS and the Petitioner. Installation of the pads shall take place prior to issuance of the first certification occupancy for the first building within Development Area A.

10. Lighting:

a. All new lighting within the MUDD-O portion of the Site shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas in the MUDD-O portion of the Site.

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:

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 herein and 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 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.

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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: N/A



SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-7