

**Crosland SE Communities Microsoft Way  
Development Standards  
December 21, 2023  
Rezoning Petition No. 2023-xx**

**Site Development Data:**

--Acreage: = 2.962 acres  
 --Tax Parcel #: 20322114 and 20322131  
 --Existing Zoning: OFC  
 --Proposed Zoning: RC-EX  
 --Existing Uses: Vacant  
 --Proposed Uses: All uses permitted by right and under prescribed conditions in RC zoning district together with accessory uses as allowed in the RC zoning district (as may be more specifically described in Section 2 below).  
 --Maximum Gross Square feet of Development: As allowed by the RC zoning district.

**1. General Provisions:**

- a. **Site Location.** These Development Standards and the Technical Data Sheet set forth on attached Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Crosland SE Communities ("Petitioner") for an approximately ± 2.962 -acres site located at Microsoft Way (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 Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the RC zoning classification shall govern all development taking place on the Site, with the benefit of EX provisions provided below.
- c. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not be limited except to the extent expressly limited by the regulations established under the Ordinance for the RC zoning classification.

**2. Permitted Uses, Development Area Limitations:**

- a. **Permitted Uses.** The Site may be developed with uses permitted by right and under prescribed conditions in the RC zoning district together with accessory uses as allowed in the RC zoning district.
- b. **Development Levels for Transportation Purposes.** Development levels shall be limited to one hundred multi-family stacked residential units subject to the following: **It is understood that such levels and permitted uses may be amended and/or increased above 100 units subject to any transportation improvements, multi-modal improvements and/or a TIA as determined by CDOT and/or NCDOT.**

**3. RC-EX Standard Deviations:**

- a. To allow application of the RC zoning district on a site less than 5 acres.
- b. To allow a reduction of the build to zone percentage to 60%.
- c. To allow an increase in the build to zone by 20 feet.
- d. To allow surface parking and maneuvering within the established setback along the Hanson Road frontage.

**4. RC-EX Benefits:**

- a. The Petitioner shall provide a housing program to ensure that at least 70% of the new residential units constructed on the Site are reasonably priced for persons earning less than the median income for the area ("Affordable Units"). The Petitioner shall ensure that all the proposed Affordable Units constructed on the Site, for a period of not less than 20 years, maintain monthly rents that are income restricted for households earning up to 80% of area median income.
- b. The Petitioner shall provide a covered bus stop along the Site's frontage or across Arrowood Road from the Site's frontage.

**7. 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 portion or area of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.
- b. **Alterations.** Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the Ordinance.

**8. Binding Effect of the Rezoning Application:**

- a. If this Rezoning Petition is approved, it 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, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

KEY MAP

SEAL

**REZONING  
PETITION #  
2023-**

**NOT FOR  
CONSTRUCTION**

PROJECT

**MICROSOFT WAY  
AFFORDABLE**

CROSLAND SE COMMUNITIES  
 1633 W. ARROWOOD ROAD  
 CHARLOTTE, NC 28217

LANDESIGN PROJ.# 1023391

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE

DESIGNED BY: MVA  
 DRAWN BY: DAW  
 CHECKED BY: DAW

SCALE NORTH

VERT: N/A  
 HORZ: N/A

SHEET TITLE

DEVELOPMENT NOTES

SHEET NUMBER

**RZ2-0**



COLUMBUS CIRCLE INDEMNITY INC  
PID: 16717206  
EXISTING ZONING: O-1(CD)  
OFFICE USE

EDISON ARROWOOD LLC  
PID: 20322137  
EXISTING ZONING: B-D(CD) & ML-1  
COMMERCIAL USE

EDISON ARROWOOD LLC  
PID: 20322136  
EXISTING ZONING: ML-1  
OFFICE USE

1825 HANSON HOLDING COMPANY LLC  
PID: 20322113  
EXISTING ZONING: N1-A & ML-1  
INDUSTRIAL USE

KENT J ASHTON  
PID: 20322112  
EXISTING ZONING: N1-A & ML-1  
SINGLE FAMILY RESIDENTIAL

KENT J ASHTON  
PID: 20322111  
EXISTING ZONING: N1-A & ML-1  
SINGLE FAMILY RESIDENTIAL

USGBF FBI CHARLOTTE  
PID: 20322132  
EXISTING ZONING: ML-1  
OFFICE USE

MICROSOFT WAY  
THIS ROAD NOT LISTED ON  
CHARLOTTE STREETS MAP  
CLASSIFICATION OTHER SECONDARY

HANSON RD  
THIS ROAD NOT LISTED ON  
CHARLOTTE STREETS MAP  
CLASSIFICATION OTHER SECONDARY

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**LEGEND:**

---	PROPERTY LINE
---	ASSUMED ROADWAY CENTERLINE
---	ADJACENT PROPERTY LINE / RW
---	BUILDING SETBACK LINE
---	BUILD-TO-ZONE LINE
---	BUILDING AND PARKING ENVELOPE

KEY MAP

**REZONING  
PETITION #  
2023-**

**NOT FOR  
CONSTRUCTION**

**MICROSOFT WAY  
AFFORDABLE**

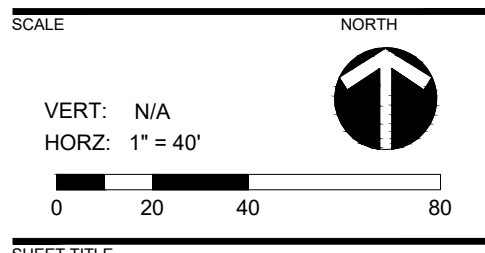
CROSLAND SE COMMUNITIES  
1633 W. ARROWOOD ROAD  
CHARLOTTE, NC 28217

LANDDESIGN PROJ.# 1023391

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE

DESIGNED BY: JA  
DRAWN BY: JA  
CHECKED BY: DAW



**TECHNICAL DATA SHEET**

SHEET NUMBER  
**RZ1-0**