

DEVELOPMENT STANDARDS
03/22/23
REZONING PETITION NO. 2023--

SITE DEVELOPMENT DATA:

--ACREAGE: ± 8.21 ACRES
 --TAX PARCEL #: P.O. 205--231-03
 --EXISTING ZONING: TOD-CC
 --PROPOSED ZONING: TOD-TR(EX)
 --EXISTING USES: COMMERCIAL USES.
 --PROPOSED USES: INDUSTRIAL CRAFT, INDUSTRIAL DESIGN, SPECIALTY FOOD SERVICE, RESEARCH AND DEVELOPMENT, CLIMATE CONTROLLED SELF-STORAGE, OFFICE USES, MEDICAL/DENTAL OFFICE USES, ART GALLERY, ARTS OR FITNESS STUDIO, BROADCASTING FACILITY WITH NO ANTENNAE, MICRO-PRODUCTION OF ALCOHOL, PERSONAL SERVICE ESTABLISHMENT, RETAIL GOODS ESTABLISHMENTS, AND RETAIL GOODS SHOWROOMS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-TR ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3). THE ALLOWED USES WILL BE LOCATED WITHIN THE EXISTING BUILDING LOCATED ON THE SITE.

--MAXIMUM DEVELOPMENT LEVELS: UP TO 115,000 SQUARE FEET OF GROSS FLOOR AREA OF ALLOWED USES AS DESCRIBED ABOVE AND IN SECTION 3 AND AS ALLOWED BY THE TOD-TR ZONING DISTRICT, AND BY THE EXCEPTION PROVISIONS DESCRIBED BELOW.

--MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT AS ALLOWED BY THE UDO.

--PARKING: AS REQUIRED BY THE UDO.

1. GENERAL PROVISIONS:
 A. SITE LOCATION, THESE DEVELOPMENT STANDARDS, AND THE TECHNICAL DATA SHEET SET FORTH ON ATTACHED RZ SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE 'REZONING PLAN') ASSOCIATED WITH THE REZONING PETITION FILED BY WARESPACE LLC (PETITIONER) TO ACCOMMODATE THE ADAPTIVE RE-USE OF THE EXISTING BUILDING WITH A MIX OF USES AS ALLOWED IN THE TOD-TR ZONING DISTRICT ON AN APPROXIMATELY 8.21-ACRE SITE LOCATED AT 801 E. ARROWOOD RD. (THE "SITE").
 B. ZONING DISTRICTS/UDO. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF CHARLOTTE (THE "UDO"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE UDO FOR THE TOD-TR ZONING DISTRICT AND THE OTHER APPLICABLE PROVISIONS OF THE UDO SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE EXCEPTION PROVISIONS PROVIDED BELOW.
 C. GRAPHICS AND ALTERATIONS/MODIFICATIONS. THE SCHEMATIC DEPICTIONS OF SIDEWALKS, DRIVEWAYS, STREETS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37.3 OF THE UDO.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE UDO. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

(i) MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN, SUCH AS MINOR MODIFICATIONS TO THE CONFIGURATIONS OF THE STREET DIMENSIONS AND THE ALIKE. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE UDO; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE UDO.

2. EXCEPTION (EX) PROVISIONS.
 PUBLIC BENEFITS SHALL INCLUDE ONE OR MORE ACTIONS FROM AT LEAST TWO OF THE FOLLOWING CATEGORIES: 1) SUSTAINABILITY; 2) PUBLIC AMENITY; AND 3) CITY IMPROVEMENT.

A. BELOW ARE THE PUBLIC BENEFITS PROVIDED BY THE PROPOSED TOD-TR(EX) FOR THE SITE.

- SUSTAINABILITY: ADAPTIVE REUSE OF EXISTING BUILDINGS.
- PUBLIC AMENITY: CREATION OF PUBLICLY ACCESSIBLE OPEN SPACE. THE PETITIONER WILL PROVIDE A PUBLIC ACCESSIBLE OPEN SPACE WITH APPROXIMATELY ----- SQUARE FEET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PUBLICLY ACCESSIBLE OPEN SPACE WILL BE IMPROVED WITH HARDSCAPE AREAS, SEATING AREAS, LANDSCAPING, AND LIGHTING.

B. BELOW ARE THE REQUESTED MODIFICATIONS OF THE EXCEPTION (EX) DISTRICT REQUEST TO ACCOMMODATE THE CONSTRUCTION OF TWO NEW NETWORK REQUIRED STREETS WITHIN THE EXISTING CONDITIONS ON THE SITE:

- ARTICLE 13.3.A.A (FRONTAGE SETBACK) TO MODIFY THE SETBACK ALONG A SECONDARY FRONTAGE FROM 16' TO 10' ALONG 'STREET B'. 'STREET A' WILL MAINTAIN A 16' FRONTAGE SETBACK.
- ARTICLE 19.6.A.2.B.II (SURFACE PARKING AND PARKING LOT LOCATION AND CONFIGURATION) TO ALLOW PARKING AREAS WITHIN 20' FROM THE BACK OF SIDEWALK ALONG THE SECONDARY FRONTAGES OF THE NEW NETWORK REQUIRED 'STREET A' AND 'STREET B' AS DEPICTED ON THE ON THE REZONING PLAN.
- ARTICLE 20.5 (REQUIRED SCREENING FOR PARKING LOTS) TO MODIFY THE REQUIRED SCREENING OF THE EXISTING PARKING LOTS ALONG NEW NETWORK REQUIRED 'STREET A' AND 'STREET B' AS DEPICTED ON THE REZONING PLAN.
- ARTICLE 33.3.E (STREET DESIGN) TO ALLOW AN 8' PLANTING STRIP RATHER THAN AN AMENITY ZONING ABUTTING ON-STREET PARKING ALONG 'STREET A'.
- ARTICLE 33.3.B (STREET DESIGN) AND THE CHARLOTTE LAND DEVELOPMENT DETAIL FOR THE OFFICE/COMMERCIAL WIDE CROSS SECTION OF 'STREET A' AND 'STREET B' TO BE AS DEPICTED ON THE REZONING PLAN.

3. PERMITTED USES & CONVERSION RIGHTS:
 USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-TR(EX) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW).

A. THE ALLOWED USE MUST BE LOCATED WITHIN THE EXISTING BUILDING LOCATED ON THE SITE. THE EXISTING BUILDING WILL BE ADAPTIVELY RE-USED TO ALLOW THE PROPOSED USES.

B. UP TO 115,000 SQUARE FEET OF GROSS FLOOR AREA OF: INDUSTRIAL CRAFT, INDUSTRIAL DESIGN, SPECIALTY FOOD SERVICE, RESEARCH AND DEVELOPMENT, CLIMATE CONTROLLED SELF-STORAGE, OFFICE USES, MEDICAL/DENTAL OFFICE USES, ART GALLERY, ARTS OR FITNESS STUDIO, BROADCASTING FACILITY WITH NO ANTENNAE, MICRO-PRODUCTION OF ALCOHOL, PERSONAL SERVICE ESTABLISHMENT, RETAIL GOODS ESTABLISHMENTS, AND RETAIL GOODS SHOWROOMS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-TR ZONING DISTRICT.

C. NO MORE THAN 50% OF GROSS FLOOR AREA OF THE EXISTING BUILDING MAY BE USED FOR CLIMATE CONTROLLED SELF-STORAGE USES. THE ALLOWED CLIMATE CONTROLLED SELF-STORAGE USES WILL NOT BE ALLOWED IN THE PORTIONS OF THE BUILDING WITH FRONTAGE ON STREET A OR STREET B.

D. THE FOLLOWING USES WILL NOT BE ALLOWED: RESIDENTIAL USES; INDOOR AMUSEMENT FACILITY; ANIMAL CARE FACILITY; FINANCIAL INSTITUTION; GAS STATION; INDOOR LIVE PERFORMANCE VENUE; LODGE/MEETING HALL; NIGHTCLUB; RECEPTION FACILITY; RESTAURANT/BAR; ENCLOSED VEHICULAR DEALERSHIP; ENCLOSED VEHICULAR RENTAL FACILITY; AND VEHICULAR REPAIR FACILITY MINOR.

4. ACCESS & STREETS.
 A. VEHICULAR ACCESS TO THE SITE WILL BE FROM THE TWO ADJOINING PROPERTIES VIA AN EXISTING PRIVATE STREET AND DRIVEWAY AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO ADJUSTMENTS AS SET FORTH BELOW.
 B. THE PETITIONER WILL CONSTRUCT TWO NETWORK REQUIRED PRIVATE STREETS AS INDICATED ON THE REZONING PLAN AND PER THE CROSS-SECTION INDICATED ON THE REZONING PLAN. THESE TWO PRIVATE STREETS WILL HAVE A PUBLIC ACCESS EASEMENT.
 C. THE EXACT ALIGNMENT, DIMENSIONS, AND LOCATIONS OF THE ACCESS POINTS TO THE SITE AND THE DRIVEWAYS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN PROVIDED THAT THE OVERALL DESIGN INTENT IS NOT MATERIALLY ALTERED, AND REQUIREMENTS DESCRIBED IN THIS SECTION ARE MET.
 D. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY REQUEST THAT CDOT ALLOW A BOND TO BE POSTED FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

5. STREETScape AND SETBACKS.
 A. SETBACKS AS REQUIRED BY THE UDO AND AS MODIFIED BY THE EXCEPTION PROVISIONS ABOVE WILL BE PROVIDED.
 B. STREETScape IMPROVEMENTS AS REQUIRED BY THE UDO AND MODIFIED BY THE EXCEPTION PROVISIONS ABOVE WILL BE PROVIDED.

6. ARCHITECTURAL STANDARDS.
 A. RESERVED.

7. SIGNAGE:
 A. RESERVED.

8. LIGHTING:
 A. RESERVED.

9. ENVIRONMENTAL FEATURES.
 A. THE SITE WILL COMPLY WITH ARTICLE 20 LANDSCAPE, SCREENING & TREE PRESERVATION OF THE UDO.
 B. THE SITE WILL COMPLY WITH ARTICLE 24 DRAINAGE AND ARTICLE 25 POST-CONSTRUCTION STORMWATER REGULATIONS OF THE UDO.

10. 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 OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF ARTICLE 37 OF THE UDO.

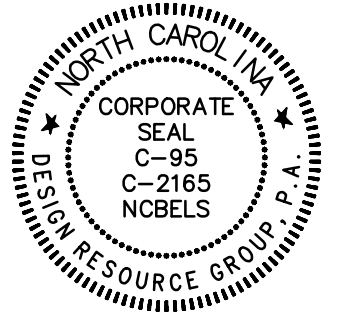
11. BINDING EFFECT OF THE REZONING APPLICATION:
 A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE UDO, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

C:\WORK\PROJECTS\2023\REZONING\ARROWOOD\CAL CENTER\REZONING\ARROWOOD - RZ1.DWG - AUTOSHEDDING - RZ1.DWG



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
 704.343.0608
 www.drgpc.com



REZONING PETITION
 FOR PUBLIC HEARING
 XXXX - XXX

REZONING DOCUMENTS

ARROWOOD SITE
 CHARLOTTE, NORTH CAROLINA

WARESPACE
 9701 PHILADELPHIA COURT
 LANHAM, MARYLAND 20706
 443-678-6579

DEVELOPMENT
 STANDARDS

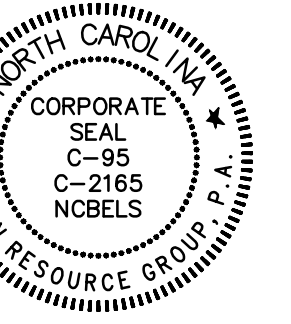
SCALE: N.T.S.

PROJECT #: 834-001
 DRAWN BY: SG
 CHECKED BY: TH

MARCH 31, 2023

REVISIONS:

RZ1.00



REZONING PETITION
FOR PUBLIC HEARING
XXXX - XXX

REZONING DOCUMENTS

ARROWOOD SITE
CHARLOTTE, NORTH CAROLINA

WARESPACE
9701 PHILADELPHIA COURT
LANHAM, MARYLAND 20706
443-878-6579

**SCHEMATIC
SITE PLAN**

SCALE: 1" = 50'

PROJECT #: 834-001
DRAWN BY: SG
CHECKED BY: TH

MARCH 31, 2023

REVISIONS:

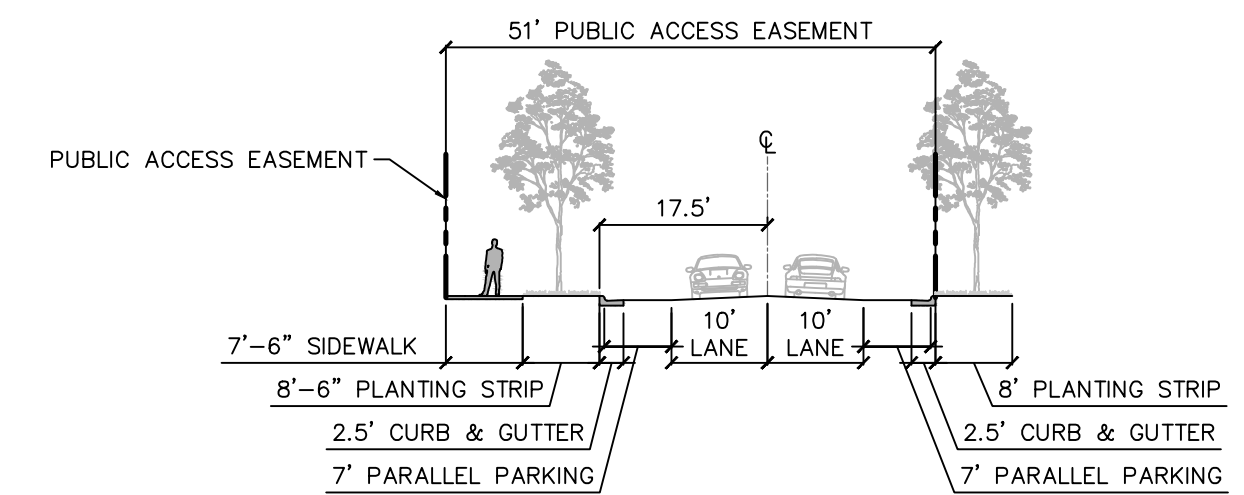
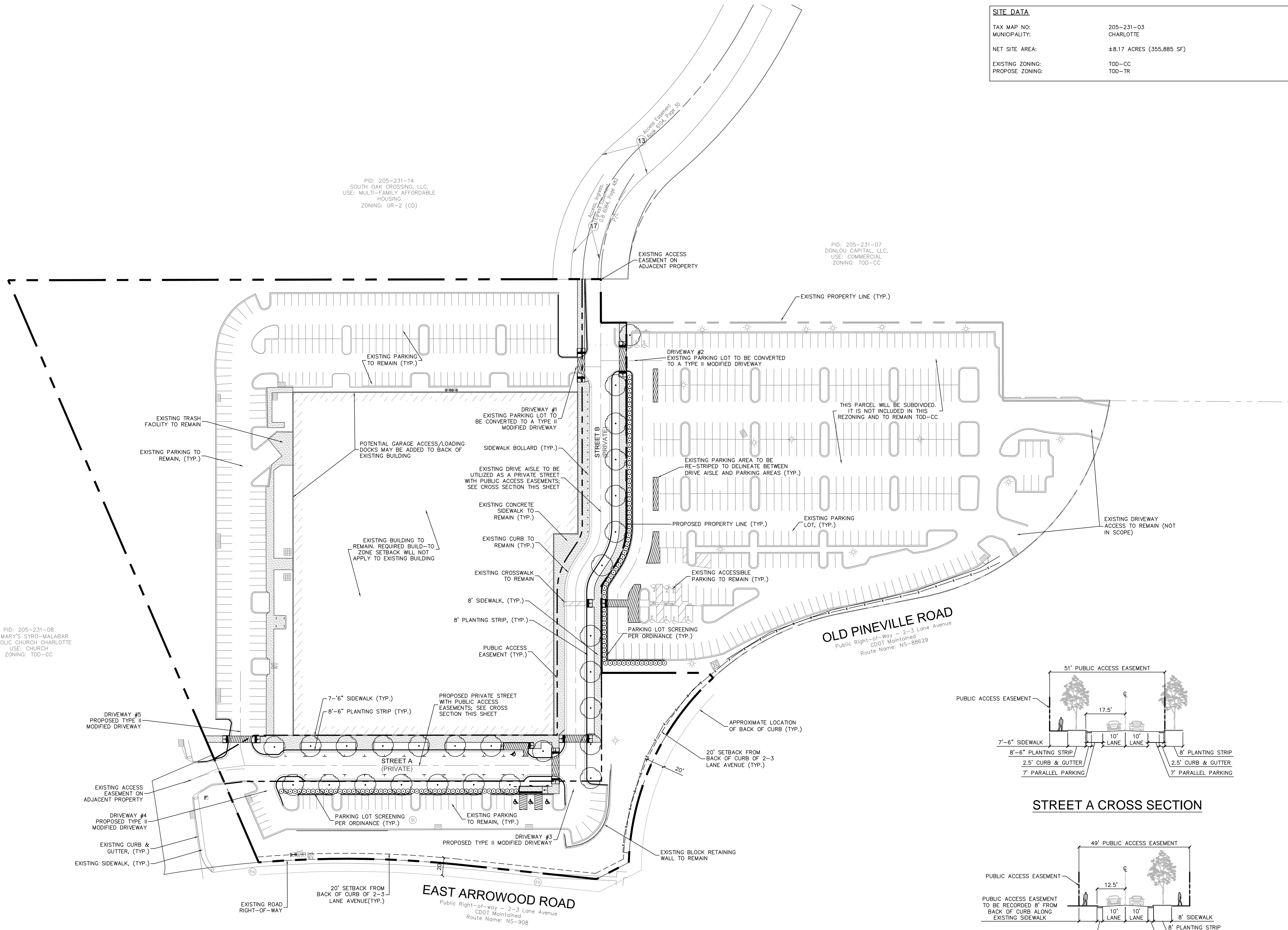
RZ2.00

SITE DATA	
TAX MAP NO:	205-231-03
MUNICIPALITY:	CHARLOTTE
NET SITE AREA:	±8.17 ACRES (355,885 SF)
EXISTING ZONING:	TOD-CC
PROPOSE ZONING:	TOD-TR

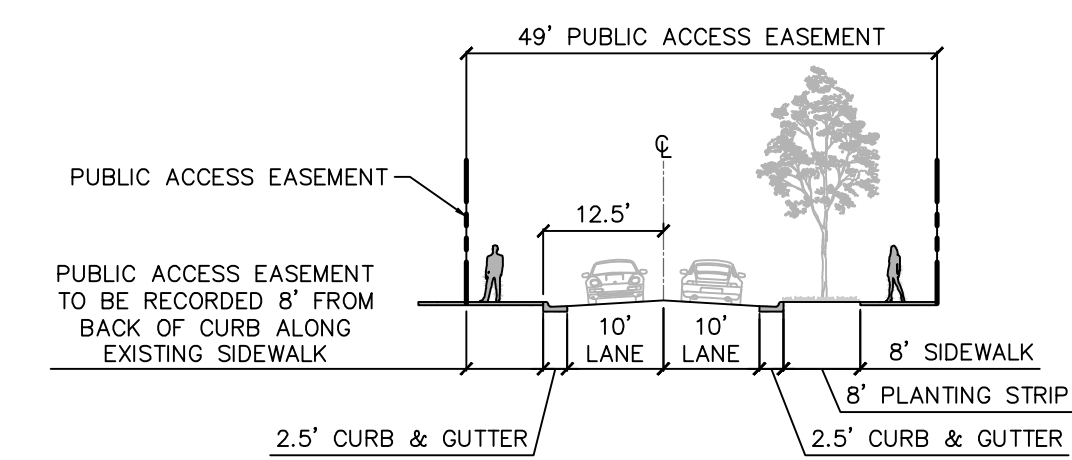
PID: 205-231-14
SOUTH OAK CROSSING, LLC.
USE: MULTI-FAMILY AFFORDABLE HOUSING
ZONING: UR-2 (CD)

PID: 205-231-07
DONLOU CAPITAL, LLC.
USE: COMMERCIAL
ZONING: TOD-CC

PID: 205-231-08
ST. MARY'S SYRO-MALABAR
CATHOLIC CHURCH CHARLOTTE
USE: CHURCH
ZONING: TOD-CC



STREET A CROSS SECTION



STREET B CROSS SECTION