



HIGHEST EXISTING GROUND ELEVATION ALONG THE SITE'S WESTERLY PROPERTY LINE.

(5) THE PETITIONER INTENDS TO ACHIEVE COMPATIBILITY OF VISUAL AESTHETICS AND 1. EXISTING ZONING FOR THE SITE IS R-12. PROPOSED ZONING IS B-1/CD. COMPATIBILITY OF VISUAL AESTHETICS AND ARCHITECTURAL DESIGN OF BUILDING AND STRUCTURED PARKING (IF ANY) CONSTRUCTED WITHIN THE 0-1 (CD) AREA THROUGH THE USE OF ONE OR A COMBINATION OF COLOR, MATERIAL, TEXTURE, ARCHITECTURAL FACADES, ROOFLINES, BUILDING MASS, SCALE AND SIMILAR CRITERIA, PROVIDED, HOWEVER, THAT PETITIONER SHALL HAVE THE RIGHT TO UTILIZE VARIANT COLORS, MATERIALS, TEXTURES, ARCHITECTURAL FACADES, ROOFLINES, BUILDING MASSES AND SCALES AS LONG AS COMPATABILITY IN AESTHETICS AND DESIGN IS ACHIEVED. 2. THE SITE PLAN INDICATES A FIRM CONCEPT OF DEVELOPMENT, HOWEVER, THE BUILDING CONFIGURATION MAY VARY SOMEWHAT IN ACCORDANCE WITH SITE CONDITIONS AND FINAL DESIGN CRITERIA. IN NO EVENT SHALL THE BUILDING BE LOCATED OUTSIDE THE INDICATED BUILDING DEVELOPMENT AREA. 3. THE PROPOSED DEVELOPMENT IS AN EIGHT STORY OFFICE/HOTEL COMPLEX CONSISTING (6) THE GENERAL ARCHITECTURAL STYLE AND CONSTRUCTION MATERIALS USED IN THE A. FOUR FLOORS OF HOTEL CONTAINING A MAXIMUM OF 100 ROOMS, OR ADDITIONAL ROOMS WITH REDUCTION OF THE OFFICE AREA AT 200 S.F. PER ADDITIONAL ROOM. DEVELOPMENT OF THE 0-1 (CD) AREA OF THE SITE SHALL BE SUBSTANTIALLY SIMILAR IN QUALITY AND GENERAL IMPRESSION WITH THE FOLLOWING OFFICE PARKS WHICH ARE LOCATED NEAR THE SITE: B. THREE FLOORS OF OFFICE CONTAINING A
MAXIMUM OF 60,000 SQ. FT.
C. ONE FLOOR FOR HOTEL AMENITIES,
INCLUDING A RESTAURANT AND A LOUNGE. THE OAKHILL OFFICE PARK D. PARTIAL BASEMENT (AT GRADE AT REAR)
FOR SERVICE/DELIVERIES AND MECHANICAL THE FOREST BROOK OFFICE PARK AND E. IN THE EVENT THAT THE HOTEL USE IS
NOT DEVELOPED AT THE SITE, THE PROPOSED
ALTERNATE DEVELOPMENT IS A 6 STORY
OFFICE BUILDING CONTAINING A MAXIMUM OF
120,000 SQ. FT. THE ARROWPOINT OFFICE PARK (L) DEDICATION OF A PORTION OF THE SITE FOR GREENWAY PURPOSES. (1) ALL OF THE LAND WITHIN THE SITE WHICH LIES WITHIN THE FLOODWAY 4. PARKING IS REQUIRED FOR THE COMPLEX: ENCROACHMENT DISTRICT OF BIG SUGAR CREEK WILL BE DEDICATED TO MECKLENBURG COUNTY AS PART OF ITS GREENWAY PARK THE LARGER SHIFT. THEREFORE, 160 SPACES ARE REQUIRED FOR THE ROOMS, PLUS TEN SPACES FOR TWENTY (20) EMPLOYEES. SYSTEM, SUBJECT ONLY TO THE PETITIONER'S RIGHT TO RETAIN MINOR PORTIONS THEREOF WHERE REQUIRED TO AVOID UNDUE B. OFFICE: ONE SPACE PER 300 GROSS SQ. FT. OR 200 SPACES REQUIRED FOR A 60,000 IRREGULARITIES IN DIMENSIONS. A MINIMUM DEPTH OF 100' OF THE GREENWAY AREA, AS MEASURED FROM THE TOP OF THE CREEK C. RESTAURANT AND LOUNGE: (ASSUMING A 120 SEAT RESTAURANT AND A 60 SEAT LOUNGE). ONE SPACE REQUIRED FOR EACH 3 BANK AND RUNNING PARALLEL TO THE CREEK BANK, SHALL BE DEDICATED AT THE TIME OF THE ISSUANCE OF THE FIRST BUILDING PERMIT ASSOCIATED WITH ANY DEVELOPMENT SEATS, PLUS ONE SPACE FOR EACH TWO CONTAINED WITHIN PARCELS B, C, D, AND E EMPLOYEES ON THE LARGER SHIFT. SIXTY (60) SPACES ARE REQUIRED FOR THE PROPOSED SEATING, PLUS TEN SPACES FOR A, C, F, G AND H. THE BALANCE OF THE GREENWAY AREA DEPICTED ON THE PLAN SHALL BE DEDICATED NO LATER THAN THE ISSUANCE OF THE LAST TWENTY (20) EMPLOYEES.

1 SPACE PER 75 SQ. FT. BUILDING PERMIT ASSOCIATED WITH THE DEVELOPMENT OF ALL OF PARCELS-B, C, D AND E. D. TOTAL PARKING REQUIRED: 390 SPACES
E. TOTAL PARKING PROPOSED: 397 SPACES (M) PROPOSED PUBLIC STREET MUST BE CONSTRUCTED BEFORE PERMANENT CERTIFICATE OF OCCUPANCY IS F. IF THE ALTERNATE USE FOR 120,000 SQ. FT. OF OFFICE IS DEVELOPED, THEN 400 PARKING SPACES WILL BE REQUIRED, AND 410 SPACES ARE PROPOSED. 5. A PORTION OF THE PROPERTY LIES WITHIN THE AREA DESIGNATED AS A FLOODWAY, THEREFORE, IS GOVERNED BY THE FLOODWAY REGULATIONS OF CHARLOTTE, N.C. NO DEVELOPMENT IS PLANNED WITHIN THE AREA DESIGNATED AS THE FLOODWAY DISTRICT. BUILDING DEVELOPMENT, INCLUDING SITE REGRADING, IS PLANNED WITHIN THE FLOODWAY-FRINGE DISTRICT, IN ACCORDANCE WITH APPLICABLE REGULATIONS. THE FINISHED FLOOR ELEVATION OF HABITABLE SPACE SHALL BE ABOVE THE FLOOD PROTECTION ELEVATION OF 580 FEET. 6. ALL OF THE LAND WITHIN THE TRACE I SITE WHICH LIES WITHIN THE FLOODWAY ENCROACHMENT DISTRICT (MINIMUM 50 FEET) OF BIG SUGAR CREEK WILL BE DEDICATED TO MECKLENBURG COUNTY AS PART OF ITS GREENWAY PARK SYSTEM, SUBJECT ONLY TO THE PETITIONER'S RIGHT TO RETAIN MINOR PORTIONS THEREOF WHERE REQUIRED TO AVOID UNDUE IRREGULARITIES IN DIMENSIONS. 7. SCREENING IN ACCORDANCE WITH SECTION 1601 OF THE CITY OF CHARLOTTE ZONING ORDINANCE SHALL BE PROVIDED ALONG THE WESTERN PROPERTY LINE. 8. CONTINUOUS LANDSCAPING STRIPS AND ISLANDS SHALL BE PLANTED WITH TREES T BREAK THE VISUAL IMPACT OF PAIRKING AREAS. A MINIMUM OF 10% OF THE PARKING LOT AREA SHALL BE DEVOTED TO LANDSCAPED AREAS. 9. A HEAVILY LANDSCAPED PLANTING STRIP SHALL BE PROVIDED ALONG ARROWOOD ROAD. 10. ALL SIGNAGE SHALL, AS A MINIMUM, MEET ALL APPLICABLE REGULATIONS AND SHALL BE DESIGN COORDINATED WITHIN THE PROJECT. 11. ALL SITE LIGHTING SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT OR BEAM TOWARD ADJACENT PROPERTY. 12. ADJACENT PROPERTY OWNERS ARE LISTED ON THE ATTACHMENT TO THE PETITION AND ARE KEYED TO THIS PLAN BY A NUMBER 13. DEVELOPMENT OF THIS PARCEL SHALL NOT OCCUR UNTIL THE PETITIONER HAS PROPOSED A DETAILED DRIVEWAY AND ACCESS PLAN ACCEPTABLE TO CHARLOTTE AND NORTH CAROLINA DEPARTMENTS OF TRANSPORTATION. 14. THE GENERAL ARCHITECTURAL STYLE AND CONSTRUCTION MATERIALS USED IN THE DEVELOPMENT OF THE B-1 (CD) AREA OF THE SITE SHALL BE SUBSTANTIALLY SIMILAR IN QUALITY AND GENERAL IMPRESSION WITH LOCATED NEAR THE SITE: THE OAKHILL OFFICE PARK THE FOREST BROOK OFFICE PARK AND THE ARROWPOINT OFFICE PARK 15. PROPOSED PUBLIC STREET MUST BE CONSTRUCTED BEFORE PERMANENT CERTIFICATE OF OCCUPANCY IS

1. 203-022-01 ARROWPOINT ASSOCIATES 112 E. STONEWALL ST. CHARLOTTE, N.C. 28202 2. 203-011-18
JOHN SAMUEL & WIFE INEZ D. ASHTON
1845 HANSON ROAD
CHARLOTTE, N.C. 28210 3. 203-011-17 JOHN SAMUEL & WIFE INEZ D. ASHTON 1845 HANSON ROAD CHARLOTTE, N.C. 28210 4. 203-011-16 H.A. MCCALLUM, JR. 8739 SHARONBROOK DR. CHARLOTTE, N.C. 28210 5. 203-011-15 CARL N. & W. NANCY G. SWEITZER 1127 ARROWOOD ROAD CHARLOTTE, N.C. 28217 6. 203-011-14 ARROWPOINT ASSOCIATES 122 E. STONEWALL ST. CHARLOTTE, N.C. 28202 7. 203-011-03 POLLY PARTIN HANSON 2100 SHARON LANE CHARLOTTE, N.C. 28211 8. 167-163-04 THE EPISCOPAL DIOCESE OF N.C. P.O. BOX 17025 RALEIGH, N.C. 27619 9. 167–211–26 ROY LEE LOWERY, JR. 7526 BRADGATE ROAD CHARLOTTE, N.C. 28210 10. 167-213-01 THOMAS ALLEN DEAVER 2590 E. TOM HALL ST. FT. MILL, S.C. 29715 11. 167-213-09 CHARLES FURMAN & WIFE MAXINE KELLY 7516 MANFORD COURT CHARLOTTE, N.C. 28210 12. 167-213-10 OTTO & WIFE JANICE W. BLAKE, JR. 7515 MANFORD COURT CHARLOTTE, N.C. 28210 13. 167-213-15 EDDIE L. & WIFE MARY P. WEATHERS 1601 RANCHWOOD DRIVE CHARLOTTE, N.C. 28210 14. 167-214-01 AUDREY F. HILL 1520 RANCHWOOD DRIVE CHARLOTTE, N.C. 28210 15. 167-214-04 JESSIE R. JORDAN 1609 OLD TOWN COURT CHARLOTTE, N.C. 28210 16. 167-214-19 MECKLENBURG COUNTY 720 E. 4TH ST. CHARLOTTE, N.C. 28202 17. 167-121-07 C.W. & LUCY MAE BARNES 2208 PINEVIEW LANE GASTONIA, N.C. 28054 18. 167-181-06 CHOYCE M. SHRUM 6317 SHARON ACRES ROAD CHARLOTTE, N.C. 28210



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ARROWOOD

REZONING

PETITION 493-9 / 87-9 01/23/98 **♦** Is**s**ued

02/11/99: REVISED PER COOT COMMENTS 12/09/98: REVISED PER PLANNING COMMISION COMMENTS 11/05/98: REVISED PER PLANNING COMMISION COMMENTS ◆ Revised

♦ Sheet

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION INTER - OFFICE COMMUNICATION

Zoning Administrator

DATE: March 4, 1999 **TO:** Robert Brandon FROM: Martin R. Cramton, Jr.

SUBJECT: Administrative Approval for Petition No. 93-9 by Withrow Capital, Inc. and 87-9 by Honey Enterprises Tax Parcels # 167-181-04, 05 and 03. Attached is a site plan which includes both of the above referenced petitions. The plans have been revised to allow the following: 1. The extension of the proposed public street to Arrowood Road at the intersection with Arrowpoint The continuation of the 50 buffer along Arrowood Road from Hanson Road to Arrowpoint 3. Reconfiguration of the parcels and the relocation of open space. Since these changes are minor and in character with the original conditional plans, I am administratively

approving these requests. Please use this plan when evaluating requests for building permits and certificates

Planning Director