



3040 One First Union Center  
501 South College Street  
Charlotte North Carolina 28202-6021  
704.377.7077

- Parcel #20517201  
City of Charlotte  
1301 South Boulevard  
Charlotte, NC 28226
- Parcel #16923110  
McNeil Real Estate Pnd. XI, Ltd.  
Post Office Box 105  
Norcross, GA 30091
- Parcel #16923109A  
Victory Christian Center, Inc.  
Post Office Box 5301  
Charlotte, NC 28225
- Parcel #17310104  
Leonard Aluminum Buildings, Inc.  
6900 South Boulevard  
Charlotte, NC 28210
- Parcel #17313104  
Wilmer E. Duncan and Wife  
Robert W. Duncan and Wife  
7047 South Boulevard  
Charlotte, NC 28210
- Parcel #17313105  
E.F.C. Corporation  
4037 East Independence Boulevard  
Suite 550  
Charlotte, NC 28205
- Parcel #17316313  
Robert Talley and Wife Anna Marie  
7618 Rolling Hill Drive  
Charlotte, NC 28212
- Parcel #20517114  
Arrowood Ltd. Partnership  
3407 Torrey Road  
Flint, MI 48507
- Parcel #20517102  
Arrowood Ltd. Partnership  
3407 Torrey Road  
Flint, MI 48507
- Parcel #20517115  
Arbortage Associates, Ltd.  
6201 Power Ferry Road, #500  
Atlanta, GA 30339

Project #80502  
Drawn RTM  
Checked JGG  
Date 30 January 1989  
Scale 1" = 100'-0"

Revisions		
No.	Description	Date
1	General	02/06/89
2	General	3/6/89
3	General	4 April 1989

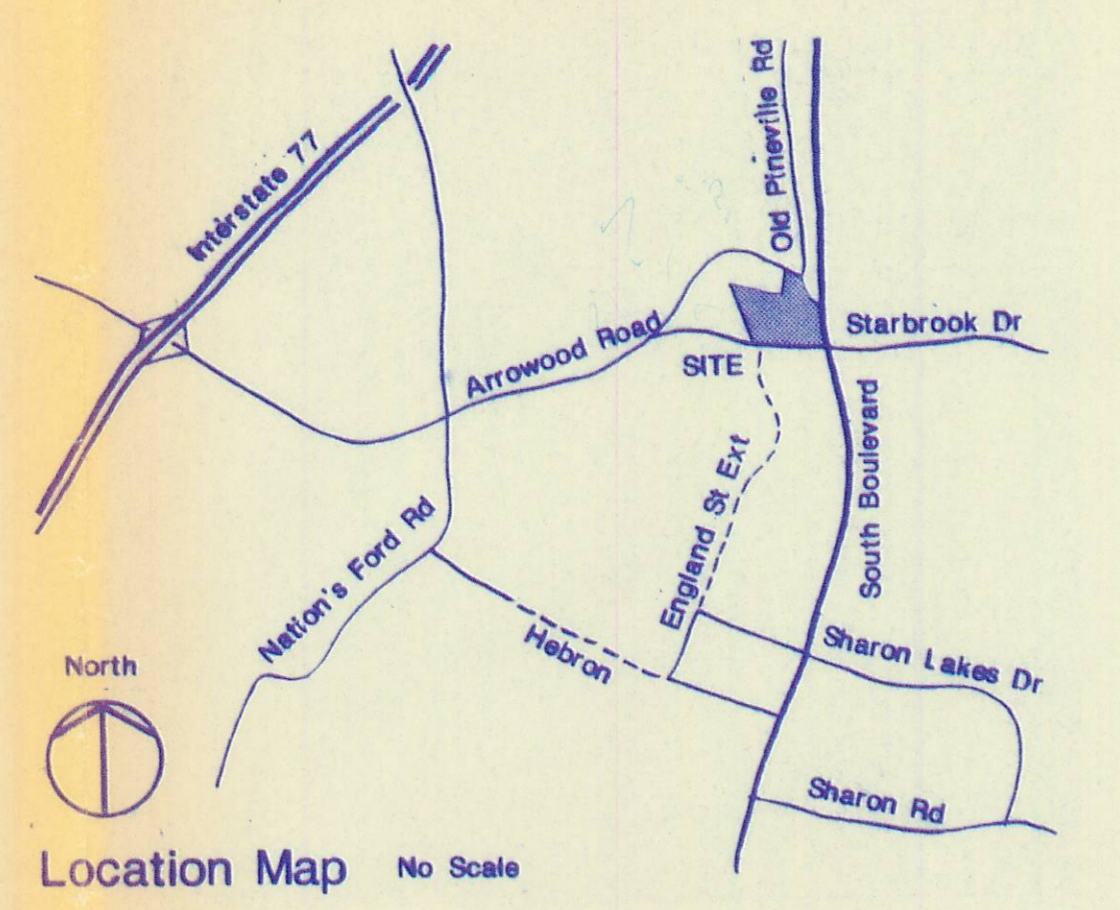
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### Site Plan

# S01

### AMENDED AND COMPLETELY RESTATED REZONING PLAN

DEVELOPMENT DATA	
Parcel I	Existing Zoning: R-15MF(CD) Proposed Zoning: Site Plan Amendment R-15MF(CD) 9.6 Acres ±
Parcel II	Existing Zoning: O-15(CD) Proposed Zoning: Site Plan Amendment O-15(CD) 5.32 Acres ±
Parcel III	Existing Zoning: R-1 S.C.D. Proposed Zoning: Site Plan Amendment R-1 S.C.D. 17.5 Acres ±
Parcel III-A	Existing Zoning: R-9 Proposed Zoning: R-1 S.C.D. 4.97 Acres ±
Parcel III-B	Existing Zoning: R-15 MF(CD) Proposed Zoning: Site Plan Amendment R-1 S.C.D. 0.67 Acres ±



#### A. Statement of Intent.

This amended and completely restated Rezoning Plan is intended to supersede and replace in its entirety the Schematic Site Plan and accompanying Notes which were approved by the Charlotte City Council on May 18, 1988, in response to Rezoning Petition No. 88-27.

#### B. General Provisions.

- Development of the site and its individual building components will be governed by the provisions of this Rezoning Plan and all zoning, subdivision, sign, tree and other development ordinances of the City of Charlotte which may be applicable from time to time (the "applicable ordinances"), as and when building permits are requested for development taking place within the site.
- All buildings constructed on the site within the various Parcels will be located within the Maximum Building Envelope Lines established on this Rezoning Plan for each building area. The configurations, placements and sizes of the buildings depicted within each building envelope are schematic in nature and may be modified during design development and construction phases, as long as their placements do not violate the Maximum Building Envelope Lines established for each building area. Parking lot layouts and drives are also schematic and may be modified to accommodate final building locations.
- The parking areas depicted on this Rezoning Plan may vary in size and location, but in all events will be sufficient to satisfy the minimum off-street parking standards established under the applicable ordinances. Parking areas may be constructed inside and outside the building envelopes for the various parcels established on this Rezoning Plan.
- As used in this Rezoning Plan, "owners" shall be deemed to include the owner or owners from time to time of all or any part of the site and their respective heirs, devisees, personal representatives, successors in interest and assigns.

#### C. Yard Restrictions.

In every instance the minimum side yard, setback and rear yard requirements of the applicable ordinances with respect to each parcel comprising the site will be satisfied unless the yard requirements imposed under this Rezoning Plan are greater, in which case such requirements must be satisfied.

#### D. Access Points.

The number of vehicular access points to Old Arrowood Road and New Arrowood Road will be limited to those shown on this Rezoning Plan. The configurations of access points to the site are subject to minor shifts or other modifications that may be required to accommodate final site engineering and construction plans and are further subject to approval by the Charlotte Department of Transportation.

#### E. Permitted Uses.

- The R-1 S.C.D. Area (Parcels III, III-A and III-B)**  
The total gross floor area of all buildings constructed within the R-1 S.C.D. Area (including outparcels and expansion of the anchor building) may not exceed 125,000 square feet.  
The R-1 S.C.D. Area may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in a R-1 S.C.D. Zoning District under the applicable ordinance.
- The O-15 (CD) Area (Parcel II)**  
The total gross floor area of all buildings constructed within the O-15(CD) area may not exceed 60,000 square feet.  
The O-15 (CD) Area may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an O-15 Zoning District.
- The R-15 MF(CD) Area (Parcel I)**  
No more than 103 dwelling units may be constructed within the R-15 MF(CD) Area.  
The R-15 MF(CD) area may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in the R-15MF Multifamily Residential District.

#### F. Buffer Areas.

With respect to each of the Buffer Areas established on this Rezoning Plan:  
between Parcel I and Parcel II,  
between Parcel I and Parcel III,  
between Parcel I and Parcel III-A, and  
between Parcel I and Parcel III-B; and  
with respect to the Landscape Strips and Visual Screening areas established on this Rezoning Plan:  
along Old Arrowood Road on Parcels III-A and III-B,  
between Parcels II and III, and  
along New Arrowood Road,  
the following conditions shall apply:

- No buildings or parking lots may be placed within any such areas;
- Slopes, berms and grading may be installed within or performed on any such buffer area, visual screening area or landscape strip;
- In any such Buffer Area, Visual Screening area or Landscape Strip where existing trees and natural vegetation have been cleared to accommodate walls, slopes, berms, fences, signs, graphics, the installation of utility lines and grading takes place within such areas and strips, the cleared areas will be landscaped with low-maintenance and drought-tolerant plants and trees, and planting treatment specified on this Rezoning Plan for the particular Buffer Area, Visual Screening area or Landscape Strip involved, unless applicable ordinances or constraints imposed by utilities would prohibit such landscaping, so as to provide a pleasant visual environment.
- In every instance where screening is governed by the provisions of Sections 1601 and 306.2 of the City Zoning Ordinance, the provisions of those Sections shall be satisfied.

#### G. Signs.

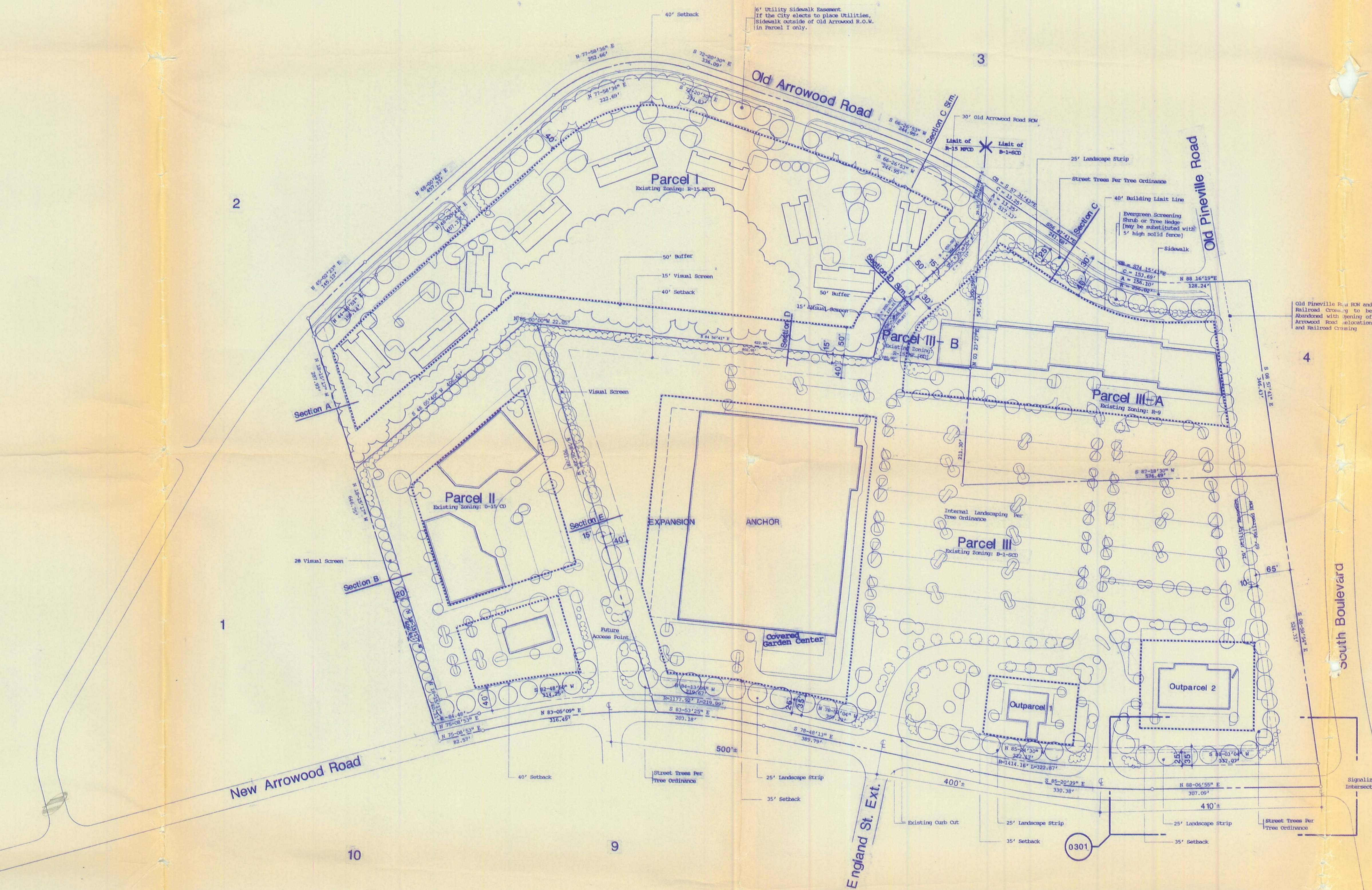
All signs erected within the Site shall be installed in accordance with the City Sign Ordinance. The owners reserve the right to install signs within the 25 foot landscape strips established along New Arrowood Road if permitted to do so under the City Sign Ordinance.

#### H. Trash Dumpsters and Service Areas.

All dumpsters or trash handling areas, service entrances and loading docks or spaces will be screened from adjoining property and from public view from public streets in accordance with Section 1601.2.2 of the City Zoning Ordinance.

#### I. Storm Water Management.

- R-1 S.C.D., O-15 (CD) Areas:**  
Stormwater shall be managed by enlarging existing pipe(s) under New Arrowood Road, with proper conveyance of stormwater to the regulated floodway south of the site, all in accordance with the standards that must be approved by the City of Charlotte Engineering Department. No retention ponds may be constructed within Buffer Areas, Visual Screening Areas or Landscape Strips.
- R-15 MF(CD) Areas:**  
Stormwater within the R-15 MF(CD) Area will be managed by the use of retention ponds or other means allowable under the applicable ordinance, all in accordance with the standards that must be approved by the City Engineering Department. No retention ponds may be constructed along Old Arrowood Road within the setback area established for the R-15(CD) Area on this Rezoning Plan and no such facilities may be placed within the Buffer Area established along the rear boundary of the R-15 MF(CD) Area without obtaining written approval from a staff member of the Charlotte-Mecklenburg Planning Commission.



## Amended And Completed Restated Rezoning Plan

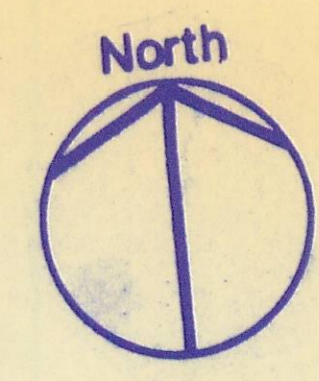
### 89 - 24

Owners:  
Chilress Klein Properties  
2800 One First Union Center  
301 South College Street  
Charlotte, NC 28202-6021

- R-1 S.C.D. Area
- Arrowood Ltd. Partnership  
3407 Torrey Road  
Flint, MI 48507
- O-15 (CD) Area
- R-15 MF (CD) Area

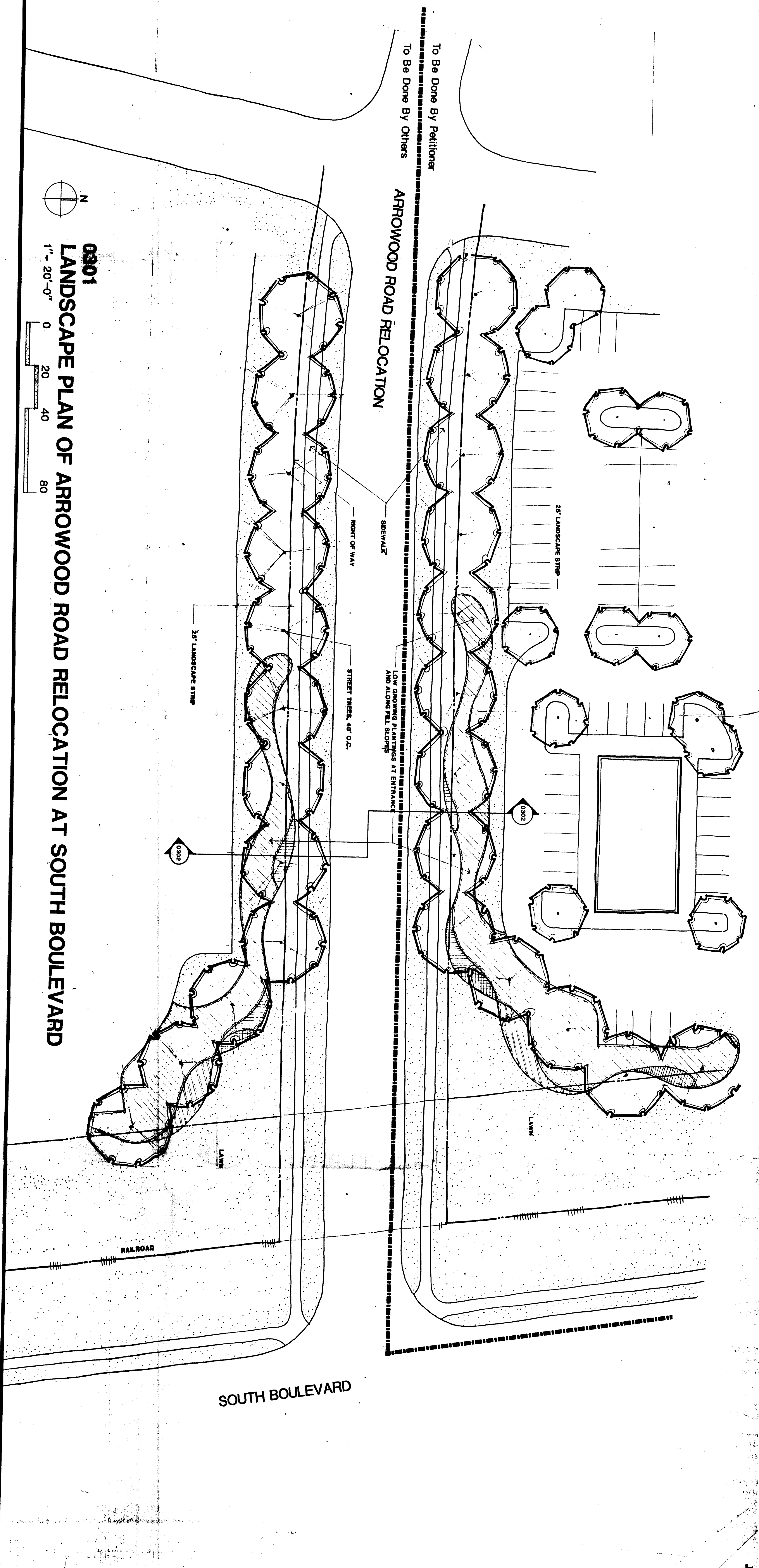
#### Legend

- Maximum Building Envelope
- Large Maturing Hardwood Street Trees (Planted 40' O.C. Minimum along Public Streets)
- Medium Maturing Hardwood Trees
- Small Maturing Flowering or Evergreen Trees
- Evergreen Screening Shrub or Tree Hedge



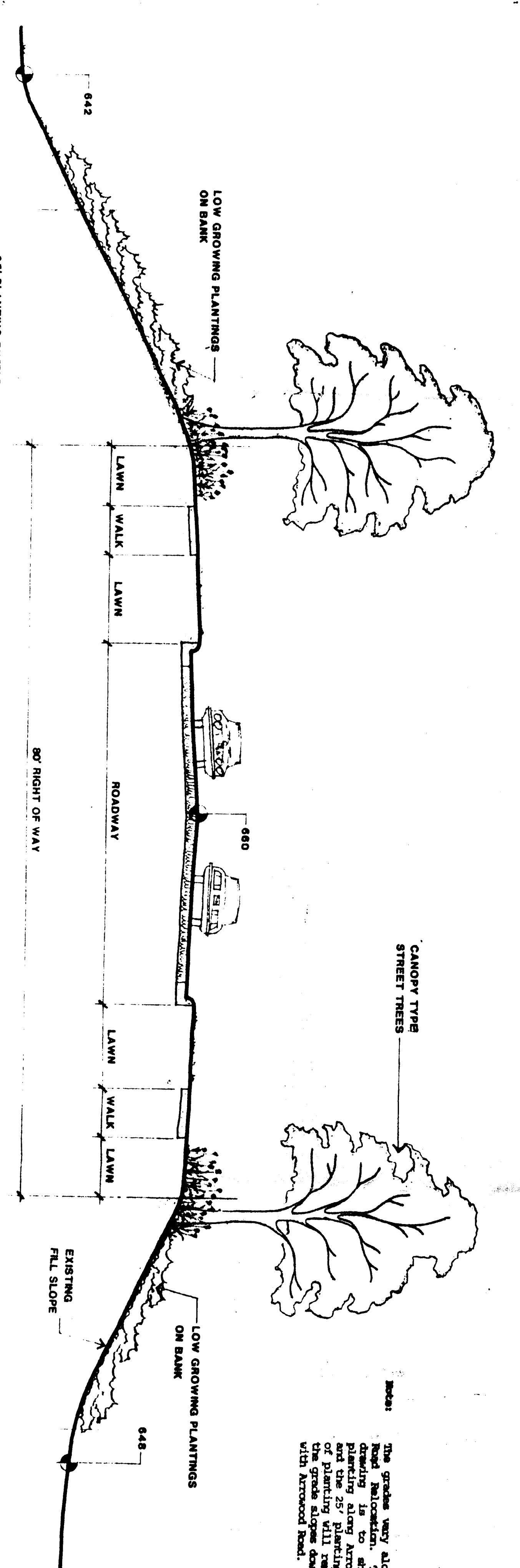
89-24  
APPROVED BY CITY COUNCIL  
DATE April 17, 1989

3400 TOWN SQUARE  
 CHARLOTTE, NORTH CAROLINA 28204  
 704.373.7777



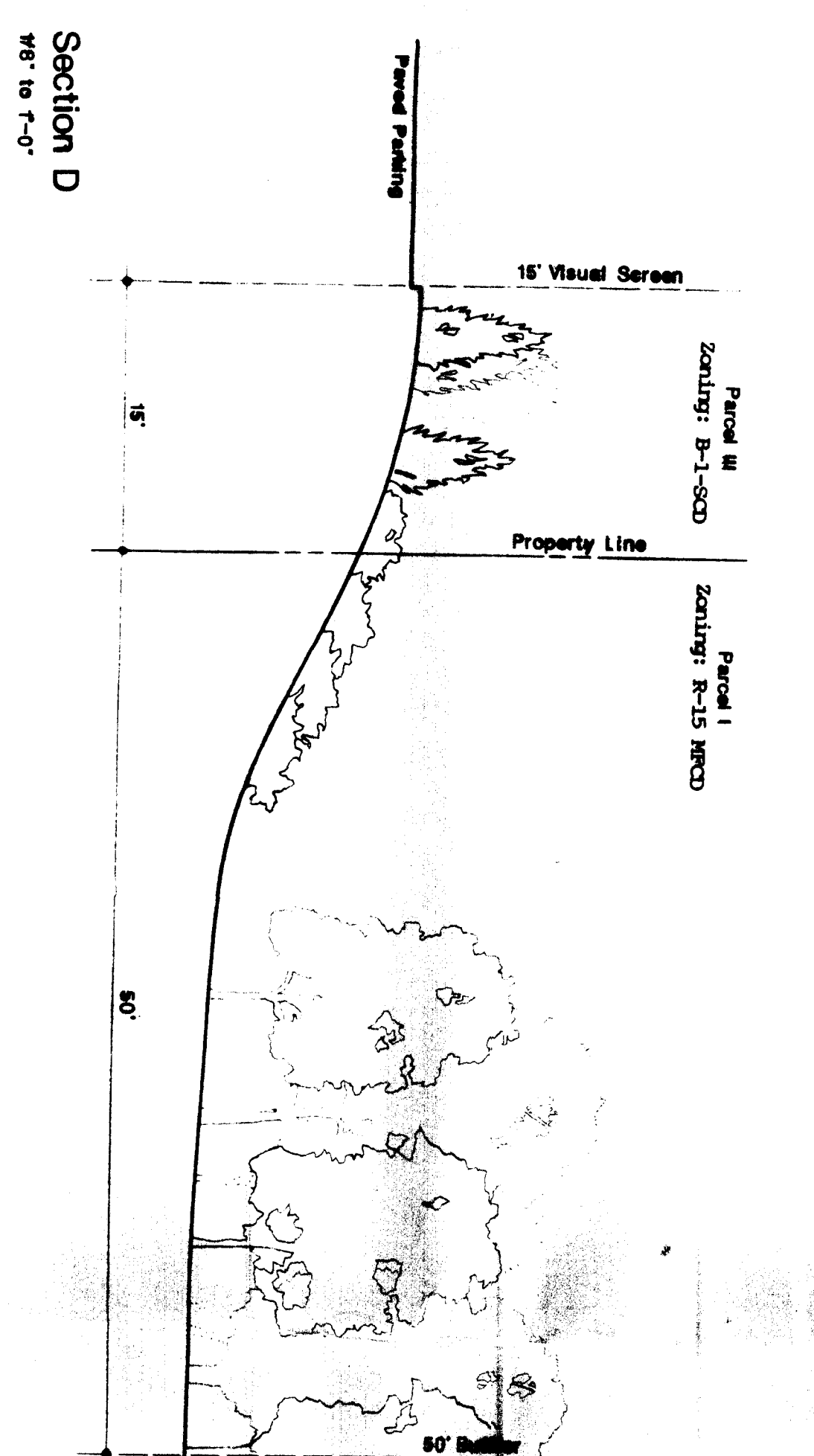
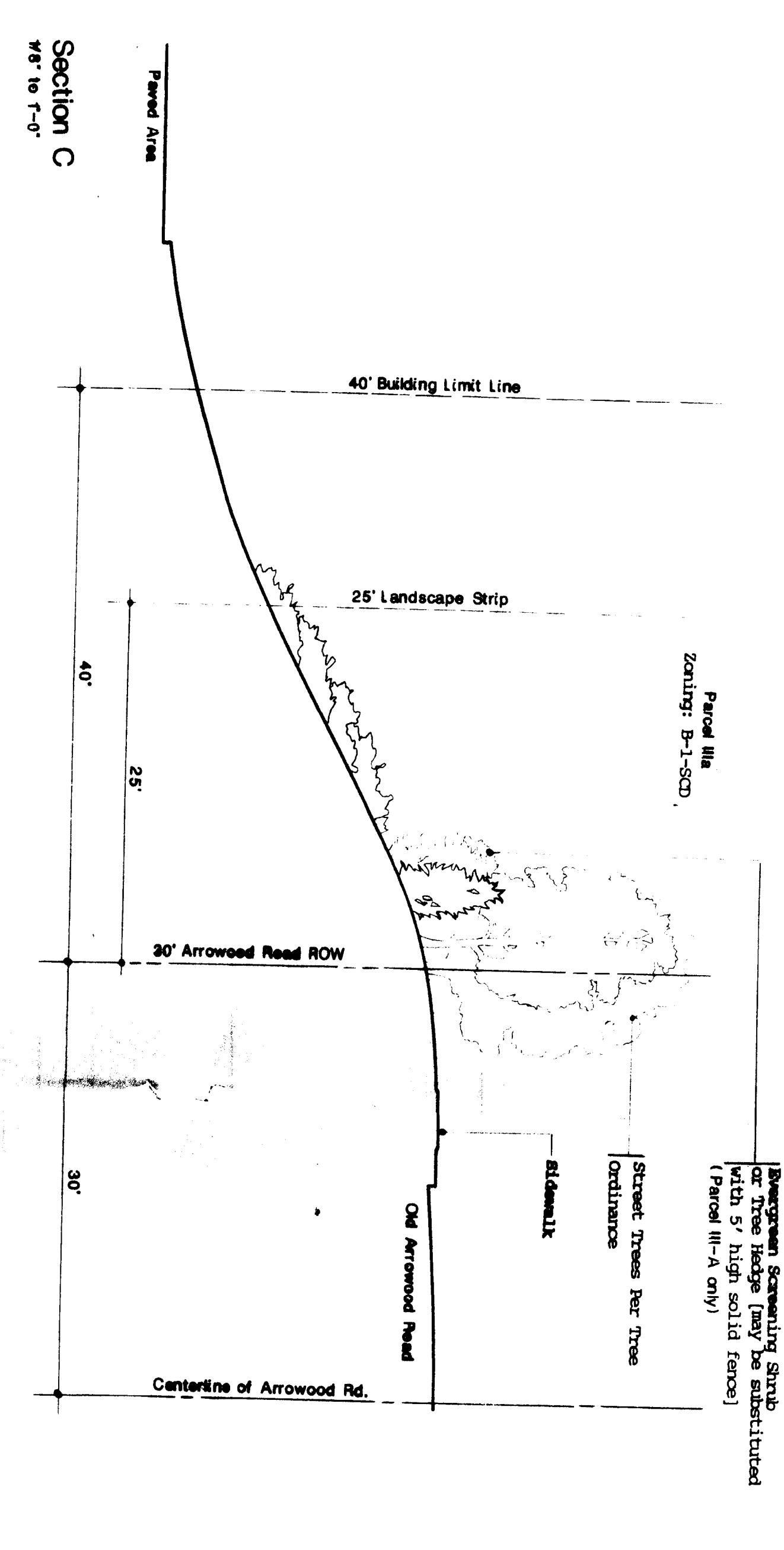
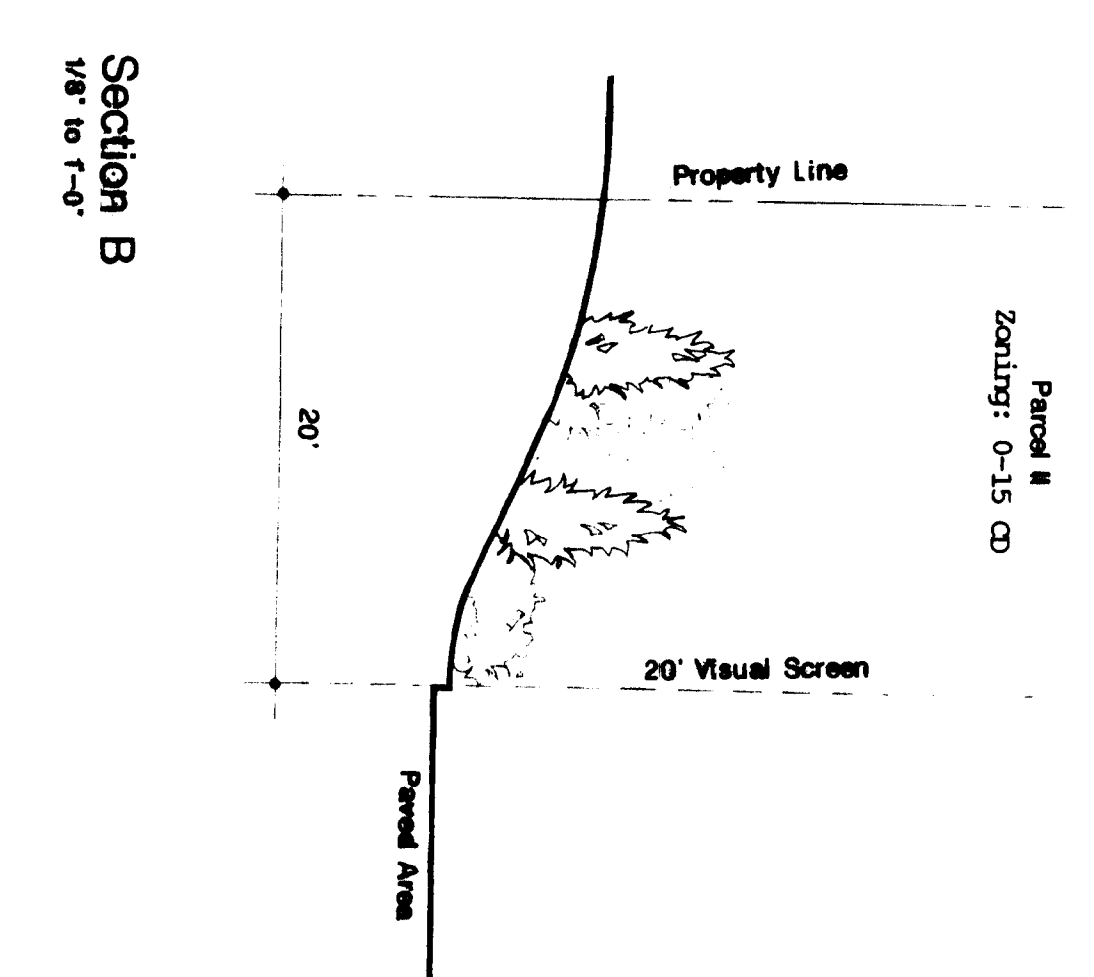
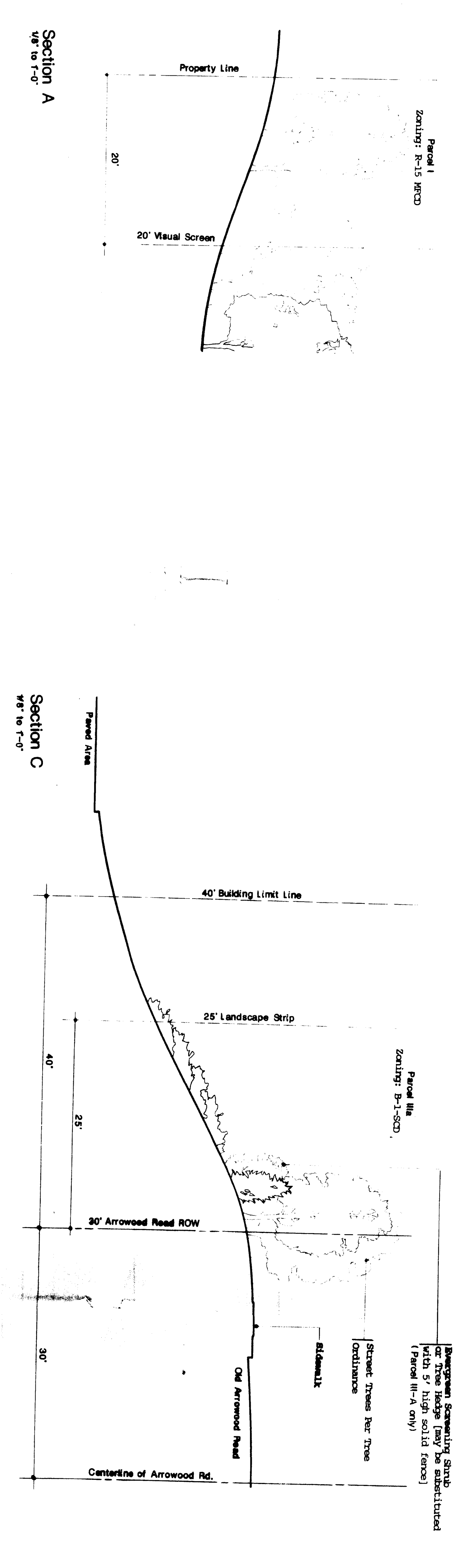
**REZONING MAP**  
**ARROWWOOD LIMITED PARTNERSHIP**  
 DATE: 2-26-88  
 REVISED 2-29-88  
**Amended And Completed Restated**  
**Rezoning Plan**  
**89 - 24**

Number: 31 January 1988  
 Revised: 8 March 1988  
 OMBERS:  
 GAILLEIGH HALL PROPRIETOR  
 200 SOUTH CANTON STREET  
 CHARLOTTE, NC 28202-2021  
 941 S.C.D. 008  
 3400 TOWN SQUARE  
 CHARLOTTE, NC 28202  
 704.373.7777  
 P.L. 15 (G.S. 167) 1/28  
 P.L. 15 (G.S. 167) 1/28



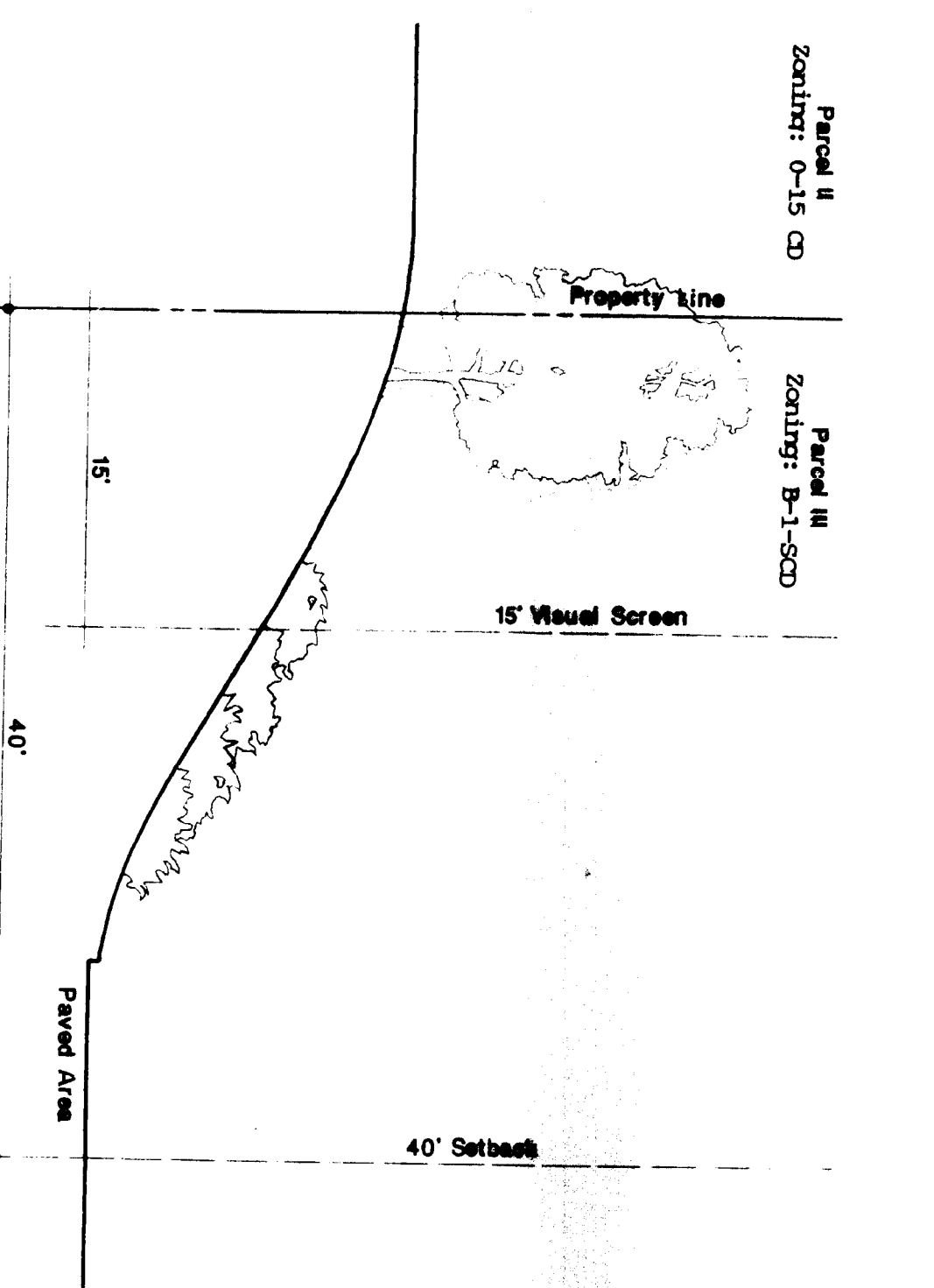
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 P.L. 15 (G.S. 167) 1/28  
 P.L. 15 (G.S. 167) 1/28

303



**Amended And Completed Restated**  
**Rezoning Plan**  
**89 - 24**

Number: 31 January 1988  
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 P.L. 15 (G.S. 167) 1/28  
 P.L. 15 (G.S. 167) 1/28

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Project: 89002  
 Client: RTM  
 Designer: JLD  
 Date: 25 January 1988  
 Scale: As Shown

**REVISIONS**

NO.	DATE	BY	DATE
1	02/26/88	J/M/88	4 April 1988
2	03/08/88	J/M/88	
3	03/08/88	J/M/88	