

**PETITION #63-9  
DEVELOPMENTAL DATA TRACT I**

EXISTING ZONING: R-12 (CD) AND D-15 (CD)  
PROPOSED ZONING: D-15 (CD) (SEE PLAN SHEET)  
SITE AREA: 10.534 AC  
NET AREA: 10.534 AC  
TOTAL: 10.534 AC

PROPOSED B-1 (CD) INCLUDES 18.204 AC IN GREENWAY 75.734 AC  
BUILDING AREA: 80,000 SF MAXIMUM

**ACREAGE SUMMARY**

**TRACT I**

PARCEL A: 9.84 AC ±  
PARCEL B: 11.93 AC ±  
PARCEL C: 9.13 AC ±  
PARCEL D: 7.17 AC ±  
PARCEL E: 7.35 AC ±  
PARCEL F: 6.92 AC ±  
PARCEL G: 1.04 AC ±  
PARCEL H: 1.01 AC ±  
GREENWAY DEDICATION: 16.2 AC ±  
ROAD R/W: 5.14 AC ±

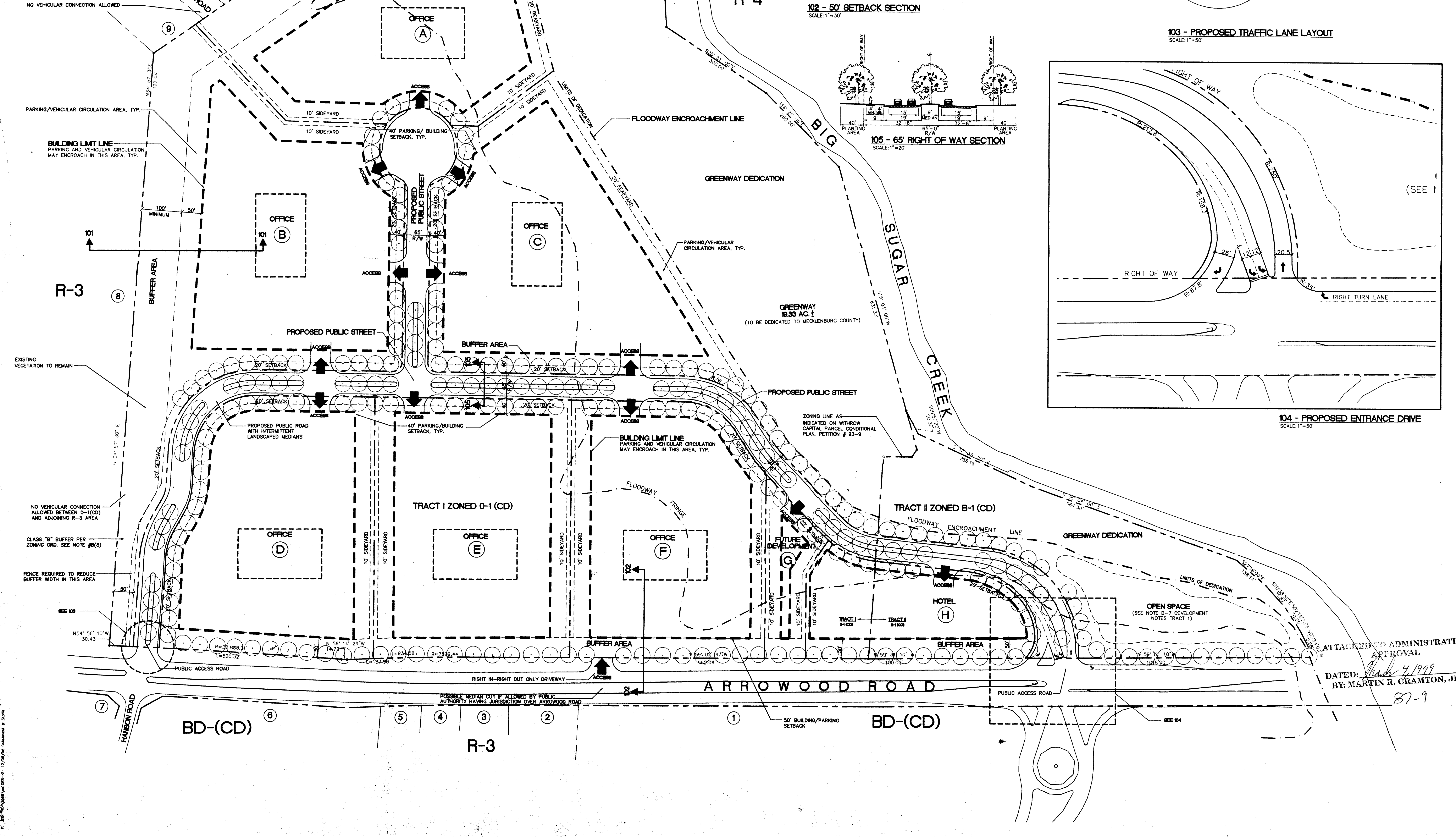
**TRACT II**

PARCEL H: 1.93 AC ±  
GREENWAY DEDICATION: 3.13 AC ±  
OPEN SPACE: 2.92 AC ±  
ROAD R/W: 1.12 AC ±  
**TOTAL: 64.83 AC ±**

**PETITION #82-9  
DEVELOPMENTAL DATA TRACT I**

EXISTING ZONING: R-12 (CD) (SEE PLAN SHEET)  
PROPOSED ZONING: B-1 (CD) (SEE PLAN SHEET)  
SITE AREA: 8.10 AC ±

PROPOSED B-1 (CD) INCLUDES 3.136 AC IN GREENWAY 8.10 AC ±



**ColeJenest & Stone**  
Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design  
112 South Tryon Street  
Charlotte, North Carolina  
28284  
Tel: 704.376.1555  
Fax: 704.376.7851

**CRESCENT RESOURCES  
INC.**  
400 SOUTH TRYON STREET, SUITE 1300  
POST OFFICE BOX 1003  
CHARLOTTE, NORTH CAROLINA 28201  
(704) 382-8009

**ARROWOOD  
ROAD PROPERTY**

**REZONING  
PLAN**

**1068** PETITION #63-9 / 87-9  
01/23/98  
• Issued  
12/09/98 REVISED PER PLANNING COMMISSION COMMENTS  
11/09/98 REVISED PER PLANNING COMMISSION COMMENTS  
09/10/98 REVISED ENTRANCE DRIVE  
PLAN TO PARKING COUSAS  
• Revised  
Scale: 1"=100'  
0 50 100 200  
**RZ1 2**  
• Sheet of

- DEVELOPMENT NOTES TRACT I**
- (A) GENERAL PROVISIONS  
(1) DEVELOPMENT OF THE SITE AND ITS...  
(2) ALL BUILDINGS CONSTRUCTED ON THE...  
(3) THE GENERAL ARCHITECTURAL STYLE...  
(4) BUFFER AREAS, SETBACKS AND OPEN SPACE  
(5) THE DESIGN OF THE VEHICLE ROAD...  
(6) CLASS 'B' BUFFER REQUIREMENTS  
(7) NO BUILDINGS OR OTHER AREAS...  
(8) A 15' FOOT CLASS 'B' BUFFER...  
(9) LANDSCAPING AND SCREENING  
(10) SIGNAGE
- (B) ACCESS POINTS  
(1) THE NUMBER OF VEHICULAR ACCESS...  
(2) THE GENERAL ARCHITECTURAL STYLE...  
(3) SPECIAL DRIVeways WILL BE...  
(4) THERE SHALL BE NO VEHICULAR ACCESS...  
(5) A 15' FOOT CLASS 'B' BUFFER...  
(6) A 15' FOOT CLASS 'B' BUFFER...  
(7) THE DESIGN OF THE VEHICLE ROAD...  
(8) CLASS 'B' BUFFER REQUIREMENTS  
(9) LANDSCAPING AND SCREENING  
(10) SIGNAGE
- (C) DEDICATION OF A PORTION OF THE SITE FOR GREENWAY PURPOSES  
(1) ALL OF THE LAND WITHIN THE SITE...  
(2) THERE SHALL BE NO VEHICULAR ACCESS...  
(3) SPECIAL DRIVeways WILL BE...  
(4) THERE SHALL BE NO VEHICULAR ACCESS...  
(5) A 15' FOOT CLASS 'B' BUFFER...  
(6) A 15' FOOT CLASS 'B' BUFFER...  
(7) THE DESIGN OF THE VEHICLE ROAD...  
(8) CLASS 'B' BUFFER REQUIREMENTS  
(9) LANDSCAPING AND SCREENING  
(10) SIGNAGE
- (D) PROPOSED PUBLIC STREET MUST BE CONSTRUCTED BEFORE PERMANENT CERTIFICATE OF OCCUPANCY IS ISSUED.

- DEVELOPMENT NOTES TRACT II**
- GENERAL NOTES (REVISED JANUARY 27, 1997)  
(1) EXISTING ZONING FOR THE SITE IS R-12...  
(2) THE GENERAL ARCHITECTURAL STYLE...  
(3) SPECIAL DRIVeways WILL BE...  
(4) THERE SHALL BE NO VEHICULAR ACCESS...  
(5) A 15' FOOT CLASS 'B' BUFFER...  
(6) A 15' FOOT CLASS 'B' BUFFER...  
(7) THE DESIGN OF THE VEHICLE ROAD...  
(8) CLASS 'B' BUFFER REQUIREMENTS  
(9) LANDSCAPING AND SCREENING  
(10) SIGNAGE
- (A) PORTION OF THE PROPERTY LINES WITHIN...  
(B) THE GENERAL ARCHITECTURAL STYLE...  
(C) SPECIAL DRIVeways WILL BE...  
(D) THERE SHALL BE NO VEHICULAR ACCESS...  
(E) A 15' FOOT CLASS 'B' BUFFER...  
(F) A 15' FOOT CLASS 'B' BUFFER...  
(G) THE DESIGN OF THE VEHICLE ROAD...  
(H) CLASS 'B' BUFFER REQUIREMENTS  
(I) LANDSCAPING AND SCREENING  
(J) SIGNAGE
- (K) PROPOSED PUBLIC STREET MUST BE CONSTRUCTED BEFORE PERMANENT CERTIFICATE OF OCCUPANCY IS ISSUED.

- ADJOINING PROPERTY OWNERS**
1. 203-203-01 ARROWOOD ASSOCIATES...  
2. 203-203-02 JOHN SAMUEL & WIFE REZ D. ASHTON...  
3. 203-203-03 JOHN SAMUEL & WIFE REZ D. ASHTON...  
4. 203-203-04 JOHN SAMUEL & WIFE REZ D. ASHTON...  
5. 203-203-05 JOHN SAMUEL & WIFE REZ D. ASHTON...  
6. 203-203-06 JOHN SAMUEL & WIFE REZ D. ASHTON...  
7. 203-203-07 JOHN SAMUEL & WIFE REZ D. ASHTON...  
8. 203-203-08 JOHN SAMUEL & WIFE REZ D. ASHTON...  
9. 203-203-09 JOHN SAMUEL & WIFE REZ D. ASHTON...  
10. 203-203-10 JOHN SAMUEL & WIFE REZ D. ASHTON...  
11. 203-203-11 JOHN SAMUEL & WIFE REZ D. ASHTON...  
12. 203-203-12 JOHN SAMUEL & WIFE REZ D. ASHTON...  
13. 203-203-13 JOHN SAMUEL & WIFE REZ D. ASHTON...  
14. 203-203-14 JOHN SAMUEL & WIFE REZ D. ASHTON...  
15. 203-203-15 JOHN SAMUEL & WIFE REZ D. ASHTON...  
16. 203-203-16 JOHN SAMUEL & WIFE REZ D. ASHTON...  
17. 203-203-17 JOHN SAMUEL & WIFE REZ D. ASHTON...  
18. 203-203-18 JOHN SAMUEL & WIFE REZ D. ASHTON...  
19. 203-203-19 JOHN SAMUEL & WIFE REZ D. ASHTON...  
20. 203-203-20 JOHN SAMUEL & WIFE REZ D. ASHTON...

**ColeJenest & Stone**  
Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design  
112 South Tryon Street  
Charlotte, North Carolina  
28284  
Tel: 704.376.1555  
Fax: 704.376.7851

**CRESCENT RESOURCES  
INC.**  
400 SOUTH TRYON STREET, SUITE 1300  
POST OFFICE BOX 1003  
CHARLOTTE, NORTH CAROLINA 28201  
(704) 382-8009

**ARROWOOD  
ROAD PROPERTY**

**REZONING  
PLAN**

**1068** PETITION #63-9 / 87-9  
01/23/98  
• Issued  
12/01/98 REVISED PER COOT COMMENTS  
12/01/98 REVISED PER PLANNING COMMISSION COMMENTS  
02/01/98 REVISED PER PLANNING COMMISSION COMMENTS  
• Revised  
Scale: 1"=100'  
0 50 100 200  
**RZ2 2**  
• Sheet of

**CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: March 4, 1999

TO: Robert Brandon  
Zoning Administrator

FROM: Martin R. Cranton, Jr.  
Planning Director

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 plan has been revised to show the following:

- The extension of the proposed public street to Arrowood Road at the intersection with Arrowpoint Boulevard.
- The continuation of the 50' buffer along Arrowwood Road from Hanson Road to Arrowpoint Boulevard.
- 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 of occupancy.