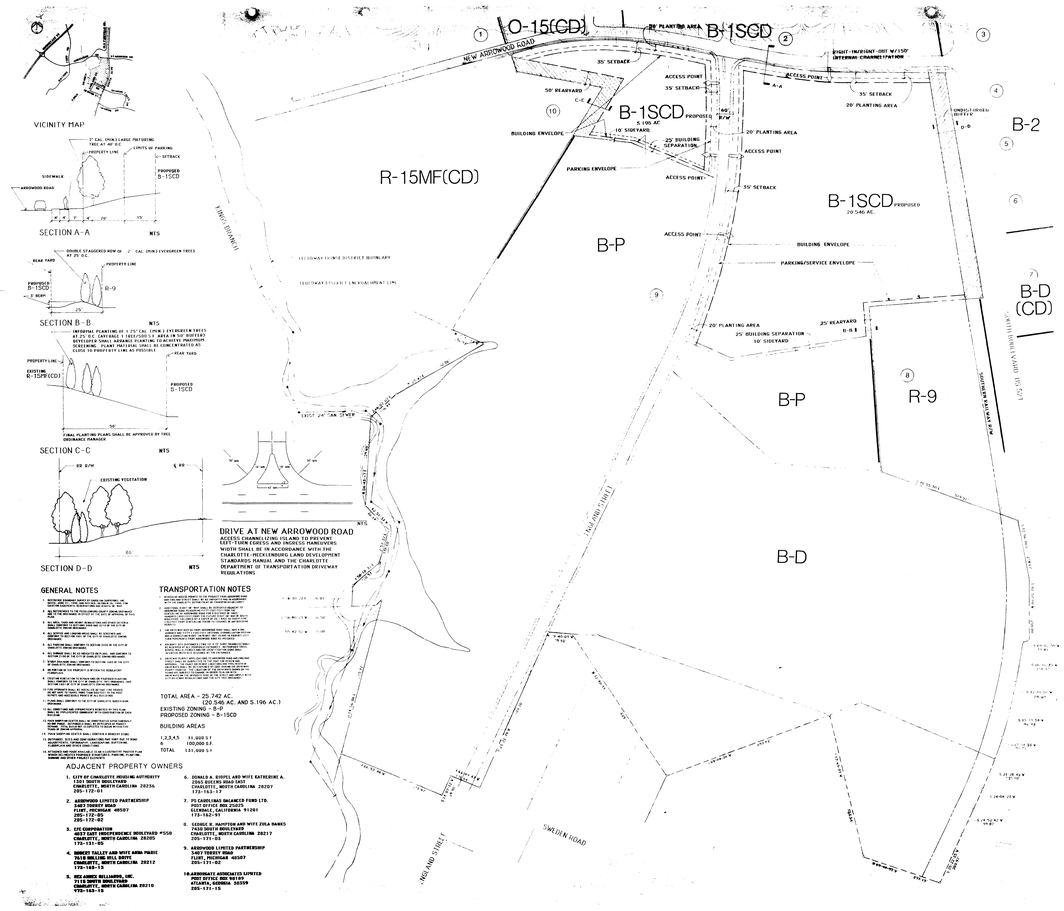
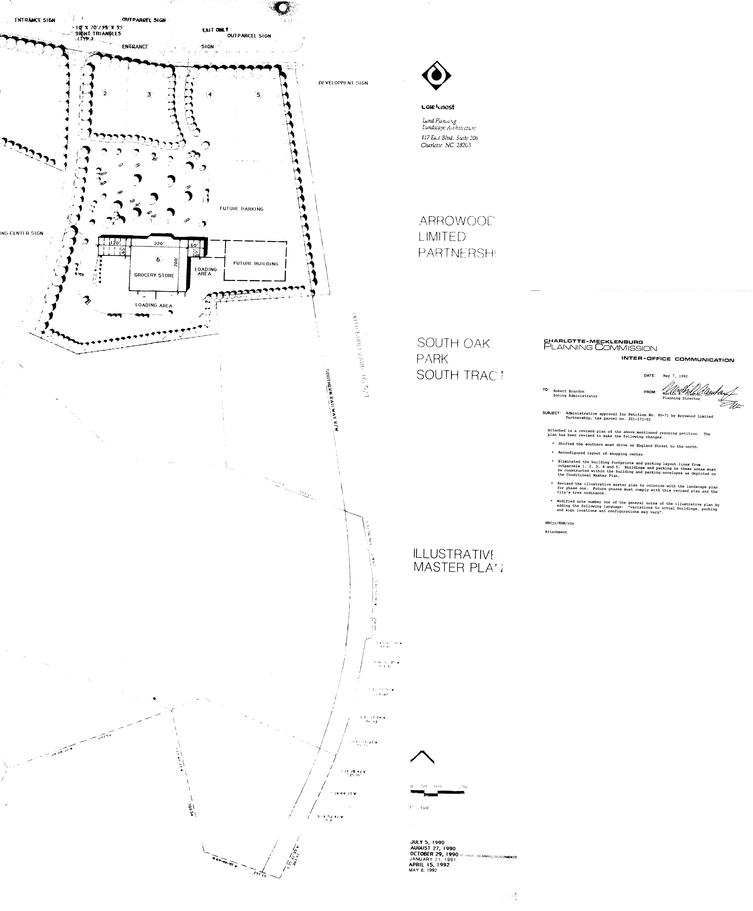




CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: May 7, 1992

TO: Robert Brandon
Zoning Administrator

FROM: Michael Brubaker
Planning Director

SUBJECT: Administrative approval for Petition No. 90-71 by Arrowood Limited Partnership, tax parcel no. 205-172-02

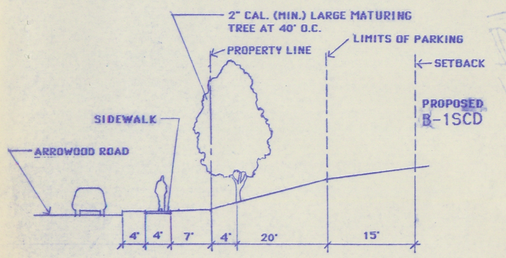
Attached is a revised plan of the above mentioned rezoning petition. The plan has been revised to make the following changes.

- Shifted the southern most drive on Boulevard closer to the north.
- Reconfigured layout of shopping center
- Eliminated the building footprints and parking layout lines from subparcels 2, 3, 4, and 5 to indicate future parking. Note that the footprints of these the buildings and parking envelopes as depicted on the Conditional Master Plan.
- Revised the illustrative master plan to coincide with the landscape plan for phase one. Future phases must comply with this revised plan and the City's tree ordinance.
- Modified note number one of the general notes of the illustrative plan by adding the following language: "variations to actual buildings, parking and exact locations not configurations may vary".

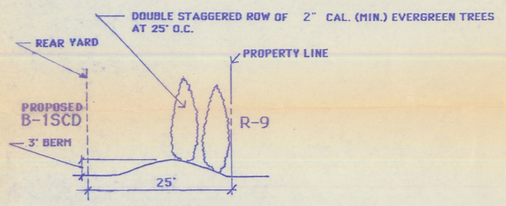
MRC:lt/TRM:lt:lb

Attachment

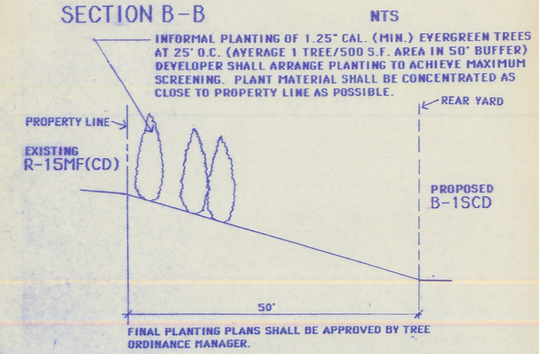
VICINITY MAP



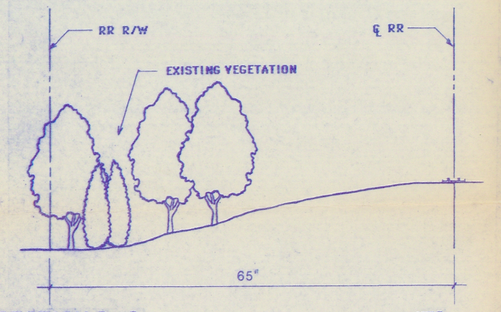
SECTION A-A NTS



SECTION B-B NTS



SECTION C-C NTS



SECTION D-D NTS

NTS

DRIVE AT NEW ARROWOOD ROAD
ACCESS CHANNELIZING ISLAND TO PREVENT LEFT-TURN EGRESS AND INGRESS MANEUVERS WIDTH SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND THE CHARLOTTE DEPARTMENT OF TRANSPORTATION DRIVEWAY REGULATIONS

GENERAL NOTES

1. REFERENCE BOUNDARY SURVEY BY CAROLINA SURVEYORS, INC. DATED, JUNE 21, 1990, AND REVISED, OCTOBER 26, 1990, FOR EXISTING EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY.
2. ALL REFERENCES TO THE MECKLENBURG COUNTY ZONING ORDINANCE ARE TO THE ORDINANCE IN EFFECT AT THE DATE OF APPROVAL OF THIS PLAN.
3. ALL AREA, YARD AND HEIGHT REGULATIONS AND OTHER CRITERIA SHALL CONFORM TO SECTIONS 3060 AND 3210 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
4. ALL SERVICE AND LOADING AREAS SHALL BE SCREENED AND CONFORM TO SECTION 1601 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
5. ALL PARKING SHALL CONFORM TO SECTION 2000 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
6. ALL SIGNAGE SHALL BE AS INDICATED ON PLANS, AND CONFORM TO SECTION 2100 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
7. STORM DRAINAGE SHALL CONFORM TO SECTION 1603 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
8. NO PORTION OF THE PROPERTY IS WITHIN THE REGULATORY FLOODPLAIN.
9. EXISTING VEGETATION TO REMAIN AND/OR PROPOSED PLANTING SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE, AND SECTION 1601 OF CITY OF CHARLOTTE ZONING ORDINANCE.
10. FIRE HYDRANTS SHALL BE INSTALLED SO THAT FIRE TRUCKS DO NOT HAVE TO TRAVEL MORE THAN 500 FEET TO THE MOST REMOTE AND ACCESSIBLE POINTS OF ALL BUILDINGS.
11. PLANS SHALL CONFORM TO THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
12. ALL CONDITIONS AND IMPROVEMENTS REQUIRED BY THIS PLAN SHALL BE IMPLEMENTED CONGRUENT WITH CONSTRUCTION OF EACH BUILDING.
13. MAIN SHOPPING CENTER SHALL BE CONSTRUCTED SIMULTANEOUSLY AS ONE PHASE. OUTPARCELS SHALL BE DEVELOPED AT MARKET DEMAND. TOTAL BUILD OUT IS EXPECTED TO OCCUR WITHIN FIVE YEARS OF PLAN APPROVAL.
14. MAIN SHOPPING CENTER SHALL CONTAIN A GROCERY STORE.
15. OUTPARCEL SIZES AND CONFIGURATIONS MAY VARY DUE TO ROAD ADJUSTMENTS, TOPOGRAPHY, LANDSCAPING, BUFFERING, FLOODPLAIN AND OTHER CONDITIONS.
16. ATTACHED AND MADE AVAILABLE IS AN ILLUSTRATIVE MASTER PLAN WHICH DELINEATES PROPOSED STRUCTURES, PARKING, PLANTING, SIGNAGE AND OTHER PROJECT ELEMENTS.

TRANSPORTATION NOTES

1. VEHICULAR ACCESS POINTS TO THE PROJECT FROM ARROWOOD ROAD AND ENGLAND STREET SHALL BE AS INDICATED AND IN ACCORDANCE WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
2. ADDITIONAL RIGHT-OF-WAY SHALL BE DEDICATED ADJACENT TO ARROWOOD ROAD MEASURING FIFTY (50) FEET FROM THE CENTERLINE OF ARROWOOD ROAD FOR A DISTANCE OF THREE HUNDRED (300) FEET FROM THE FUTURE RIGHT-OF-WAY OF SOUTH BOULEVARD FOLLOWED BY A TAPER OF 20:1 BACK TO THIRTY-FIVE (35) FEET FROM CENTERLINE PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
3. THE DRIVEWAY ACCESS FROM ARROWOOD ROAD SHALL HAVE A ONE HUNDRED AND FIFTY (150) FEET INTERNAL CHANNELIZATION MEDIAN AND A CONNECTING RIGHT-IN/RIGHT-OUT ISLAND TO PROHIBIT LEFT TURN MOVEMENTS FROM ARROWOOD ROAD AS INDICATED.
4. ADEQUATE SITE DISTANCES (TWO 10' X 70' SIGHT TRIANGLES) SHALL BE RESERVED AT ALL PROPOSED ENTRANCES. NO PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS SHALL INTERFERE WITH SITE DISTANCE AT THE ENTRANCES.
5. DRIVEWAY PERMIT APPLICATIONS TO ARROWOOD ROAD AND ENGLAND STREET SHALL BE SUBMITTED TO THE CDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATIONS AND TYPE/WIDTH OF DRIVEWAYS SHALL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATION OF THE DRIVEWAYS SHOWN ON THE PLANS ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAYS ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.

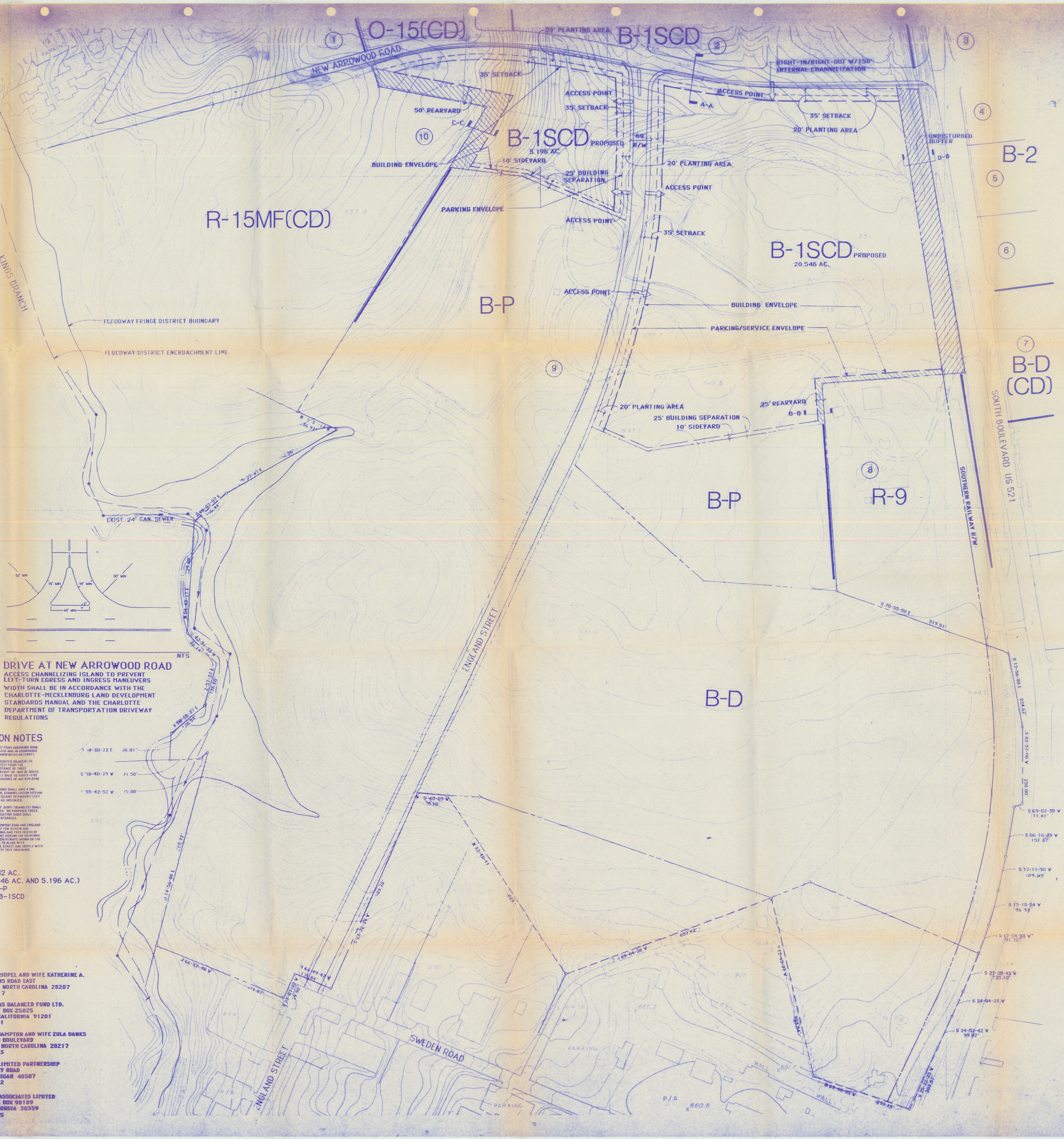
TOTAL AREA - 25.742 AC.
(20.546 AC. AND 5.196 AC.)
EXISTING ZONING - B-P
PROPOSED ZONING - B-1SCD

BUILDING AREAS

1,2,3,4,5	31,000 S.F.
6	100,000 S.F.
TOTAL	131,000 S.F.

ADJACENT PROPERTY OWNERS

1. CITY OF CHARLOTTE HOUSING AUTHORITY
   1301 SOUTH BOULEVARD
   CHARLOTTE, NORTH CAROLINA 28236
   205-172-01
2. ARROWOOD LIMITED PARTNERSHIP
   3407 TORREY ROAD
   FLINT, MICHIGAN 48507
   205-172-05
   205-172-02
3. EFC CORPORATION
   4037 EAST INDEPENDENCE BOULEVARD #550
   CHARLOTTE, NORTH CAROLINA 28205
   173-131-05
4. ROBERT TALLEY AND WIFE ANNA MARIE
   7618 ROLLING HILL DRIVE
   CHARLOTTE, NORTH CAROLINA 28212
   173-163-13
5. REX ANNEX BILLIARDS, INC.
   7115 SOUTH BOULEVARD
   CHARLOTTE, NORTH CAROLINA 28210
   173-163-15
6. DONALD A. RIOPEL AND WIFE KATHERINE A.
   2065 QUEENS ROAD EAST
   CHARLOTTE, NORTH CAROLINA 28207
   173-163-17
7. PS CAROLINAS BALANCED FUND LTD.
   POST OFFICE BOX 25025
   GLENDALE, CALIFORNIA 91201
   173-162-91
8. GEORGE R. HAMPTON AND WIFE ZULA BANKS
   7430 SOUTH BOULEVARD
   CHARLOTTE, NORTH CAROLINA 28217
   205-171-03
9. ARROWOOD LIMITED PARTNERSHIP
   3407 TORREY ROAD
   FLINT, MICHIGAN 48507
   205-171-02
10. ARBORGATE ASSOCIATES LIMITED
    POST OFFICE BOX 98189
    ATLANTA, GEORGIA 30359
    205-171-15



Cole Jenest
Land Planning
Landscape Architecture
417 East Blvd. Suite 206
Charlotte NC 28203

ARROWOOD LIMITED PARTNERSHIP

SOUTH OAK PARK SOUTH TRACT

CONDITIONAL MASTER PLAN

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 05 07 92
BY: MARTIN R. CRAMTON, JR.

0 50 100 200
1" = 100'

253

JULY 5, 1990
AUGUST 27, 1990
OCTOBER 29, 1990 PUBLIC HEARING DOCUMENT
JANUARY 21, 1991
APRIL 15, 1992

GENERAL NOTES

1. THIS PLAN IS ILLUSTRATIVE IN NATURE AND DEPICTS A GENERAL LAYOUT BASED ON REQUIREMENTS OF THE ZONING ORDINANCE. ACTUAL BUILDING FOOTPRINTS, PARKING, BUILDING, PARKING AND SIGN LOCATIONS AND CONFIGURATIONS MAY VARY.
2. THIS PLAN DEPICTS A COMBINATION OF EXISTING AND PROPOSED VEGETATION FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLANTING PLANS WILL VARY AND DETERMINE SPECIFIC QUANTITIES AND LOCATIONS. TREES DEPICTED ON ULTIMATE CONDITIONS AT THE FUTURE PHASE OF PLANTING SHALL NOT BE LOCATED IN PUBLIC RIGHT-OF-WAYS.
3. PLANS SHALL CONFORM TO THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: May 7, 1992

TO: Robert Brandon
Zoning Administrator

FROM: Melvin K. Gaskins, AICP
Planning Director

SUBJECT: Administrative approval for Petition No. 90-71 by Arrowood Limited Partnership, tax parcel no. 201-171-02

Attached is a revised plan of the above mentioned rezoning petition. The plan has been revised to make the following changes.

- Shifted the southern most drive on England Street to the north.
- Reconfigured layout of shopping center
- Eliminated the building footprints and parking layout lines from outparcels 1, 2, 3, 4 and 5. Buildings and parking in these areas must be constructed within the building and parking envelopes as depicted on the Conditional Master Plan.
- Revised the illustrative master plan to coincide with the landscape plan for phase one. Future phases must comply with this revised plan and the City's tree ordinance.
- Modified note number one of the general notes of the illustrative plan by adding the following language: "variations to actual buildings, parking and sign locations and configurations may vary".

MRC:jr/XXM/cln

Attachment