



Charlotte-Mecklenburg Planning, Design, & Development

DATE: December 20th, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2017-198 Waterwalk Real Estates Services, LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Allows a modification to the sidewalk and planting strip along Arrowpoint Boulevard.
- Modification to an internal sidewalk path.

Staff supports of the request because:

- The modifications are due to existing site constraints.
- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

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WATERWALK REAL ESTATE SERVICES, LLC
 DEVELOPMENT STANDARDS
 02/12/18
 REZONING PETITION NO. 2017-198

SITE DEVELOPMENT DATA:
 --ACREAGE: ± 5.75 ACRES.
 --TAX PARCEL #: A PORTION OF 203-221-01
 --EXISTING ZONING: B-D(CD) AND I-1
 --PROPOSED ZONING: O-2(CD)
 --EXISTING USES: VACANT
 --PROPOSED USES: UP TO 160 EXTENDED STAY HOTEL ROOMS/CORPORATE HOUSING UNITS (DEFINED AS: ROOMS THAT MAY BE FULLY OR PARTIALLY FURNISHED, MAY INCLUDE KITCHENS, AND MAY BE LEASED FOR TERMS LONGER THAN 90 DAYS) TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE O-2 ZONING DISTRICT AND FURTHER DEFINED BELOW IN SECTION 3.
 --MAXIMUM BUILDING HEIGHT: NOT TO EXCEED FOUR (4) STORIES AND 60 FEET; HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
 --PARKING: AS REQUIRED BY THE ORDINANCE.

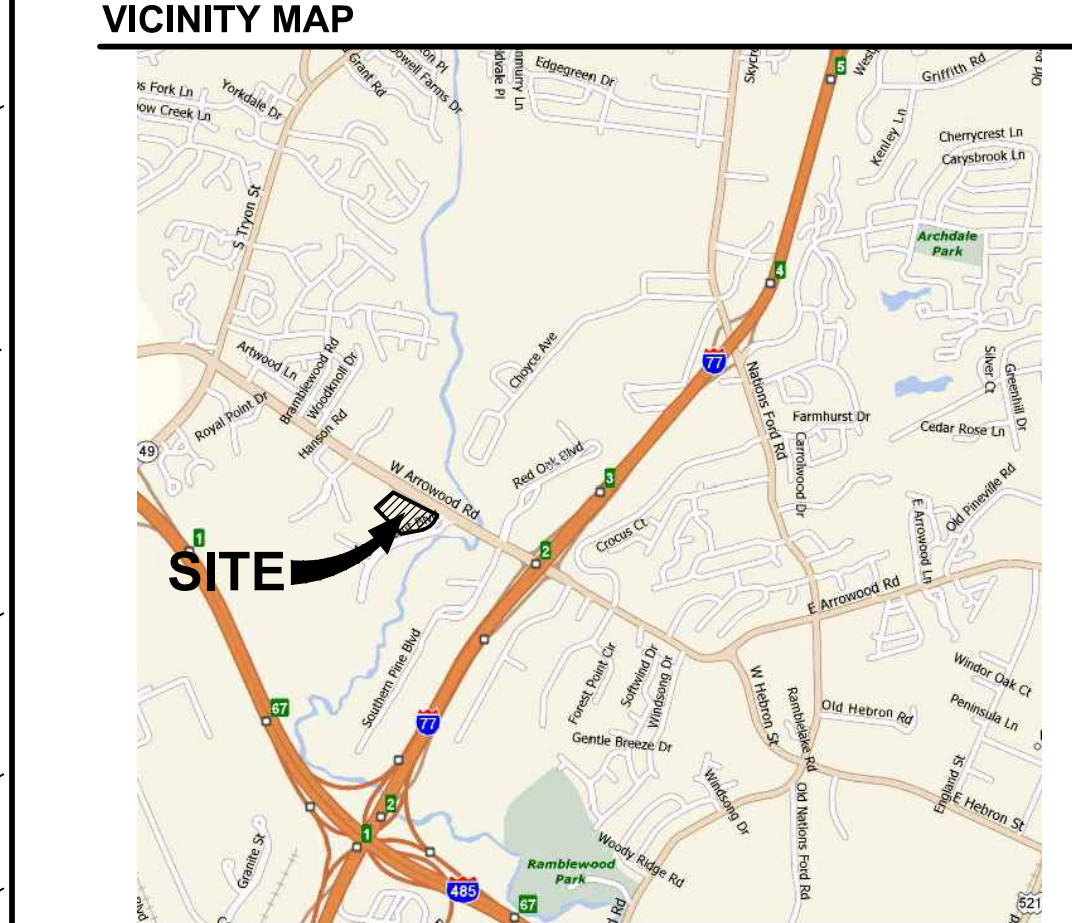
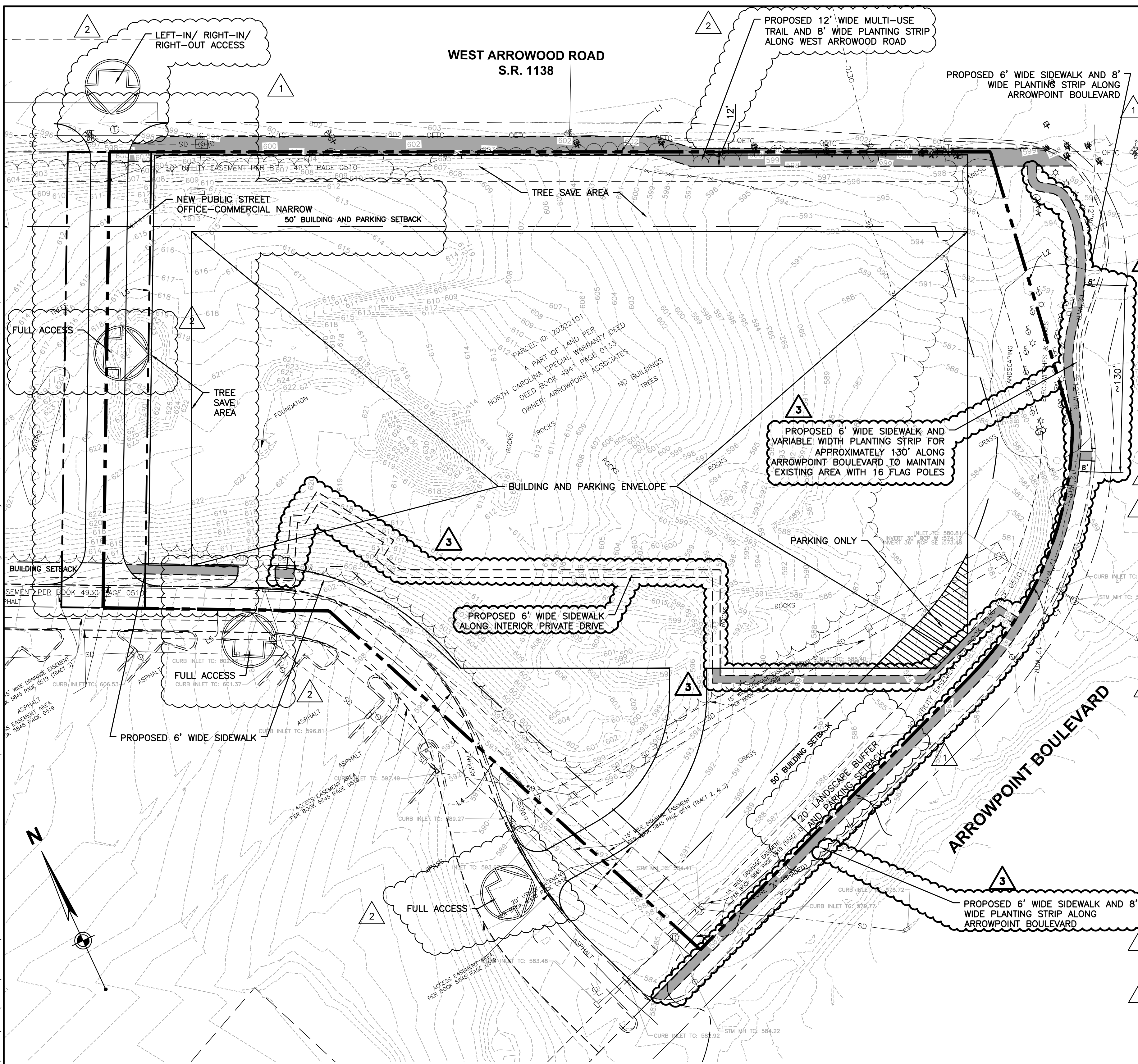
1. GENERAL PROVISIONS:
 a. SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY WATERWALK REAL ESTATE SERVICES, LLC (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF UP TO 160 EXTENDED STAY HOTEL ROOMS/CORPORATE HOUSING UNITS ON APPROXIMATELY 5.75 ACRE SITE LOCATED AT THE NORTHWEST INTERSECTION OF W. ARROWWOOD ROAD AND ARROWPOINT BOULEVARD (THE "SITE").
 b. ZONING DISTRICTS/ORDINANCE: DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF UP TO 160 EXTENDED STAY HOTEL ROOMS/CORPORATE HOUSING UNITS ON APPROXIMATELY 5.75 ACRE SITE LOCATED AT THE NORTHWEST INTERSECTION OF W. ARROWWOOD ROAD AND ARROWPOINT BOULEVARD (THE "SITE").
 c. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, 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 SECTION 6.207 OF THE ORDINANCE.
 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 AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. 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;
 ii. 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 AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:
 a. THE SITE MAY BE DEVELOPED WITH UP TO 160 EXTENDED STAY HOTEL ROOMS/CORPORATE HOUSING UNITS (DEFINED AS: ROOMS THAT MAY BE FULLY OR PARTIALLY FURNISHED, MAY INCLUDE KITCHENS, AND MAY BE LEASED FOR TERMS LONGER THAN 90 DAYS).
 3. ACCESS, NEW PUBLIC STREET, CITY AGREEMENT AND TRANSPORTATION:
 a. ACCESS TO THE SITE WILL BE FROM AN EXISTING PRIVATE STREET LOCATED ALONG THE SOUTHERN PROPERTY LINE AS WELL AS FROM W. ARROWWOOD ROAD VIA A NEW PUBLIC STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER RESERVES THE RIGHT TO USE, ONE, MORE THAN ONE, OR ALL THE ACCESS LOCATIONS INDICATED.
 b. THE PETITIONER WILL CONSTRUCT A PUBLIC STREET FROM W. ARROWWOOD ROAD TO THE EXISTING PRIVATE DRIVE LOCATED ALONG SOUTHERN PROPERTY BOUNDARY AS GENERALLY DEPICTED ON THE REZONING PLAN. THE ACCESS FROM W. ARROWWOOD ROAD WILL BE LIMITED TO RIGHT-IN/RIGHT-OUT AND LEFT-IN. THE PETITIONER MAY CONSTRUCT A LEFT TURN LANE ON W. ARROWWOOD ROAD TO PROVIDE ACCESS INTO THE SITE IF ALLOWED BY NCDOT. THE LEFT-TURN LANE IF ALLOWED AND CONSTRUCTED WILL MEET NCDOT STANDARDS.
 c. THE PUBLIC STREET USED TO ACCESS THE SITE FROM W. ARROWWOOD ROAD MAY BE USED TO ACCESS THE SITE AND OTHER PROPERTIES. THE NUMBER OF ACCESS POINTS FROM THE NEW PUBLIC STREET INTO THE SITE AND THE ADJOINING PARCELS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS.
 d. THE PETITIONER WILL PROVIDE ALONG THE SITE'S FRONTAGE ON W. ARROWWOOD ROAD A 12 FOOT MULTI-USE TRAIL.
 e. THE PETITIONER WILL IMPROVE THE SITE'S FRONTAGE ALONG ARROWPOINT BOULEVARD WITH A SIX (6) FOOT SIDEWALK AND AN EIGHT (8) PLANTING STRIP AS GENERALLY DEPICTED ON THE REZONING PLAN.
 f. THE PETITIONER WILL ALSO PROVIDE A SIX (6) FOOT SIDEWALK ALONG THE PRIVATE ACCESS EASEMENT THAT WILL BE USED AS INGRESS AND EGRESS FOR THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS SIDEWALK WILL CONNECT TO THE SIDEWALK ALONG ARROWPOINT BOULEVARD.
 g. THE PETITIONER WILL DEDICATE AND CONVEY VIA A FEE SIMPLE DEED ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE PROPOSED SITE PLAN PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. RIGHT-OF-WAY CONVEYANCE TO BE LOCATED TWO FEET BEHIND THE SIDEWALK OR A TWO (2) UTILITY EASEMENT TO BE PROVIDED BEHIND THE SIDEWALK IF TWO (2) FEET RIGHT-OF-WAY CANNOT BE CONVEYED BEHIND THE SIDEWALK.
 h. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
 i. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 j. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. ARCHITECTURAL STANDARDS, COURT YARDS/AMENITY AREAS:
 a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
 b. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM UNIVERSITY EXECUTIVE PARK DRIVE, COLLINS AIKMAN DRIVE AND THE NEW PUBLIC STREET.
 c. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
 5. GENERAL DESIGN STANDARDS:
 BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
 a) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO THE ENTRANCE DRIVE AND W. ARROWWOOD ROAD.
 b) ENTRANCE OR MULTIPLE ENTRANCES TO THE BUILDING SHOULD BE PROMINENTLY IDENTIFIED FROM THE STREET USING CANOPIES AND ARCHITECTURAL FEATURES.
 c) THE FAÇADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 20% MASONRY MATERIALS SUCH AS BRICK OR STONE.
 d) DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
 e) BUILDING ELEVATIONS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
 f) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.

6. STREETScape, BUFFERS, YARDS, LANDSCAPING AND TREE SAVE AREA:
 a. A 50 FOOT BUILDING AND PARKING SETBACK WILL BE ESTABLISHED ALONG W. ARROWWOOD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN, ALONG ARROWPOINT BOULEVARD A 50 FOOT BUILDING SETBACK AND 20 FOOT PARKING SETBACK WILL BE ESTABLISHED AS GENERALLY DEPICTED ON THE REZONING PLAN, ALONG THE NEW PUBLIC STREET A 20 FOOT SETBACK AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.
 b. ALONG THE SITE'S INTERNAL PARKING AREA, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS TO THE BUILDING ON THE SITE AND TO THE SIDEWALKS ALONG W. ARROWWOOD ROAD AND ARROWPOINT BOULEVARD IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.
 c. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.
 7. ENVIRONMENTAL FEATURES:
 a. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
 8. SIGNAGE:
 a. RESERVED.
 9. LIGHTING:
 a. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 26 FEET IN HEIGHT.
 10. CATS WAITING PAD FOR A RELOCATED BUS STOP ON W. ARROWWOOD ROAD:
 a. THE PETITIONER WILL CONSTRUCT A BUS STOP ALONG THE SITE'S FRONTAGE ON W. ARROWWOOD ROAD. THE BUS STOP WILL BE DESIGNED AND CONSTRUCTED PER CHARLOTTE LAND DEVELOPMENT STANDARD 60.01B. THE LOCATION OF THE BUS STOP TO BE DETERMINED DURING THE LAND DEVELOPMENT PERMITTING PROCESS FOR THE SITE. A PERMEANT EASEMENT WILL PROVIDED IF THE BUS STOP FALLS OUTSIDE OF THE RIGHT-OF-WAY FOR W. ARROWWOOD ROAD.

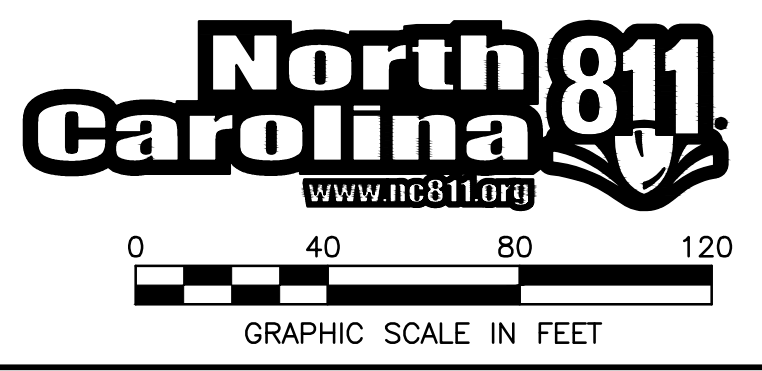
11. AMENDMENTS TO THE REZONING PLAN:
 a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
 12. 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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



EXISTING LEGEND			
○	STORM MANHOLE	□	TELEPHONE PEDESTAL
□	CURB INLET	□	TRAFFIC SIGNAL PULL BOX
□	CATCH BASIN	□	SANITARY MANHOLE
○	FIRE HYD.	□	SIGN
○	WATER VALVE	- - - - -	UE UNDERGROUND ELECTRIC
○	WATER MANHOLE	- - - - -	G UNDERGROUND GAS
○	SPRINKLER CONTROL VALVE	- - - - -	SD STORM
○	GAS METER	- - - - -	SAN SANITARY
○	ELEC. TRANSFORMER	- - - - -	WTR WATER
○	ELECTRIC MANHOLE	- - - - -	EXISTING CURB (AND GUTTER)
○	TELEPHONE MANHOLE	- - - - -	EXISTING TREE LINE
○	CLEANOUT		
○	UTILITY POLE		
○	LIGHT POLE		
○	GUY WIRE		

Attached to Administrative Approval
 Solomon A. Fortune

BENCHMARK:
 THE BASIS OF ELEVATIONS HEREON IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).
 REBAR WITH CAP SET - ELEVATION = 615.583
 REFER TO ALTA SURVEY DATED 2/13/17 BY WOOLPERT, INC.



REVISION	
No.	DATE
3	12/04/18
2	03/27/18
1	02/12/18

PROJECT No: 075358			
DATE	DES.	DR.	CHK.
12/12/17	RW	DH	RW
12/04/18	RW	DH	RW
03/27/18	RW	DH	RW
02/12/18	RW	DH	RW

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 FAX: 704.525.8529

WATERWALK CHARLOTTE
 SW CORNER OF W ARROWOOD ROAD & ARROWPOINT BOULEVARD
 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

REZONING PLAN

SHEET NO. **C100**