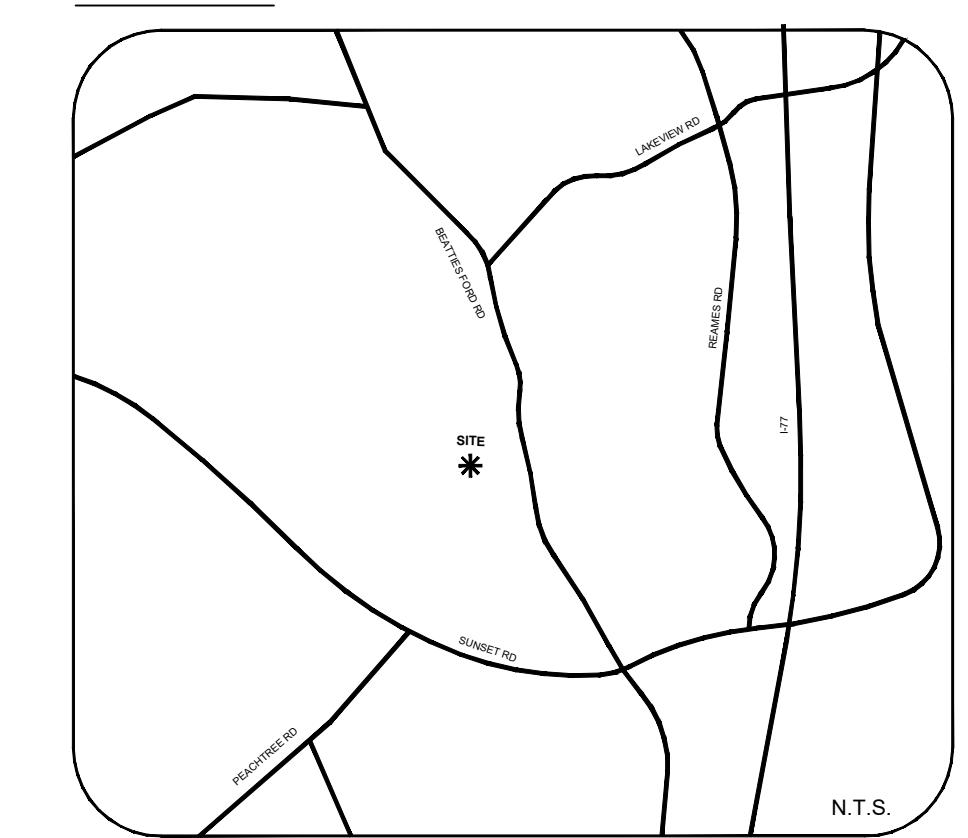


VICINITY MAP



SITE DEVELOPMENT DATA

TOTAL ACREAGE: ± 30.37 ACRES
TAX PARCEL: A PORTION OF 037-361-23

EXISTING ZONING: N1-A
PROPOSED ZONING: N2-B

EXISTING USES: VACANT

PROPOSED USES: RESIDENTIAL DWELLING UNITS
PERMITTED BY RIGHT AND SUBJECT TO APPLICABLE
CONDITIONS, ALONG WITH ACCESSORY USES AS
ALLOWED UNDER THE N2-B ZONING DISTRICT.

MAXIMUM NUMBER OF RESIDENTIAL UNITS: MAXIMUM
NUMBER OF RESIDENTIAL UNITS: AN INDEPENDENT
LIVING FACILITY ACCOMMODATING UP TO 130
AGE-RESTRICTED UNITS; UP TO 91 SINGLE-FAMILY
ATTACHED UNITS; AND UP TO 87 SINGLE-FAMILY
DETACHED UNITS, ALL PERMITTED BY RIGHT AND
SUBJECT TO THE CONDITIONS SET FORTH IN THE
N2-B ZONING DISTRICT. THE TOTAL NUMBER OF
RESIDENTIAL UNITS ACROSS ALL TYPES SHALL NOT
EXCEED 308 UNITS.

MAXIMUM BUILDING HEIGHT: UP TO 65 FEET FOR THE
INDEPENDENT LIVING FACILITY; UP TO 48 FEET FOR
SINGLE-FAMILY ATTACHED UNITS; AND UP TO 48
FEET FOR THE SINGLE-FAMILY DETACHED UNITS.

REQUIRED PARKING: PER THE ORDINANCE.

SITE LEGEND

PROPOSED PUBLIC STREET	
PROPOSED DEVELOPMENT AREA	
POTENTIAL ACTIVE GREEN SPACE	
POTENTIAL TREE SAVE	
POTENTIAL BMP LOCATION	
PROPOSED OFF SITE PUBLIC STREET CONNECTION (PRIMARY ACCESS)	

PARK CHURCH

REZONING
CHARLOTTE, NC
#2025-070

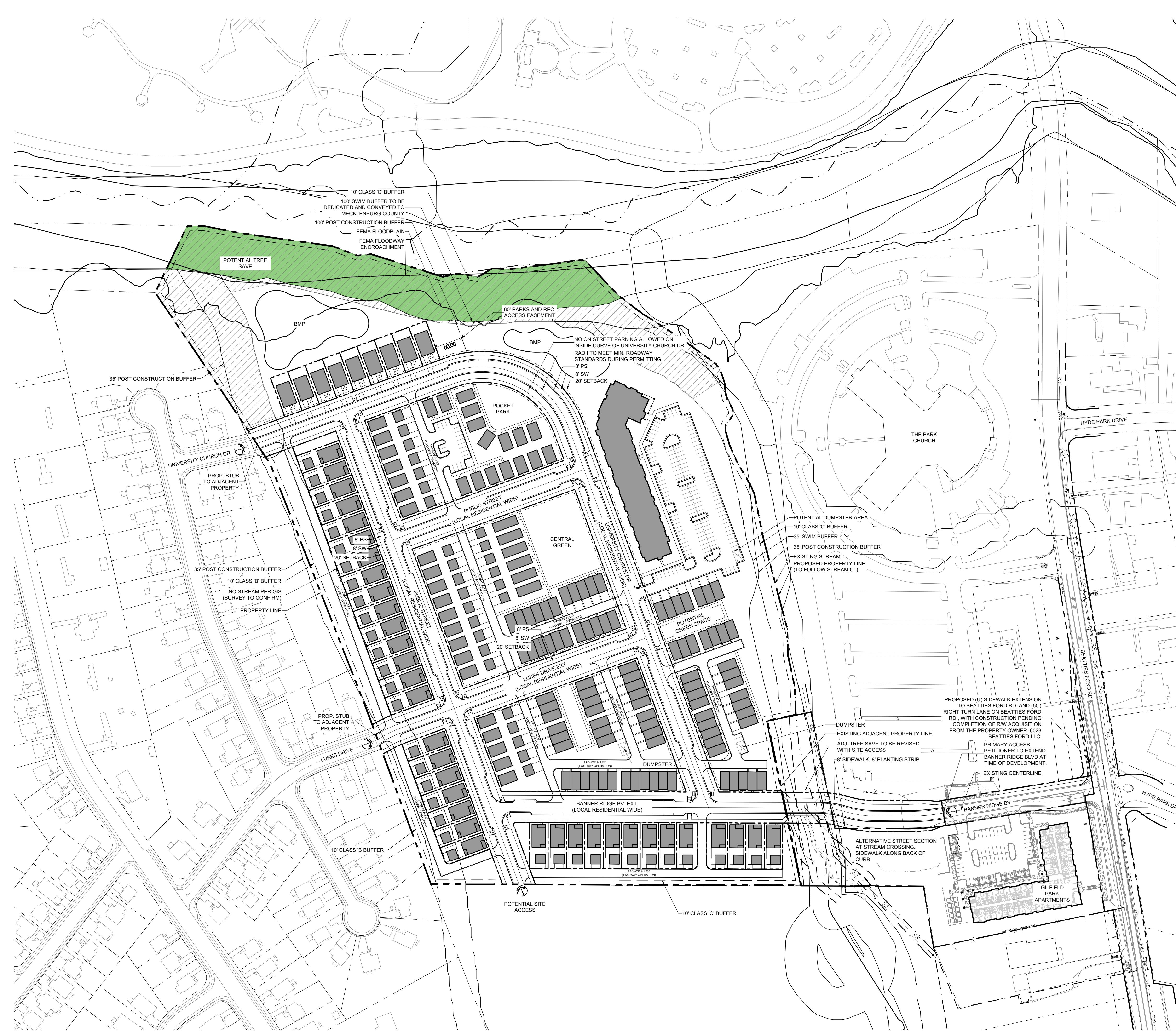
LANDDESIGN PROJ.# 1023287

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	06.15.2025
1	PER STAFF COMMENTS	09.15.2025
2	PER STAFF COMMENTS	11.17.2025
3	PER STAFF COMMENTS	12.16.2025

SCALE NORTH
VERT: N/A
HORZ: 1" = 100'
0 50 100 200

TECHNICAL DATA
SHEET NUMBER RZ-1
ORIGINAL SHEET SIZE: 24" X 36"



Park Church Affordable
 Petitioner: Prosperity Alliance/True Homes
 Rezoning: 2025-070
 12/16/2025

Project Development Details:

- Total Acreage: ± 30.37 acres
- Tax Parcel: 4 parcels of 037-361-23
- Existing Zoning: N1-A
- Proposed Zoning: N2-B
- Existing Uses: Vacant
- Proposed Uses: Residential dwelling units permitted by right and subject to applicable conditions, along with accessory uses as allowed under the N2-B zoning district.
- Maximum Number of Residential Units: An independent living facility accommodating up to 130 age-restricted units; up to 91 single-family attached units; and up to 87 single-family detached units, all permitted by right and subject to the conditions set forth in the N2-B zoning district. The total number of residential units across all types shall not exceed 308 units.
- Maximum Building Height: Up to 65 feet for the independent living facility; up to 48 feet for single-family attached units; and up to 48 feet for the single-family detached units.
- Required Parking: Per the Ordinance.

1. Primary Conditions:

- a. Location of Property: These Development Standards, along with the Technical Data Sheet, Schematic Site Plan, and related documents (together called the "Rezoning Plan"), are part of the rezoning request submitted by Prosperity Alliance/True Homes ("Petitioner"). The request is to allow for a new, high-quality residential community on about 30.37 acres of land located south of McIntyre Creek, west of Beatties Ford Road, and east of Patrick Alan Court (the "Site").
- b. Zoning Regulations: Development on the Site will follow both this Rezoning Plan and the rules in the City of Charlotte Zoning Ordinance ("the Ordinance"). If there is a conflict, the stricter rules in this Rezoning Plan will apply. Otherwise, the N2-B zoning rules from the Ordinance will control how the Site is developed.
- c. Site Layout and Changes: The drawings in the Rezoning Plan show examples of where things like buildings, parking areas, sidewalks, streets, and driveways (called "Development/Site Elements") might go. These should be viewed together with the written Development Standards. Because the project is still in early planning and hasn't reached final design or construction, the Rezoning Plan allows for flexibility. Small changes to the layout may be made without going through the formal Administrative Amendment process, as long as the changes are minor, and don't significantly change the overall design shown in the Rezoning Plan. The Planning Director will decide if a proposed change qualifies as a minor modification. If not, the Petitioner must go through the Administrative Amendment process.

2. Allowable Uses and Development Area Parameters:

- a. Principal structures constructed on the site may include the following residential uses:
 - i. All residential units will be offered for sale or lease to households earning between 60-120% of the Area Median Income (AMI).
 - ii. Development Area A may include up to 9 single-family detached homes with front-loaded garages, allowed by right and subject to prescribed conditions, along with any accessory uses permitted under the N2-B zoning district.
 - iii. Development Areas B, C, and D may include a total of up to 35 single-family detached homes with rear-loaded garages, permitted by right and subject to applicable conditions, including permitted accessory uses as defined in the N2-B zoning district.
 - iv. Development Areas E, F, G, and I may collectively accommodate up to 43 single-family detached units and up to 91 single-family attached (townhome-style) units, all permitted by right with prescribed conditions and allowed accessory uses within the N2-B zoning district.
 - v. Development Area H may include an age-restricted independent living community with up to 130 units. All development areas are subject to the conversion provisions outlined below.
 - b. All development areas included in this rezoning are granted conversion flexibility allowing up to 10% of the total approved units to shift between residential types, provided the total number of units does not exceed the maximum cap of 308 units.

3. Ingress/Transportation:

- a. Access to the various Development Areas will be provided via Banner Ridge Boulevard, Lukes Drive, and University Church Drive, as generally illustrated on the Rezoning Plan. Final access locations may be adjusted during the permitting process in accordance with applicable regulations.
- b. Banner Ridge Blvd. Ext. is considered the primary access to the site. This access will be completed by the Petitioner at the time of development.
- c. In Development Area A, single-family detached homes may have direct driveway access to the proposed public street. For all other single-family detached units and single-family attached units located within the interior portions of the site, access will be provided through rear-loaded garages, adjacent parking lots, and designated on-street parking.
- d. All newly constructed public streets within the development will conform to the standards for a Local Residential Wide Street, as defined by CLDSM details.
- e. Private alleys serving both single-family detached and attached residences will be built in accordance with CLDSM detail 11.19B or 11.19C, depending on site-specific conditions and requirements.
- f. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained Street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- g. Development areas will be designed to include but not limited to vertical and horizontal roadway alignment and intersection angle requirements.
- h. Proposed sidewalk extension to Beatties Ford Rd. and right turn lane on Beatties Ford Rd., with construction pending completion of right-of-way acquisition from the property owner, 6023 Beatties Ford LLC.
- i. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
- j. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued.
- k. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- l. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on their own or in conjunction with other development or roadway projects taking place within the broad north Western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

4. Setbacks, Landscape Yards, and Open Space:

- a. Building setbacks shall comply with the requirements of the N2-B zoning district, measured from the proposed back of curb.
- b. A minimum of 15,000 square feet of enhanced open space will be provided within Development Areas G, F, and I. These areas will include a mix of landscaping, pedestrian pathways, lighting, and seating to create functional and inviting community spaces.
- c. Within the proposed open spaces, the design of the open space shall consist of four (4) or more of the following potential components:
 - i. Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, tree save, etc.). Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native soil).
 - ii. Enhanced plantings shall generally consist of a minimum of 2 trees and 30 shrubs for each 1,500 SF of open space areas. This may be achieved cumulatively for the site and not separated into each smaller area.
 - iii. Seating options include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 30 square feet of public open space. Seating shall be a mixture of moveable and fixed.
 - iv. Public art/sculpture.
 - v. Public art, either in the form of murals, sculpture, or other mediums alongside the details of the art intervention (inclusive of type, size, and location) shall be provided. Details around the artist, actual artwork are required.
 - vi. The petitioner may use the City of Charlotte's Creative Artist Pool to utilize for implementing any public art. If interested in the creative pool coordinate with the city's Urban Design Center for the creative pool list.
 - vii. Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.
 - viii. If this element is utilized, the petitioner shall provide a lighting plan to plan review staff that provides details around the lighting fixture along with the type and installation.
 - ix. At least one common open space area shall be accessible from all residential lots in the residential development within a 1,000 foot radius of the common open space area. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space.
 - x. A 10-foot-wide Class 'B' landscape yard will be installed along any property boundary that adjoins existing single-family residential zoning. A fence is optional.

5. Architectural Design:

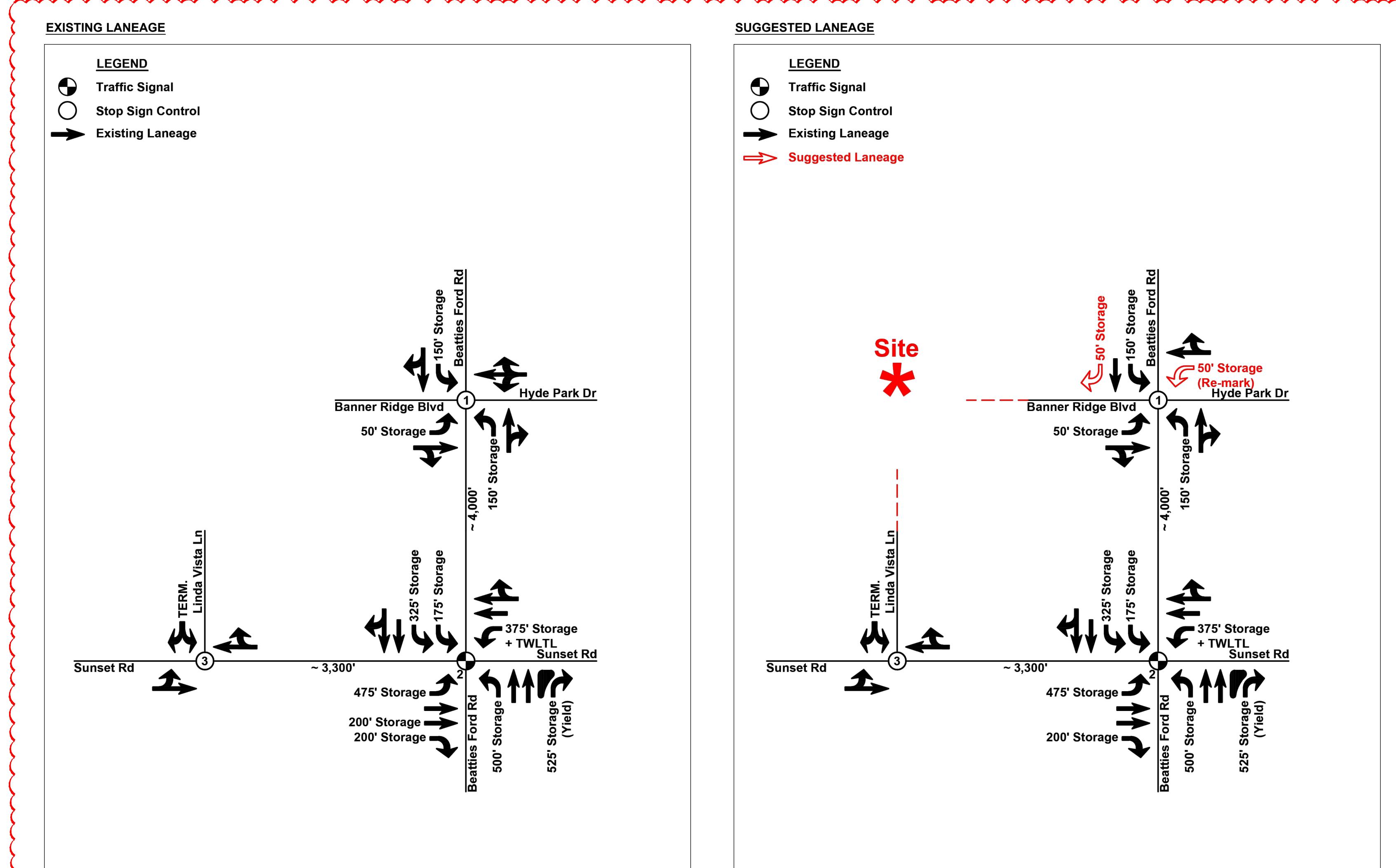
- a. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
- b. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- c. Usable porches and stoops shall form a prominent feature of the building design and be located on the front and/or side of the building. Porches and stoops, where applicable, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
- d. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- e. Garage doors proposed along public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- f. Townhouse and Attached Single Family buildings fronting public or private network required streets, four 6 individual unit buildings are allowed but all others should be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 56-unit buildings are adjacent.

6. Natural Resources:

- a. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. Any stormwater management facilities shown on the Rezoning Plan—including their size, type, and location—will be reviewed during the formal development plan process. These elements are not considered approved with the rezoning and may be modified as needed to meet actual stormwater treatment requirements and natural drainage patterns.
- b. Any proposed development within SWIM or Post Construction Stormwater Ordinance (PCSO) buffers must be coordinated with Charlotte-Mecklenburg Storm Water Services and will require their approval, including any necessary mitigation as outlined by the City Ordinance. The petitioner understands that any stream delineation identifying intermittent or perennial streams will be reviewed for accuracy during permitting and is not validated as part of the rezoning approval.

7. Dedication to Parks and Rec:

- a. The Petitioner will dedicate the 100' SWIM buffer along McIntyre Creek to Mecklenburg County Parks and Rec and a 60' access easement to University Church Drive, as shown on rezoning site plan.



SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY		
Proposed Trip Generation	Land Uses	Density
1) Residential		Daily Trips/Peak Hour Trips
2)		> 1,500 daily trips
Total:		
Multimodal Mitigation		
1)	Tier:	Tier 2
2)	Required Points:	6 points
List of Mitigations:		
1)	Update the pedestrian ramps to meet ADA specifications and install APS buttons at the intersection of Beatties Ford Road & Sunset Road (10 points)	
2)		
Transportation Demand Management Mitigation		
1)	Tier:	N/A
2)	Required Points:	Not required for this development based on zoning
List of Mitigations:		
1)		
2)		

CONVERSION RIGHTS TABLE				
PRODUCT TYPE	PER REZONING	*MAXIMUM UNITS INCLUDING CONVERSION RIGHTS 10% CAP*	DATE OF CONVERSION	DEVELOPMENT DESCRIPTION
SINGLE FAMILY DETACHED	87 UNITS	117 UNITS MAX		REMAINING BALANCE (AFTER CONVERSION)
SINGLE FAMILY ATTACHED	91 UNITS	121 UNITS MAX		
INDEPENDENT LIVING UNITS	130 UNITS	160 UNITS MAX		
TOTAL	308 UNITS			

*CONVERSION RIGHTS MAY BE APPLIED ACROSS PRODUCT TYPES, PROVIDED THE TOTAL DOES NOT EXCEED 308 AND INDIVIDUAL CATEGORY CAPS ARE NOT EXCEEDED.

REZONING
 CHARLOTTE, NC
 #2025-070

LANDDESIGN PROJ.# 1023287

REVISION / ISSUANCE

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3	PER STAFF COMMENTS	12.16.2025

SCALE NORTH
 VERT: N/A
 HORIZ: N/A
 SHEET TITLE
 DEVELOPMENT STANDARDS

SHEET NUMBER
 RZ-3



223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
C ENG. FIRM LICENSE # C-0658



PARK CHURCH

REZONING

CHARLOTTE, NC

REZONING CHARLOTTE, NC

LANDDESIGN PROJ.# 1023287

REVISION / ISSUANCE			
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0	INITIAL REZONING SUBMITTAL	06.15.2023	1
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3	PER STAFF COMMENTS	12.16.2023	

SCALE NORTH

VERT: N/A

HORZ: 1" = 100'

0 50 100 200

SHEET TITLE

TREE SURVEY

SHEET NUMBER