

TOTAL ACREAGE: ± 30.37 ACRES
TAX PARCEL: A PORTION OF 037-361-23
EXISTING ZONING: N1-A
PROPOSED ZONING: N2-B
EXISTING USES: VACANT

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 N-2-B ZONING DISTRICT. THE TOTAL NUMBER OF RESIDENTIAL UNITS ACROSS ALL TYPES SHALL NOT EXCEED 308 UNITS.

SITE LEGEND

— 100 —

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SEAL

PARK CHURCH


2025-070

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

SHEET TITLE

SHEET NUMBER

SHEET NUMBER

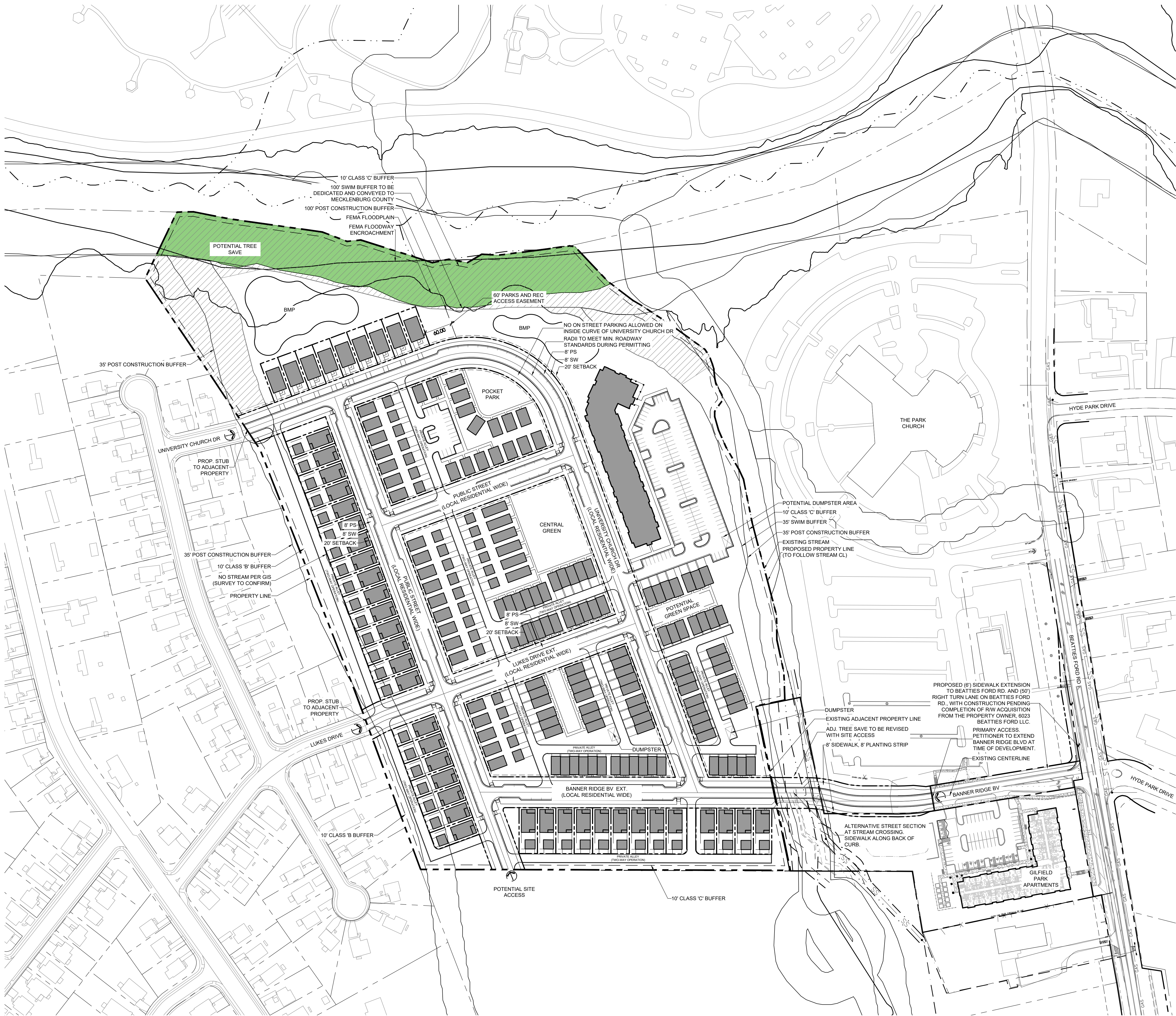
RZ-1

SITE LEGEND

POTENTIAL TREE SAVE



100' SWIM BUFFER ALONG
MCINTYRE CREEK DEDICATED
TO PARKS AND REC.



KEY MAP

SEAL

PROJECT

PARK CHURCH

REZONING

CHARLOTTE, NC

#2025-070

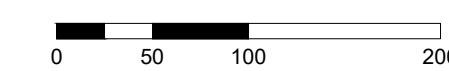
LANDDESIGN PROJ.# 1023287

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	06.15.2025
1	PER STAFF COMMENTS	09.15.2025
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SCALE

VERT: N/A
HORZ: 1" = 100'



SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2

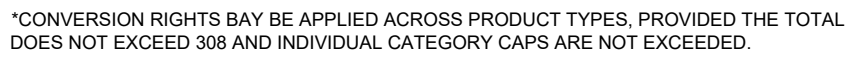
12/16/2025

- 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: 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.

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).
 - b. 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.
 - c. Development Area B may include a total of up to 35 single-family detached homes with front-loaded garages, permitted by right and subject to applicable conditions, including permitted accessory uses as defined in the N2-B zoning district.
 - d. 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.
 - e. 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.
- Development Area H conversion provisions: 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.

- a. Building setbacks shall comply with the requirements of the N-2-B zoning district, measured from the proposed back of curb.
- b. A minimum of 1,000 square feet of enhanced open space will be provided within Development Areas G, F, and E. 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 elements:
 - 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 species).
 - ii. Enhanced plantings that generally consist of a minimum of 2 trees and 30 shrubs for each 1,500 SF of open space area. 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 a minimum of one foot of seating per 30 square feet of public open space. Seating shall be a mixture of moveable and fixed.
 - iv. Public art/sculpture:
 - iii.a. Public art, either in the form of murals, sculpture, or other mediums alongside the details of the art intervention (including type, size, and location) shall be provided. Details around the actual, actual artwork are not required.
 - iii.b. The petitioner may use the City of Chatham's Creative Artist Panel to utilize for implementing any public art. If interested in the creative or coordinated with the city/Urban Design Center for the creative public art.
- d. Decorative lighting elements that include uplifting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.
- e. i. When this element is utilized, the petitioner shall provide a location plan to plan review staff that provides details/technical notes on the element along with the lighting of installation.
- f. v. 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.
- g. A 10-foot-wide Class 'B' landscape area 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 predominant feature of the building design and be located on the front and/or side of the building. Usable front porches and stoops shall 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. Porches and stoops proper to the building's design shall minimize the visual impact by providing a screen of 24 to 36 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 (4) individual buildings are allowed to be attached and shall be limited to 10 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if more than five (5) individual buildings are adjacent.



KEY MAP

SEAL

PROJECT

PARK CHURCH

REZONING

CHARLOTTE, NC

#2025-070

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SCALE

VERT: N/A
HORZ: 1" = 100'

SHEET TITLE

SCHEMATIC MASTER PLAN

SHEET NUMBER

RZ-4



SEAL


PROJECT

REZONING
CHARLOTTE, NC
#2025-070

[illegible]

SCALE NORTH

VERT: N/A
HORZ: 1" = 100'



A horizontal graphic scale bar is shown with markings at 0, 50, 100, and 200 feet. Above the scale bar is a north arrow pointing upwards, consisting of a circle with an arrow inside.

TREE SURVEY

SHEET NUMBER

RZ-5