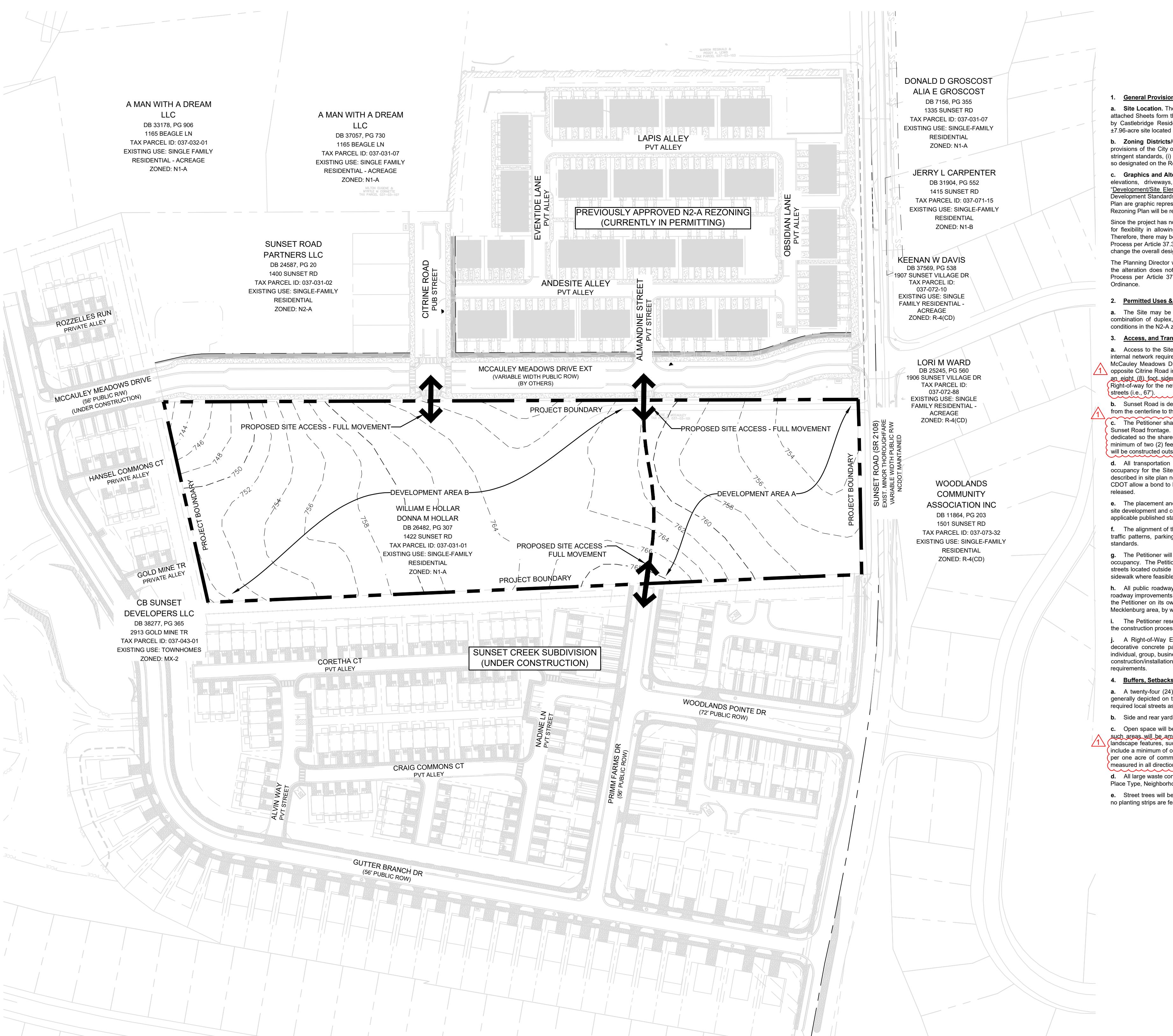




**REZONING
TECHNICAL
DATA SHEET**

PETITION NO. RZP-2025-048

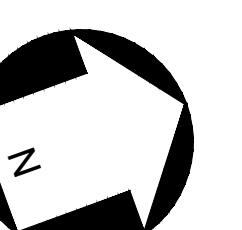


LEGEND:

—	PROPERTY BOUNDARY
—	EXISTING CONTOUR LINES
—	EXISTING LOT LINE
—	RIGHT-OF-WAY LINE
—	SETBACK LINE
—	EXISTING PAVEMENT
—	PROPOSED CURBING
—	EXISTING CURBING
—	ROAD CENTERLINE
—	EXISTING FENCE
—	EXISTING BUILDING
—	PROPOSED SITE ENTRY

This Plan Is A
Preliminary Design.
NOT Released For
Construction.

No.	Date	By	Description
1	07/15/25	ENLS	PER REVIEWER COMMENTS



SCALES: 1" = 100'
REVISIONS:

No.	Date	By	Description
1	07/15/25	ENLS	PER REVIEWER COMMENTS

Sheet Number:

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ENLS

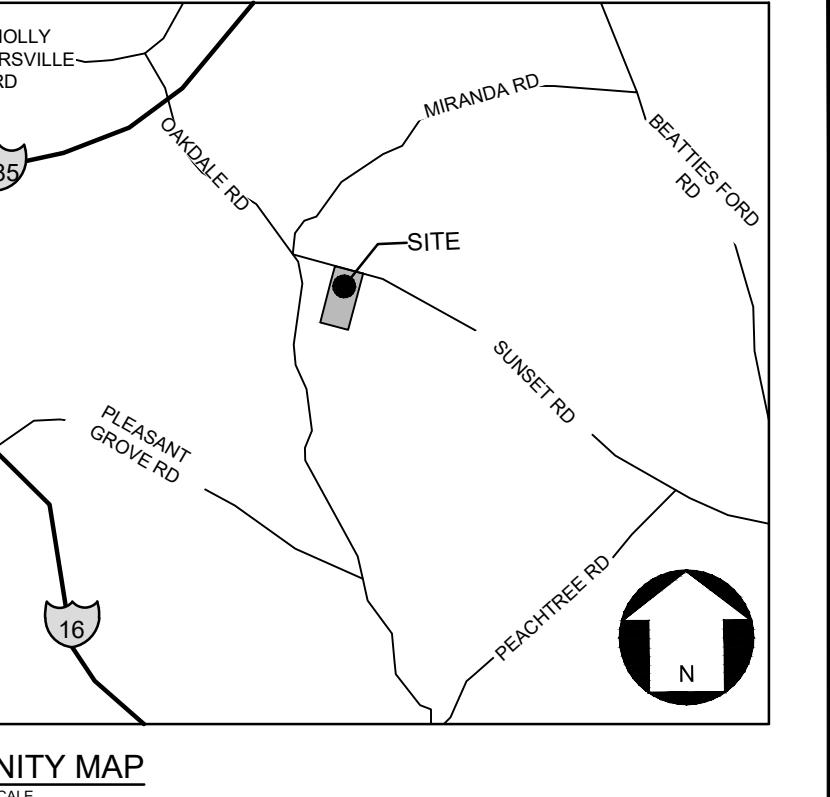
Checked By:

Date: 7/15/2025

Project Number: 25022

Sheet Number:

RZ-1



VICINITY MAP

NOT TO SCALE

1. General Provisions:

a. Site Description. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Castlebridge Residential Development to accommodate the development of a residential community on an approximately 97.96-acre site located at 1422 Sunset Road, Charlotte NC 28216, the ("Site").

b. Zoning. The City of Charlotte Unified Development Ordinance ("UDO") shall govern the Site. Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the N2-A zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on the Site.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas and other development matters and site elements (collectively, the "Development Site Elements") shown on the attached Sheets shall be considered to be the graphic representations of the Development Site Elements. The layout, locations, sizes, and formations 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 Article 37 of the Ordinance.

Since the Petitioner has not independently made development decisions, the Petitioner shall be bound by the Rezoning Plan. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed through this process, and if it is determined that the site modifications do not meet the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the Ordinance. In such instances, the Petitioner may use the City's Creative Artist Plot to utilize for implementing any minor changes.

d. Interactive elements that users the enjoyment of sensory stimulation. These elements should include but not be limited to music, water, and light and play.

e. 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. When this element is utilized, the petitioner shall provide a lighting plan to plan review staff for review and provide details/notes on the element along with the location of installation.

f. At least one common open space and 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 to street, sidewalk or trail. Connections to the nearest point of the open space. Multiple common open space areas may be needed to meet this requirement.

g. General Design Guidelines:

a. The residential buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance. When a building abuts both a frontage and common open space and the building fronts along the common open space as per the requirements of Article 5.3.G, the general design guidelines of this section will apply.

b. Windows, doors, porches, stoops, or other architectural features are required on all frontage-facing facades to avoid the appearance of blank walls. All ground floor entrances to individual units on a frontage with a sidewalk shall be between 3' and 5' above or below the grade of the adjacent sidewalk when located within 10' of the back of sidewalk. If porches are provided, they shall be covered and be at least 3' (6' feet) deep. If stoops are provided, they shall be at least three (3) feet deep and may be covered.

c. The facades of the buildings abutting public streets and internal network required streets will not have blank walls that exceed 20' (20 feet) in length. All ground floor entrances to individual units on a frontage with a sidewalk shall be between 3' and 5' above or below the grade of the adjacent sidewalk in order to accommodate a minimum 25% transparency on the ground floor and 15% transparency on the upper floors to avoid blank walls.

d. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure as follows: (i) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to hips, dormer or parapet; and (ii) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.

e. The attached dwellings shall incorporate one of the following into the design of the structure: (i) variation in the facade depth of adjoining dwelling units of at least one foot (1'); (ii) variation in the height of the facade; and (iii) architectural features, such as balconies, bay windows, or other elements along the facade of each dwelling unit, are subject to the standards of Article 18.

f. Meter banks, HVAC, and related mechanical equipment will be screened as required per the Ordinance. Ground-mounted or water feature units shall be located in the established setbacks along a frontage.

g. Dumpster and recycling units shall be enclosed by a minimum 75% opaque fence with one side being a decorative gate. The fence used to enclose the dumpster will be of a material prescribed by the Ordinance and be of a compatible color used on the principal buildings.

h. A minimum of 50% of the residential buildings within the multi-dwelling development will contain four (4) or less dwelling units. No more than six (6) attached dwelling units may be located in a residential building. No more than 10% of the total number of residential buildings on the Site shall contain six (6) attached dwelling units.

i. All dwelling units will have garages and all residential buildings fronting a network required street will have rear loaded garages.

j. Walkways shall be provided to connect all network entrances to sidewalks along street(s). For dwelling units which front along a network required street, a direct pedestrian connection will be provided from the entrance to the adjacent public sidewalk.

k. Accessory buildings and structures associated with the multi-dwelling development will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

l. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be 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 petition. 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 provisions of the Ordinance found in Article 20. The final location of the required tree save/related tree save areas 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 petition and are subject to change.

c. Development within any SWIMPCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. Stream delineation reports are subject to review and approval by Charlotte Storm Water Services.

7. Lighting:

a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

8. 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 or portion of the Site affected by such amendment in accordance with the provisions herein and Article 37.3 of the Ordinance.

9. Binding Effect of Rezoning Plan:

a. This Rezoning Petition is issued under all conditions applicable to the development of the Site imposed under the Rezoning Plan will be amended in the manner provided under the Ordinance, being 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.

