

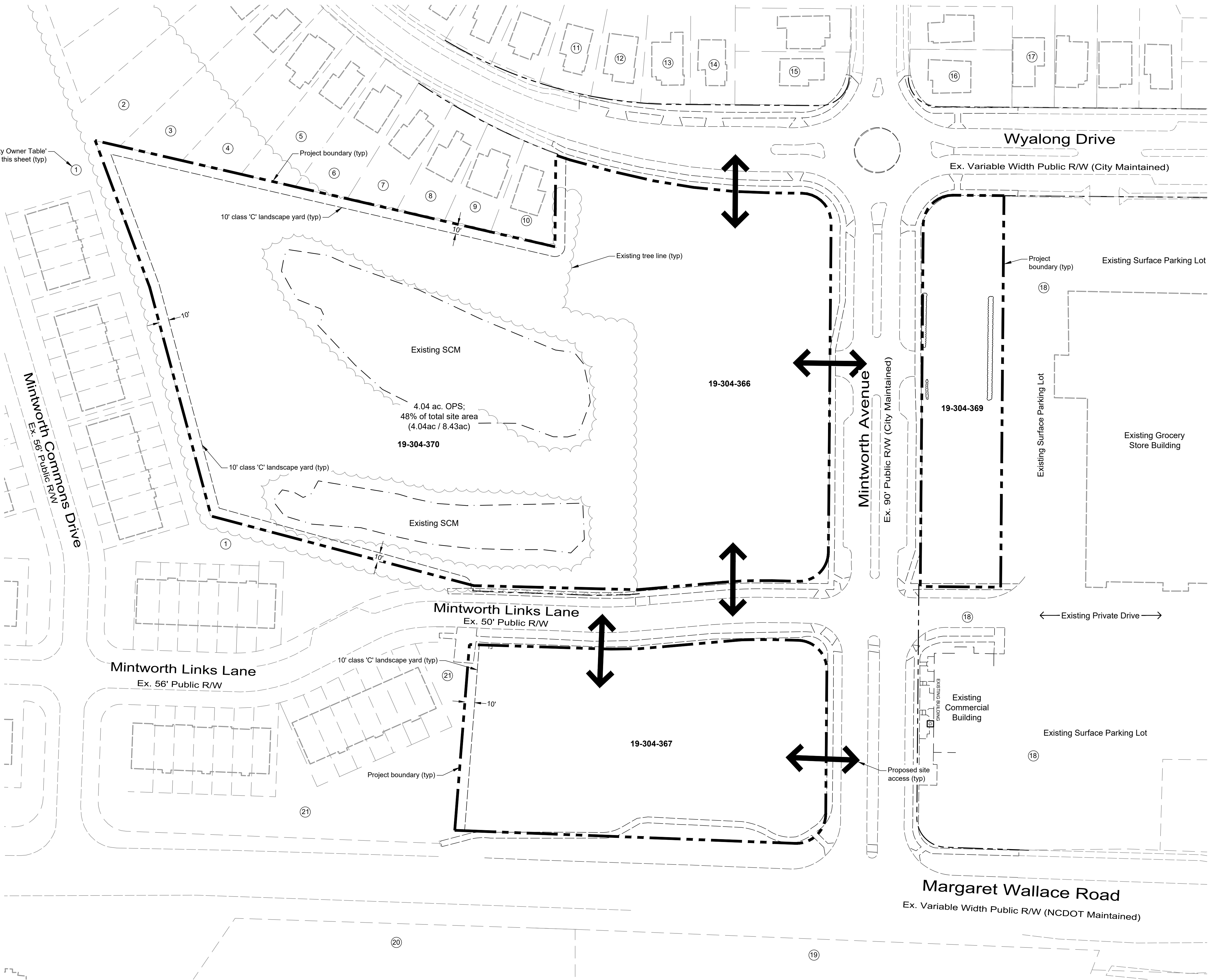
Vicinity Map
(Not to Scale)

PRELIMINARY

Development Data

Site Acreage:	± 8.43 acres
Tax Parcels:	19-304-366, 19-304-367, 19-304-369, 19-304-370
Existing Zoning:	NS
Proposed Zoning:	N2-B(CD)
Existing Uses:	Vacant
Proposed Uses:	Single-family attached, multi-dwelling development
Proposed Unit Count:	Up to 64 units
Maximum Building Height:	Will be provided as required by the Ordinance.
Open Space:	Open space provided as required by Ordinance: - Required: 15% (1.26 acres) - Provided: 48% (4.04 acres)
Parking:	Will be provided as required by the Ordinance. Existing on-street parking along Mintworth Avenue will be included in the parking calculation for this project.
Front Setback:	As required by the ordinance; minimum twenty (20) feet.
Side Yard:	As required by the ordinance; minimum five (5) feet.
Rear Yard:	As required by the ordinance; minimum ten (10) feet.
Sub-lot Sideyard:	5 ft
Garage Setback:	30' from the centerline of the alley

Adjacent Property Owner Table			
ID	PIN #	Address	Owner
1	193-041-75	NA	MINTWORTH COMMONS TOWNHOME ASSOCIATION INC.
2	193-043-44	5488 WYALONG DR CHARLOTTE NC 28227	URSULA A. MELENDEZ
3	193-043-43	5452 WYALOND DR CHARLOTTE NC 28227	PROGRESS RESIDENTIAL BORROWER 2 LLC
4	193-043-42	5500 WYALONG DR CHARLOTTE NC 28227	DAVID J URRUTIA
5	193-043-41	5504 WYALONG DR CHARLOTTE NC 28227	LARRY D JR BLAKENEY
6	193-043-40	5508 WYALONG DR CHARLOTTE NC 28227	DAVID D ESCOBEDO & CLAUDIA DIAZ
7	193-043-39	5512 WYALONG DR CHARLOTTE NC 28227	TRACEY J WALLACE & LAXTON JR WALLACE
8	193-043-38	5516 WYALONG DR CHARLOTTE NC 28227	LANG DUY TRAN & HANH TU
9	193-043-37	5520 WYALONG DR CHARLOTTE NC 28227	HADDAS HEGGA
10	193-043-36	5524 WYALONG DR CHARLOTTE NC 28227	HARI L BISWA, MEENAKUMARI BISWAKARMA, DAMANTA GAJMER, & DHAN BISWIA
11	193-047-46	5525 WYALONG DR CHARLOTTE NC 28227	RALPH PARKMAN
12	193-047-47	5529 WYALONG DR CHARLOTTE NC 28227	CEU HMIUNG, SAN SAN AYE, & MAH MAH
13	193-047-48	5533 WYALONG DR CHARLOTTE NC 28227	TRANG TRAN & CHINH LY
14	193-047-49	5537 WYALONG DR CHARLOTTE NC 28227	REBECCA Z KAHSSAI & MEHARI R TEDLA
15	193-047-20	9524 MINTWORTH AVE CHARLOTTE NC 28227	CARLOTA P ESCARCHA & LEOPOLDA ESCARCHA
16	193-047-15	9523 MINTWORTH AVE CHARLOTTE NC 28227	AYANNA S HILL
17	193-047-16	5611 WYALONG DR CHARLOTTE NC 28227	JAIME S ALBERTO & ISABEL RAYMONDI
18	193-043-68	5708 WYALONG DR CHARLOTTE NC 28227	MINTWORTH COMMONS HOLDINGS LLC & C/O APG ADVISORS
19	193-051-20	4420 MARGARET WALLACE RD MATTHEWS NC 28105	CBS HOLDINGS LLC & LILLY HOLDINGS LLC
20	193-511-01	NA	MECKLENBURG COUNTY
21	193-041-78	NA	MINTWORTH COMMONS TOWNHOME ASSOCIATION INC.



NOT FOR PERMITTING OR CONSTRUCTION



301 S. MCDOWELL STREET
SUITE 300
CHARLOTTE, NC 28204
NC ENGINEERING FIRM F-0908
PHONE: (704) 529-6500

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PREPARED FOR:

True Homes, LLC

2649 Brekonridge Centre Drive
Suite 104
Monroe, NC 28110

REV	REVISION DESCRIPTION	DATE	CHANGED BY

SEAL(S)

PRELIMINARY
NOT FOR PERMITTING
OR CONSTRUCTION

Mintworth Avenue Rezoning

City of Charlotte, North Carolina

Technical Data Sheet

Rezoning Petition RZP-2025-013

SCALE

VERT: N/A
HORZ: 1" = 50'

0 25 50 75 100

DESIGN BY:	DATE:
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

PROJECT/TRACKING #
INTERNAL: 100862.00
MUNICIPAL: RZP-2025-013
ORIGINAL DATE: 02/14/2025

SHEET RZ-1

PRELIMINARY



301 S. McDOWELL STREET
SUITE 300
CHARLOTTE, NC 28204
NC ENGINEERING FIRM F-0908
PHONE: (704) 529-6500

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Mintworth Avenue Rezoning

City of Charlotte, North Carolina

Schematic Site Plan
Rezoning Petition RZP-2025-013

SCALE

VERT: N/A
HORZ: 1" = 50'

0 25 50 75 100

DESIGN BY:
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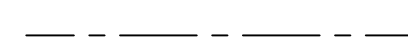
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SHEET RZ-2

Legend



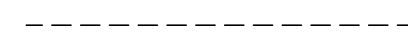
Project Boundary



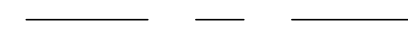
Proposed Sub-lot Line



Existing Parcel Line



Proposed Setback



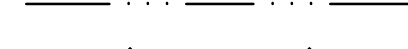
Proposed Street Center Line



Proposed Sidewalk



Proposed Open Space



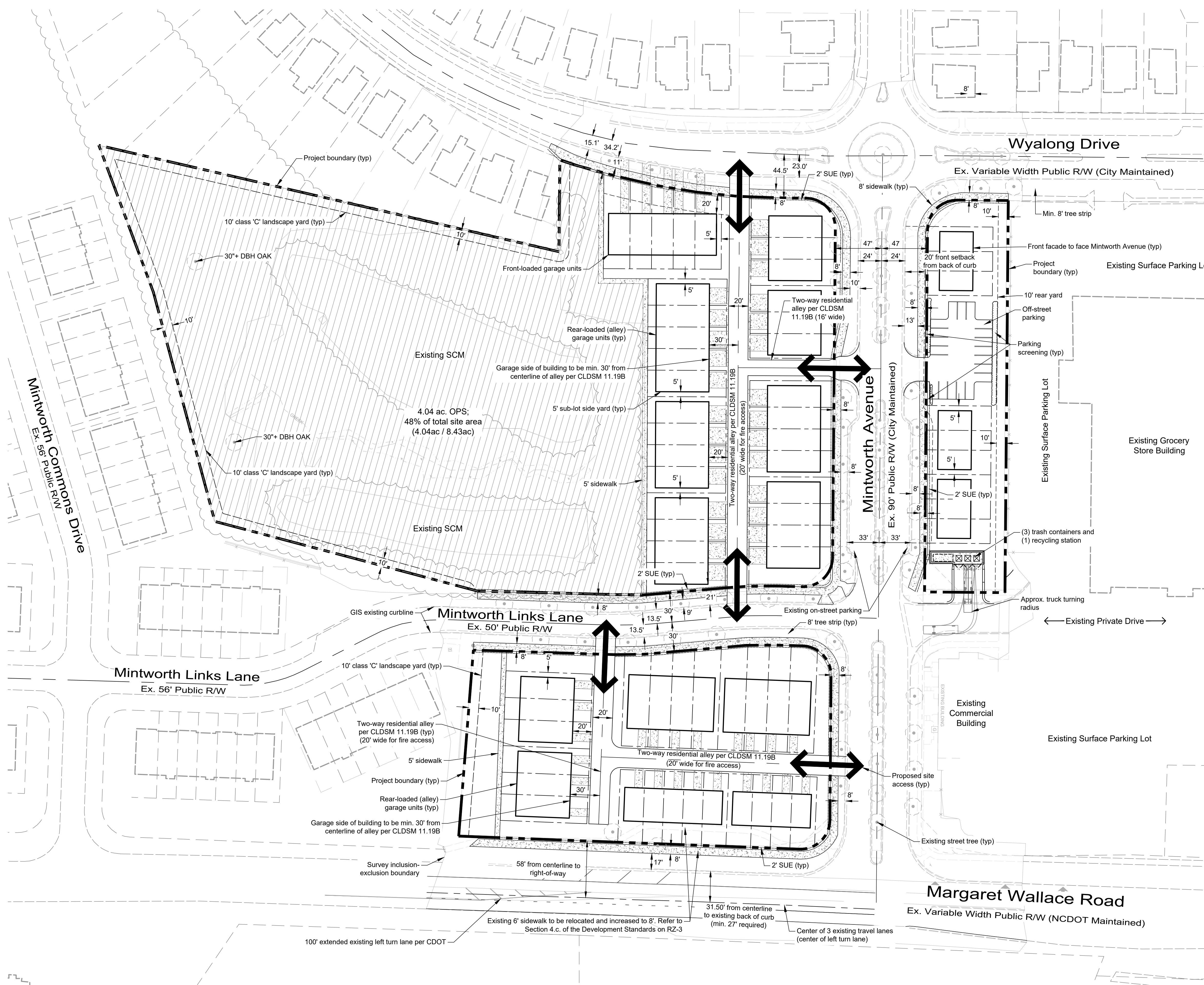
Existing BMP



Proposed Site Access



Existing Street Tree (Surveyed min. 8" DBH)



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.

MERRICK® <small>301 S. McDOWELL STREET SUITE 300 CHARLOTTE, NC 28204 NC ENGINEERING FIRM F-0908 PHONE: (704) 529-6500</small>																																																	
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