

#### **Site Development Data:**

- Acreage: +/- 8.43
- Tax Parcel #: 193-043-66; 193-043-67; 193-043-69; 193-043-70
- Existing Zoning: NS
- Proposed Zoning: N2-B(CD)
- Proposed Zoning: N2-E
   Existing Uses: Vacant
- **Proposed Uses:** A multi-dwelling development with up to sixty-four (64) dwelling units which may include a combination of duplex, triplex, quadraplex and/or multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-B(CD) zoning district together with accessory uses as more specifically restricted below in Section 2.
- Maximum Building Height: Not to exceed 48 feet.
- Parking: Will be provided as required by the Ordinance.
- Maximum Building Coverage: Will be provided as required by the Ordinance.

#### 1. General Provisions:

- **a. Site Location.** 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 True Homes, LLC to accommodate the development of a residential community on an approximately ±8.43-acre site located on Mintworth Avenue, west of Margaret Wallace Road (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 Unified Development Ordinance (the "Ordinance"). 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") 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 Article 37 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 Article 37.3 of the Ordinance. These instances would include changes to graphics if they are:

(i) minor and don't materially change the overall design intent generally depicted on the Rezoning Plan.

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 Article 37.3 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 sixty-four (64) dwelling units which may include a combination of duplex, triplex, quadraplex, and/or multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-B zoning district together with accessory uses. It is understood the proposed development is considered a "multi-dwelling development" as defined by the UDO and units may be on sublots.

# 3. Access, and Transportation Improvements:

- **a.** Multiple access points to the Site will be from Mintworth Avenue, Mintworth Links Lane, and Wyalong Drive as generally depicted on the Rezoning Plan.
- **b.** The Petitioner will provide a minimum eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage of Margaret Wallace Road.
- c. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
- **d.** 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 applicable published standards.
- **e.** The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- f. 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 its own or in conjunction with other development or roadway projects taking place within the broad area, by way of a private/public partnership effort or other public sector project support.
- **g.** The Petitioner reserves the right to make additional adjustments that may be necessary to accommodate changes throughout the construction process as approved by NCDOT/CDOT.
- h. In the event a Right-of-Way Encroachment Agreement is necessary 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 will be submitted for approval by CDOT prior to construction/installation.
- i. Existing left turn lane along Margaret Wallace Road will be extended by 100' per NCDOT.
- 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. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

- **k.** All transportation improvements will be approved and constructed before the site"s first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are approved by CDOT and explicitly described in site plan notes.
- I. 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 its own or in conjunction with other development or roadway projects taking place within the broad southeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

#### m. Bicycle facilities will be constructed by locating curb and gutter 27' from the center line of Wyalong Drive.

n. 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, businedd, or homeowner's business association. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

#### 4. Streetscape, Yards, and Landscaping:

- a. Mintworth Avenue, Mintworth Links Lane, and Wyalong Drive were constructed to the street sections of the approved Rezoning Petition 2004-038. The forementioned streets are also not identified in the adopted 'Charlotte Streets Map' for UDO specific street types. The existing street sections are to be respected with this rezoning petition. The petitioner does not extend the limits of the areas to be rezoned through the existing recorded right-of-way of the forementioned streets.
- **b.** Margaret Wallace Road is located adjacent to The Town of Matthews town limits and is not identified in the adopted 'Charlotte Streets Map' for UDO specific street types.
- **c.** The petitioner requests that the existing six (6) foot sidewalk along Margaret Wallace Road that encroaches within the portion of area to be rezoned (PIN # 193-043-67), to be relocated within the existing right-of-way pursuant to the approved Rezoning Petition 2004-038.

**d.** Front and side yards will be provided as required by the UDO.

**e.** A ten (10) foot wide Class C landscape yard will be provided as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance.

#### 5. General Design Guidelines:

- a. The following building materials will not individually exceed 25% of each facade along a frontage:(i) Corrugated metal siding
  - (i) Corrugated metal siding
  - (ii) Plain concrete masonry units (CMU)
  - (iii) Plastic
  - (iv) T-111 conposite plywood siding
  - (v) Vinyl
  - (vi) Exterior insulation finishing systems (EIFS) are prohibited
- **b.** Building entrances will be connected via a sidewalk to adjacent public or private street sidewalks.

### 6. Open Space:

a. Will be provided as required by Ordinance.

### 7. Environmental Features:

- **a.** The Site will comply with the Tree Ordinance regulations found in Article 20 of the Unified Development Ordinance. A survey of trees in the existing street right-of-way will be provided at the land development approval process for the Site.
- **b.** 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.
- **c.** The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

### 8. <u>Lighting:</u>

**a.** All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas, and courtyards.

### 9. <u>Signs:</u>

**a.** Reserved.

### 10. <u>CATS:</u>

a. Final placement and specifications will be coordinated with the developer to ensure compliance with UDO requirements.

## 11. <u>Amendments to the Rezoning Plan:</u>

**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 Article 37 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. MERRICK®

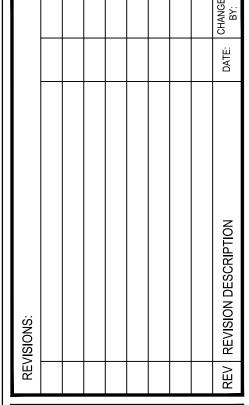
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PREPARED FOR:

True Homes, LLC

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SEAL(S)

PRELIMINARY
NOT FOR PERMITTING
OR CONSTRUCTION

Avenue Rezoning larlotte, North Carolina

Mintworth Avairy of Charlot City of Charlot Developme

Standards RZP-2025-013

SCALE VERT: N/A HORZ: N/A

DATE:

DESIGN BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

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

SHEET RZ-3