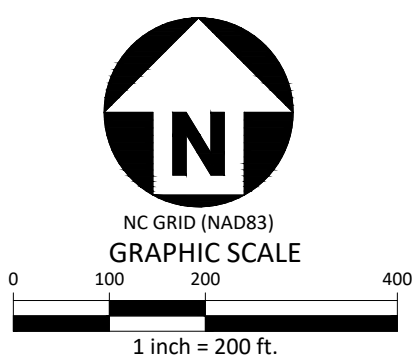


NOTE:  
1. ONSITE GARBAGE AND RECYCLE REQUIREMENTS TO BE MET PER ARTICLE 21.



**McADAMS**

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**CLIENT**

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MEGAN LEDBETTER  
TM BTR OF CAROLINAS, LLC  
11405 NORTH COMMUNITY HOUSE ROAD  
SUITE 150  
CHARLOTTE, NORTH CAROLINA 28277



**INNOVATION PARK -  
RESIDENTIAL**  
REZONING PETITION #2025-033  
IBM DRIVE  
CHARLOTTE, NORTH CAROLINA 28262

## REVISIONS

NO.	DATE	
1	05. 12. 2025	PER CITY COMMENTS
2	07. 14. 2025	PER CITY COMMENTS
3	08. 11. 2025	PER CITY COMMENTS

## PLAN INFORMATION

PROJECT NO.	TMH-24021
FILENAME	
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=200'
DATE	03. 17. 2025

## REZONING PLAN

# RZ.01



INNOVATION PARK  
DEVELOPMENT STANDARDS  
Petitioner: TM BTR of the Carolinas, LLC  
Rezoning Petition No. 2025-xxx

8/11/2025

Site Development Data:

- Acreage: ± 40.13 acres  
--Tax Parcels: portions of 047111110 and 04711107  
--Existing Zoning: RE-3 and RC  
--Proposed Zoning: CAC-1(CD)  
--Existing Uses: Surface Parking, Vacant  
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the N2-A zoning district, not otherwise limited herein  
--Maximum Development: 260 single-family attached units and/or quadruplex units  
--Maximum Building Height: per the UDO  
--Parking: per the UDO

I. General Provisions:

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by TM BTR of the Carolinas, LLC ("Petitioner") to accommodate the development of a residential community on an approximately 40.13-acre site located on portions of two parcels on the west side of IBM Drive, more particularly described as Mecklenburg County Tax Parcel Numbers 047-111-10 and 047-111-07 (the "Site").
- b. **Intent.** This Rezoning is intended to accommodate development on the Site of single-family attached residential uses that are compatible with the surrounding campus and community activity uses of Innovation Park.
- c. **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 "UDO").
- Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the CAC-1 zoning district shall govern development taking place on the designated portion of the Site.
- d. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site.

II. Architecture and Design

- a. Buildings shall contain a maximum of six (6) single-family attached townhome per building.
- b. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank"), metal, and/or other materials approved by the Planning Director.
- c. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
- d. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches (if provided) may be no less than 2:12, unless a flat roof architectural style is employed.
- e. Usable porches and stoops may be incorporated as a feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least four (4) feet deep. Stoops and entry-level porches may be covered but should not be fully enclosed.
- f. Garage doors visible from public or private streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- g. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.

III. Amenities & Greenway

- a. Petitioner shall provide a minimum of three (3) of the following amenities on the Site: clubhouse, butterfly garden, dog park, fire pit, grills, seating areas, art installations, and/or enhanced landscaping that includes mature trees and/or ornamental flowering plants.
- b. Publicly accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the designated Open Space Area(s) shall consist of four (4) or more of the following potential components, in the aggregate:
1. Enhanced plantings within the Open Space Areas in excess of minimum planting standards required of the ordinance.
- a. Enhanced plantings may take the form of trees and/or planting beds (standard, raised and/or terraced with native species).
- b. Petitioner shall outline the number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or otherwise) during the permitting phase of development for Land Development review.
2. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options.
- a. Petitioner shall provide the details in which the specialty paving materials are utilized to satisfy the requirements of this note, including details/technical notes on said materials and the location in which they will be placed, during the permitting phase of development for Land Development review.
3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.

3

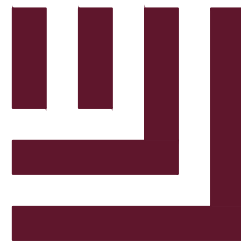
4. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 30 square feet of public open space. Seating shall be a mixture of moveable and fixed.
- a. Locations where the seating requirement is being implemented, along with the calculations confirming that the regulation has been met, shall be included during the permitting phase of development for Land Development review.
5. Have a minimum dimension of 50feet or more measured in all directions.
6. Public art/sculpture.
- a. 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 during the permitting phase of development for Land Development review. Details around the artist, actual artwork are not required.
7. Interactive elements that children or others to experience sensory stimulation including but not limited to music, water, and light.
8. 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.
- c. Petitioner shall dedicate and convey or provide an easement over the 100' SWM Buffer or Floodplain (whichever is larger) of the Doby Creek Tributary to Mecklenburg County, as generally depicted on the Rezoning Plan. Access easements may be provided over the private drives for maintenance and shall be further coordinated with Mecklenburg County Park and Recreation Department during the permitting phase of development.
- d. Garbage dumpster/compactor pad and recycling station area(s) may be located in the amenity area or elsewhere on the site and shall comply with Article 21 of the UDO.

IV. Transportation

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b. As depicted on the Rezoning Plan, the Site will be served by internal public streets and/or private streets/alleys and minor adjustments to the location of the internal streets/alleys shall be allowed during the construction permitting process.
- c. 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.
- d. 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 area, by way of a private/public partnership effort or other public sector project support.
- e. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the development area's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- f. Unless otherwise stated herein, all transportation improvements shall be completed prior to the issuance of the first building certificate of occupancy for the associated development area.

V. Environmental

- a. 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 to accommodate actual storm water treatment requirements and natural site discharge points.
- b. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- c. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
- d. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.



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PLAN INFORMATION

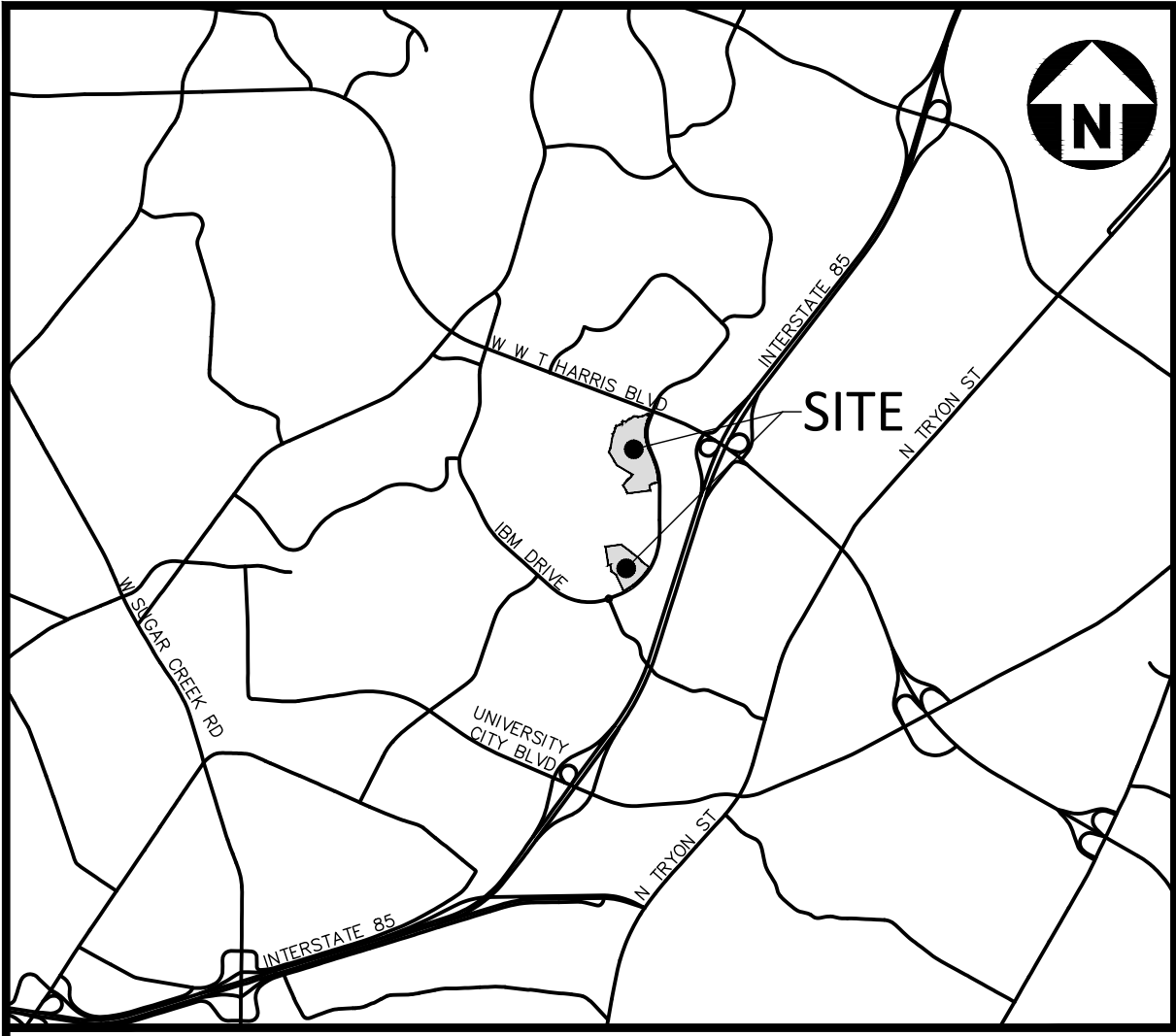
PROJECT NO.	TMH-24021
FILENAME	
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	03.17.2025

SHEET

REZONING NOTES

RZ.02





SITE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SUBLOT LINE
	EASEMENT LINE
	BUFFER LINE
	CENTERLINE
	STREAM BUFFER
	FLOODPLAIN
	POTENTIAL GREEN AREA/OPEN SPACE

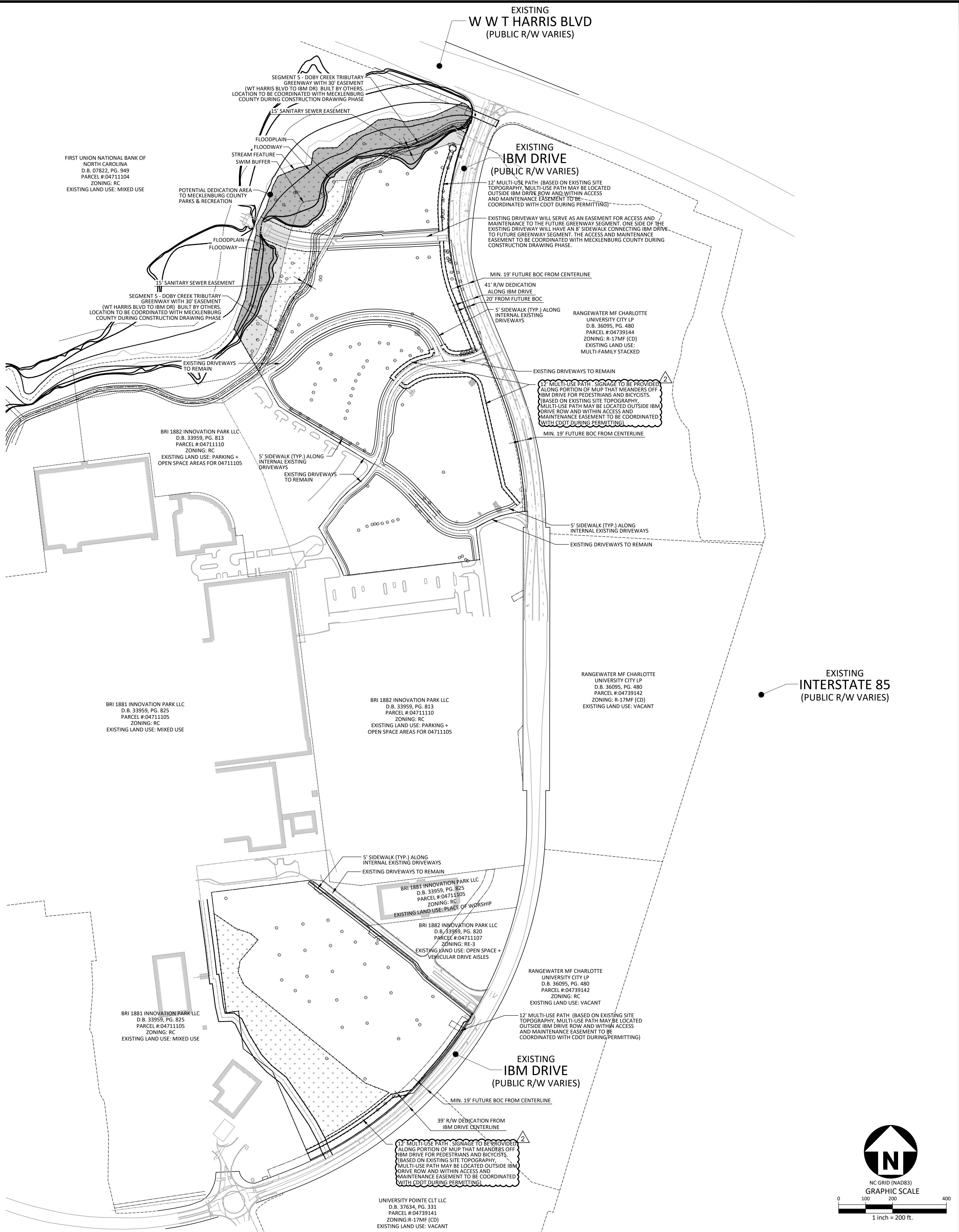
SITE DATA	
DEVELOPER: MEGAN LEDBETTER TM BTR OF CAROLINAS, LLC 11405 NORTH COMMUNITY HOUSE RD, SUITE 150, CHARLOTTE, NC 28277	
PARCEL NUMBER: PORTION OF 04711110 & PORTION OF 04711107	
TOTAL SITE ACREAGE:	± 40.13 AC
EXISTING ZONING:	RE-3 AND RC
PROPOSED ZONING:	NZ-A (CD)
PROPOSED USE:	USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES 250 SINGLE FAMILY ATTACHED UNITS AND/OR QUADRAPLEX UNITS
TOTAL DWELLING COUNT:	PER THE UDO
MAXIMUM BUILDING HEIGHT:	PER THE UDO
REQUIRED OPEN SPACE (10% OF SITE):	± 4.01 AC
POTENTIAL OPEN SPACE:	PER THE UDO
REQUIRED GREEN AREA (15% OF SITE):	± 5.91 AC
POTENTIAL GREEN AREA:	PER THE UDO

TREE TABLE		
Tree #	Diameter	Species
1	14"	OAK
2	30"	OAK
3	32"	OAK
4	30"	OAK
5	30"	OAK
6	32"	OAK
7	31"	OAK
8	30"	OAK
9	33"	OAK
10	30"	OAK
11	34"	OAK
12	10"	ELM
13	32"	OAK
14	33"	OAK
15	9"	OAK
16	31"	OAK
17	30"	OAK
18	10"	OAK
19	34"	OAK
20	34"	OAK
21	11"	BIRCH
22	30"	OAK
23	32"	OAK
24	5"	OAK
25	41"	OAK
26	32"	OAK
27	30"	OAK
28	7"	BIRCH
29	9"	BIRCH
30	5"	OAK
31	31"	OAK
32	8"	OAK
33	11"	OAK
34	12"	OAK
35	11"	OAK
36	5"	OAK
37	5"	OAK
38	39"	OAK
39	9"	OAK
40	5"	OAK
41	31"	OAK
42	31"	OAK
43	36"	OAK
44	10"	BIRCH
45	13"	OAK
46	30"	OAK
47	30"	TREE TWIN
48	7"	BIRCH
49	14"	OAK
50	11"	OAK

TREE TABLE		
Tree #	Diameter	Species
51	9"	OAK
52	17"	OAK
53	10"	OAK
54	9"	OAK
55	16"	OAK
56	7"	BIRCH
57	6"	OAK
58	6"	OAK
59	6"	OAK
60	10"	OAK
61	10"	OAK
62	24"	ASH QUAD
63	5"	OAK
64	6"	OAK
65	4"	OAK
66	6"	OAK
67	6"	OAK
68	6"	OAK
69	12"	BIRCH
70	11"	OAK
71	9"	OAK
72	36"	OAK
73	30"	TREE
74	13"	BIRCH
75	19"	OAK
76	19"	OAK
77	30"	BEECH
78	7"	BIRCH
79	6"	BIRCH
80	30"	OAK
81	9"	OAK
82	8"	BIRCH
83	11"	OAK
84	11"	BIRCH
85	15"	PINE
86	16"	OAK
87	16"	OAK
88	39"	OAK
89	30"	TREE
90	12"	OAK
91	11"	OAK
92	9"	OAK
93	11"	ELM
94	11"	OAK
95	8"	OAK
96	10"	OAK
97	7"	OAK
98	11"	OAK
99	36"	ASH
100	32"	OAK

TREE TABLE		
Tree #	Diameter	Species
101	6"	OAK
102	14"	OAK
103	9"	OAK
104	31"	OAK
105	32"	TREE
106	11"	OAK
107	30"	OAK
108	31"	OAK
109	35"	OAK
110	32"	BEECH
111	42"	OAK
112	6"	ELM
113	8"	ELM
114	30"	OAK
115	30"	PINE
116	38"	OAK
117	6"	ELM
118	8"	ELM
119	8"	ELM
120	30"	OAK
121	30"	OAK TWIN
122	37"	OAK
123	30"	OAK
124	14"	ELM
125	30"	GUM
126	18"	OAK
127	32"	OAK
128	12"	OAK
129	13"	OAK
130	13"	OAK
131	9"	OAK
132	14"	BEECH
133	15"	PINE
134	11"	PINE
135	11"	BEECH
136	16"	BEECH
137	14"	OAK
138	9"	BEECH
139	10"	BEECH
140	10"	BEECH
141	20"	BEECH
142	30"	OAK
143	14"	OAK
144	16"	OAK
145	11"	GUM
146	21"	OAK
147	16"	OAK
148	13"	OAK
149	31"	OAK
150	8"	OAK

TREE TABLE		
Tree #	Diameter	Species
151	15"	OAK
152	14"	OAK
153	20"	OAK
154	16"	OAK
155	15"	CREPE MYRTLE
156	15"	CREPE MYRTLE
157	14"	OAK
158	17"	OAK
159	11"	OAK
160	19"	CREPE MYRTLE
161	20"	CREPE MYRTLE
162	18"	CREPE MYRTLE
163	6"	CREPE MYRTLE
164	5"	CREPE MYRTLE
165	18"	CREPE MYRTLE
166	5"	CREPE MYRTLE
167	18"	CREPE MYRTLE
168	18"	CREPE MYRTLE
169	18"	CREPE MYRTLE
170	18"	CREPE MYRTLE
171	15"	OAK
172	20"	OAK
173	5"	OAK
174	15"	OAK
175	31"	OAK





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<b>SHEET</b>	

**TREE SURVEY**

**RZ.03**