

**MECKLENBURG COUNTY, PETITIONER
REZONING PETITION NO. 2025-060
DEVELOPMENT STANDARDS
July 14, 2025**

Development Data Table

--Acreage:	± 27.465 acres
--Tax Parcel No.:	109-161-60 (the "Site")
--Existing Zoning:	R-20 MF (CD)
--Proposed Zoning:	N2-C (EX)
--Existing Uses:	Vacant
--Proposed/Permitted Use:	Public Park

- A. **Zoning District/Ordinance.** The development and use of the Site will be governed by these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "**Ordinance**"). Subject to the EX District modification set out below in Section E of the Development Standards, the regulations established under the Ordinance for the N2-C (Neighborhood 2) zoning district shall govern the development and use of the Site.
- B. **Permitted Use.** The Site may only be devoted to a public park, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the N2-C zoning district.
- C. **Phasing.** The public park to be developed on the Site shall be developed in two phases based on funding and the master plan for the public park. Phase 1 will include access to the Site, clearing and grading, an entry drive, a parking lot, the installation of passive recreational amenities such as walking paths, nature trails and a multi-use lawn and active play elements. Phase 2 will include the remaining program elements of the public park which may include, without limitation, sports courts, playgrounds, a splash pad, additional walking paths and trails within the Site that connect to adjacent neighborhoods, restrooms, a park pavilion, a dog park and the expansion of the parking lot. The Petitioner may add to or change the program elements of the public park at any time in its sole discretion.
- D. **Stormwater.** Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
- E. **EX District Modification to the Ordinance Regulations.** Pursuant to Section 37.2.C.3.b of the Ordinance, the modification to the Ordinance regulations set out below shall apply to the development and use of the Site.

- (1) In lieu of installing any new streetscape improvements along the Site's frontage on East W.T. Harris Boulevard that are required under the Ordinance, the existing sidewalk and the existing street trees (if any) located along the Site's frontage on East W.T. Harris Boulevard may remain in place.

Notwithstanding the foregoing, it is Petitioner's intention to install the new streetscape improvements required under the Ordinance along the Site's frontage on East W.T. Harris Boulevard upon or after the completion of Phase 2 of the public park provided that Petitioner receives funding for the cost to install such streetscape improvements.

- F. **EX District Public Benefits.** As provided in Section 37.2.C.3.d of the Ordinance, an N2-C (EX) zoning district is required to provide public benefits. Public benefits shall include one or more actions from at least two of the following categories: (1) sustainability; (2) public amenity and (3) city improvements. This N2-C (EX) zoning district provides the sustainability and public amenity public benefits described below.
- (1) With respect to sustainability, this N2-C (EX) zoning district provides for the preservation of on-site environmental features. More specifically, the public park will exceed the green area requirements of the Ordinance by a minimum of five percent (5%).
 - (2) With respect to a public amenity, the Site will be devoted to a public park that will contain, among other things, an inclusive playground and walking trails and other passive recreational amenities, such as a multi-use lawn.
- G. **Conditions.** The only conditions imposed on the development and use of the Site under this Rezoning Application are those conditions set out in paragraphs B, C, E and F above.