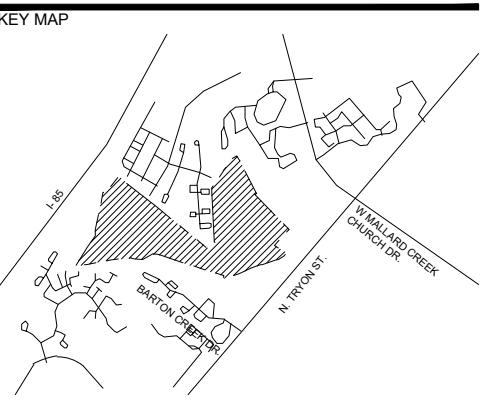


VICINITY MAP  
NTS

SITE DEVELOPMENT DATA

ACREAGE: +/- 107.31 ACRES  
TAX PARCEL #: 047-431-02, 047-441-01  
EXISTING ZONING: IC-1, N1-A, CG  
PROPOSED ZONING: N2-B (CD)  
EXISTING USES: VACANT  
PROPOSED USES: MULTI-FAMILY ATTACHED  
MAXIMUM NUMBER OF DWELLING UNITS: THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF FIVE HUNDRED SEVENTY-FIVE (575) MULTI-FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE N2-B ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS.  
MAXIMUM BUILDING HEIGHT: THE MAXIMUM HEIGHT OF ANY BUILDING DEVELOPED ON THE SITE SHALL BE GOVERNED BY THE ORDINANCE.  
PARKING: AS REQUIRED BY ORDINANCE.



SEAL

NOT FOR  
CONSTRUCTION

ALEXANDER  
TOWNHOMES

NVR  
REZONING #2024-141  
CHARLOTTE, NC

1021408

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	12.02.2024
2	REZONING SUBMITTAL	05.12.2025
3	REZONING SUBMITTAL	07.11.2025
4	REZONING SUBMITTAL	07.14.2025

DESIGNED BY: ST  
DRAWN BY: JK  
CHECKED BY: ST

SCALE  
VERT: N/A  
HORZ: 1"=200'  
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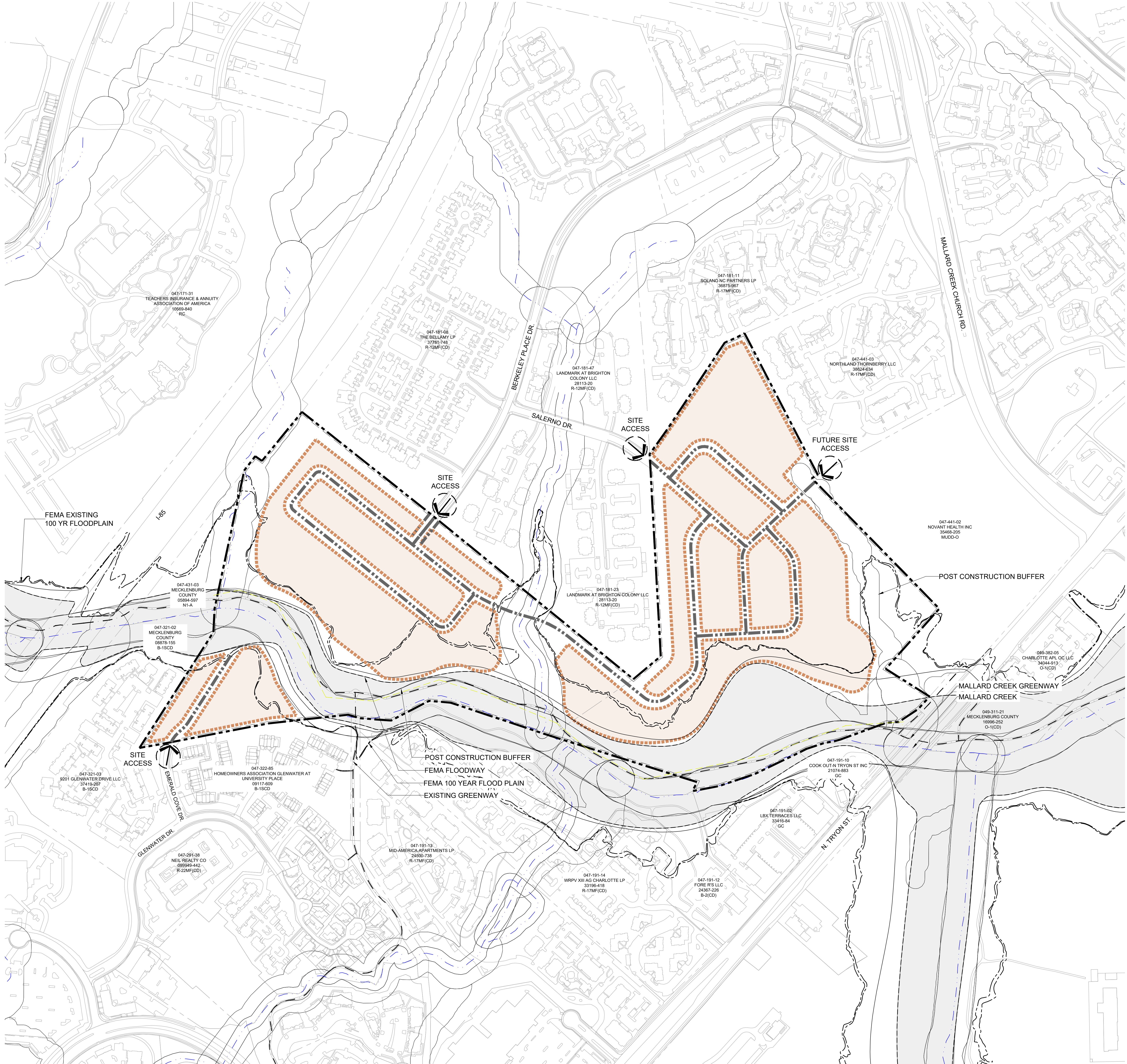
TECHNICAL DATA

SHEET NUMBER

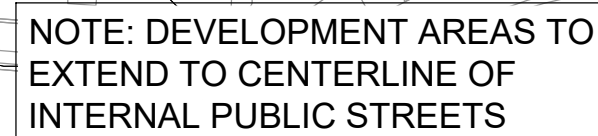
RZ-1

LEGEND

PROPERTY LINE	---
DEVELOPMENT ENVELOPE	---
PUBLIC NETWORK STREETS	---
FEMA FLOODWAY	---
EXISTING GREENWAY	---
EX. MALLARD CREEK	---









DEVELOPMENT STANDARDS

July 14, 2025

I. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by NVR, Inc. (the "Petitioner") for an approximately 107.31-acre site that is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 047-431-02 and 047-441-01.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-B zoning district shall govern the development and use of the Site.
- D. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal streets and alleys depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Article 37 of the Ordinance.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site may be devoted only to a residential community containing a maximum of 575 multi-family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the N2-B zoning district. Incidental and accessory uses may include, without limitation, amenities for the residents.

3. TRANSPORTATION

- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") in accordance with applicable published standards.
- B. The alignments and locations of the internal streets and alleys and vehicular circulation areas depicted on the Rezoning Plan may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns, changes in building and parking layouts, and site constraints, and to accommodate any modifications required for approval by CDOT in accordance with applicable published standards.
- C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- D. Internal streets will be constructed in accordance with CLDSM U-03.

- E. All internal streets shall meet CDOT standards with a minimum horizontal radius of 150 feet along with properly designed intersections meeting the intent and design requirements of CDOT. The final design of all internal streets shall be finalized during the permitting phase. Notwithstanding the foregoing, the intersections of public streets and private alleys shall have a stop condition and shall not meet the 150-foot horizontal radius requirement.

- F. Internal alleys shall be privately maintained and shall meet CLDSM 11.19B and/or CLDSM 11.19C.

- G. Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) 33.5 feet of right of way from the street centerline on all internal public streets in accordance with CLDSM U-03.

- H. Petitioner shall construct and install an 8-foot-wide planting strip and an 8-foot-wide sidewalk on both sides of all internal streets. Notwithstanding the foregoing, sidewalks may be constructed back of curb at any stream crossing.

- I. The westernmost public street located on the site shall be stubbed by Petitioner north of the stream and south of the stream as generally depicted on the Rezoning Plan. However, Petitioner shall dedicate right of way over the stream to accommodate the potential future extension of this public street over the stream (by others and not Petitioner) to connect the southern and northern portions of this public street. In no event shall Petitioner be required to extend this public street over the stream.

- J. The full public street cross-section shall be constructed with respect to the internal public streets to be constructed on the Site. Notwithstanding the foregoing, sidewalks may be constructed back of curb at any stream crossing.

- K. 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/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.

- L. Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy for a new multi-family attached dwelling unit constructed on the Site. 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.

- M. Except as provided below in paragraphs 3.O., 3.P. and 3.Q., all transportation improvements shall be constructed and approved prior to the issuance of the first certificate of occupancy for a new multi-family attached dwelling unit constructed on the Site.

- N. 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 northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

- O. Any reference to the term "substantially complete" in this Section 3 of the Development Standards shall mean a determination by CDOT and/or NCDOT that the applicable roadway improvements are deemed "substantially complete" for the purpose of the issuance of certificates of occupancy for building(s) on the Site. However, in the event that certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event Petitioner may be required to post a letter of credit or a bond for any improvements not in place at the time such certificates of occupancy are issued to secure the completion of the relevant improvements.

- P. Subject to the terms of paragraph 3.Q. above, the transportation improvements/commitments set out below shall be substantially complete prior to the issuance of the first certificate of occupancy for a new multi-family attached dwelling unit constructed on the Site.

- (1) Reconstruct the accessible curb ramps on all four corners of the intersection of West Mallard Creek Church Road and Berkeley Place Drive and upgrade the pedestrian signals to accessible pedestrian signals.
- (2) Perform signal design to upgrade the traffic signal at the intersection of West Mallard Creek Church Road and Berkeley Place Drive to accommodate APS functionality and to install right turn FYA signal heads on the eastbound, westbound and southbound approaches.
- (3) Extend the northbound left turn lane on West Mallard Creek Church Road at the intersection of West Mallard Creek Church Road and Berkeley Place Drive to provide 500 feet of storage.

- Q. If applicable but only to the extent applicable, it is understood that some of the transportation improvements may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60-day period, Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then the City of Charlotte, or other applicable agency, department or governmental body may agree to proceed with acquisition of any such land. In such event, Petitioner shall reimburse the applicable agency, department, or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings (not to exceed fair market value). Furthermore, in the event any of the transportation improvements are delayed because of delays in the acquisition of additional right of way as contemplated herein and such delay extends beyond the time that Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing, then CDOT or NCDOT may instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable transportation improvement(s); in such event Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

4. ARCHITECTURAL STANDARDS

- A. The maximum height of any building developed on the Site shall be governed by the Ordinance.
- B. The primary exterior building materials for the multi-family attached dwelling units to be constructed on the Site will be one of or a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone and cementitious siding.
- C. Vinyl, EIFS or masonite may not be used as an exterior building material on any multi-family attached dwelling unit constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- D. Notwithstanding anything contained herein to the contrary, standard architectural shingles, metal accents and standing seam roofs and awnings may be utilized on the exteriors of the multi-family attached dwelling units to be constructed on the Site.
- E. The actual sizes of the multi-family attached dwelling units/lots may vary from the sizes depicted on the Rezoning Plan.
- F. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- G. The front elevation of each multi-family attached dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 10 feet on each level of the dwelling unit.
- H. Each corner or end multi-family attached dwelling unit shall have windows or other architectural details on the side of the multi-family attached dwelling unit that limit the maximum blank wall expanse to 15 feet on each level of the dwelling unit.
- I. Each multi-family attached dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.
- J. Each multi-family attached dwelling unit constructed on the Site shall have a garage.

5. STREETSCAPE

- A. Planting strips and sidewalks shall be installed on the Site as generally depicted on the Rezoning Plan.
- B. Petitioner shall construct and install an 8-foot-wide planting strip and an 8-foot-wide sidewalk on both sides of all internal streets. Notwithstanding the foregoing, sidewalks may be constructed back of curb at any stream crossing.
- C. Walkways shall be provided to connect all residential entries to sidewalks along abutting streets.

6. OPEN SPACE/GREEN AREA

- A. Development of the Site shall comply with the open space and green area requirements of the Ordinance.
- B. Open space areas shall be provided on the Site as generally depicted on the Rezoning Plan. The configuration of the open space areas may be revised during the permitting process.
- C. Five open space areas are designated on the Rezoning Plan as "Amenitized Open Space."
- D. Each multi-family attached dwelling unit located on the Site shall be located within 1,000 feet of at least one Amenitized Open Space area.
- E. Each Amenitized Open Space area shall have a minimum dimension of 50 feet or more measured in all directions.
- F. The Amenitized Open Space area designated on the Rezoning Plan shall contain a community swimming pool, and amenities typically associated with a community swimming pool.
- G. The remaining four Amenitized Open Space areas will, at a minimum, contain one of the following:
- (a) Shading elements such as shade structures or additional trees in a manner to provide consistent shade in the space. The types and location of the shading elements shall be provided during the permitting process.
- (b) Public art in the form of a sculpture with a minimum height of 4 feet.
- (c) 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. The types and locations of the decorative lighting elements shall be provided during the permitting process.

7. PUBLIC PARK SITE/GREENWAY CONNECTIONS

- A. Prior to the issuance of the first certificate of occupancy for a new multi-family attached dwelling unit constructed on the Site and subject to the approval of Mecklenburg County, Petitioner shall convey a minimum 5.3-acre portion of the Site that is designated on the Rezoning Plan as the Proposed Public Park (the "Park Site") to Mecklenburg County for a future public park. Prior to the conveyance of the Park Site to Mecklenburg County, Petitioner shall have the right to install and locate a storm water pipe or pipes and underground utilities through the Park Site and to reserve such easements over the Park Site that are necessary to maintain, repair and replace such storm water pipe or pipes and underground utilities.
- B. The Park Site shall count towards the Site's minimum open space requirements.
- C. Mecklenburg County shall be responsible for the design, installation and maintenance of any improvements to the Park Site.
- D. In the event that Mecklenburg County does not approve and accept the conveyance of the Park Site, then the Park Site shall be a part of the Site's open space areas, and the Park Site shall be owned and maintained by the Developer or a property owners association.
- E. A minimum of two access trails from new public right of way on the Site to the existing greenway on the Site shall be provided. Those portions of the access trails located within the greenway easement shall be public access trails, and those portions of the access trails located on the Site and outside of the greenway easement shall be private access trails maintained by the Developer or a property owners association. The locations of the access trails as depicted on the Rezoning Plan may be modified or adjusted during the permitting process.

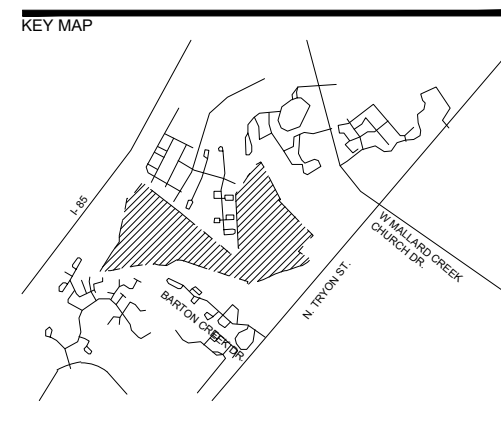
- F. Prior to the issuance of the first certificate of occupancy for a new multi-family attached dwelling unit constructed on the Site and subject to the approval of Mecklenburg County, Petitioner shall dedicate and convey to Mecklenburg County for a greenway easement those portions of the Site located within the 100' SWIM buffer that are more particularly depicted on the Rezoning Plan.

8. ENVIRONMENTAL FEATURES

- A. Development of the Site shall comply with the requirements of Article 20 of the Ordinance.
- B. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
- C. 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.
- D. 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. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



SEAL

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CONSTRUCTION

PROJECT

ALEXANDER  
TOWNHOMES

NVR  
REZONING #2024-141  
CHARLOTTE, NC

LANDDESIGN PROJ.#  
1021408

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	12.02.2024
2	REZONING SUBMITTAL	05.12.2025
3	REZONING SUBMITTAL	07.11.2025
Δ	REZONING SUBMITTAL	07.14.2025

DESIGNED BY: ST  
DRAWN BY: JK  
CHECKED BY: ST

SCALE NORTH

VERT: N/A  
HORZ:

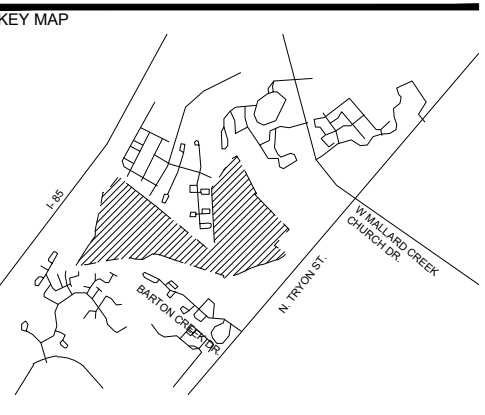
SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3





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ALEXANDER  
TOWNHOMES

NVR  
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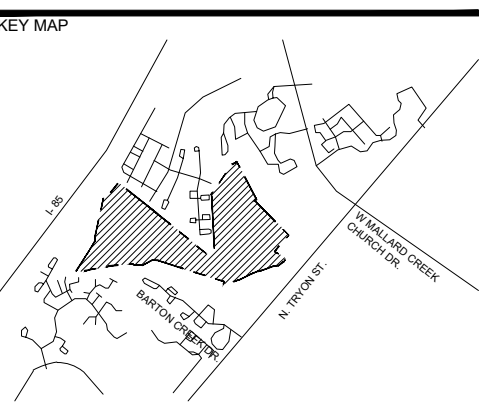
TREE SURVEY

SHEET NUMBER

RZ-4

NOTE: DEVELOPMENT AREAS TO  
EXTEND TO CENTERLINE OF  
INTERNAL PUBLIC STREETS





**ALEXANDER  
TOWNHOMES**

[illegible]

RENDERED SITE PLAN

T NUMBER