

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	141-251-01
TOTAL SITE AREA:	2.58 AC (112,180.75 SF)
EXISTING ZONING:	CG
PROPOSED ZONING:	N2-A (CD)
PROPOSED USE:	MULTI-FAMILY ATTACHED
UNIT COUNT:	24
VEHICULAR PARKING:	1.5 SPACES/DU
REQUIRED MINIMUM:	PER ORDINANCE
PROPOSED:	
OPEN SPACE:	6,000 SF (250 SF PER UNIT)
REQUIRED:	PER ORDINANCE
PROPOSED:	
GREEN AREA:	0.38 AC (16,632 SF)
REQUIRED:	(15% OF SITE AREA)
PROPOSED:	PER ORDINANCE



1213 W Morehead St Ste 450  
Charlotte, NC 28208  
P 704.334.3303  
urbandesignpartners.com

nc firm no: P-0418 sc coa no: C-03044  
PRELIMINARY DRAWING  
FOR REVIEW PURPOSES ONLY  
10/13/2025

Kevin Nguyen, LLC  
1700 Paddock Circle  
Charlotte, NC 28209

# 4316 Shopton Rd.

## Rezoning Site Plan

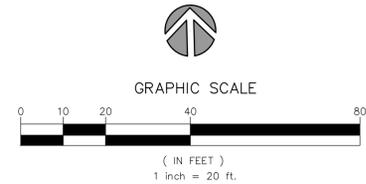
4316 Shopton Rd. Charlotte, NC 28273

NO.	DATE	BY:	REVISIONS:
01	08.11.2025	UDP	Revision 01
02	10.13.2025	UDP	Revision 02

Project No: 25-CLT-069  
Date: 06.09.2025  
Sheet No:

# RZ-1.0

## REZONING PETITION #2025-076





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Rezoning Development Conditions  
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NO.	DATE	BY:	REVISIONS:
01	08.11.2025	UDP	Revision 01
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Project No: 25-CLT-069  
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RZ-1.2

General Provisions:

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Kevin Nguyen, LLC (the "Petitioner") to accommodate a residential development on an approximate 2.58-acre site located north of Shopton Road Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 14125101 in the City of Charlotte.
- Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "N2-A" Zoning District shall govern all development taking place on the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard(s), landscaping and green area requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modification shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.

Permitted Uses:

- Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the N2-A zoning district, including a maximum of (24) Multi-Family Attached residential dwelling units along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Transportation:

- Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final permitting and construction plan adjustments as required by NCDOT and CDOT for approval.
- The site shall be served by private alleys as depicted on the Rezoning Plan. Final locations of these drives are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain final approval.
- 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.
- Dedication of transportation rights of way within the Site Plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued.
- All transportation improvements will be approved and constructed before the site's first certificate of occupancy is issued.
- The Petitioner shall dedicate 35' of right of way from the centerline of Shopton Road as generally shown on the Site plan.
- The Petitioner shall connect proposed sidewalk to existing sidewalk on both sides of the project within the existing right-of-way where no off-site easements are necessary.
- Proposed 8' sidewalk along the frontage shall be outside of the right-of-way within a public access easement.
- The Petitioner shall construct and maintain the 8' sidewalk on Shopton Road.
- In coordination with CDOT and NCDOT, the Petitioner shall install a left turn lane into the site.
- 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.
- The Petitioner shall provide a cross-access easement as generally shown on the rezoning plan for future development. Easement is subject to private alley maintenance agreement.

Architectural and Design Standards:

- In addition to design provisions contained within Article 5 & 18 of the Unified Development Ordinance for the N2-A district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.
- The following provisions may be included to provided enhanced architectural features:
  - To provide privacy, all residential entrances within 15' of the sidewalk may be raised from the average sidewalk grade a minimum of 24".
  - 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.
  - Useable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Useable front porches, when provided, should be covered and be at least 6' deep. Stoops and entry-level porches may be covered but should not be enclosed.
  - All corner/ end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10' on all building levels.
  - Garage doors proposed along public and private streets should minimize the visual impact by providing a setback of 12"-24" from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
  - Townhome and Attached Single Family buildings fronting public or private network required streets should be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5 unit buildings are adjacent.
- Vinyl shall be prohibited as a primary building material, but will be allowed on windows, soffits, and trim features.
- Building placement and site design of the multi-family attached units on site shall focus on and enhance the pedestrian environment when located adjacent public streets through the following:
  - Buildings shall be placed so as to present a front or side facade to all public streets.
  - Direct pedestrian connections shall be provided from residential units to adjacent public streets.
  - Height of residential structures on site shall be limited to 48 feet. Building height shall be measured on site as described within the Unified Development ordinance.
  - All HVAC and mechanical shall be screened from public right of way view.
- Multi-family attached buildings shall be limited to a maximum of four (4) residential units when fronting public rights-of-way.

Open Space:

- Open space may be dynamic and programmable, centrally accessible to neighborhood residents, and provide a layering of activities designed for multiple users. To accomplish this, the design of the open space shall include at least four (4) the following components, which shall be determined during land development:
  - Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, such as the class B commitment shown on the rezoning plan, tree save, etc.).
  - Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native species). When this element is utilized, the standards shall be prescribed by the petitioner and should outline the number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or otherwise).
  - Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options.
  - The details in which the specialty paving materials are utilized to satisfy the requirements of this note shall include details/technical notes on said materials and the location in which they will be placed.
  - Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable. The treatment used shall include details/technical notes on the finish and the location in which they will be placed.
  - Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space. When element is used, details/technical notes on the shading intervention along with the location of install of shade structure or tree(s) should be provided.
  - 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. Locations where the seating requirement is being implemented, along with the calculations confirming that the regulation has been met, shall be included on the rezoning plan.
  - Have at least one open space area with minimum dimension of 40 feet or more measured in all directions.
  - Public art/sculpture.
  - 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. Details around the artist, actual artwork are not required. The petitioner may use the City of Charlotte's Creative Artist Pool to utilize for implementing any public art. If interested in the creative pool coordinate with the city's Urban Design Center for the creative pool list.
  - Interactive elements that uses the enjoyment of sensory stimulation. These elements should include but not be limited to music, water, and light and play. When this element is utilized, the petitioner shall provide the details/technical notes on the element along with the location of installation.
  - 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. When this element is utilized, the petitioner shall provide a lighting plan to plan review staff that provides details/technical notes on the element along with the location of installation.
  - At least one common open space area shall be accessible from all residential lots in the residential development within a 1,000 foot radius of the common open space area. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point on the lot boundary. The common open space must be needed to meet this requirement.

Amenities, Streetscape and Landscaping:

- The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of the unified development plan.
- A 20' Class B Landscape Yard with 6' opaque fence shall be provided along the northern property boundary as generally shown on the Rezoning Plan.
- A 10' Class A Landscape Yard shall be provided along eastern and western property boundaries as generally shown on the Rezoning Plan.

Environmental Features:

- The Petitioner shall comply with Part IX of the Unified Development Ordinance.
- 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.
- 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. 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.

Lighting:

- All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
- Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21') feet in height.

Amendments to Rezoning Plan:

Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Article 37 of the Ordinance. Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Site Plan or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Article 37 of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

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