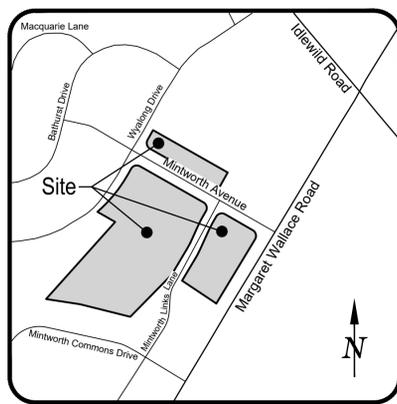


PRELIMINARY

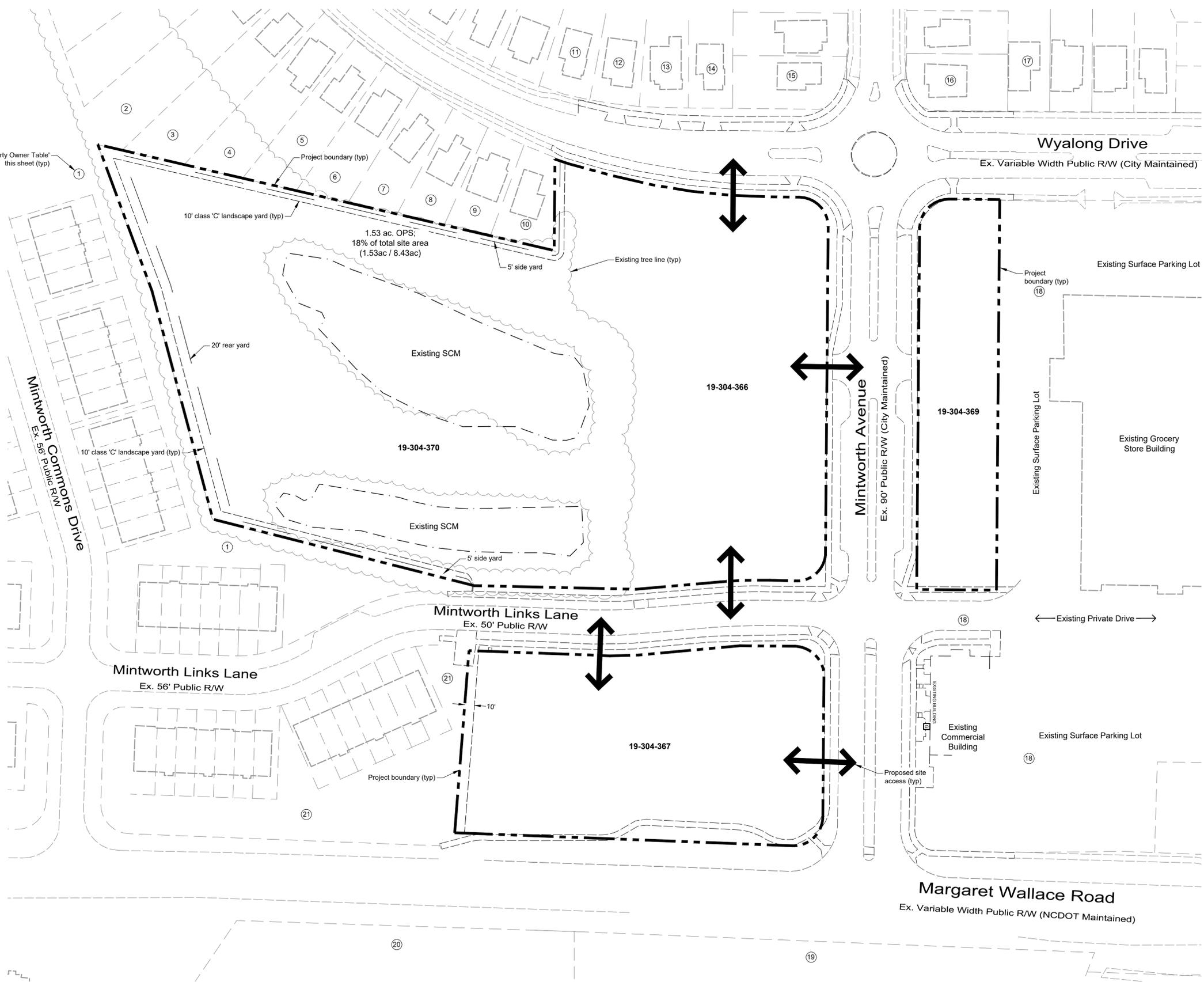


Vicinity Map  
(Not to Scale)

Development Data

<b>Site Acreage:</b>	± 8.43 acres
<b>Tax Parcels:</b>	19-304-366, 19-304-367, 19-304-369, 19-304-370
<b>Existing Zoning:</b>	NS
<b>Proposed Zoning:</b>	N2-B(CD)
<b>Existing Uses:</b>	Vacant
<b>Proposed Uses:</b>	Multi-dwelling development
<b>Proposed Unit Count:</b>	Up to 64 units
<b>Maximum Building Height:</b>	Will be provided as required by the Ordinance.
<b>Open Space:</b>	Open space provided as required by Ordinance: - Required: 15% (1.26 acres) - Provided: 18% (1.53 acres)
<b>Parking:</b>	Will be provided as required by the Ordinance. Existing on-street parking along Mintworth Avenue will be included in the parking calculation for this project.
<b>Front Setback:</b>	As required by the ordinance; from future back of curb.
<b>Side Yard:</b>	As required by the ordinance; minimum five (5) feet.
<b>Rear Yard:</b>	As required by the ordinance; minimum ten (10) feet.

See 'Adjacent Property Owner Table' this sheet (typ)



ID	PIN #	Address	Owner
1	193-041-75	NA	MINTWORTH COMMONS TOWNHOME ASSOCIATION INC.
2	193-043-44	5488 WYALONG DR CHARLOTTE NC 28227	URSULA A. MELENDEZ
3	193-043-43	5452 WYALOND DR CHARLOTTE NC 28227	PROGRESS RESIDENTIAL BORROWER 2 LLC
4	193-043-42	5500 WYALONG DR CHARLOTTE NC 28227	DAVID J URRUTIA
5	193-043-41	5504 WYALONG DR CHARLOTTE NC 28227	LARRY D JR BLAKENEY
6	193-043-40	5508 WYALONG DR CHARLOTTE NC 28227	DAVID D ESCOBEDO & CLAUDIA DIAZ
7	193-043-39	5512 WYALONG DR CHARLOTTE NC 28227	TRACEY J WALLACE & LAXTON JR WALLACE
8	193-043-38	5516 WYALONG DR CHARLOTTE NC 28227	LANG DUY TRAN & HANH TU
9	193-043-37	5520 WYALONG DR CHARLOTTE NC 28227	HADDAS HEGGA
10	193-043-36	5524 WYALONG DR CHARLOTTE NC 28227	HARI L BISWA, MEENAKUMARI BISWAKARMA, DAMANTA GAJMER, & DHAN BISWA
11	193-047-46	5525 WYALONG DR CHARLOTTE NC 28227	RALPH PARKMAN
12	193-047-47	5529 WYALONG DR CHARLOTTE NC 28227	CEU HMUNG, SAN SAN AYE, & MAH MAH
13	193-047-48	5533 WYALONG DR CHARLOTTE NC 28227	TRANG TRAN & CHINH LY
14	193-047-49	5537 WYALONG DR CHARLOTTE NC 28227	REBECCA Z KAHSSAI & MEHARI R TEDLA
15	193-047-20	9524 MINTWORTH AVE CHARLOTTE NC 28227	CARLOTA P ESCARCHA & LEOPOLDA ESCARCHA
16	193-047-15	9523 MINTWORTH AVE CHARLOTTE NC 28227	AYANNA S HILL
17	193-047-16	5611 WYALONG DR CHARLOTTE NC 28227	JAIIME S ALBERTO & ISABEL RAYMONDI
18	193-043-68	5708 WYALONG DR CHARLOTTE NC 28227	MINTWORTH COMMONS HOLDINGS LLC & C/O APG ADVISORS
19	193-051-20	4420 MARGARET WALLACE RD MATTHEWS NC 28105	CBS HOLDINGS LLC & LILLY HOLDINGS LLC
20	193-511-01	NA	MECKLENBURG COUNTY
21	193-041-78	NA	MINTWORTH COMMONS TOWNHOME ASSOCIATION INC.

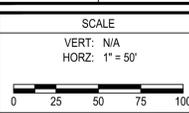
**MERRICK**  
 301 S. MCDOWELL STREET  
 SUITE 300  
 CHARLOTTE, NC 28204  
 NC ENGINEERING FIRM F-0908  
 PHONE: (704) 529-6500

PREPARED FOR:  
**True Homes, LLC**  
 2649 Brekonridge Centre Drive  
 Suite 104  
 Monroe, NC 28110

REVISIONS	DATE	CHANGED BY	REVISION DESCRIPTION

SEAL(S)  
**PRELIMINARY  
 NOT FOR PERMITTING  
 OR CONSTRUCTION**

**Mintworth Avenue Rezoning**  
 City of Charlotte, North Carolina  
**Technical Data Sheet**  
 Rezoning Petition RZP-2025-013



DESIGN BY:	DATE:
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

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

SHEET **RZ-1**

NOT FOR PERMITTING OR CONSTRUCTION



True Homes, LLC
Development Standards - Mintworth Avenue Rezoning
02/14/2025
Rezoning Petition RZP-2025-013

Site Development Data:

- Acres: +/- 8.43
Tax Parcel #: 193-043-66; 193-043-67; 193-043-69; 193-043-70
Existing Zoning: NS
Proposed Zoning: N2-B(CD)
Existing Uses: Vacant
Proposed Uses: A multi-dwelling development with up to sixty-four (64) dwelling units...
Maximum Building Height: Not to exceed 48 feet.
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...
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...
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...

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.

- (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.

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 an eight (8) foot sidewalk along site's frontage, including 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.
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.
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.

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.

l. 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, business, or homeowner's/business association.

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.
b. All references to 'future back of curb' on sheet RZ-2 reflect the 'Charlotte Streets Map' future condition and are not the responsibility of the petitioner.
c. 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.
d. 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.
e. Front and side yards will be provided as required by the UDO.
f. Minimum ten (10) foot wide and maximum fifteen (15) foot wide Class C landscape yards 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
(ii) Plain concrete masonry units (CMU)
(iii) Plastic
(iv) T-111 composite 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.
b. Three (3) seating amenity areas will be provided that include the following improvements:
(i) Min. 133sf decorative hardscape
(ii) Min. 260sf planting beds
(iii) Min. 1 shade tree
(iv) Min. 1 metal bench

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.
c. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

8. Lighting:

- 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.

10. CATS:

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

11. Amendments to the Rezoning Plan:

- 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 logo and address: 301 S. MCDOWELL STREET, SUITE 300, CHARLOTTE, NC 28204

PREPARED FOR: True Homes, LLC
2649 Brekonridge Centre Drive, Suite 104, Monroe, NC 28110

Table with columns: REVISIONS, DATE, CHANGED BY, DESCRIPTION

SEAL(S)
PRELIMINARY NOT FOR PERMITTING OR CONSTRUCTION

Mintworth Avenue Rezoning
City of Charlotte, North Carolina
Development Standards
Rezoning Petition RZP-2025-013

SCALE
VERT: N/A
HORZ: N/A

Table with columns: DESIGN BY, DRAWN BY, CHECKED BY, APPROVED BY, DATE

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

SHEET RZ-3