



REZONING  
PETITION NO.  
RZP-2025-XXX

KEY MAP

SITE LEGEND

- EXISTING PROPERTY LINE
- UTILITY EASEMENT

SEAL

NOT FOR  
CONSTRUCTION

PROJECT  
N. SHARON AMITY  
RD. REZONING

CROSLAND SOUTHEAST  
(CSE COMMUNITIES)  
4000 N SHARON AMITY RD  
CHARLOTTE, NC

LANDDESIGN PROJ.# 1025329

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	11.14.2025

SCALE NORTH  
VERT: N/A  
HORZ: 1" = 50'  
0 25 50 100

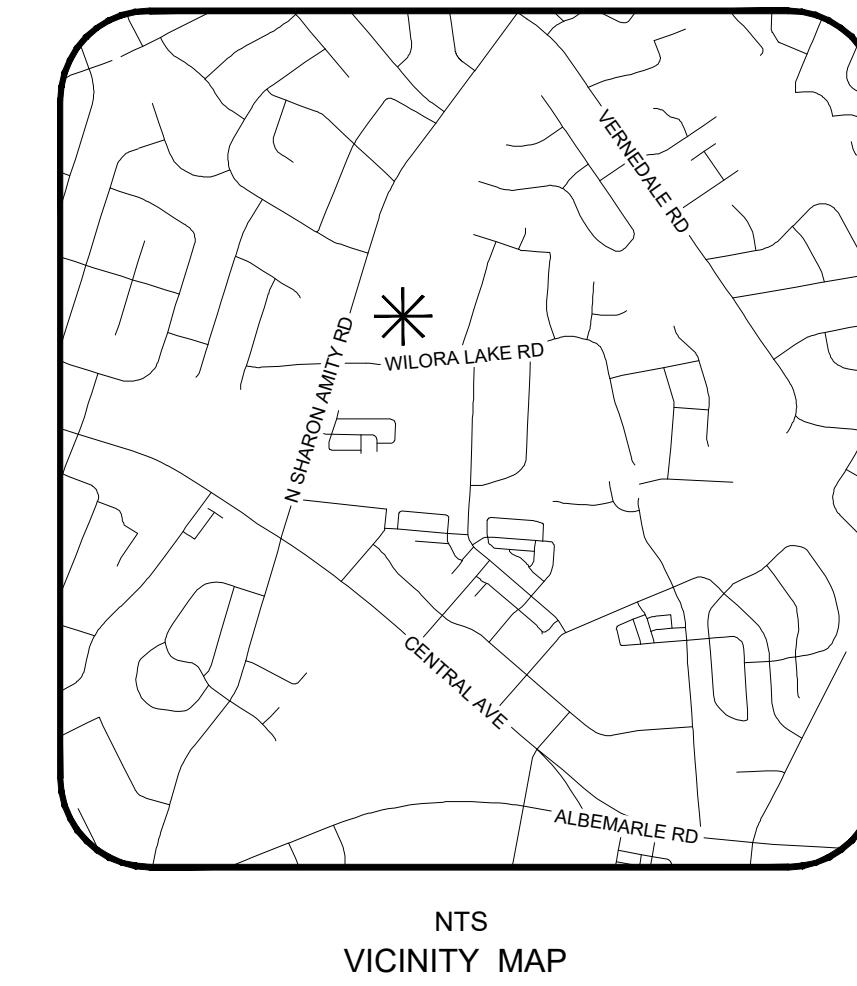
EXISTING CONDITIONS

SHEET NUMBER

RZ-1



REZONING  
PETITION NO.  
RZP-2025-XXX



AP

## SITE DEVELOPMENT DATA:

--ACREAGE: ± 6.6 ACRES  
--TAX PARCEL #: PORTION OF 10306110  
--EXISTING ZONING: N1-A  
--PROPOSED ZONING: N2-B(CD)  
--EXISTING USES: CHURCH AND VACANT  
--PROPOSED USES: A MAXIMUM ONE HUNDRED SIXTY-FOUR (164) DWELLING UNITS IN A MULTI-DWELLING DEVELOPMENT WITH UP TO ONE HUNDRED FORTY-FOUR (144) SENIOR, MULTI-FAMILY STACKED DWELLING UNITS AND NO MORE THAN TWENTY (20) DWELLING UNITS WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, QUADRUPLEX 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 AS MORE SPECIFICALLY RESTRICTED BELOW IN SECTION 2.  
--MAXIMUM BUILDING HEIGHT: NOT TO EXCEED MAXIMUM PERMITTED BY ORDINANCE.  
--PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE

## SITE LEGEND

	PROPOSED PROPERTY LINE
	SETBACK
	SIDE/REAR SETBACK
	FUTURE R/W
	FUTURE BOC
	LANDSCAPE YARD
	HEIGHT PLANE
	UTILITY EASEMENT

# NOT FOR CONSTRUCTION

CROSSTON SOUTHEAST  
(CSE COMMUNITIES)

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LANDDESIGN PROJ.# 1025220

## REVISION / ISSUANCE

SCALE NORTH

VERT: N/A

HORZ: 1" = 50'

0 25 50 100

**SHEET TITLE**

**NOTES:**

- 1. BUILDINGS MAY SHIFT AND MOVE SO LONG AS THEY STAY WITHIN THE BUILDING ENVELOPES SHOWN ON THE TECHNICAL DATA SHEET**

## SCHEMATIC SITE PLAN

Digitized by srujanika@gmail.com

ITEM NUMBER

RZ-3

## Site Development Data:

- Acreage: 6.6 acres
- Tax Parcel #: Portion of 10306110
- Existing Zoning: A
- Proposed Zoning: N2-B (NCD)
- Existing Uses: Church and Vacant
- Proposed Uses: A maximum one hundred sixty-four (164) dwelling units in a multi-dwelling development with up to one hundred forty-four (144) senior multi-family stacked dwelling units and no more than twenty (20) dwelling units which may include a combination of duplex, triplex, quadplex 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 as more specifically restricted below in Section 2.
- Maximum Building Height: Not to exceed maximum permitted by Ordinance.
- Parking: Will be provided as required by the Ordinance.

## 1. General Provision:

- 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 (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Crosland Southeast (CSE Communities) to accommodate the development of a residential community on an approximately 6.6-acre site located at 4000 N. Sharon Amity Road, Charlotte, NC (the "Site").

- b. Zoning District/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 "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the N2-B zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on the Site.

- 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 (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide 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 Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent 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 modification does not meet the criteria described above, the Petitioner shall then follow the Administrative Minor 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 &amp; Development Area Limitation:

- a. The Site may be developed with a multi-dwelling development with up to one hundred sixty-four (164) dwelling units. The development will be comprised of up to one hundred forty-four (144) senior multi-family stacked dwelling units and no more than twenty (20) dwelling units which may include a combination of duplex, triplex, quadplex 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.

- i. Affordable Housing: The Petitioner shall provide a housing program to ensure that at least 100% of the multi-family stacked dwelling units constructed on the Site are reasonably priced for persons earning less than the median income for the area ("Affordable Units"). The Petitioner shall ensure that all the proposed Affordable Units constructed on the Site, for a period of not less than 20 years, maintain monthly rents that are income restricted for households earning up to 80% of area median income.

- ii. If financing is not approved through the Housing Trust Fund (HTF) after two (2) Request for Proposal cycles or after a maximum of eighteen (18) months from rezoning approval; the site may be developed with all uses permitted in the N2-B zoning district standards.

## 3. Access and Transportation Improvements:

- a. Access to the Site will be from N. Sharon Amity Road, Wilora Lake Road, and Mayberry Lane as generally depicted on the Rezoning Plan.

- b. N. Sharon Amity Road is designated a 4-lane Avenue with a shared use path on the adopted Charlotte Streets Map. The required distance from the centerline to the future back of curb is a minimum of thirty (30) feet for this street designation. The Petitioner shall provide a minimum eight (8) wide planting strip and twelve (12) foot wide shared use path along the Site's N. Sharon Road Amity Road frontage. An additional right-of-way or permanent sidewalk easement will be located at a minimum of two (2) feet behind the sidewalk where feasible. It is noted that N. Sharon Amity Road is a NC DOT maintained road and the final design and requirements are subject to their review and approval.

- c. Both Wilora Lake Road and Mayberry Lane are local residential streets with existing curbs and gutters in place. A local residential wide street is the required cross section within the Neighborhood 2 Place Type but the local residential medium street cross section may be allowed if it can be demonstrated that adequate on-site parking is provided. The Petitioner shall provide a minimum eight (8) wide planting strip and eight (8) foot wide sidewalk along these frontages. Additional right-of-way or permanent sidewalk easement will be located at a minimum of two (2) feet behind the sidewalk where feasible.

- i. Mayberry Lane Connection: The access to Mayberry Lane shown on the Rezoning Plan is conceptual. The Petitioner reserves the right to eliminate this connection at the time of permitting if determined unnecessary or infeasible by the Petitioner.

- d. All transportation improvements, if any, shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The Petitioner may plan transportation improvements if said improvements and phasing are explicitly described in site plans or agreed to during the land development approval process for the Site. The Petitioner may request that CDOT allow a bond to be posted for any improvements completed at the time the first certificate of occupancy is requested and released.

- e. 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 NC DOT in accordance with applicable published standards.

- f. 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.

- g. The Petitioner will dedicate and convey, in fee simple, all rights-of-way to the city, prior to the issuance of the first certificate of occupancy. 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. The permanent sidewalk easement will be located at a minimum of two (2) feet behind the sidewalk where feasible.

- h. All public roadway improvements will be subject to the standards and criteria of CDOT and NC DOT, 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 eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

- i. 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.

## 4. Buffers, Setbacks, Open Space, and Landscaping:

- a. A twenty-four (24) foot frontage setback will be provided along N. Sharon Amity Road, and a twenty (20) foot frontage setback will be provided along Wilora Lake Road and Mayberry Lane.

- b. Side and rear yards will be provided as required by Ordinance.

- c. The required landscape yard for the development will be increased from a minimum ten (10) foot wide Class C landscape yard to a minimum twenty-five (25) foot wide Class B landscape yard and will be provided along the external property boundaries abutting single-family, duplex, triplex, or quadplex dwellings, or abutting vacant land zoned a Neighborhood 1 zoning district as generally depicted on the Rezoning Plan.

- d. Open space will be provided per the N2-B requirements found in Article 5.4. In areas where common open space is provided, such areas will be ameliorated with usable outdoor hardscape features, such as courtyards, seating areas, and include various landscape features, such as grass, groundcover, trees, and shrubs. Common open space areas will contain seating options that include a minimum of one bench per 4,000 square feet of common open space, enhanced planting to include a minimum of 18 trees per one acre of common open space, and at least one common open space area shall be accessible from all residential buildings within a 1,000-foot radius of the common open space.

- e. All large waste containers and recycling station spaces shall be located at a minimum of twenty-five (25) feet from a Neighborhood 1 Place Type or network required street.

## 5. General Design Guidelines:

- a. The buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

- b. Meter banks will be screened from adjoining properties and from public streets.

- c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade. Ground-mounted mechanical equipment shall not be in the established setback along existing or proposed public or private street frontages. Roof-mounted mechanical equipment shall be screened by an architectural element so that it is not visible from an abutting frontage.

- d. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.

- e. The Site will comply with the architectural standards of the DOA.

- f. Attached dwelling units shall not contain more than six (6) dwelling units per building.

## 6. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be 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. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required tree save areas 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 petition and are subject to change.

- c. Development within any SWIM/PCS buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. Stream delineation reports are subject to review and approval by Charlotte Storm Water Services.

- d. 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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

## 8. 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 to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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 CONSTRUCTION

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 RD. REZONING

 CROSLAND SOUTHEAST  
 (CSE COMMUNITIES)

4000 N SHARON AMITY RD

CHARLOTTE, NC

CROSSLAND SOUTHEAST  
 (CSE COMMUNITIES)

1025329

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 REZONING SUBMITTAL 11.14.2025

SCALE NORTH

VERT: N/A

HORZ: AS SHOWN

SHEET TITLE

DEVELOPMENT STANDARD

NOTES

SHEET NUMBER

RZ-4