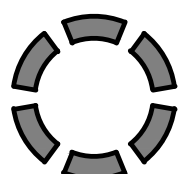
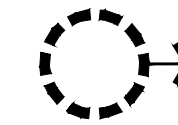


SITE LEGEND:

FUTURE FULL MOVEMENT ACCESS



POTENTIAL FULL MOVEMENT ACCESS POINTS



PROPOSED PUBLIC STREET - PHASE 1
(TYPICAL SECTION)

FUTURE PHASE PUBLIC STREET - PHASE 2
(TYPICAL SECTION)

PROPOSED R/W LINE

PROPOSED SETBACK LINE

PROPOSED DEVELOPMENT AREA - PHASE 1
FIRST PHASE TO INCLUDE:
UP TO 300 STACKED UNITS AND 3,000 SF
COMMERCIAL SPACE

PROPOSED DEVELOPMENT AREA - PHASE 2
SECOND PHASE TO INCLUDE:
4240 STACKED UNITS, 20 ATTACHED
TOWNHOMES, AND 4,500 SF COMMERCIAL

PROPOSED OPEN SPACE / PARK AREA

35' SWIM BUFFER AREA

50' POST CONSTRUCTION BUFFER AREA

POTENTIAL JURISDICTIONAL STREAM BUFFER
TO BE VERIFIED

100' POST CONSTRUCTION BUFFER AREA

SITE DEVELOPMENT DATA:

SITE DATA:

SITE AREA: ±51.78 AC (2,254,043 SF)

PARCELS TO BE REZONED: 04742105

CURRENT ZONING: O-1 (CD) AND RE-3 (O)

PROPOSED ZONING: CAC-1 (EX)

EXISTING USE: VACANT

PROPOSED USE: RESIDENTIAL, NON-RESIDENTIAL

DEVELOPMENT METRICS:

MULTI-FAMILY STACKED UNITS: UP TO 580 UNITS MAX.
(FINAL COUNT TO BE DETERMINED DURING DESIGN
AND CONSTRUCTION PHASE)

MULTI-FAMILY ATTACHED UNITS: UP TO 20 UNITS MAX.
(FINAL COUNT TO BE DETERMINED DURING DESIGN
AND CONSTRUCTION PHASE)

COMMERCIAL: 7,500 SF MINIMUM

DIMENSIONAL REQUIREMENTS:

STEBACKS: 20'-0" (PRIMARY FRONTAGE)
16'-0" (SECONDARY FRONTAGE)
(MEASURED FROM FUTURE BACK OF CURB)

BUILD-TO ZONE: 0' - 35'-0" (PRIMARY FRONTAGE)
0' - 35'-0" (SECONDARY FRONTAGE)
(MEASURED FROM FRONTAGE SETBACK LINE)

REAR YARD: N/A

SIDE YARD: N/A

PARKING REQUIREMENTS:

PARKING SHALL MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE ORDINANCE

MULTI-FAMILY: -1 SPACE / UNIT (MIN.)
-1 SPACE / BEDROOM (MAX.)

MULTI-FAMILY STACKED: -1 SPACE / DWELLING UNIT (MIN.)
-1 UNLIMITED GARAGE SPACES - OR -
2 UNENCLOSED SPACES / UNITS (MAX.)

TOWNHOMES: -1 SPACE / 1,000 SF GFA + 50% OF OUTDOOR AREA MIN.
-1 SPACE / 250 SF GFA MAX.

COMMERCIAL: -1 SPACE / 1,500 SF GFA
(25% TO BE LONG TERM SPACES)

BICYCLE SPACES

GREEN AREA: REQUIRED GREEN AREA: -15% OF TOTAL SITE AREA MIN.
(AS REQUIRED PER THE ORDINANCE)

BUILDING HEIGHT:

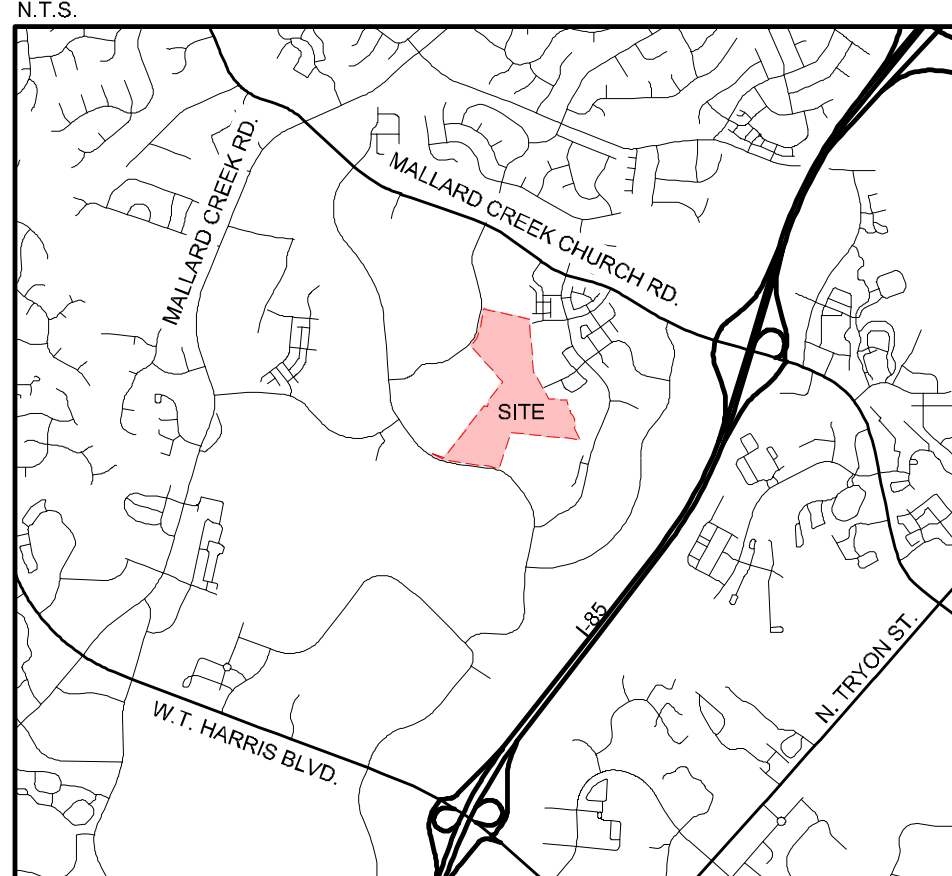
MAXIMUM BUILDING HEIGHT: - 80' (MAX.)
- 120' (MAX. WITH BONUS)

OPEN SPACE:

OPEN SPACE REQUIRED: 10% TOTAL SITE AREA
(AS REQUIRED PER THE ORDINANCE)

PUBLIC OPEN SPACE REQUIRED: 25% OF OVERALL OPEN SPACE
(MIXED-USE DEVELOPMENT) (AS REQUIRED PER THE ORDINANCE)

VICINITY MAP



REV 001

SEAL



NOT FOR
CONSTRUCTION

DAVID TAYLOR
MULTI-FAMILY

FLOURNOY DEVELOPMENT GROUP

102000 CLAUDE FREEMAN DR

CHARLOTTE, NC 28262

REZONING PETITION

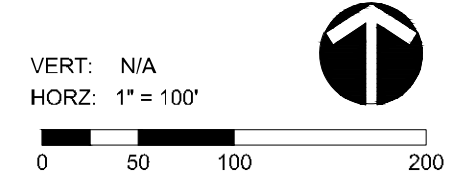
2024-110

1023318

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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05	REZONING SUBMITTAL 5	03/20/2025

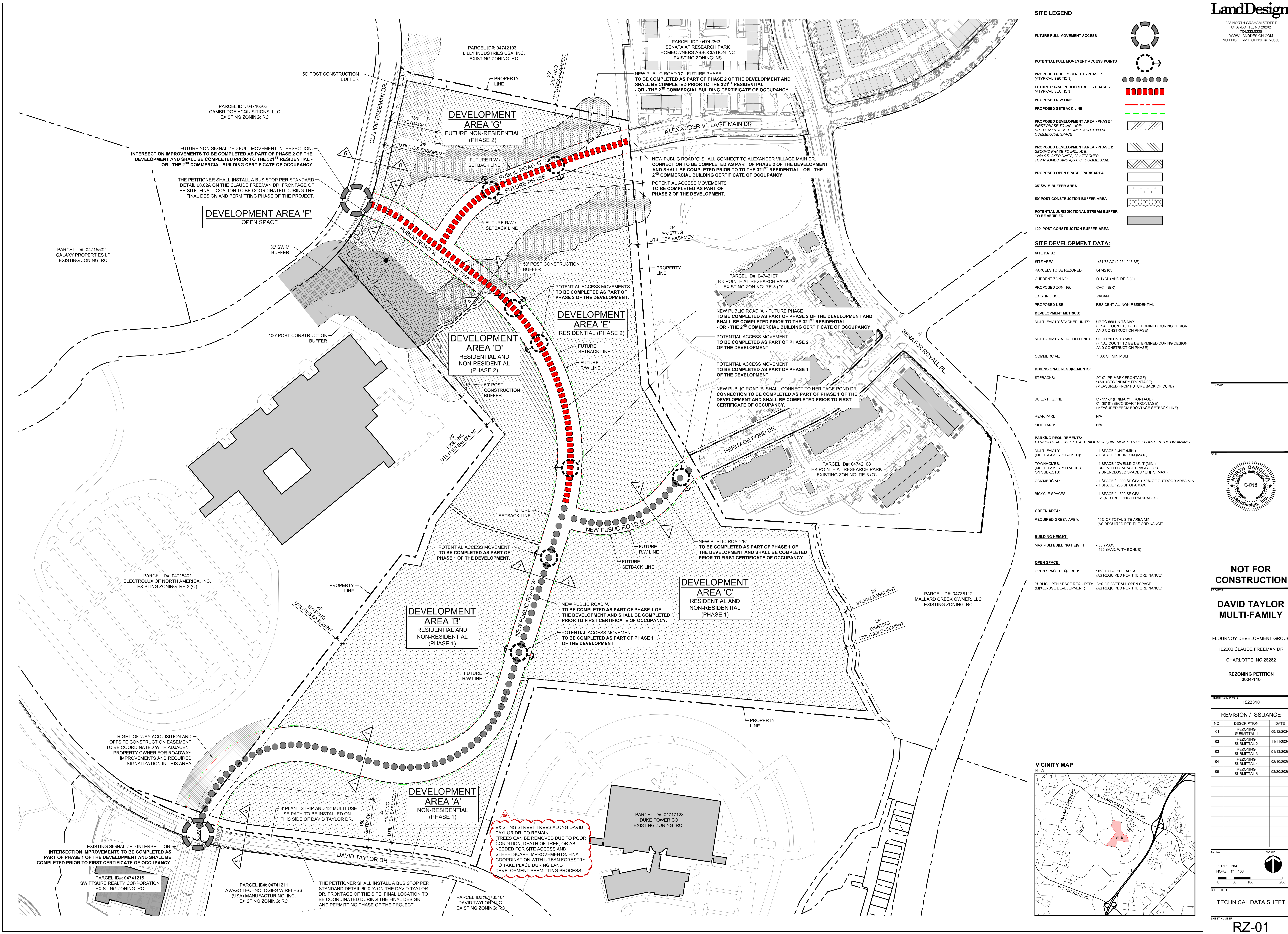
SCALE



TECHNICAL DATA SHEET

SHEET NUMBER

RZ-01

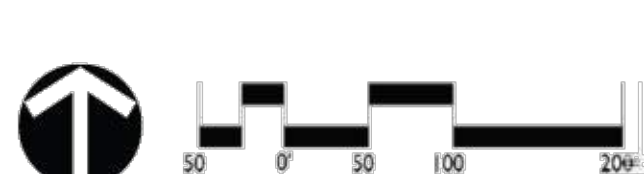




DAVID TAYLOR MULTI-FAMILY CHARLOTTE, NC • CONCEPTUAL SITE PLAN

PN 1023318 | 02.10.2025 | PETITION NUMBER 2024-110

GENERAL NOTE:
1. THIS IS A CONCEPTUAL SITE PLAN ONLY. GIVEN THE SITE HAS NOT UNDERGONE ENGINEERING, IT IS UNDERSTOOD THAT THE LOCATIONS OF THE BUILDINGS AND THE PARKING AREAS MAY BE SHIFTED SO LONG AS THEY ADHERE TO THE LIMITS DEPICTED ON THE TECHNICAL DATA SHEET AND ADHERE TO THE DIMENSIONAL STANDARDS SET FORTH IN THE ORDINANCE.



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NOT FOR CONSTRUCTION

DAVID TAYLOR MULTI-FAMILY

FLOURNOY DEVELOPMENT GROUP
102000 CLAUDE FREEMAN DR
CHARLOTTE, NC 28262

REZONING PETITION
2024-110

PROJECT NUMBER
1023318

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05	REZONING SUBMITTAL 5	03/20/2025

SCALE: NORTH

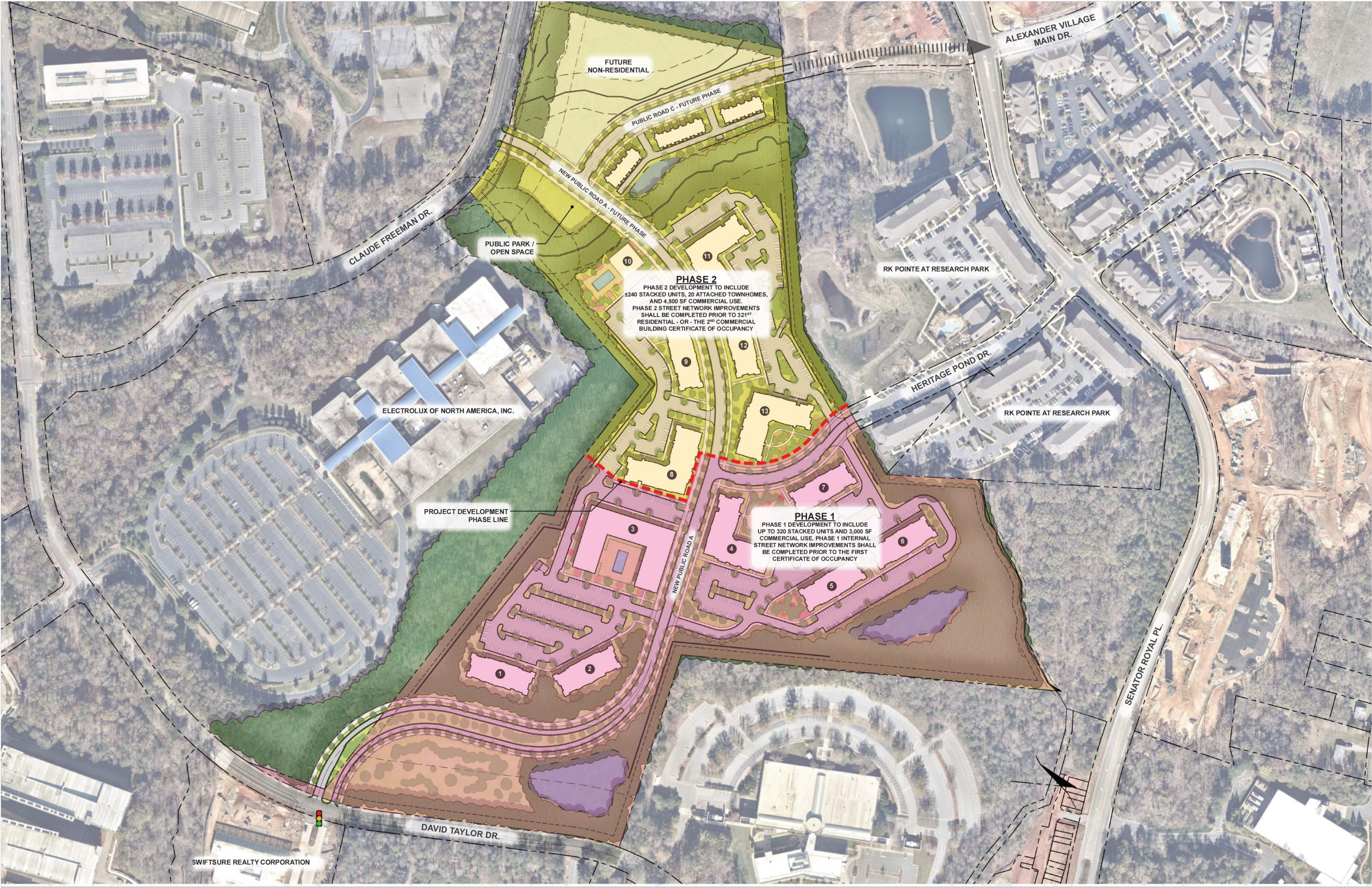
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HORZ: AS SHOWN

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

RZ-01A



DAVID TAYLOR MULTI-FAMILY CHARLOTTE, NC • SITE PHASING PLAN
PN 1023318 | 02.10.2025 | PETITION NUMBER 2024-110

GENERAL NOTE:
1. THIS IS A CONCEPTUAL SITE PLAN ONLY. GIVEN THE SITE HAS NOT UNDERGONE ENGINEERING, IT IS UNDERSTOOD THAT THE LOCATIONS OF THE BUILDINGS AND THE PARKING AREAS MAY BE SHIFTED SO LONG AS THEY ADHERE TO THE LIMITS DEPICTED ON THE TECHNICAL DATA SHEET AND ADHERE TO THE DIMENSIONAL STANDARDS SET FORTH IN THE ORDINANCE.

FLOURNOY
Development Group

cline



LandDesign.

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CONSTRUCTION**

**DAVID TAYLOR
MULTI-FAMILY**

FLOURNOY DEVELOPMENT GROUP
102000 CLAUDE FREEMAN DR
CHARLOTTE, NC 28262

REZONING PETITION
2024-110

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05	REZONING SUBMITTAL 5	03/20/2025

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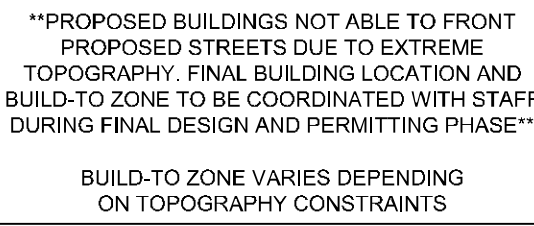
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SHEET TITLE

SITE PHASING PLAN

SHEET NUMBER

RZ-01B


$$\frac{1}{4}'' = 1'-0''$$


IRNOY DEVELOPMENT GROUP

2000 CLAUDE FREEMAN DR

CHARLOTTE, NC 28262

EZONING PETITION
2024-110

1023318

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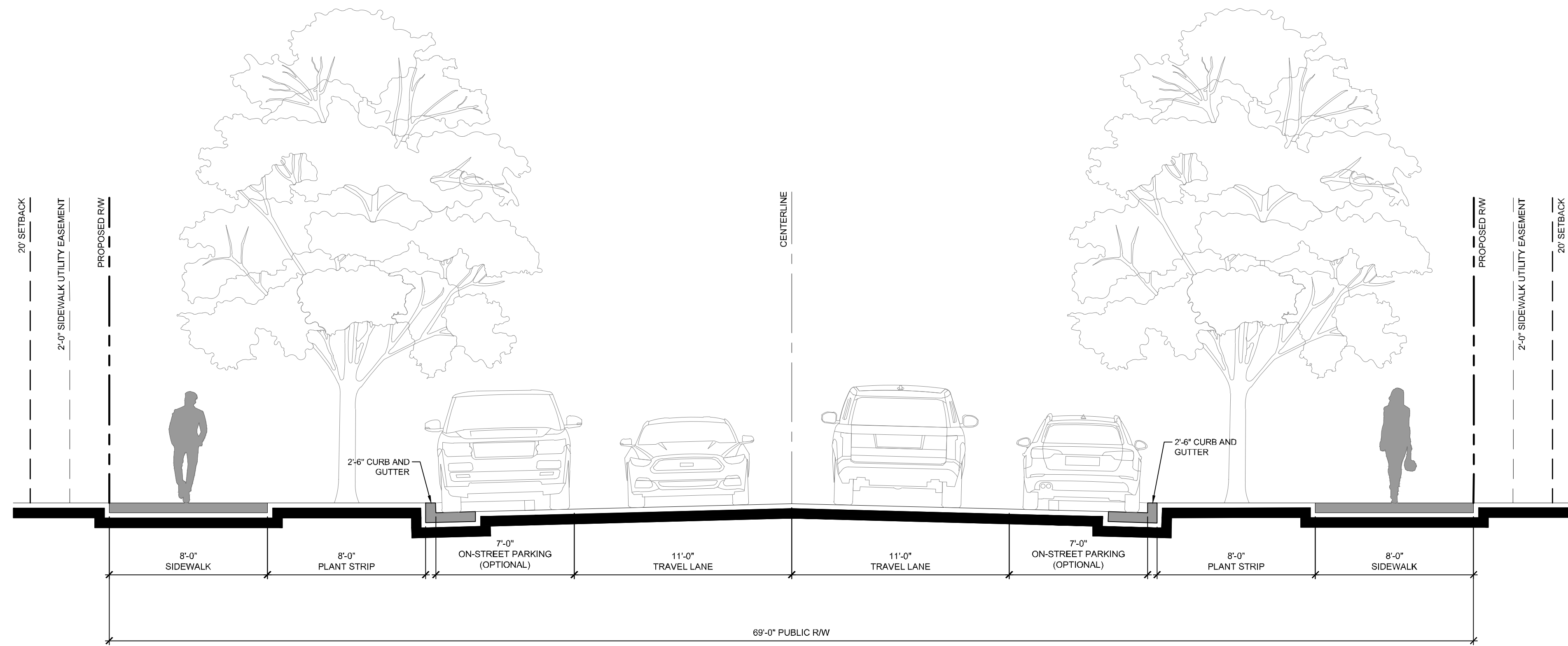
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STREET SECTION DETAILS

RZ-02

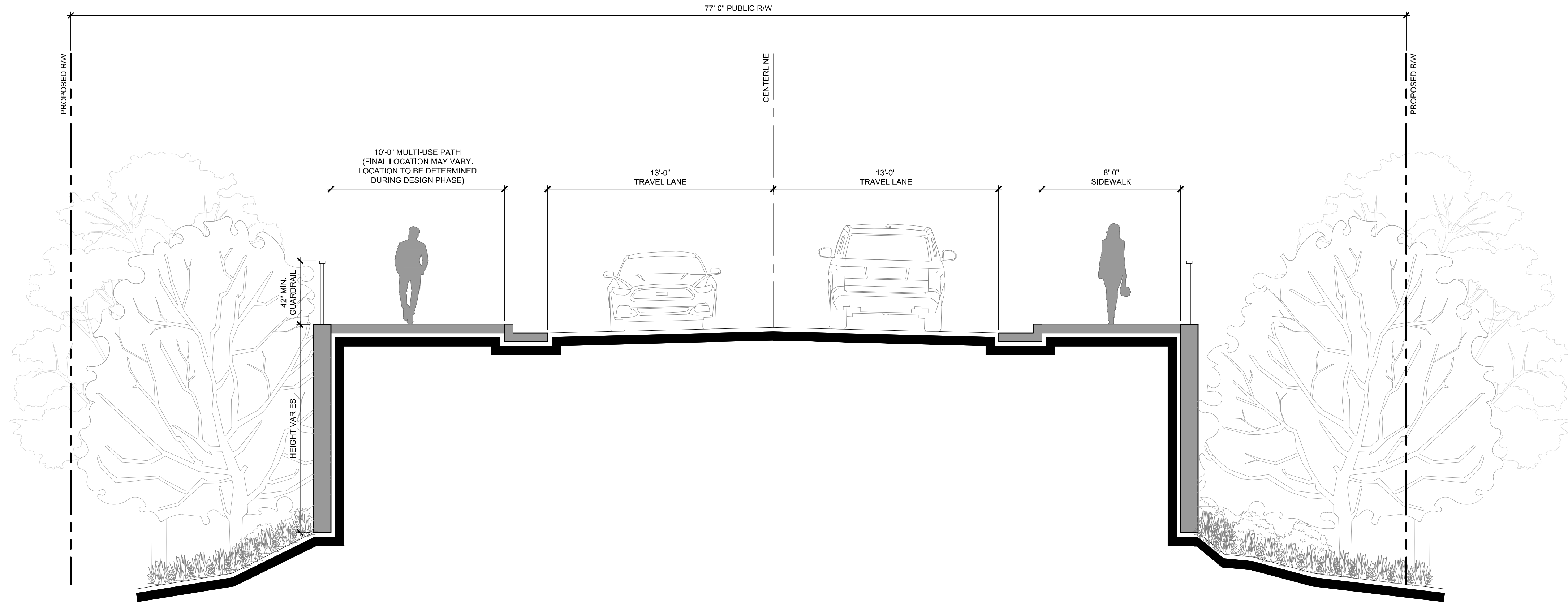
$$1/4'' = 1'-0''$$



01 SECTION 3 | NEW PUBLIC ROAD 'B' - HERITAGE POND DRIVE EXTENSION

© LANDDESIGN 2025

1/4" = 1'-0"



02 SECTION 4 | NEW PUBLIC ROAD 'A' - AT STREAM CROSSINGS

© LANDDESIGN 2025

1/4" = 1'-0"

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NOT FOR
CONSTRUCTION

PROJECT

DAVID TAYLOR
MULTI-FAMILY

FLOURNOY DEVELOPMENT GROUP

10200 CLAUDE FREEMAN DR

CHARLOTTE, NC 28262

REZONING PETITION
2024-110

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05	REZONING SUBMITTAL 5	03/20/2025

SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

STREET SECTION DETAILS

SHEET NUMBER

RZ-03



02 SECTION 6 | CLAUDE FREEMAN DRIVE - TYPICAL SECTION
@ LANDDESIGN 2024

RZ-04

Flournoy Development Group
Development Standards - URP Rezoning
(As of 3/20/2025)
Rezoning Petition No. 2024-110

Site Development Data:

--Acreage: ± 51.78
--Tax Parcel #: 047-421-05
--Existing Zoning: O-(UCD) and RE-3(O)
--Proposed Zoning: CAC-1 EX
--Existing Uses: Vacant
--Proposed Uses: Up to five hundred and eighty (580) multi-family residential uses and a minimum of 7,500 square feet of commercial uses permitted by right and under prescribed conditions in the CAC-1 zoning district together with accessory uses as allowed in the CAC-1 zoning district. The existing uses may also remain as permitted uses (as may be more specifically described below).
--Maximum Building Height: As per the CAC-1 building height standards.
--Parking: As required by the Ordinance.

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Flournoy Development Group ("Petitioner") to accommodate modifications to the existing development or the potential redevelop of the existing community with a mix of uses on the approximately 51.78-acre site located along Claude Freeman Drive (the "Site").

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 (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the CAC-1 zoning classification shall govern all development taking place on the Site.

c. **Number of Buildings Principal and Accessory.** There is no limitation on the number of buildings permitted on the site. The development will be governed by the development levels allowed by the CAC-1 regulations.

2. Exception Provisions.

a. **Purpose.** The exception (EX) district zoning map amendment found in Article 37.2.C.3 of the Ordinance serves as a mechanism for altering or modifying the quantitative zoning standards for proposed development. It provides a mechanism for City Council to review and consider new development concepts, innovative designs, special problems, and other unique proposals or circumstances that cannot be accommodated by the standards of a zoning district, while addressing the conformance of the development and use of the Site to other applicable standards.

b. **Public Benefits.** An exception (EX) 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 improvement. The public benefits requirement is proposed to be met by the following two actions: dedication of 2+/- acres to Mecklenburg County and construction of buildings to meet NCBS Bronze standards. In addition, the Petitioner shall contribute \$10,000 to Mecklenburg County Park and Recreation for park improvements in the northeast park district prior to the first certificate of occupancy.

c. **EX Modified Standards.** The Exceptions from the dimensional, design and other standards of the Ordinance applicable to the CAC district as described below in this subsection are hereby allowed in connection with development of the Site.

05. i. Build to Zone – Article 11 (Table 11-1)
Required: Build-to zone required to be 0-35'
Modified Standard: 0-50'
- ii. Build-to percentage for structure – Article 11 (Table 11-1)
Required: 60% of building to be within BTZ.
Modified Standard: 30%

3. Permitted Uses & Development Area Limitations:

- a. **Permitted Uses.** The Site may be developed subject to the following:
- Up to five hundred and eighty (580) multi-family residential units including up to 560 multi-family stacked and up to 20 multi-family attached;
 - A minimum of seven thousand five hundred (7,500) square feet of commercial uses in Development Areas B, C and/or D, including but not limited to coffee shop(s), restaurant(s), office, childcare, and/or other uses that complement the University Research Park. In the event commercial uses are not able to be developed after five years from the approval of the rezoning, non-residential uses shall not be required.
 - In no event shall drive throughs be permitted.

All of the above uses as permitted by right and under prescribed conditions in the CAC-1 zoning district together with accessory uses as allowed in the CAC-1 zoning district.

b. The commercial space shall be constructed and substantially complete prior to the issuance of the certificate of occupancy associated with the building that includes the 360th unit.

4. Access and Transportation Improvements:

a. Access to the Site will be from Claude Freeman Drive and David Taylor Drive. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.

b. Claude Freeman Drive is designated a Collector Street on the adopted Charlotte Streets Map. The petitioner shall dedicate 33.5' of right-of-way from the centerline of Claude Freeman Drive. The existing back of curb exceeds the minimum requirement of 17.5' from the roadway centerline.

c. David Taylor is designated a 2+ Avenue with a shared use path on the adopted Charlotte Streets Map. The petitioner shall dedicate 39' of right-of-way from the centerline of David Taylor Drive. The existing back of curb is complies with the minimum requirement of 19' from the roadway centerline.

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 and/or NCDOT in accordance with published standards. All site entrances shall comply with CDOT site distance and separation standards as described in the UDO and the Charlotte Streets Manual.

e. All transportation improvements will be approved and constructed prior to the issuance of the certificate of occupancy for the first building in each phase of the Site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy. The phasing of development areas, transportation improvements, and internal street network are generally depicted on the Rezoning Plan and may be modified during the land development permitting process.

f. The Petitioner will dedicate and convey in 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 and conveyed prior to the issuance of the first certificate of occupancy. Rights-of-way may be set at 2' behind back of sidewalk where feasible.

g. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks that are located along the public streets and outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

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 must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

i. 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.

j. All internal public roadways shall meet the CLDSM U-05 Standard.

k. All aspects of the roadways and cross sections identified on the Rezoning Plan shall comply with CDOT standards and will be coordinated and approved by CDOT including vertical and horizontal alignment. Minor modifications to the roadway cross sections may be necessary during the permitting phase and all changes will be coordinated and approved by CDOT during the permitting phase.

l. The Petitioner shall install a bus stop per standard detail 60.02A on the David Taylor Drive frontage of the Site and a bus stop along the opposite side of David Taylor Drive if there is existing right-of way to accommodate the bus stop.

m. The following improvements shall be made in accordance with the approved Traffic Impact Study:

- i. 6. David Taylor Drive & Commercial Driveway/Access "A" (Signalized)

We propose the following access configuration:

- One ingress lane and two egress lanes (a southbound left turn lane with 100 feet of storage and a separate thru-right turn lane) on proposed Access "A".
- Remark the existing pavement to allow for an eastbound left turn lane on David Taylor Drive with 100 feet of storage.

Due to the addition of the 4th leg, all necessary signal modifications and design will be required prior to the first CO.

- ii. 10. Claude Freeman Drive & Access "B" (Unsignalized)

We propose the following access configuration:

- One ingress lane and one egress lane (a combined westbound left-right turn lane) on proposed Access "B"
- Remark the existing two-way left-turn lane to provide a southbound left turn lane with 100 feet of storage on Claude Freeman Drive

All necessary improvements at this location will be required prior to the 321st CO or the second commercial building, whichever comes first.

5. Streetscape, Buffers, Yards, Open Space, and Landscaping:

a. Any required streetscapes will comply with the applicable provisions in the Ordinance. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided

along the Claude Freeman Drive frontage as redevelopment/development occurs. Modifications may be made to the streetscape to preserve the existing tree canopy along Claude Freeman Drive if approved by the City. The Petitioner also reserves the right to request other modified streetscape standards along Claude Freeman Drive due to significant topographical constraints, unusual site-specific conditions related to the land, or significant utility constraints make such improvements infeasible as permitted in Article 32.7.D of the Ordinance.

b. A twelve (12) foot multi-use path and eight (8) foot planting strip shall be provided on David Taylor Drive.

c. A twelve (12) foot multi-use path and eight (8) foot planting strip shall be provided on Public Street A. At the stream crossing for Public Street A, the multi-use path may be narrowed to ten (10) feet with an eight (8) foot sidewalk along the opposite side as generally depicted on Sheet RZ-03.

d. An eight (8) foot sidewalk and an eight (8) foot planting strip shall be provided on Public Street B (i.e., Heritage Pond Drive).

e. An eight (8) foot sidewalk and an eight (8) foot planting strip shall be provided on Public Street C (i.e., Alexander Village Main Drive).

f. Any landscape yards will be provided as required per Article 20.9 of the Ordinance.

g. Walkways shall be provided to connect all residential and nonresidential entrances to sidewalks along abutting streets.

h. Open space will be provided per the CAC-1 requirements found in Article 11.4 and the open space design requirements found in Article 16.5. In addition, the Petitioner shall dedicate and convey two (2) acres of open space to Mecklenburg County prior to the issuance of the first certificate of occupancy in the second phase.

6. General Design Guidelines:

a. All new buildings and expansions of existing buildings on the Site will comply with the applicable site layout, building design standards, and building material restrictions found in Article 11 of the Ordinance. Accessory buildings and structures associated with multi-family developments will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

7. Environmental Features:

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

b. The Site will comply with the Tree provisions of the Ordinance found in Article 20.

c. 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.

8. Lighting:

a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

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

10. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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NOT FOR
CONSTRUCTION

PROJECT

DAVID TAYLOR
MULTI-FAMILY

LOURNOY DEVELOPMENT GROUP

102000 CLAUDE FREEMAN DR

CHARLOTTE, NC 28262

REZONING PETITION

2024-110

UNDESIGNED PROJECT

1023318

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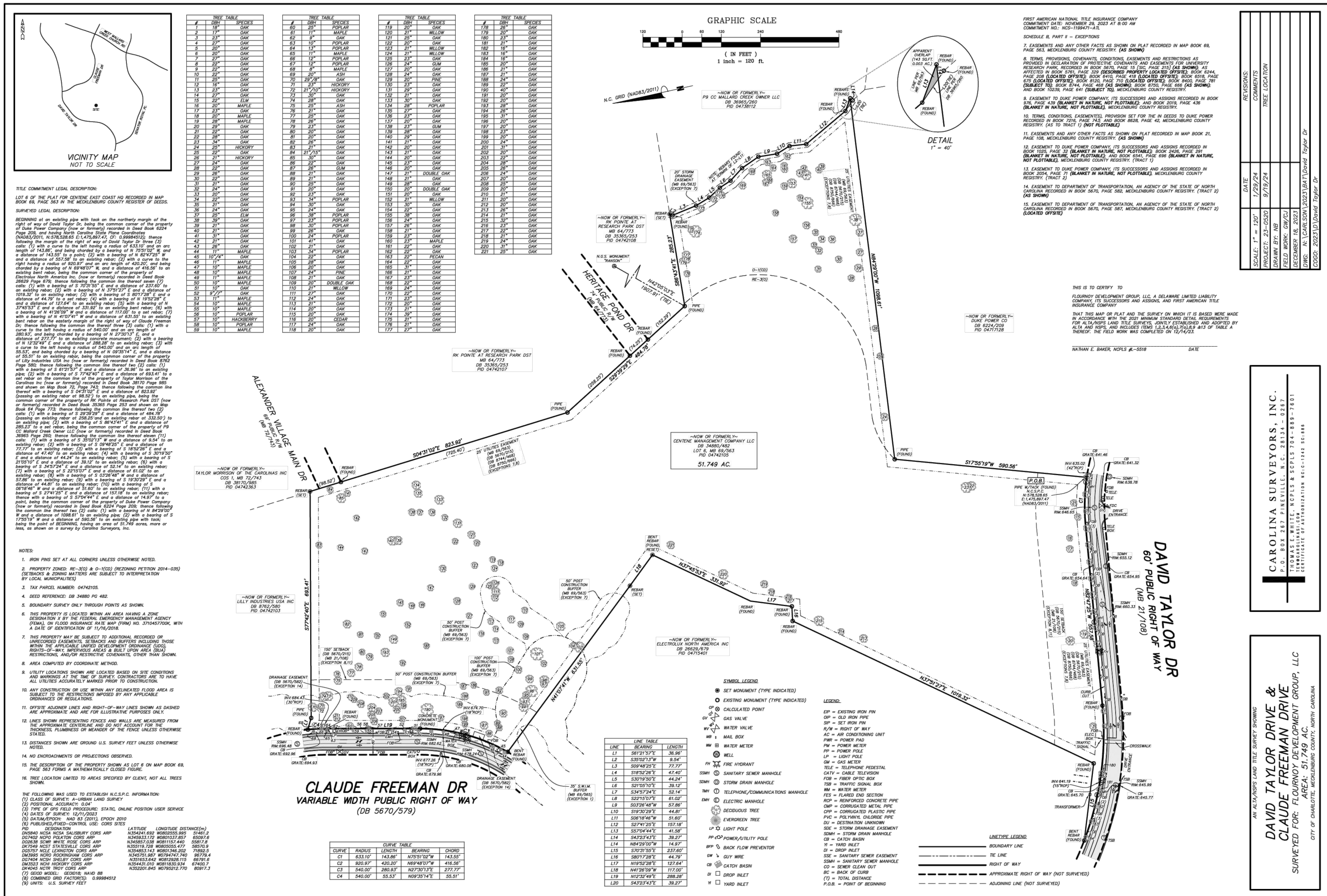
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HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-05



GENERAL NOTE

- EXISTING SURVEY INFORMATION PROVIDED FOR REFERENCE ONLY.

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MULTI-FAMILY

FLOURNOY DEVELOPMENT GROUP

102000 CLAUDE FREEMAN DR

CHARLOTTE, NC 28262

REZONING PETITION
2024-110

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05	REZONING SUBMITTAL 5	03/20/2025

VERT: N/A
HORIZ: AS SHOWNSHEET TITLE
EXISTING CONDITIONS AND
TREE SURVEY

SHEET NUMBER

RZ-06