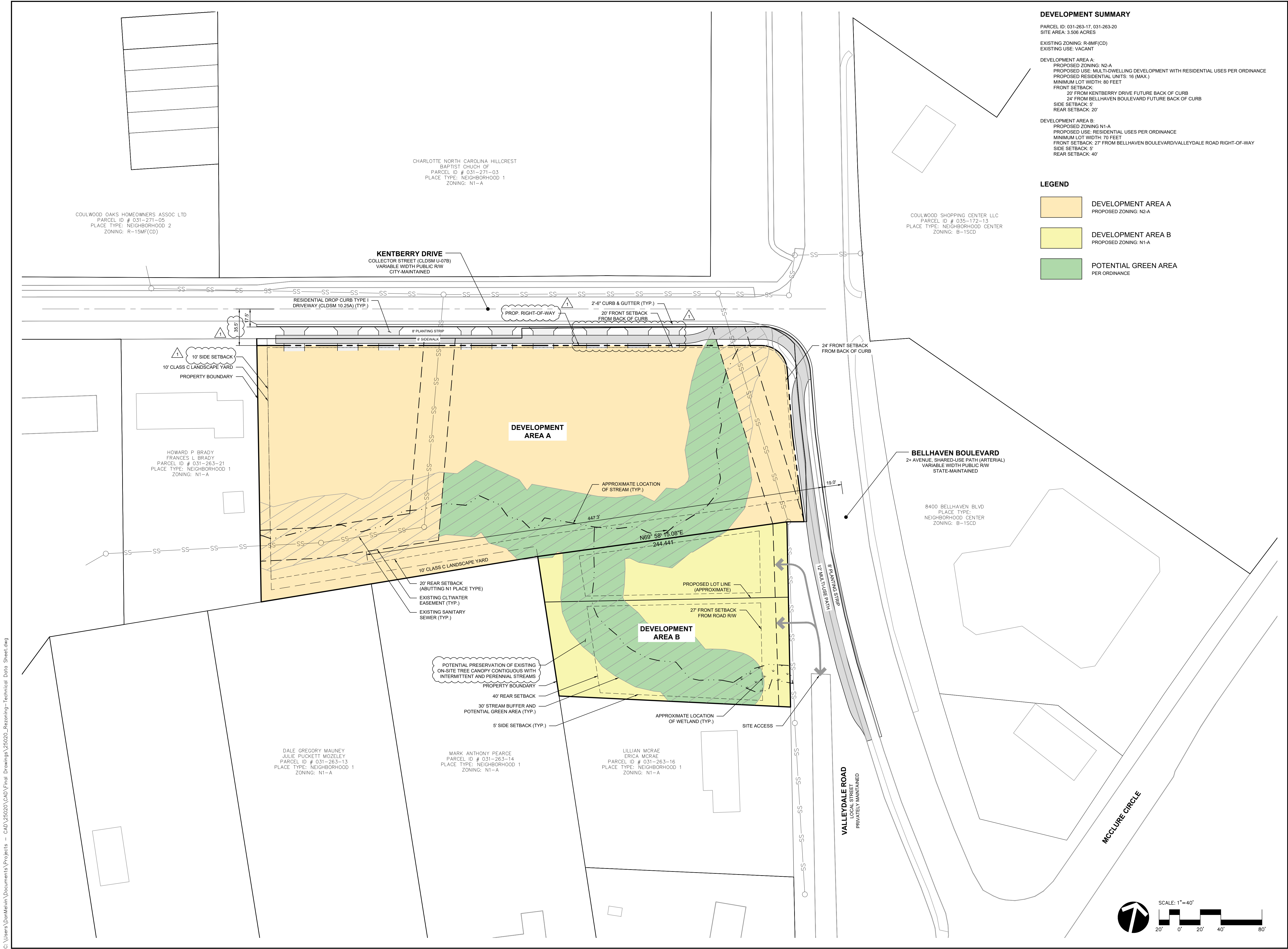


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DEVELOPMENT SUMMARY

PARCEL ID: 031-263-17, 031-263-20
SITE AREA: 3.506 ACRES

EXISTING ZONING: R-8MF(CD)
EXISTING USE: VACANT

DEVELOPMENT AREA A:
PROPOSED ZONING: N2-A
PROPOSED USE: MULTI-DWELLING DEVELOPMENT WITH RESIDENTIAL USES PER ORDINANCE
PROPOSED RESIDENTIAL UNITS: 16 (MAX.)
MINIMUM LOT WIDTH: 80 FEET
FRONT SETBACK:
20' FROM KENTBERRY DRIVE FUTURE BACK OF CURB
24' FROM BELLHAVEN BOULEVARD FUTURE BACK OF CURB
SIDE SETBACK: 5'
REAR SETBACK: 20'

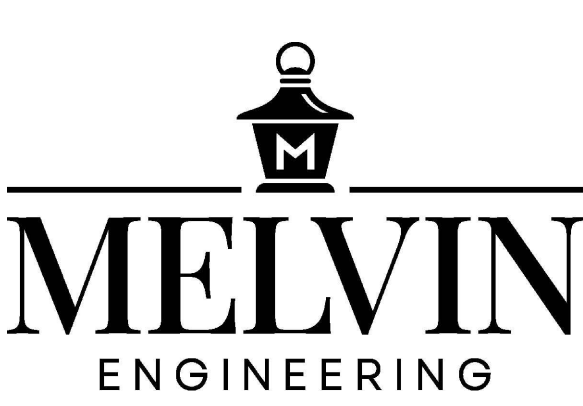
DEVELOPMENT AREA B:
PROPOSED ZONING: N1-A
PROPOSED USE: RESIDENTIAL USES PER ORDINANCE
MINIMUM LOT WIDTH: 70 FEET
FRONT SETBACK: 27' FROM BELLHAVEN BOULEVARD/VALLEYDALE ROAD RIGHT-OF-WAY
SIDE SETBACK: 5'
REAR SETBACK: 40'

LEGEND

DEVELOPMENT AREA A
PROPOSED ZONING: N2-A

DEVELOPMENT AREA B
PROPOSED ZONING: N1-A

POTENTIAL GREEN AREA
PER ORDINANCE



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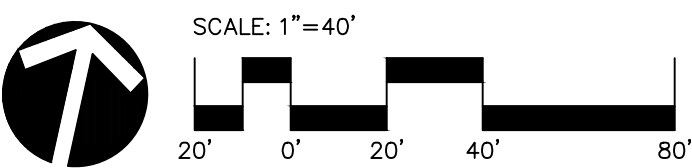
REZONING PETITION
2025- 088

REV	DATE	DESCRIPTION
1	10/13/25	REVISED PER STAFF COMMENTS

PROJECT NUMBER: 25020
DATE: 08/15/25

TECHNICAL DATA SHEET

RZ-1



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Northway Homes – Northway at Kentberry
Development Standards
07/14/2025
10/13/2025
Rezoning Petition No. 2025-088

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 (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Northway Homes to accommodate the development of a residential community on an approximately ±3.5-acre site located at 227 Kentberry Drive, Charlotte NC 28214. (the "Site").
- b. **Zoning Districts/Unified Development 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, (i) the regulations established under the Ordinance for the respective zoning classifications 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 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 Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't

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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 alteration 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.

- d. **Development Areas.** For ease of reference and as an organizing principle associated with the master planned community, the Rezoning Plan sets forth two (2) general development areas as generally depicted on the Technical Data Sheet as Development Areas A and B.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with a multi-dwelling development with up to sixteen (16) dwelling units in Development Area A 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-A zoning district together with accessory uses, as well as two (2) lots in Development Area B which may be developed with residential uses as allowed in the N1-A zoning district.

3. Access and Transportation Improvements:

- a. Access to the Site will be from Kentberry Drive and Valleydale Road as generally depicted on the Rezoning Plan.
- b. The Petitioner will provide an eight (8) foot planting strip and an eight (8) foot sidewalk along the Site's Kentberry Drive frontage and an eight (8) foot planting strip and a twelve (12) foot multi-use path along the Bellhaven Boulevard frontage. The internal non-network required private street will also be constructed with an eight (8) foot planting strip and an eight (8) foot sidewalk per the local residential wide cross-section for properties within the Neighborhood 2 Place Type.
- c. 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 phase transportation improvements if said improvements and phasing are explicitly described in site plan notes 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 not completed at the time the first certificate of occupancy is requested and released.

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- d. 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.

- e. 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.

- f. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated 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 a minimum of two (2) feet behind the sidewalk where feasible.

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

- h. 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.

- i. In the event 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.

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

- a. Front Setbacks Development Area A: A twenty-four (24) foot front setback will be provided along Bellhaven Boulevard as measured from the future back of curb, as

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generally depicted on the Rezoning Plan. A twenty (20) foot front setback will be provided along Kentberry Drive as measured from the future back of curb.

- b. Front Setbacks Development Area B: A twenty-seven (27) foot setback will be provided along Bellhaven Boulevard as measured from the existing right-of-way, as generally depicted on the Rezoning Plan.

- c. Side and rear setbacks will be provided as required by Ordinance except for the western side setback of Development Area A which shall be ten (10) feet as shown on the Site Plan.

- d. A required ten (10) foot wide Class C landscape yard will be provided along both the western and southern property lines of Development Area A, as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance.

- e. All large waste container and recycling station spaces shall be located a minimum of twenty-five (25) feet from an adjoining Neighborhood 1 Place Type, Neighborhood 2 Place Type, or network required street.

- f. Publicly accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the open space shall consist of three (3) or more of the following potential components:

- Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, tree save, etc.).
 - Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native species).
 - Note: 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

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details/technical notes on the finish and the location in which they will be placed.

3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.

- a. Note: 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.

4. 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.

5. Have a minimum dimension of 50 feet or more measured in all directions.

6. 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.

7. Interactive elements that users the enjoyment of sensory stimulation. These elements should include but not be limited to music, water, and light and play.

- a. Note: When this element is utilized, the petitioner shall provide the details/technical notes on the element along with the location of installation.

8. 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.

- a. Note: 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

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9. 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 of the open space. Multiple common open space areas may be needed to meet this requirement.

5. General Design Guidelines:

- a. The residential 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. When a building abuts both a frontage and common open space and the building fronts along the common open space as permitted per Article 5.3.G, the general design guidelines of this section will apply to the facades of the buildings fronting the common open space.

- b. Windows, doors, porches, stoops, or other architectural features are required on all frontage-facing facades to avoid the appearance of blank walls. All ground floor entrances to individual units on a frontage with a sidewalk shall be between 4'-and 5'-above or below the grade of the adjacent sidewalk when located within 10'-of the back of sidewalk. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.

- c. The facades of the buildings abutting public streets and internal network required streets will not have blank walls that exceed twenty (20) feet in length on all building levels. Windows will be provided on these facades abutting public streets and internal network required streets in order to accommodate a minimum 25% transparency on the ground floor and 15% transparency on the upper floors to avoid blank walls.

- d. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure as follows: (i) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormer or parapets; and (ii) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls. 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.

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- e. Front elevations shall include a stone or masonry water table. It is understood stone or masonry may extend above the water table.

- f. Meter banks, HVAC, and related mechanical equipment will be screened as required per the Ordinance. Ground-mounted or wall-mounted mechanical equipment shall not be located in the established setbacks along a frontage.

- g. Dumpster and recycling area will be fully enclosed on three sides by a minimum 75% opaque fence with one side being a decorative gate. The fence used to enclose the dumpster will be of a material prescribed by the Ordinance and be of a compatible color used on the principal buildings.

- h. No more than six (6) attached dwelling units may be located in a residential building. Townhouse and Attached Single Family buildings fronting public or private network required streets should be limited to 5 individual units or fewer.

- i. Accessory buildings and structures associated with the multi-dwelling development will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

- j. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

- k. 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 feet on all building levels.

- l. Garage doors proposed along public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

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

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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.

- b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required tree save/replanted 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/PCSO 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.

7. Lighting:

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

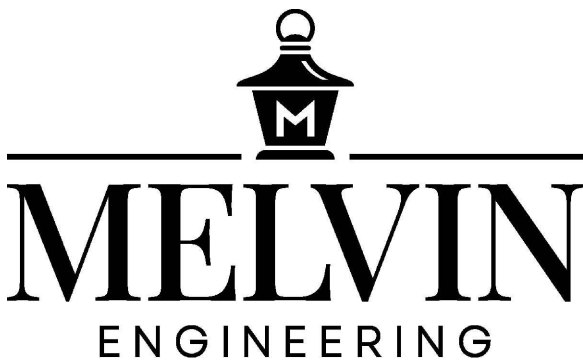
8. Amendments to the Rezoning Plan:

- 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.

9. 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.

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1800 CAMDEN ROAD
SUITE 107-240
CHARLOTTE, NC 28203

NORTHWAY AT KENTBERRY
227 & 277 KENTBERRY DRIVE
CHARLOTTE, NORTH CAROLINA 28214

REZONING PETITION
2025- 088

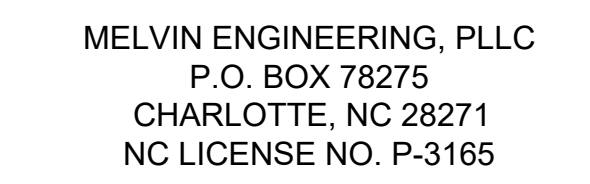
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1	10/13/25	REVISED PER STAFF COMMENTS

PROJECT NUMBER: 25020

DATE: 08/15/25

DEVELOPMENT
STANDARDS

RZ-2



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1800 CAMDEN ROAD
SUITE 107-240
CHARLOTTE, NC 28203

NORTHWAY AT KENTBERRY
227 & 277 KENTBERRY DRIVE
CHARLOTTE, NORTH CAROLINA 28214

REZONING PETITION
2025-088

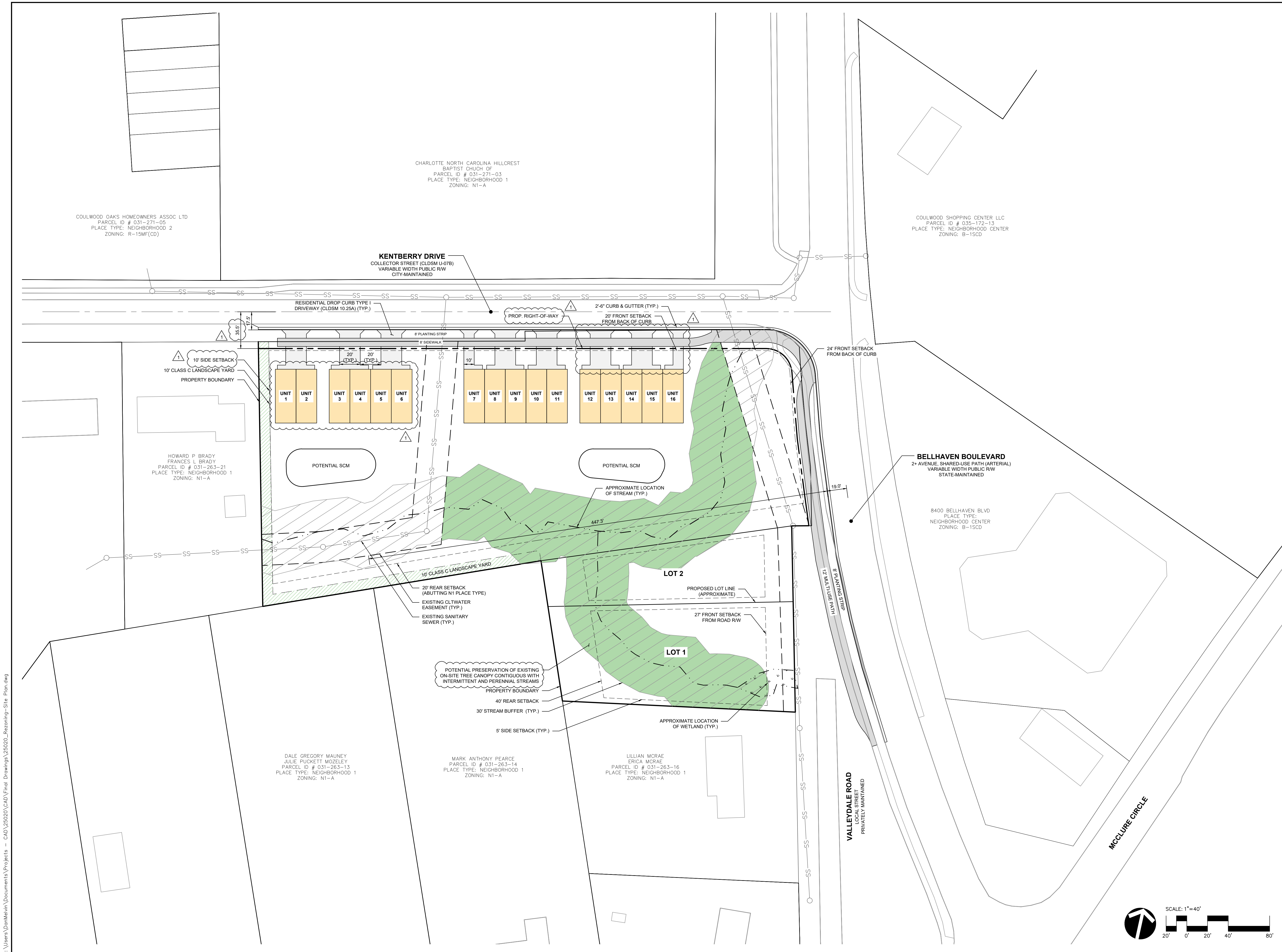
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PROJECT NUMBER: 25020

DATE: 08/15/25

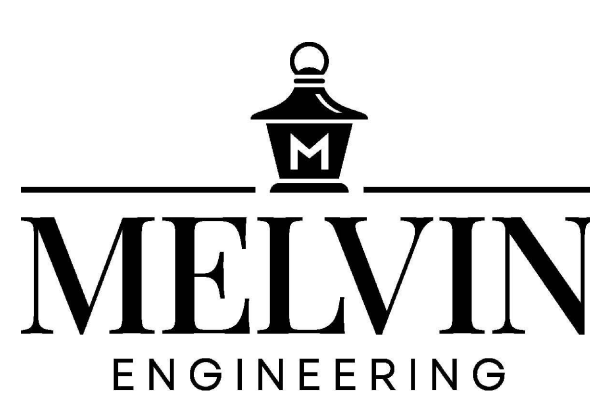
SCHEMATIC SITE PLAN

RZ-3



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**EXISTING
CONDITIONS PLAN**

RZ-4