

REZONING  
PETITION NO.  
RZP-2025-126

KEY MAP

SEAL

NOT FOR  
CONSTRUCTION

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
2	REZONING 2ND SUBMITTAL	01.22.2026

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

EXISTING CONDITIONS

SHEET NUMBER

RZ-1



NTS  
VICINITY MAP

SITE LEGEND

--- EXISTING PROPERTY LINE  
--- UTILITY EASEMENT





REZONING  
PETITION NO.  
RZP-2025-126

KEY MAP

SEAL

NOT FOR  
CONSTRUCTION

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
△	REZONING 2ND SUBMITTAL	01.22.2026

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

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-2



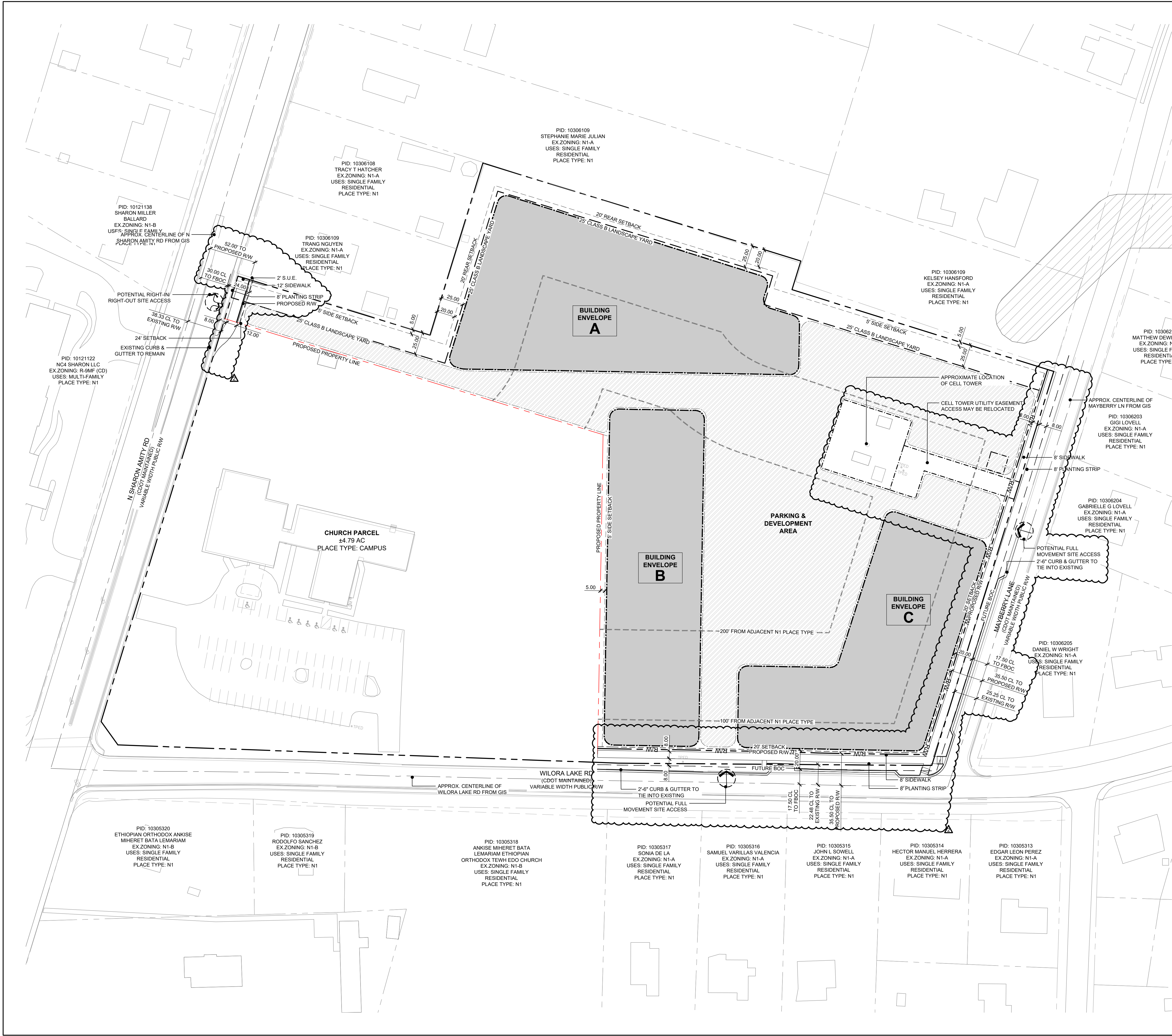
NTS  
VICINITY MAP

SITE DEVELOPMENT DATA:

- ACREAGE: ± 6.6 ACRES
- TAX PARCEL #S: PORTION OF 10306110
- EXISTING ZONING: N1-A
- PROPOSED ZONING: N2-B(CD)
- EXISTING USES: CHURCH AND VACANT
- PROPOSED USES: A MAXIMUM ONE HUNDRED THIRTY-NINE (139) DWELLING UNITS IN A MULTI-DWELLING DEVELOPMENT WITH UP TO ONE HUNDRED TWENTY-FIVE (125) SENIOR, MULTI-FAMILY STACKED DWELLING UNITS AND NO MORE THAN FOURTEEN (14) 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 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 RW
- FUTURE BOC
- LANDSCAPE YARD
- HEIGHT PLANE
- UTILITY EASEMENT
- POTENTIAL FULL MOVEMENT SITE ACCESS
- POTENTIAL RIGHT-IN/RIGHT-OUT SITE ACCESS





REZONING  
PETITION NO.  
RZP-2025-126

KEY MAP

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
△	REZONING 2ND SUBMITTAL	01.22.2026

SCALE NORTH

VERT: N/A  
HORZ: 1" = 50'

0 25 50 100

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-3



NTS  
VICINITY MAP

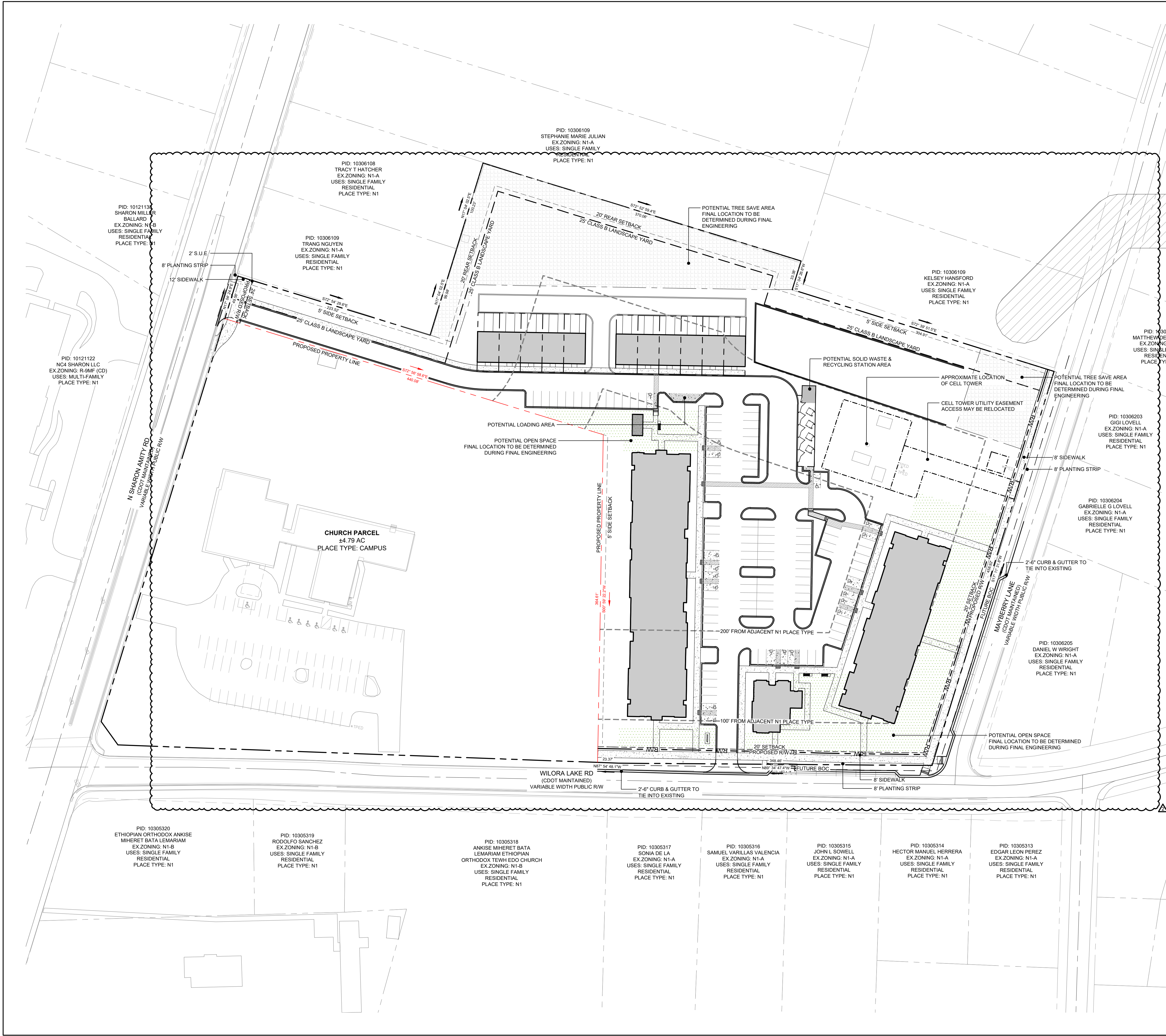
SITE DEVELOPMENT DATA:

- ACREAGE: ± 6.6 ACRES
- TAX PARCEL #S: PORTION OF 10306110
- EXISTING ZONING: N1-A
- PROPOSED ZONING: N2-B(CD)
- EXISTING USES: CHURCH AND VACANT
- PROPOSED USES: A MAXIMUM ONE HUNDRED THIRTY-NINE (139) DWELLING UNITS IN A MULTI-DWELLING DEVELOPMENT WITH UP TO ONE HUNDRED TWENTY-FIVE (125) SENIOR, MULTI-FAMILY STACKED DWELLING UNITS AND NO MORE THAN FOURTEEN (14) 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 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 RW
	FUTURE BOC
	LANDSCAPE YARD
	HEIGHT PLANE
	UTILITY EASEMENT
	POTENTIAL TREE SAVE AREA
	POTENTIAL OPEN SPACE

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





KEY MAP

## SEAL

## PROJECT \_\_\_\_\_

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

VERT: N/A  
HORZ: AS SHOWN

SHEET TITLE

DEVELOPMENT STANDARD  
NOTES

SHEET NUMBER

— — — — —

Zoning Edition No. 2023-120

- 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 twenty-five (25) senior, combination of duplex, trip conditions in the N2-B zoning
- Maximum Building Height: Not to
- Parking: Will be provided as required

- 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 Crossland Development, LLC, for rezoning of a residential community of an approximately 16.6-acre site located at the intersection of US Highway 4000 N. Sharon Amity Road, Charlotte, NC (the "Site").
- 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 Ordinance shall apply to the Site. The City's 2018 zoning classification for the portion of the Site as designated on the Rezoning Plan shall govern all development taking place on the Site.
- Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, including elevations, driveways, streets, Development Areas and other development matters and site elements (collectively the "Development Site Elements") set forth on the attached sheets are not intended to be a final or definitive representation of the actual design, construction, materials, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan will graphic representations of the Development/Site Elements. Any changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 17 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezonning 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 materially change the overall design intent depicted on the Rezonning 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.

a. The Site may be developed with a multi-dwelling development with up to one hundred thirty-nine (139) dwelling units. The development will be comprised of up to one hundred twenty-five (125) senior, multi-family stacked, dwelling units and no more than fourteen (14) 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.

- A. Affordable Housing.** The Petitioner shall provide a housing program to ensure that at least 100% of the multi-family attached 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 proposed Affordable Units constructed on the Site, for a period of not less than ten years, maintain monthly rents that are income restricted for households earning up to 80% of Area median income.
- △** 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 negotiating approval, the site may be developed with all uses permitted in the N2-B zoning district standard, excluding multi-family attached.
- C. Rental Cap and Ownership Restrictions.** All attached dwelling units shall be subject to the following:
- (i) In no instance shall more than twenty percent of the units be for rent at any time unless otherwise approved by the Homeowners Association.
  - (ii) No entity or person shall own more than two units within the Site.
  - (iii) Units shall not be available for rent within the first twelve months of the initial purchase unless otherwise approved by the Homeowners Association.

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

- b. N. Sharon Amity Road is designated as a 4+ Avenue with a shared use path on the adopted Charlotte Street Map. The required minimum width of the right-of-way easement will be a minimum of thirty (30) feet for this street designation. The proposed intersection of N. Sharon Amity Road and Mabry Lane is shown below:
- 
- c. Both Wilora Lake Road and Mabry Lane are local residential streets with existing curbs and gutters in place. A local residential street is the required cross section within the Neighborhood 2 Plan. Therefore, the local residential street cross-section may be allowed. The proposed intersection of Mabry Lane and Wilora Lake Road is shown below:
- 
- 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 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.
- 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 NCDOT in accordance with applicable published standards.
- f. The alignment of the internal vehicle 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 both 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.
- 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 items (e.g. irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed enclosed City maintained street right-of-way by a private individual, group, business, or governmental entity. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submital, and liability insurance coverage requirements.

- 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, townhome or condominium developments. The required landscape yard shall generally be depicted on the site plan. The interior landscape area between the residential community curbside to the public sidewalk along N. Slalom Army Road may be located within the first five (5) feet of the conditional twenty-five (25) foot wide landscape yard as generally depicted on the Rezoning Plan.
- d. Supplemental plantings shall be added along the Wiloria Lake Road frontage in addition to the required street trees, providing enhanced screening.
- e. Common accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that includes layering of activities designed for multiple users. To accomplish this, the design of the open space shall consist of four (4) or more of the following potential components which will be committed to as the plans are finalized and details/technical notes will be provided of the components during the land development permitting process:
  - i. 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).
  - ii. Landscaping utilizing existing vegetation, such as trees, shrubs, vines, ground cover, etc. on one acre of common and public open spaces.
  - iii. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paving materials. Alternate concrete finishing (etched, sand curing, board forming, etc.) is acceptable.
- f. Seating elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
- g. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 300 square feet of publicly accessible open space. Seating options may include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.
- h. Have a minimum dimension of 30 feet or more (three times greater than required by the UDO) measured in all directions.
- i. Public art/sculpture. Public art, art in the form of murals, sculpture, or other mediums along the details of the art intervention (inclusive of type, size, and location) shall be provided during land development review. The petitioner may use the City of Charlotte's Creative Arts Portal to utilize for implementing any public art.
- j. Interactive elements that uses the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and sound play.
- k. Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements that 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.

- 2.f.** 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.

- g. The existing wireless telecommunications facility shall be screened with a continuous row of evergreen shrubs planted five (5) feet on center along all areas facing internal to the site. The shrubs shall be a minimum of two feet in height and have a minimum spread of two feet when planted. The average height of the shrubs shall be five to six feet expected as normal growth within four years.

- h. All proposed residential buildings on the Site shall be separated from the existing monopole structure of the wireless telecommunications facility by a minimum dimension of seventy (70) feet.

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,

7. The multi-family attached product shall maintain the following design standards:
- To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk must be raised a minimum of twenty four (24) inches from the average sidewalk grade.
  - Picked roofs, if provided, shall be symmetrically sloped at 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.
  - Usable porches and/or stoops shall form a predominant feature of the building design to be located on the front and/or side of the building. Usable front porches, when provided, shall be covered and at least six (6) feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
  - All corner units that face a public or private street shall include a porch or stoop that wraps a portion of the front and side of the unit, or comply with blank wall provisions limiting the maximum blank wall exposure to ten (10) feet on all building levels.
  - Garage doors proposed along public or private streets shall minimize the visual impact by being setback twelve (12) to twenty-four (24) feet from the street front plane and include additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

- ② Meter banks will be screened from adjoining properties and from public streets.
- ③ 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.

- c. 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.

- g. Multi-family attached dwelling units shall not contain more than six (6) dwelling units per building.

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/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.

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.

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 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.