VICINITY MAP

N.T.S.

Site Development Data:

-- **Acreage:** ~ 6.2 acres
-- **Tax Parcels:** 22915310, 22915311, 22915303, 22915313, 22915312, 22915314, 22915307, 22915304, 22915309, 22915305, 22915306
-- **Existing Zoning:** N1-A
-- **Proposed Zoning:** N2-B (CD)
-- **Existing Uses:** Vacant and single family residential
-- **Proposed Uses:** Multi-family attached, quadraplex, triplex, and duplex, as allowed in the N2-B zoning district, not otherwise limited herein
-- **Maximum Number of Units**: 79
-- **Maximum Building Height:** 48 feet
-- **Parking:** Per Ordinance
-- **Green Area Required**: 15% of total site area excluding ROW dedication
-- **Green Area Provided**: Per Ordinance
-- **Required Open Space**: 11,850 SF (150 SF per Dwelling Unit)

I. General Provisions:

a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Veer Homes ("Petitioner") to accommodate the development of a residential community on an approximately 6.2-acre site located at the intersection of Allison Woods Dr and Allison Lane, more particularly described as Mecklenburg County Tax Parcel Numbers 22915310, 22915311, 22915303, 22915313, 22915312, 22915314, 22915307, 22915304, 22915309, 22915305, and 22915306 (the "Site").

b. **Intent.** This Rezoning is intended to accommodate development on the Site of attached (townhomes) residential uses.

c. **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 "UDO").

d. **Planned/Unified Development**. The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

II. Maximum Development and Prohibited Uses

A maximum of Seventy Nine (79) multi-family attached, quadraplex, triplex, and duplex dwellings, may be provided on the Site

III. Architecture and Design

a. Buildings shall contain a maximum of six (6) single-family attached (townhome) units per building. There will be a maximum of **four (4)** buildings that contain six (6) units per building; building length of six-unit buildings will not exceed 140 feet in length along the façade.

b. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), cement board and/or vinyl siding.

c. 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.

d. 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 shall be covered and be at least five (5) feet deep. Stoops and entry-level porches may be covered but should not be fully enclosed.

e. Garage doors visible from public or private streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

f. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.

g. Corner/end unit facades on Allison Woods Dr and Allison Lane shall limit blank wall expanses to a maximum of twenty (20) feet along that façade.

h. The Petitioner will ensure the site has internal tree plantings totaling a minimum equivalent of 40' of spacing along the total measured centerline of internal private alleys (e.g. 1,000 linear feet of internal alley centerline = 25 minimum trees to be planted).

i. Ameniized Open Space: 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 four (4) or more of the following potential components:

1. Enhanced plantings in excess of minimum planting standards required of the ordinance. Enhanced plantings may take the form of trees and/or planting beds (standard, raised and/or terraced with native species).
2. Specialty paving materials (not including standard finished concrete or asphalt)
3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
4. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and innovatable benches.
5. Have a minimum dimension of 30 feet or more measured in all directions.
6. 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.

IV. Transportation

a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

b. Petitioner shall provide a eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of Allison Woods Drive and Allison Lane

c. Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site

d. Petitioner shall dedicate 29' of right-of-way from the centerline of Allison Woods Drive.

e. Petitioner shall dedicate 29' of right-of-way from the centerline of Allison Ln

f. Petitioner shall dedicate 64' of right-of-way from the centerline of Providence Road

g. 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

h. Existing guard rail must be maintained along Providence Road frontage.

i. 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. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible

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

k. Petitioner shall commit to providing an 8' foot planting strip and 12' multi-use path along the Site's frontage of Providence Road as feasible. Based on existing topographical constraints, the feasibility of constructing a 12-foot multi-use path on Providence Road will be evaluated during the permitting process, and modifications to the design are subject to CDOT approval as permitted by the UDO.

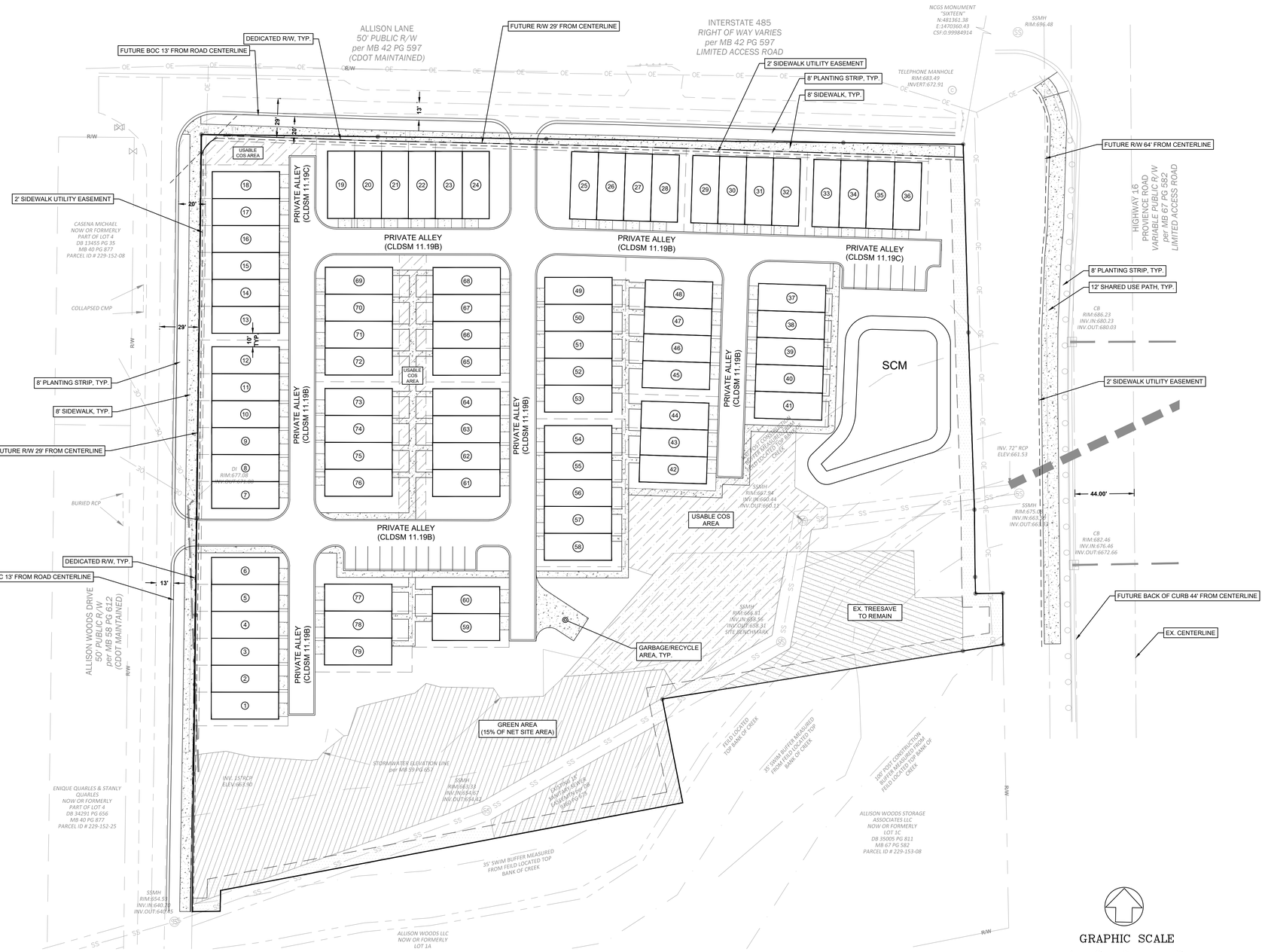
V. Environmental

a. 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. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.

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

c. Development within any SWIM/PCSR Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

d. Petitioner acknowledges the presence of an intermittent stream on the site, as confirmed through field verification and approval by both City of Charlotte staff and North Carolina Department of Environmental Quality (NCDEQ) staff. Accordingly, the project shall comply with the applicable SWIM/PCSR buffer requirements for intermittent streams, as required by the City of Charlotte



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PRELIMINARY
NOT FOR CONSTRUCTION

ALLISON LN

PROJECT ADDRESS: 5117 Allison Ln, Charlotte, NC 28277

NO.	BY	DATE	REVISION

PROJECT #: 2025-037 DATE: 7/10/2025
DRAWN BY: JB CHECKED BY: JB

TITLE

REZONING PLAN

SHEET NO.

RZ-1

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