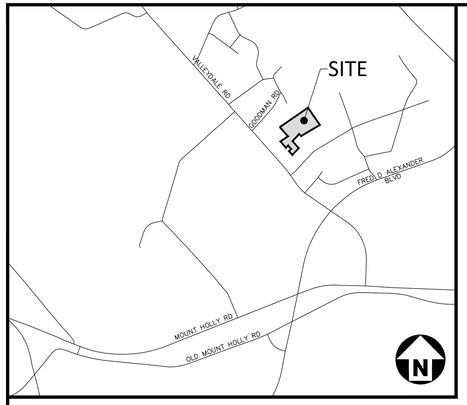


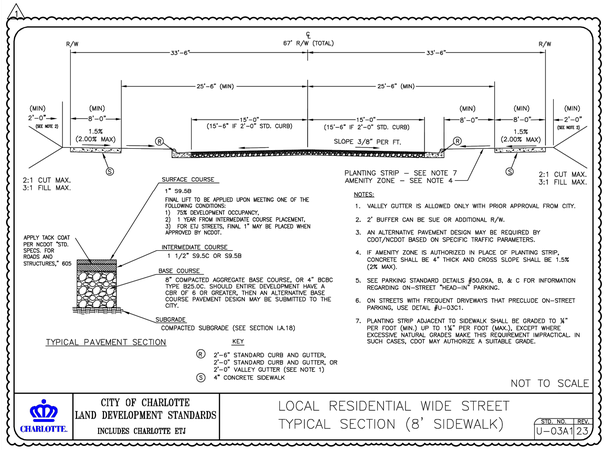
SITE LEGEND

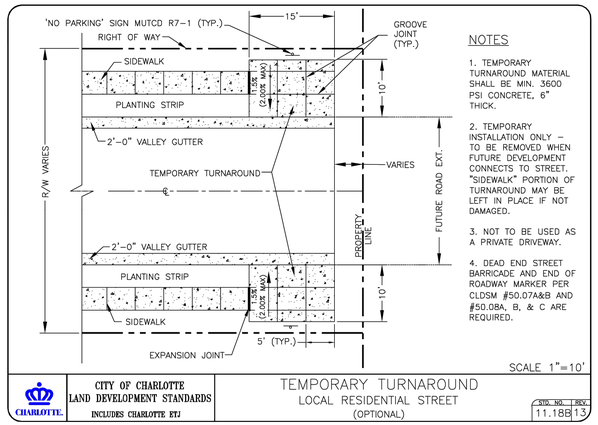
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SUBLOT LINE
- EASEMENT LINE
- BUFFER LINE
- CENTERLINE
- STREAM BUFFER
- POTENTIAL TREE SAVE 2

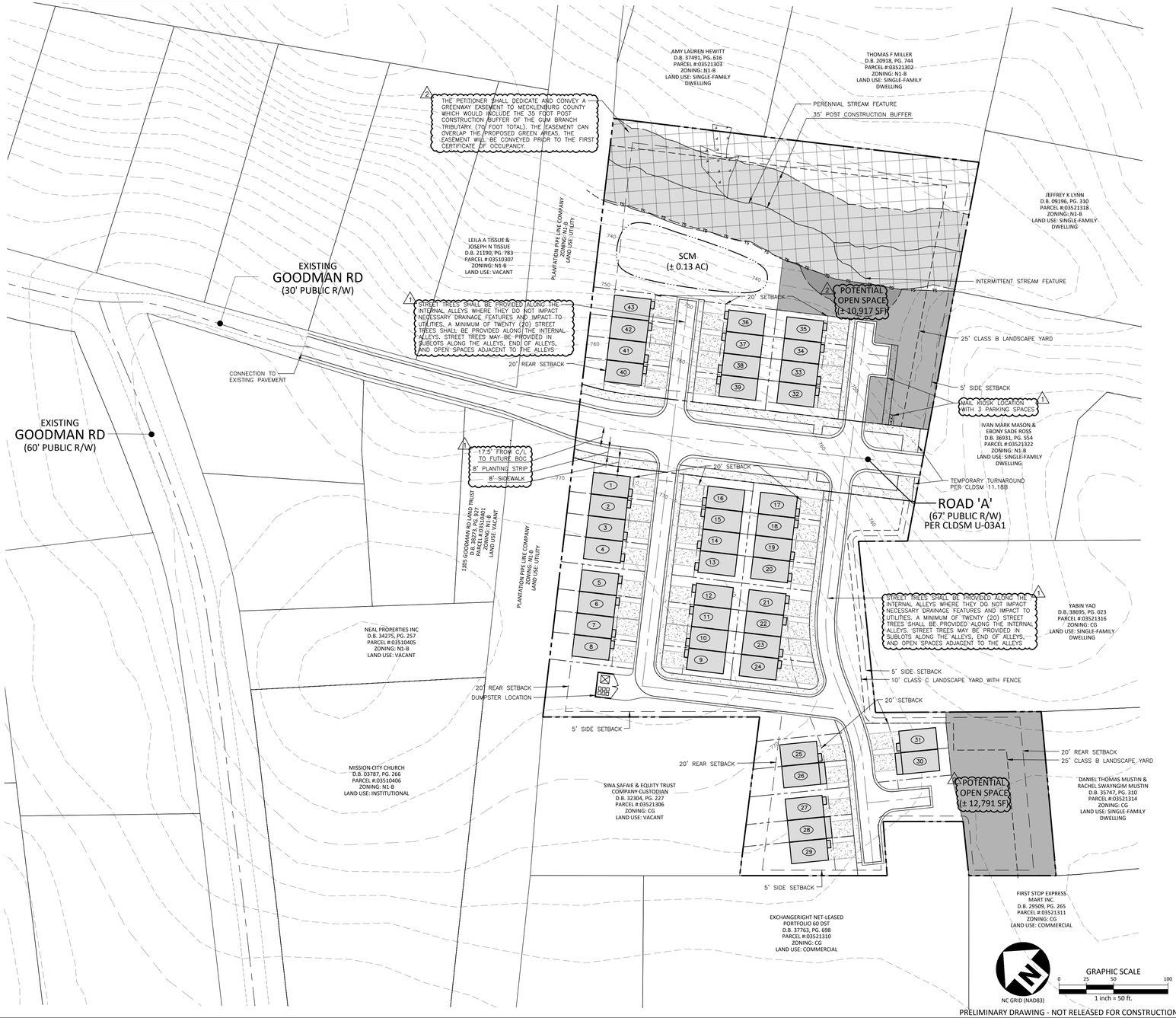
SITE DATA

PETITIONER: KYLE DILLARD MISSION CITY CHURCH 608 VALLEYDALE ROAD CHARLOTTE, NORTH CAROLINA 28214	PETITIONER: MARK TALBOT FREEDOM COMMUNITIES 3501 TUCKASEEGEE ROAD CHARLOTTE, NORTH CAROLINA 28208
PARCEL NUMBER: 03521305	
TOTAL SITE ACREAGE:	± 4.767 AC
EXISTING ZONING:	N1-B & CG
PROPOSED ZONING:	N2-A (CD)
PROPOSED USE:	MULTI-FAMILY ATTACHED DWELLINGS
FRONT LOADED TOWNHOMES:	
TOTAL COUNT:	43 UNITS
REQUIRED OPEN SPACE (250 SF PER UNIT):	± 10,750 SF
PROPOSED OPEN SPACE:	POTENTIAL UP TO ± 23,708 SF (AREAS AND LOCATIONS MAY BE ADJUSTED DURING CDs AND NO LESS THAN 10,750 SF) 2A
REQUIRED GREEN AREA (15 % OF SITE):	± 0.71 AC
PROPOSED GREEN AREA:	POTENTIAL UP TO ± 0.80 AC (AREAS AND LOCATIONS MAY BE ADJUSTED DURING CDs AND NO LESS THAN 0.71 AC) 2
STORMWATER FACILITIES:	± 0.13 AC

NOTE:
- PER A SITE VISIT ON JANUARY 9, 2025 BY PROVIDENCE LAND GROUP, PLLC, THE SITE DOES NOT HAVE ANY HERITAGE TREES 30" DBH OR GREATER







McADAMS
The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

PETITIONER

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MISSION CITY CHURCH
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CHARLOTTE, NORTH CAROLINA 28214

MARK TALBOT
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MISSION CITY CHURCH TOWNS
REZONING PETITION # 2025-027
GOODMAN ROAD
CHARLOTTE, NORTH CAROLINA

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
THE JOHN R. McADAMS COMPANY, INC. C-0293

REVISIONS

NO.	DATE	
1	07. 14. 2025	PER CITY COMMENTS
2	08. 21. 2025	PER CITY COMMENTS
3	09. 05. 2025	POST ZONING COMMITTEE

PLAN INFORMATION

PROJECT NO.	TRU-23004
FILENAME	TRU23004-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=50'
DATE	03. 07. 2025

SHEET

REZONING PLAN

RZ.01

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Development Standards
Rezoning Petition No. 2025-027

Site Development Data:
--Acreage: ± 4.76
--Tax Parcel #: 03521305
--Existing Zoning: CG + N1-B
--Proposed Zoning: N2-A(CD)
--Existing Uses: Vacant
--Proposed Uses: Residential dwellings units as permitted by right and under prescribed conditions, together with accessory uses, as allowed in the N2-A zoning district (all as more specifically described and restricted below in Section 3).
--Maximum Number of Residential Dwelling Units: Up to forty three (43) multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district.
--Maximum Building Height: Up to 3-stories with a maximum height of 35'
--Parking: As required by the Ordinance.

1. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Mission City Church and Freedom Communities ("Petitioner") to accommodate the development of a residential community on an approximately 4.76-acre site located on Goodman Road (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 N2-A zoning classification 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, building and parking envelopes, open space 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 37.3 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 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. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site will be limited to twelve (12). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. 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.

2. Permitted Uses & Development Area Limitations:

a. The principal building(s) constructed on the Site shall be developed with up to forty three (43) multi-family attached residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the N2-A zoning district.

3. Access and Transportation Improvements:

a. Access to the Site will be from the existing Goodman Road right-of-way as depicted on the Rezoning Plan. The placement and configuration of the access point is subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards. The Petitioner has unsuccessfully been able to acquire Parcel IDs 03521306 and 03521307, that would provide site access onto Valleydale Road. While there is a right-of-way located northwest of the site, it is owned by Plantation Pipe Line Company that has two (2) existing high pressure gas lines located within the existing right-of-way and will not grant approval of a public street, private street, or driveway to be built on top (and be oriented parallel) of the existing gas lines.

b. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and/or NCDOT in accordance with applicable published standards.

c. All transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued.

d. 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.

e. 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.

f. All transportation 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 northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

g. Petitioner to coordinate with CDOT to install a 90-degree curb along the west side of the Goodman Road Extension adjacent to Parcel ID 03510429.

h. Petitioner to coordinate with CDOT for the potential to accept the Goodman Road Extension for future maintenance.

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

a. A twenty five (25) foot wide Class B Landscape Yard and ten (10) foot wide Class C Landscape Yard with a fence will be provided as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance.

b. The proposed development shall provide either 250 square feet of Private Open Space per dwelling unit on each unit Sublot or outside the Sublots of the Site shall be provided as Useable Common Open Space per Article 5.4 A.2. Such open space may be private open space, common open space, public open space, or any combination thereof. Residential on-site open space shall meet the design requirements of Article 16.5 of the Ordinance. Usable Common Open Space areas outside the Sublots shall consist of, but not limited to, sidewalks and/or paths, seating, lighting, and landscaping.

c. The Petitioner shall dedicate and convey a greenway and stormwater easement to Mecklenburg County which would include the 35 foot Post Construction Buffer of the Gum Branch Tributary (70 foot total). The easement can overlap the proposed green areas. The easement will be conveyed prior to the first certificate of occupancy.

d. 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 (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). Enhanced planting will include a minimum of 18 trees per one acre of common and public open space.
2. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable.
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 immovable benches. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 300 square feet of public open space. Seating shall be a mixture of moveable and fixed.
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 during land development review. The petitioner may use the City of Charlotte's Creative Artist Pool to utilize for implementing any public art.
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.
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. 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.
9. At least one common open space area shall be accessible from all residential lots 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.

e. Street trees shall be provided along the internal alleys where they do not impact necessary drainage features and impact to utilities. A minimum of twenty (20) street trees shall be provided along the internal alleys. Street trees may be provided in sublots along the alleys, end of alleys, and open spaces adjacent to the alleys.

f. Petitioner to install a white PVC fence (or alternative) along the east side of Parcel 03510429, adjacent to the Goodman Road Extension ROW, if accepted by the property owner.

5. Architectural Standards:

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.

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. No more than four (4) units may be within each building and not exceed a length of one hundred (100) feet.

f. Excluded Exterior Primary Building Materials: All principal and accessory buildings shall not be comprised of traditional stucco made with Portland cement and sand, natural wood, corrugated metal siding, either galvanized or with a painted finish (metal may be used as roof, patio covering, and stoop covering surfaces), plain concrete masonry units (CMU) having no integral color pigment or improved exterior surface finish (for this standard the application of paint does not qualify as an improved exterior surface finish), T-111 composite plywood siding, or plastic.

g. 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.

h. Usable porches and/or stoops shall form a predominant feature of residential building design and be located on the front side of the building. Usable front porches, where provided, shall be at least five (5) feet deep and fifteen (15) feet wide. Usable front stoops, where provided, shall be at least three (3) feet deep and five (5) feet wide. Stoops and entry level porches may be covered but should not be fully enclosed.

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 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 areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of the Tree Ordinance.

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

7. Lighting:

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

8. Affordable Housing Initiative:

a. All dwellings will be House Charlotte eligible.

b. All dwellings will be deed restricted to ensure affordability for a minimum seven (7) year period.

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.

McADAMS
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2100 South Tryon Street
Suite 400
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GOODMAN ROAD
CHARLOTTE, NORTH CAROLINA

NORTH CAROLINA
THE JOHN R. McADAMS COMPANY, INC.
C-0293
CERTIFICATE OF AUTHORIZATION

REVISIONS

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1	07. 14. 2025	PER CITY COMMENTS
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PLAN INFORMATION

PROJECT NO.	TRU-23004
FILENAME	TRU23004-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=50'
DATE	03. 07. 2025

SHEET
REZONING NOTES
RZ.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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