

REZONING PETITION NO. 2026-009
08.13.2026

Development Data Table:

Site Area:	+/- 2.93 Acres
Tax Parcel	211-032-34
Existing Zoning	N1-B
Proposed Zoning	N1-D(CD)
Proposed Uses:	A residential community of ten (10) single-family detached dwellings and accessory uses as allowed by right and under prescribed conditions in the N1-D zoning district and as further restricted below.

General Conditions:

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by David Simonini Signature Homes (the "Petitioner") to accommodate the development of single-family detached dwellings on 2.9-acre site located at 7000 Old Providence Road (the "Site").
2. Development of the Site shall be governed by these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "N1-D" Zoning District shall govern all development taking place on the Site.
4. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the Unified Development Ordinance. Minor alterations to the Rezoning Plan are subject to Article section 37.3 of the Ordinance.

Permitted Uses

1. The site may be developed as a residential community of ten (10) single-family detached dwellings and accessory uses as allowed by right and under prescribed conditions in the N1-D zoning district.
2. Minimum lot width shall be 55-feet with a minimum area of 6,000-square feet.

Transportation

1. Petitioner agrees to install an 8-foot planting and 8-foot sidewalk along Old Providence Road.

Design Standards

1. A 20-foot-wide open space, measured from the existing or future r/w, shall be provided along Old Providence Road and will exclude the proposed planting strip and sidewalk.
2. An improved open space area of at least 1,500-square feet will be provided within the site. The planting strip and sidewalk along the public street extension may not be counted toward the improved open space. The open space shall be improved, but not limited to, a minimum

of two of the following elements: enhanced plantings in excess of minimum required code planting standards, specialty paving materials and hardscape, shading elements, public gathering spaces including chairs/tables, outdoor grilling areas, dog run, pedestrian softscape trails, artistic elements and sculpture.

Amendments to Rezoning Plan

1. Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Article 37 of the Ordinance.
2. Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Site Plan or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Article 37 of the Ordinance, as applicable.