

**Street Lights Residential
Development Standards
May 5, 2026**

**Rezoning Petition No. 2026-003
TIER 1 CONDITIONAL REZONING**

Site Development Data:

- Acres:** ±0.84 acres
- Tax Parcel #:** Portion of Parcel 155-061-02
- Existing Zoning:** OFC (Office Flex Campus)
- Proposed Zoning:** NC (Neighborhood Center) Tier 1 Conditional
- Existing Uses:** Vacant/Parking
- Proposed Uses:** A mixed-used development that may include multi-family stacked residential units and all other uses, including accessory uses, as allowed in the NC zoning district (as may be more specifically described and limited in Section 2 below).
- Building Height:** Up to eighty (80) feet as measured by and as allowed by the Ordinance in the NC zoning district.

**CONTEXT/VISION: NEIGHBORHOOD CENTER REDEVELOPMENT CONSISTENT WITH
NEIGHBORHOOD CENTER PLACE TYPE**

The rezoning of the Site to Neighborhood Center will allow redevelopment of the full parcel including the adjacent CG zoned portion and provide the Site with consistent zoning by utilizing the NC dimensional and design standards in a manner consistent with the South Inner Community Area Plan recently adopted by Charlotte City Council. This approach will ensure an edge treatment along the eastern property line that is complimentary to adjacent residential uses.

1. General Provisions:

- a. **Site Location.** These Development Standards form this Rezoning Plan associated with the Rezoning Petition filed by SLR Acquisitions, LLC (“Petitioner”) for a portion of Parcel 155-061-02 as shown on Attachment A, located on the north side of Fenton Place and east of Providence Road (the “Site”). This rezoning shall super-cede the existing zoning, however the existing development on the Site may remain until redevelopment contemplated by this rezoning occurs.
- b. **Zoning District/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, the regulations established under the Ordinance for the NC zoning district shall govern all development taking place on the Site.
- c. **Environment.** The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The Petitioner shall also comply with the Tree provisions of the Ordinance found in Article 20.

2. Permitted Uses & Development Provisions:

- a. The Site may be developed as mixed-used development and may include multi-family stacked residential units, commercial uses such as office, retail, restaurant/bar, personal services, and fitness uses and all other uses, including uses under prescribed conditions and accessory uses (such as parking), as allowed in the NC zoning district, subject to the following:
- (i) Parking shall be provided at grade and/or on the ground floor or subterranean levels only; provided, however, that portions of structured parking structures at the ground floor level associated with ingress & egress, entrances, loading & service and other similar areas may be above grade when such portions are screened from view of shared property lines at grade with landscaping, wall and/or other similar treatments;
 - (ii) No principal use building that is above grade shall be closer than: (A) thirty-eight (38) feet to the eastern property line that is in common with Parcel #155-061-84 (which parcel has frontage on Fenton Place); (B) eighteen (18) feet to the eastern property line that is in common with Parcel #155-066-01 (which parcel has frontage on Cherokee Road and contains the Regent condominium); and (C) twenty-four (24) feet to the eastern property line that is in common with Parcel #155-061-18 (which parcel has frontage on Cherokee Road). It is understood egress pathways, stairs, landscape walls, etc. may encroach into these setbacks;
 - (iii) A minimum ten (10) foot wide class C landscape yard shall be provided along the eastern property line with enhanced tree plantings per the class B landscape yard requirements;
 - (iv) A six (6) foot tall fence shall be provided between the building and the ten (10) foot wide landscape yard along the eastern property line; and
 - (v) The following principal uses are prohibited: vehicle fueling facility, minor vehicle repair facility, and enclosed vehicle rental. However, enclosed vehicle rental as an accessory use is allowed on the Site as an amenity to the residents within the development.

3. Transportation:

- a. It is understood that 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. It is understood that an encroachment agreement must be approved by CDOT prior to construction/installation
- b. The transportation improvements along the Site's frontage(s) shall be in compliance with the Subdivision, Streets, and Other Infrastructure Articles of Ordinance. These Articles include the street design and streetscape for the Site's frontage(s) as required by the Ordinance and the adopted Charlotte Streets Map.

4. 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 portion or area of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

5. 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, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.