

PREPARED FOR:

TRYON ADVISORS, LLC
711 CENTRAL AVENUE
CHARLOTTE, NC 28204

**3201 MOUNT HOLLY-
HUNTERSVILLE ROAD**
3201 MOUNT HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NORTH CAROLINA 28216

RZP-2025-030

REV	DATE	DESCRIPTION
1	12/18/25	REVISED PER STAFF COMMENTS
2	01/21/26	REVISED PER STAFF COMMENTS
3	02/06/26	REVISED PER STAFF COMMENTS
4	03/22/26	FINAL PETITION

PROJECT NUMBER: 25014
DATE: 12/18/25

**CONCEPTUAL
SITE PLAN**

RZ-1

DEVELOPMENT SUMMARY

PARCEL ID: 023-271-29, 023-271-30, 023-271-31 (PARTIAL)
SITE AREA: 18.65 ACRES

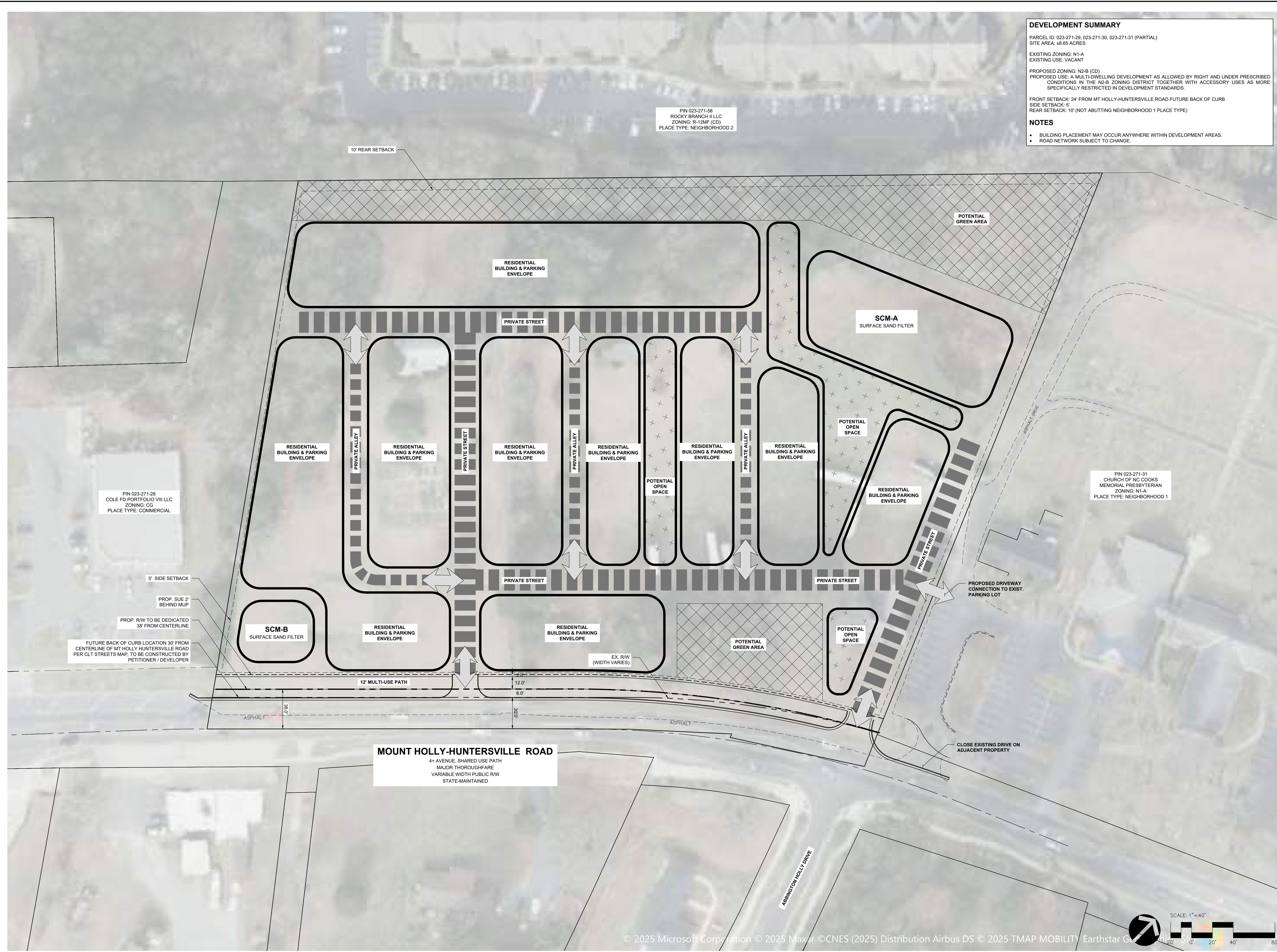
EXISTING ZONING: N1-A
EXISTING USE: VACANT

PROPOSED ZONING: N2-B (CD)
PROPOSED USE: A MULTI-DWELLING DEVELOPMENT AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-B ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED IN DEVELOPMENT STANDARDS.

FRONT SETBACK: 24' FROM MT HOLLY-HUNTERSVILLE ROAD FUTURE BACK OF CURB
SIDE SETBACK: 5'
REAR SETBACK: 10' (NOT ABUTTING NEIGHBORHOOD 1 PLACE TYPE)

NOTES

- BUILDING PLACEMENT MAY OCCUR ANYWHERE WITHIN DEVELOPMENT AREAS.
- ROAD NETWORK SUBJECT TO CHANGE.

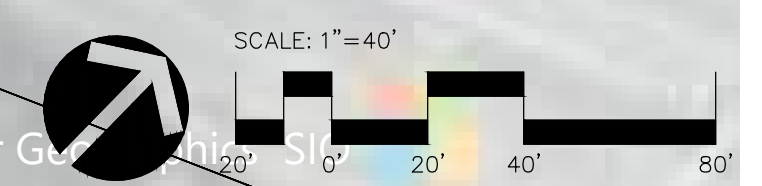


PIN 023-271-58
ROCKY BRANCH II LLC
ZONING: R-12MF (CD)
PLACE TYPE: NEIGHBORHOOD 2

PIN 023-271-28
COLE FD PORTFOLIO VIII LLC
ZONING: C3
PLACE TYPE: COMMERCIAL

PIN 023-271-31
CHURCH OF NC COOKS
MEMORIAL PRESBYTERIAN
ZONING: N1-A
PLACE TYPE: NEIGHBORHOOD 1

MOUNT HOLLY-HUNTERSVILLE ROAD
4+ AVENUE, SHARED USE PATH
MAJOR THOROUGHFARE
VARIABLE WIDTH PUBLIC R/W
STATE-MAINTAINED



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**DEVELOPMENT
STANDARDS**

RZ-2

Tryon Advisors, LLC
Development Standards – Mt. Holly-Huntersville Road,
03/22/2026
Rezoning Petition No. 2025-030

Site Development Data:

- Acreage: ± 8.65 acres
- Tax Parcel #: 02327129, 02327130, and a portion of 02327131
- Existing Zoning: N1-A
- Proposed Zoning: N2-B CD
- Existing Uses: Vacant
- Proposed Uses: A multi-dwelling development as allowed by right and under prescribed conditions in the N2-B zoning district together with accessory uses as more specifically restricted below.
- Maximum Building Height: As allowed by the N2-B zoning district.
- Parking: As required by the Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards form this rezoning plan (referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Tryon Advisors, LLC ("Petitioner") to accommodate the development of a childcare center and residential development on an approximately 8.65-acre site located at 3201 Mt. Holly -Huntersville Road, in Charlotte NC (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-B zoning classification shall govern all development taking place on the Site.

2. Permitted and Prohibited Uses:

- a. The Site may be developed with a maximum of ninety-five (95) for-sale multifamily dwelling units in combination of multi-family attached, duplex, triplex and/or quadruplex dwellings; together with accessory uses as allowed by right and under prescribed conditions in the N2-B zoning district.
- b. Existing uses will be allowed to continue as allowed by the UDO.

3. Access and Transportation Improvements:

- a. The Petitioner shall contribute ~~one hundred thousand dollars (\$100,000)~~ to be applied toward future intersection improvements at Rozelles Ferry Road and Mt. Holly-Huntersville Road and/or other mobility improvements in the area. The payment shall be made to the City prior to the issuance of the first building CO for the Site. The funds shall

be used by the City exclusively for design, right-of-way acquisition, or construction of improvements at or in the immediate vicinity of the referenced intersection.

- b. Access to the Site will be from Mt. Holly-Huntersville Road as generally depicted on the Rezoning Plan. Location of future back of curb and gutter to be constructed by the Petitioner thirty feet (30') from centerline to accommodate the cross section of a 4+ Avenue. This future back of curb location will vary at the intersection due to intersection geometry features. The curb and gutter shall be constructed in its future location unless otherwise informed and documented by NCDOT indicating they will not allow curb and gutter at the future location.

- c. The Petitioner shall construct a minimum eight (8) wide planting strip and twelve (12) foot wide shared use path along the Site's Mt. Holly-Huntersville Road frontage. If the Site is not annexed into the city, the entire facility must be outside of the right-of-way and within a public access easement where the construction and maintenance will be completed and maintained by the Petitioner. The proposed Mt. Holly-Huntersville Road right-of-way may be adjusted to the face of the shared use path if the site is not annexed into the city and the facility is required to be out of the right-of-way.

- d. All transportation improvements shall be approved and constructed prior to the site's first building certificate of occupancy is issued. 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 vehicular 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 the 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 where feasible.

- h. 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 northwestern 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 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.

4. Buffers, Setbacks, Open Space and Landscaping:

- a. Street trees will be provided internally along the alleys at forty (40) feet on center where planting strips are provided. In areas where no planting strips are feasible, there will be a minimum of one tree between buildings or within other locations where feasible. These trees may be planted within 10' of underground utilities and may be planted with as little as 100 square feet of root zone planting area.

- b. Common 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 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). Enhanced planting will include a minimum of 18 trees per one acre of common and public open space.
- ii. 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.
- iii. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
- iv. 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.
- v. Have a minimum dimension of 30 feet or more measured in all directions.
- vi. Public art/sculpture. Public art, either in the form of murals, sculpture, or other mediums alongside the details of the art intervention (inclusive of

- vii. 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.
- viii. Interactive elements that users the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and light and play.
- viii. 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.

5. General Residential Design Guidelines:

- a. The residential 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. When a building abuts both a frontage and common open space and the building fronts along the common open space as permitted per Article 5.3.G, the general design guidelines of this section will apply to the facades of the buildings fronting the common open space.

- b. Windows, doors, porches, stoops, or other architectural features are required on all frontage-facing facades to avoid the appearance of blank walls. All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1' and 5' above or below the grade of the adjacent sidewalk when located within 10' of the back of sidewalk.

- c. The facades of the buildings abutting public streets and internal network required streets will not have blank walls that exceed twenty (20) feet in length on all building levels. Windows will be provided on these facades abutting public streets and internal network required streets in order to accommodate a minimum 25% transparency on the ground floor and 15% transparency on the upper floors to avoid blank walls.

- d. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure as follows: (i) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormer or parapets; and (ii) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.

- e. Meter banks, HVAC, and related mechanical equipment will be screened as required per the Ordinance. Ground-mounted or wall-mounted mechanical equipment shall not be located in the established setbacks along a frontage.

- f. Dumpster and recycling area will be fully enclosed on three sides by a minimum 75% opaque fence with one side being a decorative gate. The fence used to enclose the dumpster will be of a material prescribed by the Ordinance and be of a compatible color used on the principal buildings.

- g. The maximum allowed building length shall be 150 feet, and each building shall have no more than six (6) units.

- h. All dwelling units will have garages and all residential buildings fronting a network required street will have rear loaded garages.

- i. Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets. For dwelling units which front along a network required street, a direct pedestrian connection will be provided from the entrance to the adjacent public sidewalk.

- j. Accessory buildings and structures associated with the multi-dwelling development will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

- k. 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, when provided, shall be covered and be at least five (5) feet in depth. When stoops are provided, they shall be at least three (3) feet deep and may be covered but shall not be enclosed.

6. Amendments to the Rezoning Plan:

- a. Future changes to 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.

7. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under this Petition 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.

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