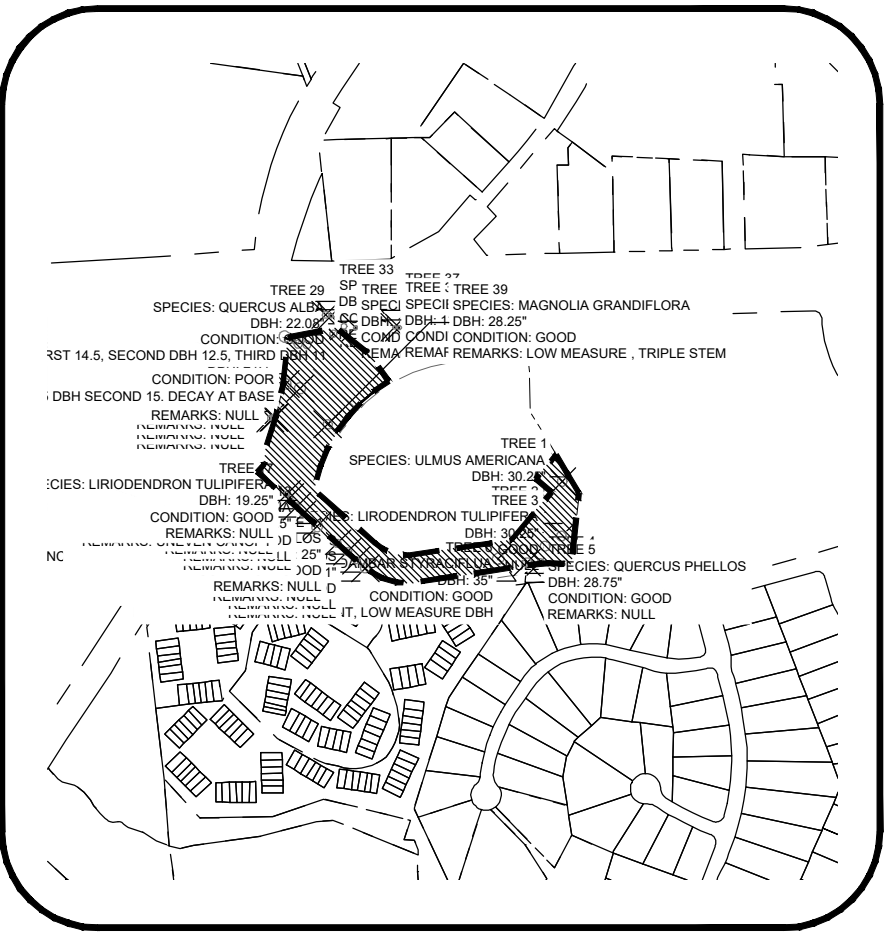




VICINITY MAP
N.T.S.

SITE DEVELOPMENT DATA

TOTAL ACREAGE: ± 4.94 ACRES (TO BE REZONED)

TAX PARCEL: A PORTION OF 027-493-01

EXISTING ZONING: INST(CD)

PROPOSED ZONING: N2-B(CD)

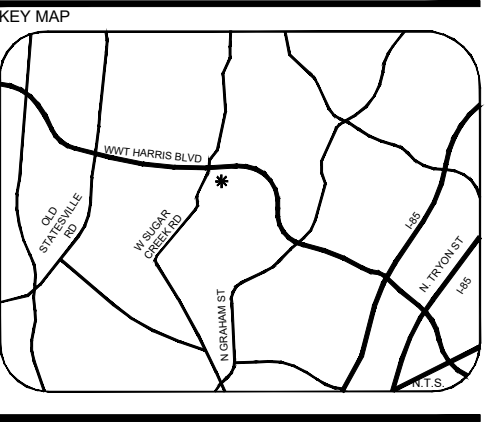
EXISTING USES: CHURCH

PROPOSED USES: RESIDENTIAL DWELLING UNITS PERMITTED BY RIGHT AND SUBJECT TO APPLICABLE CONDITIONS, ALONG WITH POTENTIAL ACCESSORY USES AND NEIGHBORHOOD COMMERCIAL ESTABLISHMENTS AS ALLOWED UNDER THE N2-B ZONING DISTRICT. THE PROPOSED DEVELOPMENT MAY INCLUDE LIVE-WORK UNITS, WHICH ARE ALLOWED BY-RIGHT WITHIN N2-B ZONING.

MAXIMUM NUMBER OF RESIDENTIAL UNITS: UP TO 65 SINGLE-FAMILY ATTACHED UNITS; ALL PERMITTED BY RIGHT AND SUBJECT TO THE CONDITIONS SET FORTH IN THE N2-B ZONING DISTRICT.

MAXIMUM BUILDING HEIGHT: UP TO 48 FEET FOR SINGLE-FAMILY ATTACHED UNITS

REQUIRED PARKING: PER THE ORDINANCE.



UNIVERSITY CITY UMC

TRUE HOMES

CHARLOTTE, NC

#2025-129

LANDDESIGN PROJ.# 1025061

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	11/13/2025
1	PER STAFF COMMENTS	01/12/2026

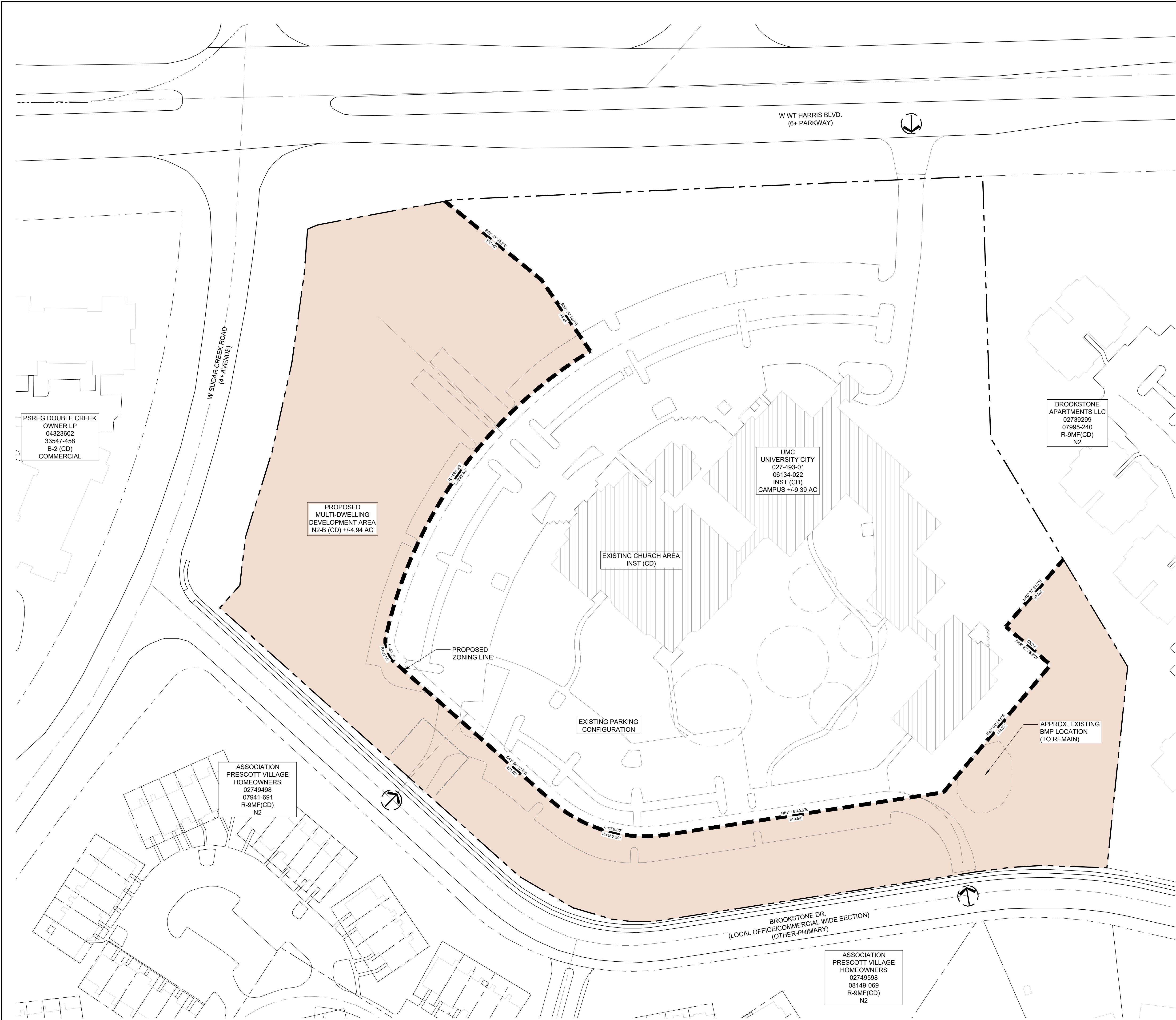
DESIGNED BY: ST
DRAWN BY: JK
CHECKED BY: ST

SCALE
VERT: N/A
HORZ: 1" = 50'
SHEET TITLE

TECHNICAL DATA SHEET

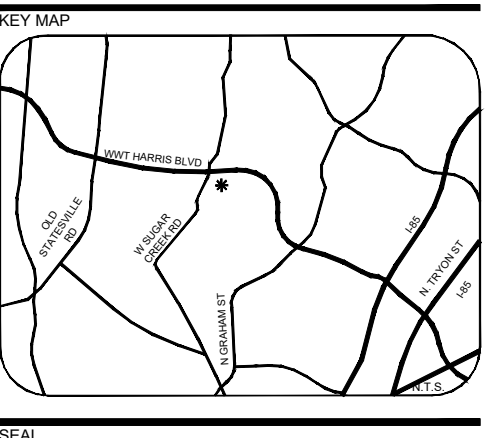
SHEET NUMBER

RZ-1



LEGEND

- PROPERTY LINE
- DEVELOPMENT ENVELOPE
- PROPOSED REZONING LINE



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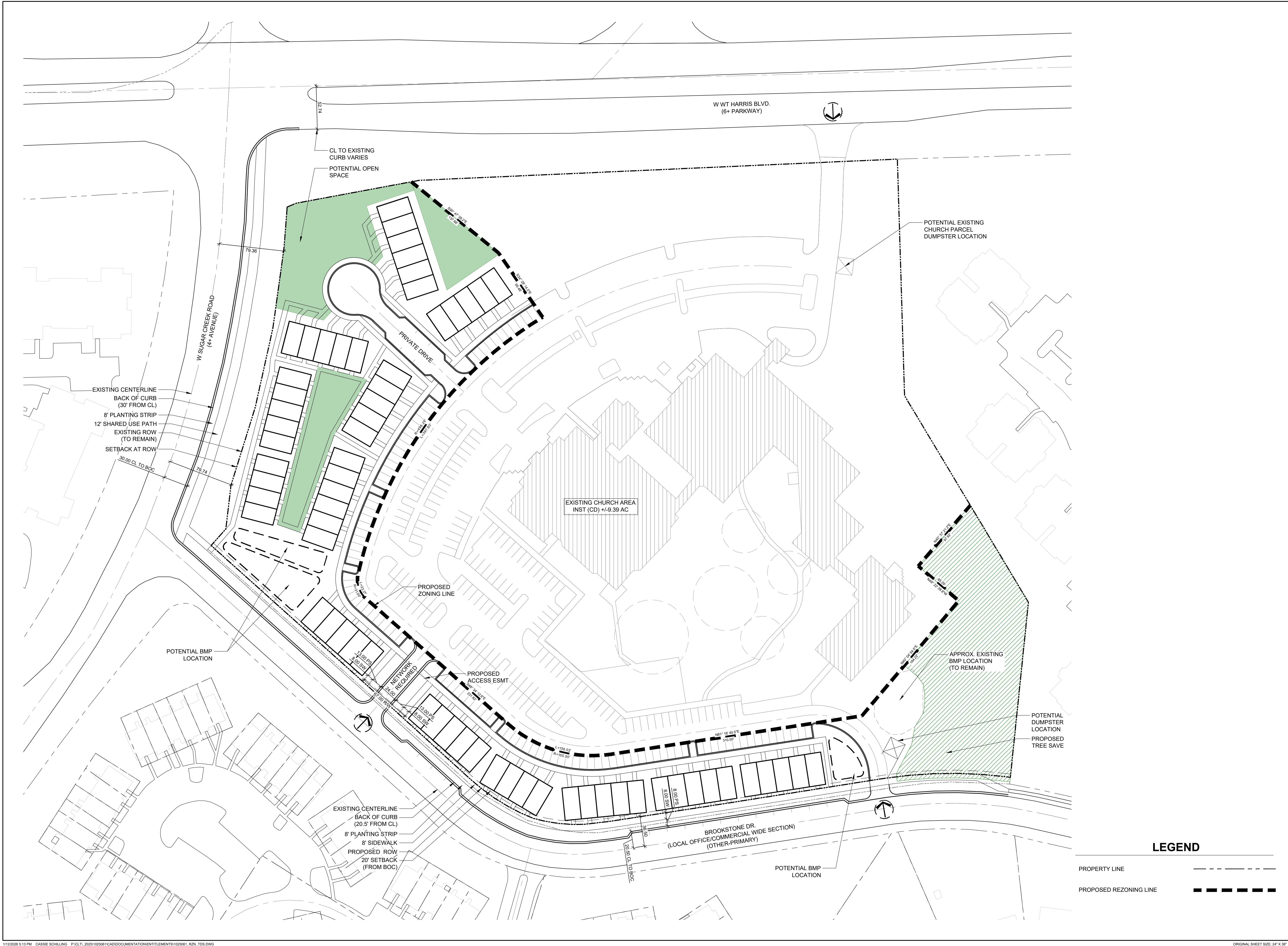
DESIGNED BY: ST
DRAWN BY: JK
CHECKED BY: ST

SCALE: 1" = 50'
VERT: N/A
HORZ: 1" = 50'
SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2



TRUE HOMES
CHARLOTTE, NC
#2025-129

DESIGNED BY: ST
DRAWN BY: JK
CHECKED BY: ST

DEVELOPMENT STANDARDS

SHEET NUMBER

01/12/2026

- Total Acreage: ± 4.94 acres (to be rezoned)
- Tax Parcel: a portion of 027-493-01
- Existing Zoning: INST(CD)
- Proposed Zoning: N2-B(CD)
- Existing Uses: Church
- Proposed Uses: Residential dwelling units uses and neighborhood commercial establishments
live-work units, which are allowed by-right within N2-B(CD) zoning district.
 - Maximum Number of Residential Units: Up to 4 units per lot as set forth in the N2-B zoning district.
 - Maximum Building Height: Up to 48 feet for single-story buildings.
 - Required Parking: Per the Ordinance.

- a. Access/Transportation
 - a. Access to the Rezoning Area will be provided via Brookstone Drive as generally illustrated on the Rezoning Plan. Final access locations may be adjusted during the permitting process in accordance with applicable regulations.
 - b. Parking lots serving both single-family attached residences, potential accessory uses and the existing uses will be built in accordance with CLDMS detail 50.9A, depending on site-specific conditions and requirements.
 - c. The Petitioner shall dedicate 58.9 feet of right-of-way measured from the centerline of Brookstone Drive. The site plan shall label and dimension the required right-of-way from the road centerline. In addition, the Petitioner shall provide an additional two (2) feet of public USE measured from the back of the sidewalk.
 - d. The Petitioner commits to installing an 8-foot sidewalk along Brookstone Drive in accordance with the CLDMS. Sidewalks maintained by the City shall comply with ADA/PROWAG standards.
 - e. A minimum of fifty-two (52) feet of right-of-way measured from the centerline of West Sugar Creek Road shall be dedicated. Where the existing right-of-way exceeds fifty-two (52) feet, no additional right-of-way dedication is required.
 - f. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (including, but not limited to, signage, structures, decorative concrete pavement, brick pavers, or similar elements) within a proposed or existing City-maintained street right-of-way of a private individual, group, business, or homeowner's/business association. Any required encroachment agreement shall be approved by CDOT prior to construction or installation. Contact CDOT for additional information regarding costs, submittal requirements, and liability insurance coverage.
 - g. All required rights-of-way shall be dedicated and conveyed in fee simple to the City prior to issuance of the site's first building certificate of occupancy. Rights-of-way shall be set two (2) feet behind the back of sidewalk where feasible, consistent with CDOT requirements.
 - h. All public roadway improvements shall be designed and constructed in accordance with the standards and criteria of CDOT and NCDOT, as applicable to roadway improvements within their respective roadway system authority. Such improvements may be undertaken independently or in coordination with other development or roadway projects occurring within the broader northeastern Mecklenburg area, including through public-private partnerships or other public sector project efforts.

- 2/26/2025 5:13 PM CASSIE SCHILLING P:\CLT\ 2025\1025061\CAD\DOCUMENTATION\ENTITLEMENTS\1025061 RZN TDS.DWG

Architectural Design:

To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 12 inches.

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.

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, should be covered and be at least 4 feet deep. Stoops and entry-level porches may be screened but should not be enclosed.

All corner/unit gates that face a public or private street should have a porch or stoop that wraps a portion of the front and side of unit or provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.

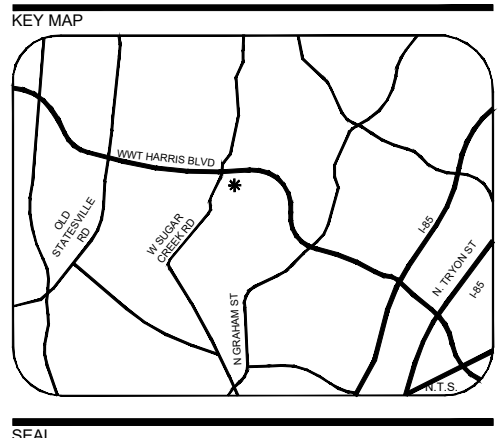
Attached Single Family buildings fronting public or private network required streets (2) 5 individual unit buildings are allowed but others should be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5/6-unit buildings are adjacent.

Natural Resources:

The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance. Stormwater Section 23 through 28. Any stormwater management facilities shown on the Rezoning Plan—including their size, type, and location—shall be reviewed during the formal development plan process. These elements are not considered approved with the rezoning and may be modified as needed to meet actual stormwater treatment requirements and natural drainage patterns.

Any proposed development within SWIM or Post Construction Stormwater Ordinance (PCSO) buffers must be coordinated with Charlotte-Mecklenburg Storm Water Services and will require their approval, including any necessary mitigation as outlined by the City Engineer. The petitioner understands that any stream delineation identifying intermittent or perennial streams will be reviewed for accuracy during permitting and is not validated as part of the rezoning approval.

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PROJECT

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SCALE

VERT: N/A
HORZ: 1" = 50'

0 25 50 100

SHEET TITLE

TREE SURVEY

SHEET NUMBER

RZ-4