



- **Acres:** ± 13 acres
- **Tax Parcels:** 11901210, 11901207, 11901204, and 11901203
- **Existing Zoning:** ML-2(ANDO)
- **Proposed Zoning:** CAC-1(CD) (ANDO)
- **Existing Uses:** Industrial
- **Proposed Uses:** as permitted in the CAC-1 zoning district, no
- **Maximum Building Height:** Per the UDO
- **Parking:** Will meet or exceed UDO minimum standards

I. General Provisions:

- a. **Site Description.** These Development Standards and, if provided, the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Panorama Development, LLC ("Petitioner") to accommodate a mixed-use development on an approximately 13-acre site located north of Parker Drive, west of Berryhill Road, and east of Remount Road, more particularly described as Mecklenburg County Tax Parcel Numbers 11901210, 11901307, 11901304 and 11901203 (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 "UDO").
- Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the CAC-1 zoning district shall govern development taking place on the designated portion of the Site.
- II. Permitted Uses, Maximum Development, and Phasing**
- a. The Site shall contain a minimum of two (2) uses, including a minimum of 5,000 square feet of commercially-constructed non-residential uses.
- b. A maximum of 985 multi-family residential units shall be permitted on the Site, including up to 10 live-work units, as generally depicted on the Rezoning Plan.
1. Phase 1 may include a maximum of 350 units;
 2. Phase 2 may include an additional 325 units for a maximum total of 675 units; and
 3. Phase 3 may include an additional 310 units for a maximum total of 985 units.

III. Transportation

- b. Petitioner shall install streetscape improvements along the Site's frontages as generally depicted on the Rezoning Plan, including a buffered/separated bike lane.
- c. Petitioner shall provide the following off-site transportation improvements in coordination with CDOT per the approved Traffic Impact Study (TIS), to be phased as described in Section II.B.:
- i. At the signalized intersection of Remount Road and Remount Road, Petitioner shall coordinate the following improvements, prior to the issuance of a building certificate of occupancy for Phase 3:
1. Construct an eastbound right turn lane on Wilkinson Boulevard with 200 feet of storage and modify the signal to include a right-turn FVA signal head;
 2. Construct a signalized pedestrian crossing on the west leg of Wilkinson Boulevard; and
 3. Implement APS pushbuttons on all four corners of the intersection.
- ii. At the unsignalized intersection of Remount Road and Parker Drive:
6. At the signalized intersection of West Boulevard and Revolution Park Drive/I-77 Southbound Off-Ramp:
1. Petitioner shall restripe the existing pavement on the westbound leg of the intersection to allow for a thru-right turn lane and a separate left turn lane with 100 feet of storage, prior to the issuance of a building certificate of occupancy for Phase 1.
- iii. At the signalized intersection of West Boulevard and Revolution Park Drive/I-77 Southbound Off-Ramp:
1. Petitioner shall construct a southbound right turn lane on the I-77 Southbound Off-Ramp with 150 feet of storage and modify the signal to include a right-turn FVA signal head, prior to the issuance of a building certificate of occupancy for Phase 3.
- c. Petitioner shall provide the following access configurations:
- i. Access "A" (Phase 1) - Right-in/Right-out:
1. One ingress lane and one egress lane (a terminating westbound right turn lane) on proposed Access "A".
 2. Construct a raised median along Remount Road to 4' minimum and be installed 50' past the driveway in both directions, to restrict the access to right-in/right-out only.
- ii. Access "B" (Phase 1) - Full Movement:
1. One ingress lane and one egress lane (a combined southbound left-right turn lane) on proposed Access "B".
- iii. Access "C" (Phase 2) - Full Movement
1. One ingress lane and one egress lane (a combined southbound left-right turn lane) on proposed Access "C".
- iv. Access "D" (Phase 2) - Full Movement
1. One ingress lane and one egress lane (a combined southbound left-right turn lane) on proposed Access "D".
- d. Petitioner shall meet the criteria for the Tier 3 multimodal mitigation assessment, with associated improvement(s) to be coordinated during the permitting phase of development.
- 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 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 area, by way of a private/public partnership effort or other public sector project support.
- g. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- h. Unless otherwise stated herein, all transportation improvements shall be completed prior to the issuance of the first building certificate of occupancy for the associated Phase of development as generally depicted on the Rezoning Plan.
- i. Petitioner shall provide a publicly-accessible pedestrian pathway through the Site, as generally depicted on the Rezoning Plan. Final location to be determined during the permitting phase of development.
- IV. CATS**
- a. Petitioner shall coordinate with the City of Charlotte or the Charlotte Area Transit System or a successor entity such as a regional transit authority (herein collectively referred to as CATS) to preserve light rail right-of-way for the future Silver Line.
- V. Environmental**
- a. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- b. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
- c. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

V. Environmental

a. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated in accordance with the requirements of the PCSO Buffer Ordinance, as amended, and any other requirements required by City ordinance.

b. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

c. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

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REZONING PETITION # 2024-143
FOR
2420 BERRYHILL ROAD APARTMENT
CHARLOTTE, NORTH CAROLINA

OWNER INFORMATION:

2420 BERRYHILL LLC

14819 BALLANTYNE VILLAGE WY STE 1600
CHARLOTTE, NC 28277

6	02/09/26	REVISED PER COMMENTS
5	01/12/26	REVISED PER COMMENTS
4	12/12/25	REVISED PER COMMENTS
3	10/08/25	REVISED PER COMMENTS
2	09/05/25	REVISED PER COMMENTS
1	02/10/25	REVISED PER COMMENTS
	DATE	REVISIONS

JOB #	24046
DATE:	02/06/2025
SCALE:	1" = 60'
DRAWN BY:	SKU
APPROVED BY:	JCO

RZ-1