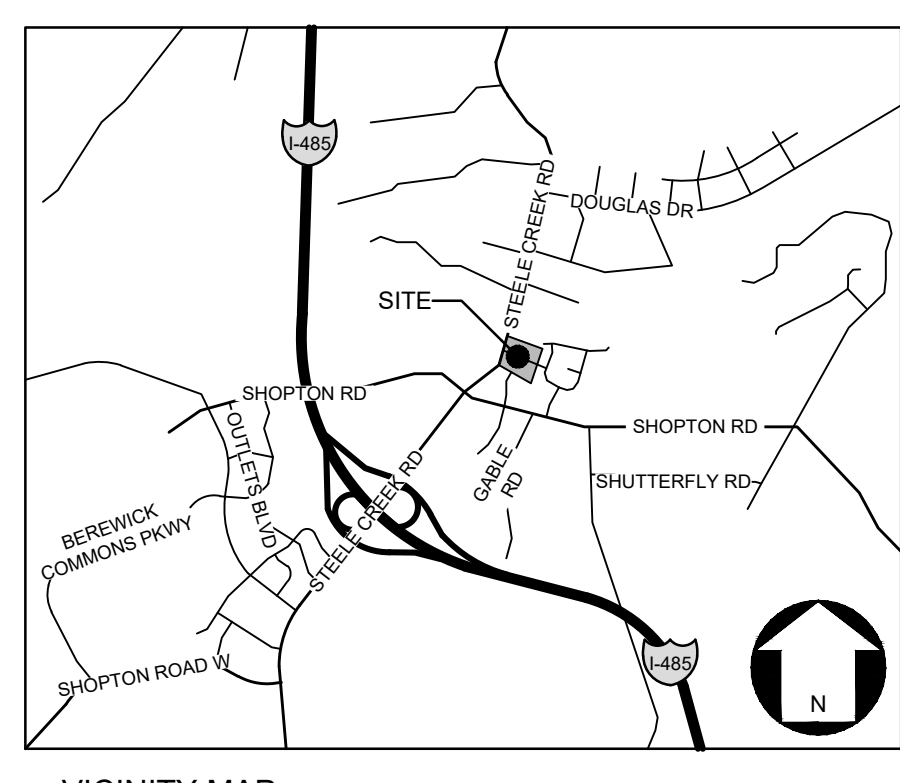
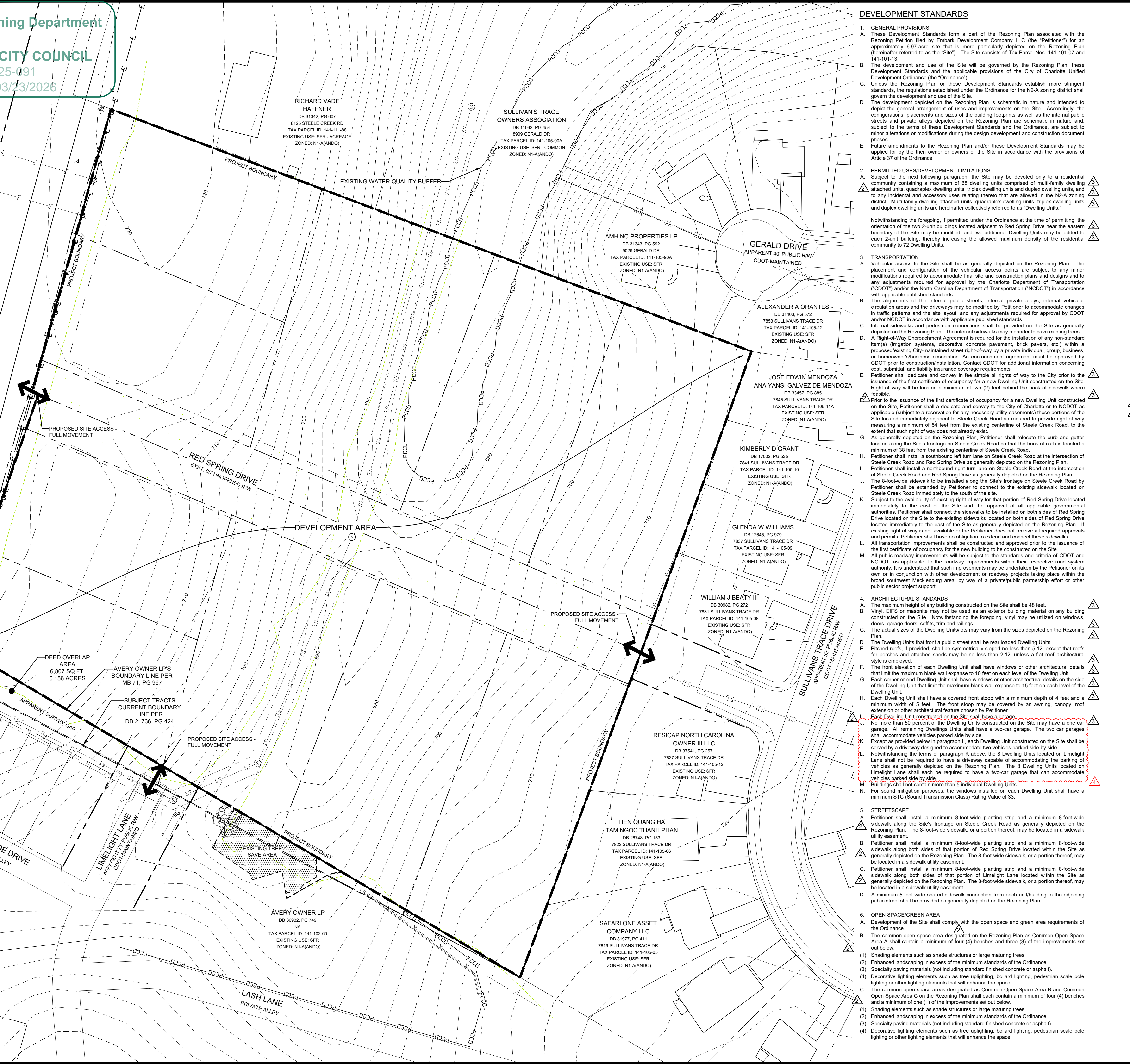
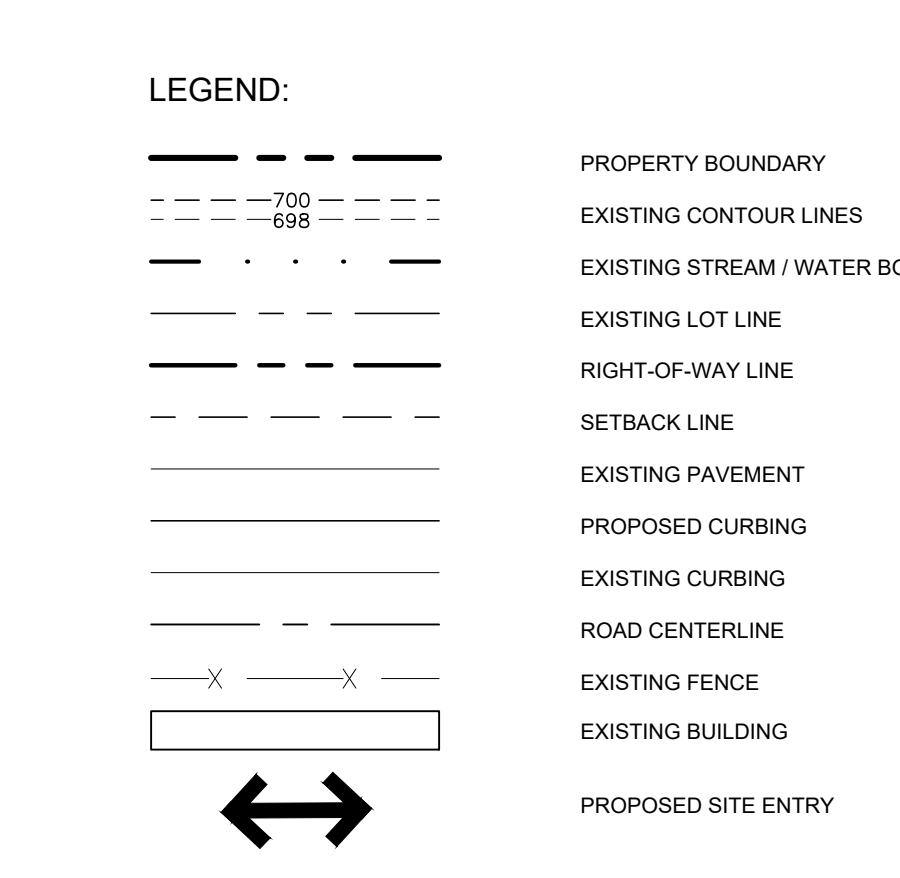
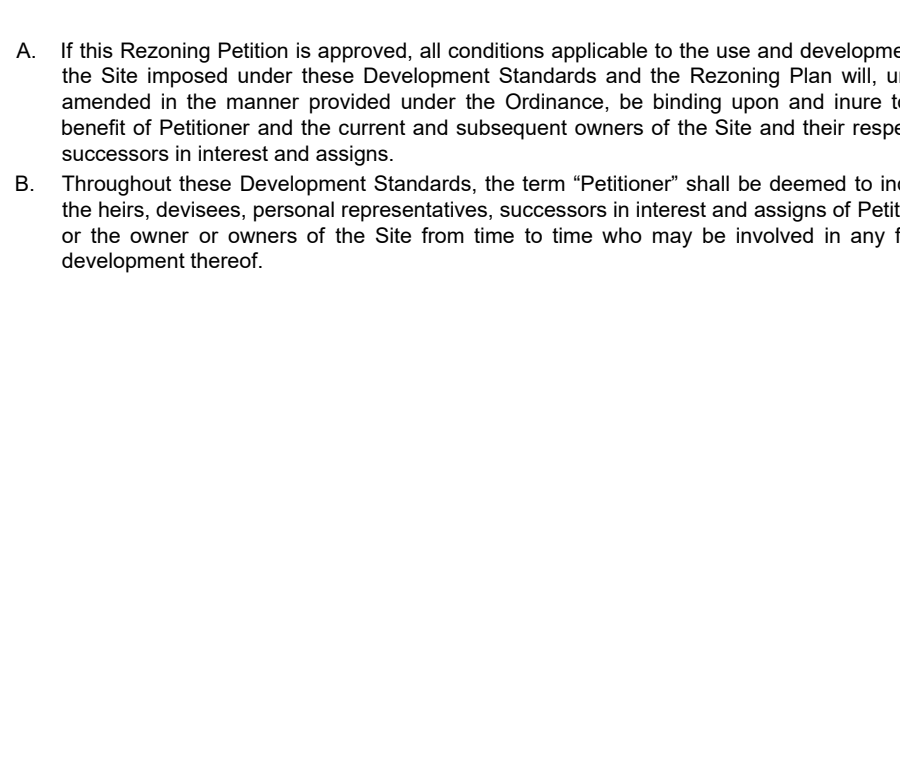


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- 7. ENVIRONMENTAL FEATURES**
- A. Development of the Site shall comply with the requirements of Article 20 of the Ordinance.
- B. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- C. Development within any Post-Construction Stormwater Stream Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by city ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.
- D. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 29.
- 8. LANDSCAPE YARDS**
- A. A minimum 10-foot-wide Class C Landscape Yard planted to the standards of a Class B Landscape Yard with a 6-foot-tall opaque wooden fence shall be established along the Site's eastern boundary line as more particularly depicted on the Rezoning Plan.
- B. A minimum 10-foot-wide Class C Landscape Yard planted to the standards of a Class B Landscape Yard with a 6-foot-tall opaque wooden fence shall be established along a portion of the Site's northern boundary line as more particularly depicted on the Rezoning Plan.
- C. A minimum 25-foot-wide Class B Landscape Yard with a 6-foot-tall opaque wooden fence shall be established along a portion of the Site's northern boundary line as more particularly depicted on the Rezoning Plan.
- 9. AIRPORT NOISE DISCLOSURE OVERLAY DISTRICT NOTICE**
- A. In addition to any other requirements of the Airport Noise Disclosure Overlay District (ANDO) that apply to the Site and the proposed development, in the event that any of the Dwelling Units constructed on the Site are leased or rented, the residential lease agreement for such Dwelling Unit shall contain the Airport Noise Disclosure Overlay District Notice described in Section 14.9.B.3 of the Ordinance.
- 10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



**REVISIONS:**

No.	Date	By	Description
2	01/22/26	ENLS	REVISIONS PER CITY COMMENTS
3	02/05/26	ENLS	REVISIONS PER POST-HEARING STAFF ANALYSIS
4	03/16/26	ENLS	REVISED UNIT MIX

**RED SPRING DR TOWNS**  
**STEELE CREEK ROAD**  
**CHARLOTTE, NC**

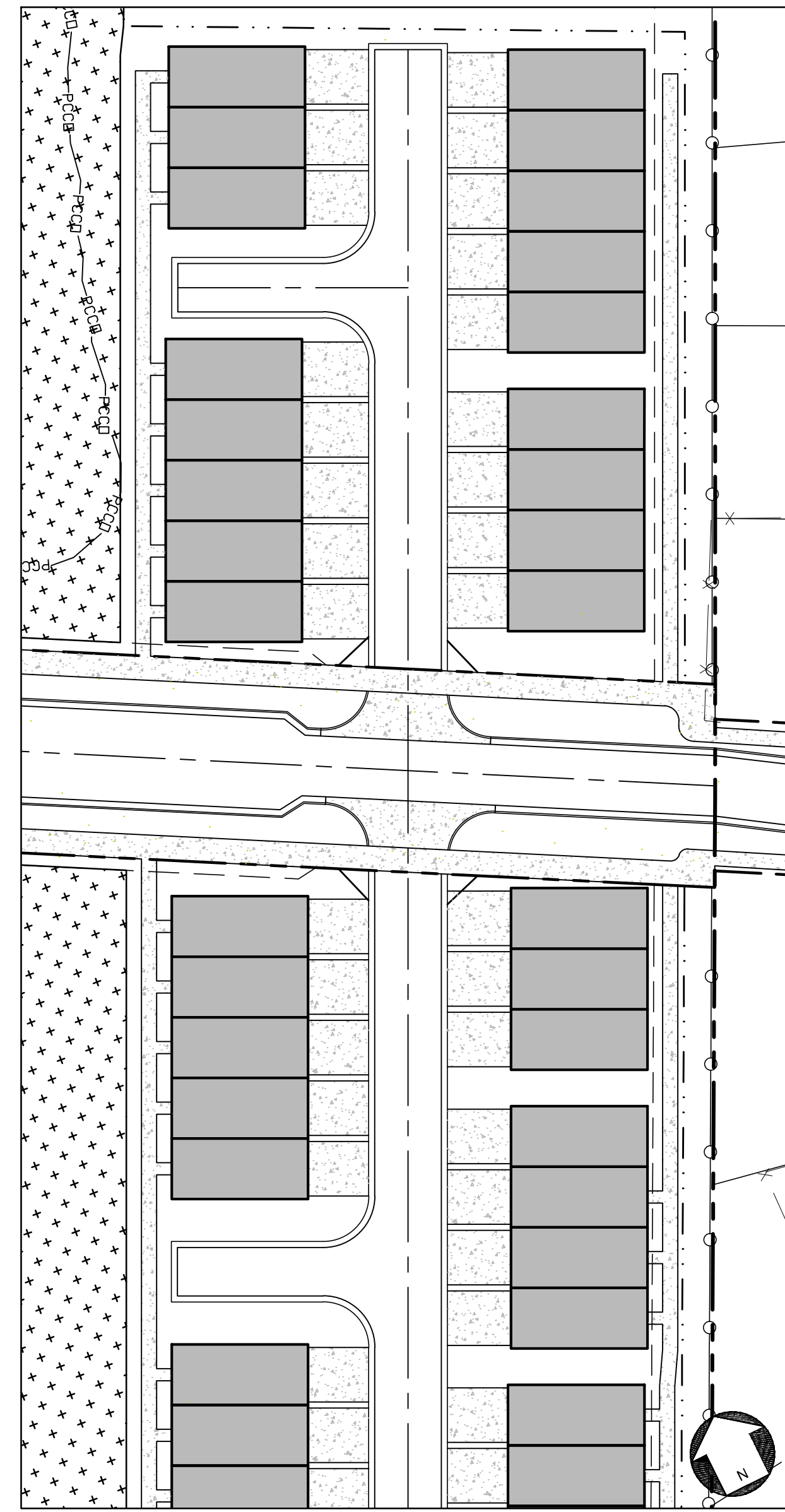
**EXISTING CONDITIONS PLAN & TECHNICAL DATA SHEET**

PETITION NO. RZP-2025-091

**CORPORATE CERTIFICATIONS**  
 NC PE: C-2930 NC LA: C-253  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL  
 Drawn By: ENLS  
 Checked By: MDL  
 Date: 11/10/2025  
 Project Number: 25003  
 Sheet Number:

**RZ-1**  
 SHEET # 01 OF 02



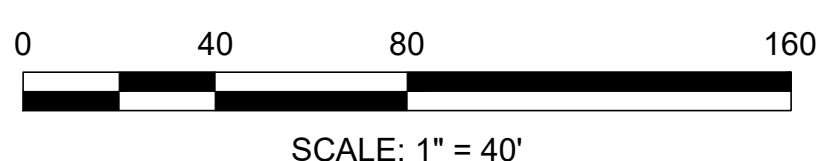
**DEVELOPMENT DATA:**

SITE AREA:	#6.97 ACRES
TAX PARCELS:	141-101-07, 141-101-013
EXISTING ZONING:	O-2 (CD)
PROPOSED ZONING:	N2-A (CD)
EXISTING USE:	VACANT
PROPOSED USES:	MULTI-FAMILY ATTACHED, QUADRUPLX, TRIPLEX, AND DUPLEX DWELLING UNITS
PROPOSED UNIT COUNT:	72 UNITS (WITH ALTERNATE BUILDING LAYOUT, SEE DEVELOPMENT STANDARDS)
DENSITY PROPOSED:	10.33 DUA (WITH ALTERNATE BUILDING LAYOUT, SEE DEVELOPMENT STANDARDS)
MIN. FRONT SETBACK:	24' FROM FBOC ALONG STEELE CREEK RD, 20' FROM BOC ALONG RED SPRING RD
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	20'
MAX. BUILDING HEIGHT ALLOWED:	48'
TREE SAVE REQUIRED:	39,389.09 SF (15% OF SITE)
TREE SAVE PROVIDED:	PER ORDINANCE
OPEN SPACE REQUIRED:	23,479.05 SF (10% OF SITE)
OPEN SPACE PROVIDED:	PER ORDINANCE
PARKING REQUIRED:	1.5 SPACES PER UNIT MIN. (105 SPACES)
PARKING PROVIDED:	PER ORDINANCE/SEE DEVELOPMENT STANDARDS
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLLOUT CONTAINERS / DUMPSTER

**LEGEND:**

	PROPERTY BOUNDARY
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	EXISTING PCCO BUFFER
	PROPOSED BUILDING
	PROPOSED CONCRETE
	EXISTING BUILDING
	EXISTING TREE SAVE AREA
	PROPOSED TREE SAVE AREA
	PROPOSED SITE ENTRY

This Plan Is A Preliminary Design. NOT Released For Construction.



**REVISIONS:**

No.	Date	By	Description
1	11/10/25	ENLS	REVISIONS PER CITY COMMENTS
2	01/22/26	ENLS	REVISIONS PER CITY COMMENTS
3	02/05/26	ENLS	REVISIONS PER POST-HEARING STAFF ANALYSIS
4	03/16/26	ENLS	REVISED UNIT MIX

**RED SPRING DR TOWNS**  
**STEELE CREEK ROAD**  
 CHARLOTTE, NC

**REZONING**  
**SITE PLAN**

PETITION NO. RZP-2025-091

CORPORATE CERTIFICATIONS  
 NC PE: C-2630 NC LA: C-263  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ENLS

Checked By: MDL

Date: 11/10/2025

Project Number: 25003

Sheet Number:

**RZ-2**

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