

**DEVELOPMENT SUMMARY:**

PARCELS (AS CALCULATED FROM GIS):	
PIN: 03309301	±3.440 ACRES
PIN: 03309302	±30.980 ACRES
PIN: 03309303	±9.937 ACRES
PIN: 03309304	±16.898 ACRES
<b>TOTAL:</b>	<b>±61.255 ACRES</b>
<b>SURVEYED BOUNDARY:</b>	<b>±61.088 ACRES</b>
	<b>±2,660,980 SF</b>

EXISTING ZONING:	N1-A
EXISTING USE:	UNIMPROVED WOODLANDS
PROPOSED ZONING:	N1-D
PROPOSED USE:	SINGLE-FAMILY SUBDIVISION

TOTAL UNITS PROPOSED:	212 UNITS
PROPOSED DENSITY:	3.47 DUA

MINIMUM LOT AREA:	4,800 SF
MINIMUM LOT WIDTH:	40 FT
MINIMUM FRONT SETBACK:	17 FT
MINIMUM SIDE SETBACK:	5 FT
MINIMUM CORNER SETBACK:	10 FT
MINIMUM REAR SETBACK:	25 FT
MAXIMUM HEIGHT:	40 FT

**GREEN AREA REQUIREMENTS:**  
TIER 4 PLACE TYPE.

REQUIRED:	399,147 SF (15.00%)
PROVIDED:	399,147 SF (15.00%)
HERITAGE TREES:	0 SF (2.0 MULTIPLIER)
TOTAL PROVIDED:	399,147 SF (15.00%)

- 25' CLASS B LANDSCAPE YARD
- COMMON OPEN SPACE
- REQUIRED GREEN AREA
- STORMWATER CONTROL MEASURE

SEE SHEET RZ-02 FOR CHARLOTTE STREET SECTIONS DETAILS

**REVISION RECORD**

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERZONING SUBMITTAL

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REZONING PETITION 2026-XXX  
CHARLOTTE, NORTH CAROLINA

**CEC Surveying and Landscape Architects of NC, PLLC**

**CONDITIONAL REZONING SITE PLAN**

DATE: FEBRUARY 05, 2026 | DRAWN BY: NYC | MEK  
SCALE: AS NOTED | CHECKED BY: AS NOTED | MEK  
PROJECT NO: 185-930  
APPROVED BY: MEK

DRAWING NO.: **RZ-01**

**DEVELOPMENT STANDARDS**

FEBRUARY 5, 2026

**1. GENERAL PROVISIONS**

**A. SITE.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SANDERS PARTNERSHIP, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 61.088-ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 033-093-01, 033-093-02, 033-093-03 AND 033-093-04.

**B. ZONING DISTRICT/ORDINANCE.** THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N1-D ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

**C. GRAPHICS AND ALTERATIONS.** THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE LOTS AS WELL AS THE INTERNAL PUBLIC STREETS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

**D. VESTED RIGHTS.** PURSUANT TO SECTION 37.6 OF THE ORDINANCE AND SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.

**E. AMENDMENTS.** FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.

**2. PERMITTED USES/DEVELOPMENT LIMITATIONS**

**A.** THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 212 DETACHED SINGLE-FAMILY DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE N1-D ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS.

**3. TRANSPORTATION**

**A.** VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

**B.** THE ALIGNMENTS OF THE INTERNAL PUBLIC STREETS DEPICTED ON THE REZONING PLAN MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, CHANGES IN THE SITE LAYOUT, AND SITE CONSTRAINTS AND TO ACCOMMODATE ANY MODIFICATIONS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

**C.** INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

**4. DIMENSIONAL AND DESIGN STANDARDS**

**A.** MINIMUM LOT AREA. THE MINIMUM LOT AREA OF ANY LOT CONTAINING A DETACHED SINGLE-FAMILY DWELLING UNIT SHALL BE 4,800 SQUARE FEET.

**B.** MAXIMUM BUILDING HEIGHT. THE MAXIMUM HEIGHT OF ANY BUILDING OR DETACHED SINGLE-FAMILY DWELLING UNIT CONSTRUCTED ON THE SITE SHALL BE 40 FEET.

**5. STREETScape**

**A.** PLANTING STRIPS AND SIDEWALKS SHALL BE INSTALLED ALONG THE SITE'S PUBLIC STREET FRONTAGES AS GENERALLY DEPICTED ON THE REZONING PLAN.

**6. OPEN SPACE/GREEN AREA**

**A.** DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE OPEN SPACE AND GREEN AREA REQUIREMENTS OF THE ORDINANCE.

**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.** PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28.

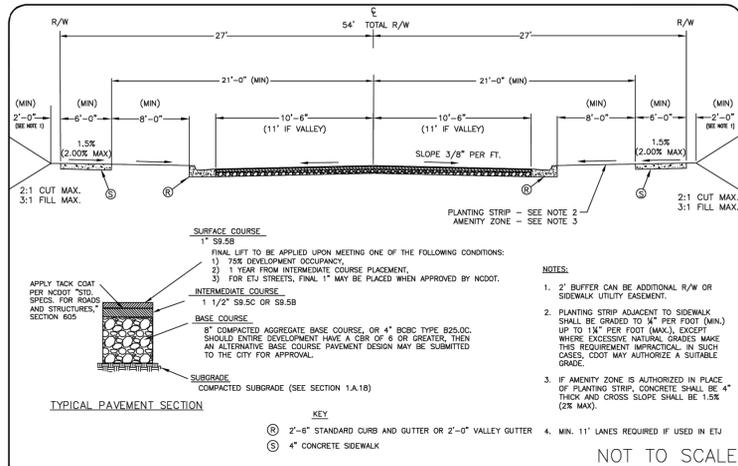
**8. LANDSCAPE YARDS**

**A.** A MINIMUM 25-FOOT-WIDE CLASS B LANDSCAPE YARD SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

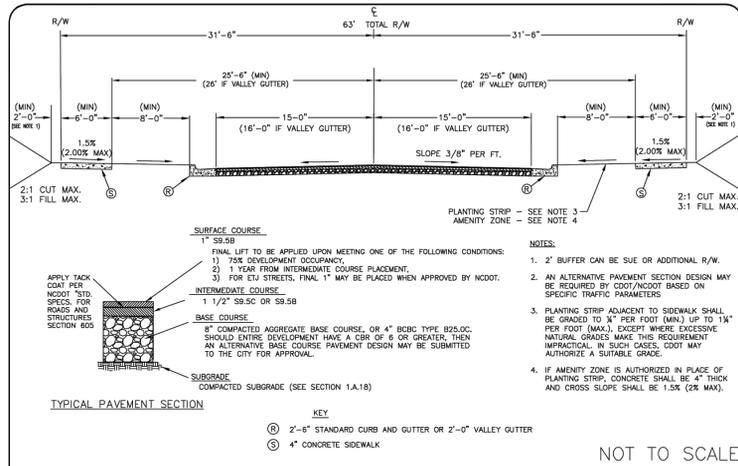
**9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

**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 NURE 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.



**CITY OF CHARLOTTE**  
**LAND DEVELOPMENT STANDARDS**  
 INCLUDES CHARLOTTE ETJ  
**LOCAL RESIDENTIAL MEDIUM STREET**  
 TYPICAL SECTION (6' SIDEWALK)  
 STD. NO. REV. U-02A/23



**CITY OF CHARLOTTE**  
**LAND DEVELOPMENT STANDARDS**  
 INCLUDES CHARLOTTE ETJ  
**LOCAL COLLECTOR STREET**  
 TYPICAL SECTION (6' SIDEWALK)  
 STD. NO. REV. U-07A/23

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DWG. SCALE:	AS NOTED	CHECKED BY:	MEK
PROJECT NO.:	185-930	APPROVED BY:	MEK

DRAWING NO. **RZ-02**

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