

REZONING
PETITION NO.
RZP-2025-126

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

N. SHARON AMITY
RD. REZONING

CROSLAND SOUTHEAST
(CSE COMMUNITIES)
4000 N SHARON AMITY RD
CHARLOTTE, NC

LANDDESIGN PROJ.#
1025329

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	11.14.2025
2	REZONING 2ND SUBMITTAL	01.22.2026

SCALE
VERT: N/A
HORZ: 1" = 50'
0 25 50 100

EXISTING CONDITIONS

SHEET NUMBER

RZ-1



NTS
VICINITY MAP

SITE LEGEND

--- EXISTING PROPERTY LINE
--- UTILITY EASEMENT



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1	REZONING SUBMITTAL	11.14.2025
△	REZONING 2ND SUBMITTAL	01.22.2026

SCALE NORTH
VERT: N/A
HORZ: 1" = 50'
0 25 50 100

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-2



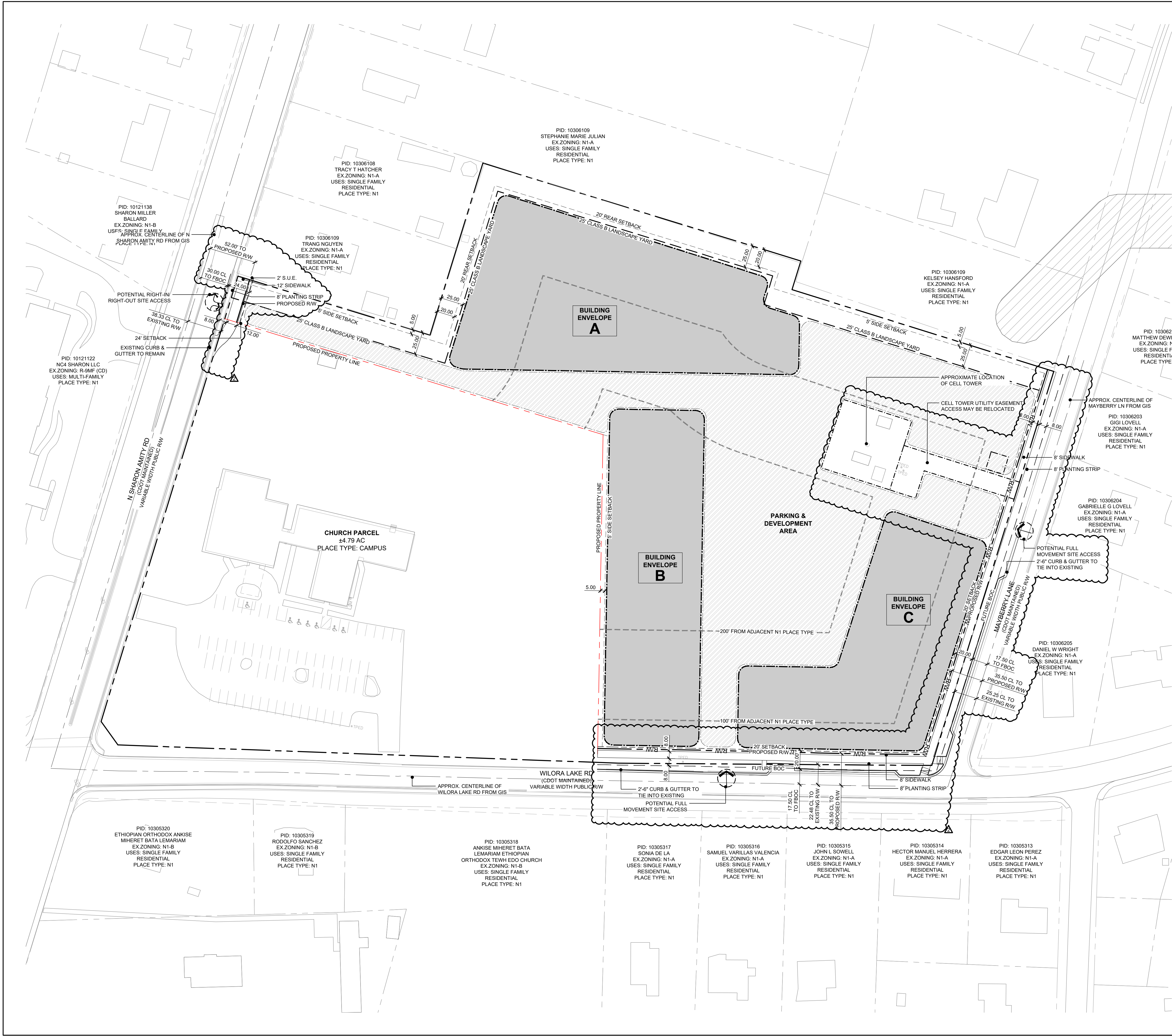
NTS
VICINITY MAP

SITE DEVELOPMENT DATA:

- ACREAGE: ± 6.6 ACRES
- TAX PARCEL #S: PORTION OF 10306110
- EXISTING ZONING: N1-A
- PROPOSED ZONING: N2-B(CD)
- EXISTING USES: CHURCH AND VACANT
- PROPOSED USES: A MAXIMUM ONE HUNDRED THIRTY-NINE (139) DWELLING UNITS IN A MULTI-DWELLING DEVELOPMENT WITH UP TO ONE HUNDRED TWENTY-FIVE (125) SENIOR, MULTI-FAMILY STACKED DWELLING UNITS AND NO MORE THAN FOURTEEN (14) DWELLING UNITS WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, QUADRAPLEX AND/OR MULTI-FAMILY ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-B ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED BELOW IN SECTION 2.
- MAXIMUM BUILDING HEIGHT: NOT TO EXCEED MAXIMUM PERMITTED BY ORDINANCE.
- PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

SITE LEGEND

- PROPOSED PROPERTY LINE
- SETBACK
- SIDE/REAR SETBACK
- FUTURE RW
- FUTURE BOC
- LANDSCAPE YARD
- HEIGHT PLANE
- UTILITY EASEMENT
- POTENTIAL FULL MOVEMENT SITE ACCESS
- POTENTIAL RIGHT-IN/RIGHT-OUT SITE ACCESS



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4000 N SHARON AMITY RD

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1	REZONING SUBMITTAL	11.14.2025
△	REZONING 2ND SUBMITTAL	01.22.2026

SCALE NORTH
VERT: N/A
HORZ: 1" = 50'
0 25 50 100

SHEET TITLE

SHEET NUMBER

RZ-3



NTS
VICINITY MAP

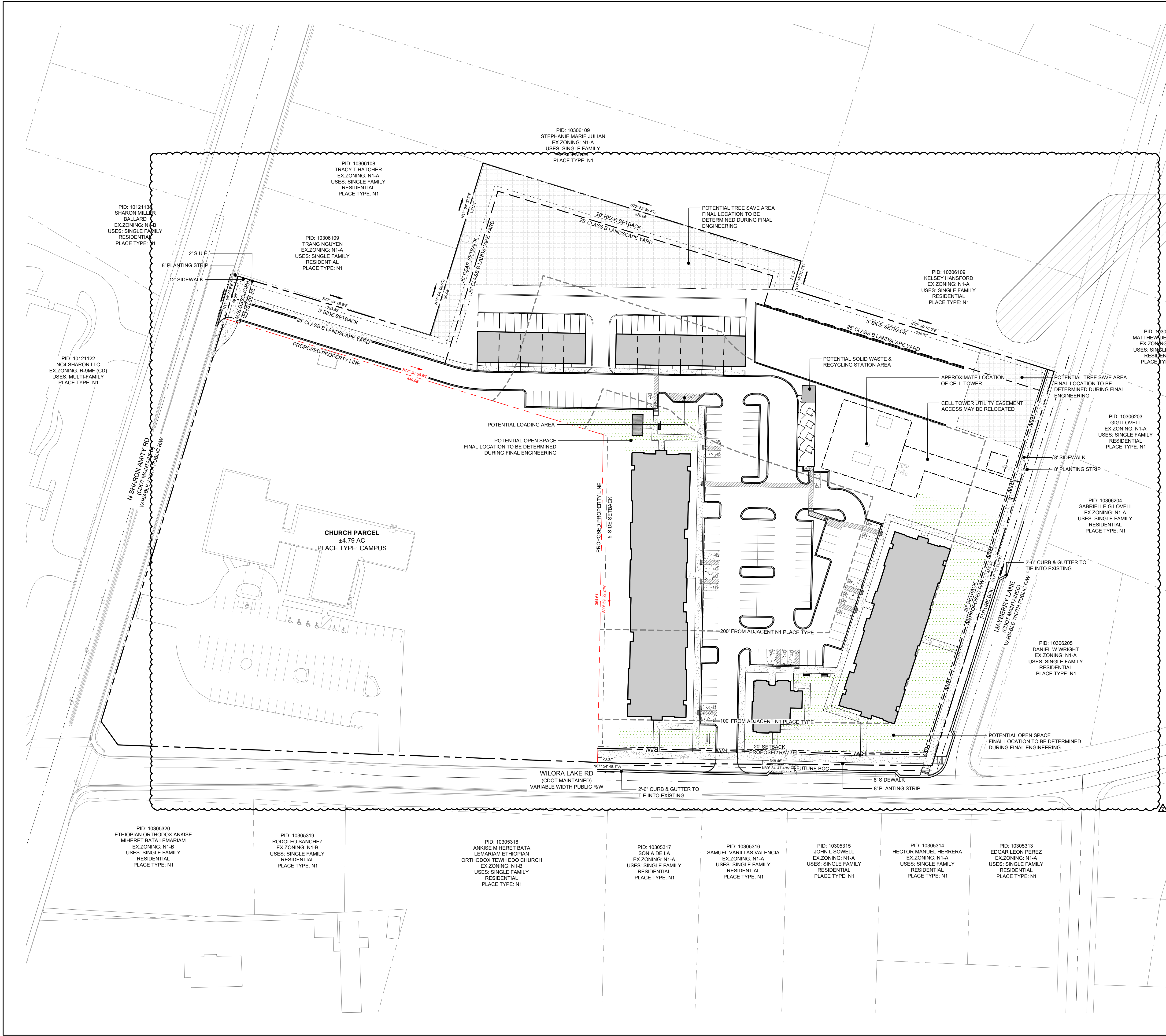
SITE DEVELOPMENT DATA:

- ACREAGE: ± 6.6 ACRES
- TAX PARCEL #S: PORTION OF 10306110
- EXISTING ZONING: N1-A
- PROPOSED ZONING: N2-B(CD)
- EXISTING USES: CHURCH AND VACANT
- PROPOSED USES: A MAXIMUM ONE HUNDRED THIRTY-NINE (139) DWELLING UNITS IN A MULTI-DWELLING DEVELOPMENT WITH UP TO ONE HUNDRED TWENTY-FIVE (125) SENIOR, MULTI-FAMILY STACKED DWELLING UNITS AND NO MORE THAN FOURTEEN (14) DWELLING UNITS WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, QUADRAPLEX AND/OR MULTI-FAMILY ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-B ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED BELOW IN SECTION 2.
- MAXIMUM BUILDING HEIGHT: NOT TO EXCEED MAXIMUM PERMITTED BY ORDINANCE.
- PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

SITE LEGEND

- PROPOSED PROPERTY LINE
- SETBACK
- SIDE/REAR SETBACK
- FUTURE RW
- FUTURE BOC
- LANDSCAPE YARD
- HEIGHT PLANE
- UTILITY EASEMENT
- POTENTIAL TREE SAVE AREA
- POTENTIAL OPEN SPACE

NOTES:
1. BUILDINGS MAY SHIFT AND MOVE SO LONG AS THEY STAY WITHIN THE BUILDING ENVELOPES SHOWN ON THE TECHNICAL DATA SHEET



KEY MAP

SEAL

PROJECT _____

CROSLAND SOUTHEAST
(CSE COMMUNITIES)
4000 N SHARON AMITY RD
CHARLOTTE, NC

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

NOTES

SHEET NUMBER

Zoning Edition No. 2023-120

- Acreage: ± 6.6 acres
- Tax Parcel #: Portion of 10306110
- Existing Zoning: N1-A
- Proposed Zoning: N2-B(CD)
- Existing Uses: Church and Vacant
- Proposed Uses: A maximum one (25) senior, mobile home, or combination of duplex, trip, or more units, subject to the conditions in the N2-B zoning
- Maximum Building Height: Not to exceed 35 feet
- Parking: Will be provided as required

- Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Crossland Development, LLC, for rezoning of a residential community of an approximately 16.6-acre site located at the intersection of US Highway 4000 N. Sharon Amity Road, Charlotte, NC (the "Site").
- 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 Ordinance shall apply to the Site. The City's 2018 zoning classification for the portion of the Site as designated on the Rezoning Plan shall govern all development taking place on the Site.
- Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, including elevations, driveways, streets, Development Areas and other development matters and site elements (collectively the "Development Site Elements") set forth on the attached sheets are not intended to be a final or complete representation of the proposed development. The uses, standards, and formulations of the Development Site Elements depicted on the Rezoning Plan are graphic representations of the Development Site Elements. Any changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 17 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezonning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/ Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezonning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

a. The Site may be developed with a multi-dwelling development with up to one hundred thirty-nine (139) dwelling units. The development will be comprised of up to one hundred twenty-five (125) senior, multi-family stacked, dwelling units and no more than fourteen (14) dwelling units which may include a combination of duplex, triplex, quadruplex and/or multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-B zoning district together with accessory uses.

- A. Affordable Housing.** The Petitioner shall provide a housing program to ensure that at least 100% of the multi-family attached dwelling units constructed on the Site are reasonably priced for persons earning less than the median income for the Area ("Affordable Units"). The Petitioner shall ensure that all proposed Affordable Units constructed on the Site, for a period of not less than ten years, maintain monthly rents that are income restricted for households earning up to 80% of Area Median Income.
- Δ** If financing is not approved through the Housing Trust Fund (HTF) after two (2) Request for Proposal cycles or after a maximum of eighteen (18) months from requesting approval, the site may be developed with all uses permitted in the N2-B zoning district standard, ~~excluding multi-family attached~~.
- C. Rental Cap and Ownership Restrictions.** All attached dwelling units shall be subject to the following:
- (i) In no instance shall more than twenty percent of the units be for rent at any time unless otherwise approved by the Homeowners Association.
 - (ii) No entity or person shall own more than two units within the Site.
 - (iii) Units shall not be available for rent within the first twelve months of the initial purchase unless otherwise approved by the Homeowners Association.

a. Access to the Site will be from N. Sharon Amity Road, Wilora Lake Road, and may also have access off Mayberry Lane as generally depicted on the Rezoning Plan.

- b. N. Sharon Amity Road is designated as a 4+ Avenue with a shared use path on the adopted Charlotte Street Map. The required drainage easement along the right-of-way shall be a minimum of thirty (30) feet for this street designation. The proposed driveway location shown on the plan complies with the minimum width requirements.
- c. What shared use path along the N. Sharon Amity Road frontage (two (2) feet behind the sidewalk) is required. An additional right-of-way or permanent sidewalk easement will be located at a minimum of two (2) feet behind the sidewalk where feasible. It is noted that N Sharon Amity Road is a paved maintained road and the final design and requirements are subject to their review and approval.
- d. Both Wilora Lake Road and Mabry Lane are local residential streets with existing curbs and gutters in place. A local residential street is the required cross section within the Neighborhood 2 Plan. Two (2) foot local residential street cross-section may be allowed if the proposed driveway location complies with the 12.5 foot of right-of-way rule shall be deduced from the centerline of Wilora Lake Road and Mabry Lane. The location of the future back curb and gutter is 17.5 feet from the centerline. The Petitioner must provide a minimum eight (8) foot planting strip and right-of-way of twelve (12) feet behind the sidewalk. The minimum right-of-way or permanent sidewalk easement will be located at a minimum of two (2) feet behind the sidewalk where feasible.
- e. Mabry Lane Connection. The access to Mabry Lane shown on the plan complies with the conceptual roadway design. The Petitioner must obtain all necessary permits from the City of Charlotte prior to permitting if determined by the Petitioner.
- f. All transportation improvements, if any, shall be constructed and approved prior to the release of the first certificate of occupancy for the site. 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.
- g. 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.
- h. 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.
- i. 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.
- j. All public roadway improvements will be subject to the standards and criteria of CDOT and NC DOT, 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 eastern Mecklenburg area, by way of a private public partnership effort or other public sector project support.
- k. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (e.g.) 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 governmental agency. Any encroachment requires approval by CDOT prior to construction/installation. Contact information for CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

a. A twenty-four (24) foot frontage setback will be provided along N. Sharon Amity Road, and a twenty (20) foot frontage setback will be provided along Wilora Lake Road and Mayberry Lane.

- c. The required landscape yard for the development will be increased from a minimum ten (10) foot wide Class C landscape yard to a minimum twenty-five (25) foot wide Class B landscape yard and will be provided along the exterior property boundaries abutting single-family, duplex, triplex, or quadruplex dwellings or structures within the same Neighborhood 1 zone district as generally depicted on the map. The minimum landscape yard for the development shall be increased to a minimum of twenty-five (25) foot wide landscape yard for the development located within the first five (5) feet of the conditional twenty-five (25) foot wide landscape yard as generally depicted on the Regional Map.
- d. Supplemental plantings shall be added along the Wilcox Lake Road frontage in addition to the required street trees, providing enhanced screening.
- e. 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 consistent with the plans as finalized and details/technical notes will be provided of the components during the land development permitting process:
 - i. Enhanced plantings in excess of minimum plantings 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, cast stone, cobble or asphalt). Primary or accent building materials may be used as specialty paving options. Alternate concrete finishing (etching, sand curing, board forming, etc.) is acceptable.
 - iii. Seating 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 thirty (30) feet or more (three times greater than required by the UDO) measured in all directions.
- f. Public art/sculpture. Public art, either in the form of murals, sculpture, or other mediums along the details of the art intervention (inclusive of type, size, and location) shall be provided during land development review. The petitioner may use the City of Charlotte's Creative Artwork Tool to utilize for implementing any public art.
- g. Interactive elements that users the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and light art.
- h. 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.

-  All large waste containers and recycling station spaces shall be located at a minimum of twenty-five (25) feet from a Neighborhood Place Type or network required street.

- g. The existing wireless telecommunications facility shall be screened with a continuous row of evergreen shrubs planted five (5) feet or center along all areas facing internal to the site. The shrubs shall be a minimum of two feet in height and have a minimum spread of two feet when planted. The average height of the shrubs shall be five to six feet expected as normal growth within four years.

- h. All proposed residential buildings on the Site shall be separated from the existing monopole structure of the wireless telecommunications facility by a minimum dimension of seventy (70) feet.

a. The 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. Accessory buildings and structures will be constructed utilizing similar building materials and construction to the primary building.

1. The multi-family attached product shall maintain the following design standards:
 a. To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk must be raised a minimum of twenty four (24) inches from the average sidewalk grade.
 b. Pitched roofs, if provided, shall be symmetrically sloped at 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.
 c. Usable porches and/or stoops shall form a predominant feature of the building design to be located on the front and/or side of the building. Usable porches, when provided, shall be covered and at least six (6) feet deep. Sloops and entry-level porches may be covered but shall not be enclosed.
 d. All corner/end units that face a public or private street shall include a porch or stoop that wraps a portion of the front and side of the unit or comply with blank wall provisions limiting the maximum blank wall exposure to ten (10) feet on all building levels.
 e. Garage doors proposed along public or private streets shall minimize the visual impact by being setback twelve (12) to twenty-four (24) inches from the front wall plane and include additional architectural treatments such as translucent windows or projecting elements to the garage door opening.
 f. Meter banks will be screened from adjoining properties and from public streets.

- d. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade. Ground-mounted mechanical equipment shall not be in the established setback along existing or proposed public or private street frontages. Roof-mounted mechanical equipment shall be screened by an architectural element so that it is not visible from an abutting frontage.

2. e. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.

- f. The Site will comply with the architectural standards of the UDO

- 2.g.) Multi-family attached dwelling units shall not contain more than six (6) dwelling units per building

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be 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 to accommodate actual storm water treatment requirements and natural site discharge points.

- b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required tree save areas 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 petition and are subject to change.

- c. Development within any SWIM/PCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. Stream delineation reports are subject to review and approval by Charlotte Storm Water Services.

7. **Amendments to the Rezoning Plan:**
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or the then Applicant, and shall be subject to the same review process as the original Rezoning Plan. The City Council shall have the authority to approve or deny such amendments. The City Council shall have the authority to amend the Rezoning Plan to add, delete, or modify any of the Development Standards. The City Council shall have the authority to amend the Rezoning Plan to add, delete, or modify any of the Development Standards. The City Council shall have the authority to amend the Rezoning Plan to add, delete, or modify any of the Development Standards.

8. **Binding Effect of the Rezoning Application:**

c. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will

- iii. Unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.