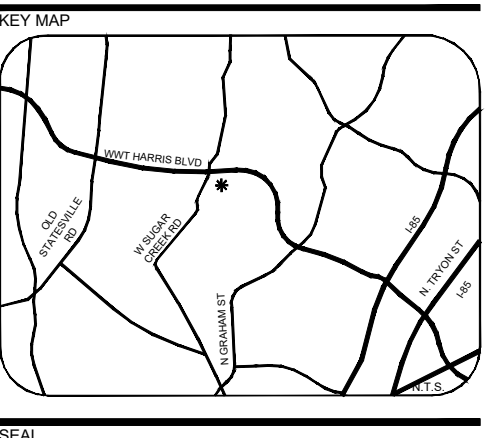




UNIVERSITY CITY
UMC

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
2	PER STAFF COMMENTS	02/19/2026

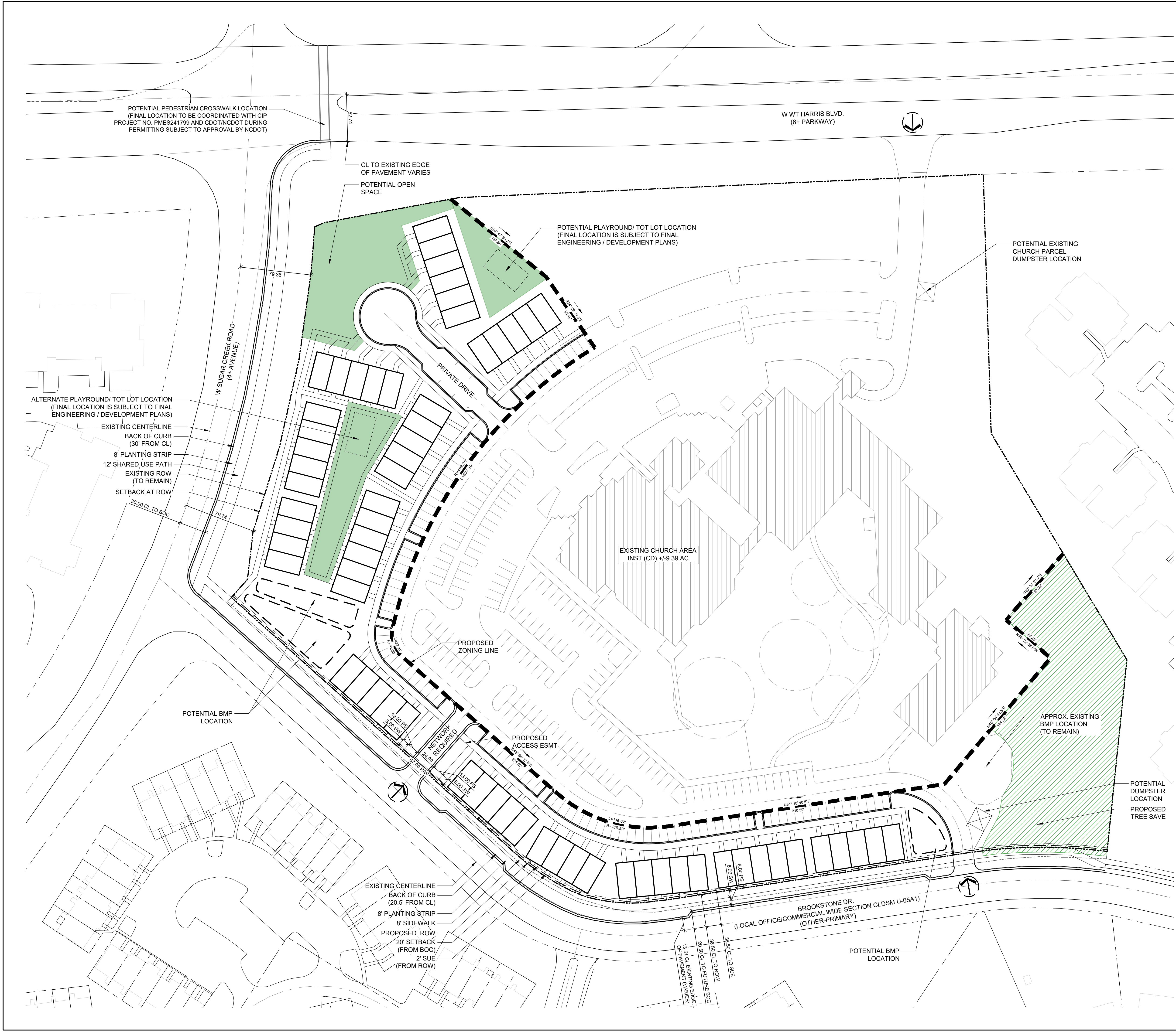
DESIGNED BY: ST
DRAWN BY: JK
CHECKED BY: ST

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

SHEET TITLE

SHEET NUMBER

RZ-2



LEGEND

PROPERTY LINE
PROPOSED REZONING LINE

TRUE HOMES
CHARLOTTE, NC
#2025-129

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

DEVELOPMENT STANDARDS

RZ-3

- 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 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.

- d. The proposed rezoning creates a zoning separation within the existing church parcel. No Subdivision of the property is proposed.

2. Allowable Uses and Development Area Parameters:
- a. Principal structures constructed on the site may include the following residential uses:
- i. All residential units will be offered for sale or lease to households earning 80% of the Area Median Income (AMI) as outlined in the UDO administration manual or below.
- ii. Proposed rezoning area may include a total of up to 65 single-family attached homes with campus style parking, permitted by right and subject to applicable conditions, including potential permitted accessory uses as defined in the N2-B zoning district.

- g. 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.

- The Petitioner shall coordinate with the City to provide a pedestrian crosswalk to facilitate crossing of W. WT Harris Blvd. The location generally depicted on the Rezoning Plan is conceptual and subject to final approval and coordination with CIP Project No. PM25211799, CDOT and NCDOT subject to approval by NCDOT. Petitioner will seek authorization with NCDOT to design and install the proposed crosswalk, as part of this project. In such case that NCDOT will not allow the crosswalk to be built, or if the permitting of such crosswalk would accompany other required off site improvements- such as but not limited to signal, turn lane or median modifications, the implementation of the crosswalk will not be a condition of the rezoning. The request from CDOT is to coordinate the intent of the proposed crosswalk with NCDOT and install, subject to appropriate permits from NCDOT.

4. **Seabacks and Open Space:**
- a. Building setbacks shall comply with the requirements of the N2-B zoning district, measured from the proposed back of curb.
 - b. A minimum of 9,750 square feet of enhanced open space will be provided within Rezoning Area. These areas will include a mix of landscaping, pedestrian pathways, lighting, and seating to create functional and inviting community spaces.
 - c. Common 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:
 - i. Enhanced plantings in excess of minimum planting 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).
 - i.a. Enhanced plantings shall generally consist of a minimum of 2 trees and 30 shrubs for each 1,500 SF of open space areas. This may be achieved cumulatively for the site and not separated into each smaller area.
 - ii. Seating options include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 30 square feet of public open space. Seating shall be a mixture of moveable and fixed.

- iii. Specialty paving materials (not including standard finished concrete or asphalt).
- Primary or accent building materials may be used as specialty paver options.
- ii. a. The details in which the specialty paving materials are utilized to satisfy the requirements of this note shall include details/technical notes on said materials and the location in which they will be placed.
 - iii. b. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable. The treatment used shall include details/technical notes on the finish and the location in which they will be placed.

- iv. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
- iv.a. Note: When element is used, details/technical notes on the shading intervention along with the location of install of shade structure or tree(s) should be provided.

- d. Have a minimum dimension of 50feet or more measured in all directions.
- e. Public art/sculpture.
- i. Public art, either in the form of murals, sculpture, or other mediums alongside the details of the art intervention (inclusive of type, size, and location) shall be provided. Details around the artist, actual artwork are not required.
- ii. The petitioner may use the City of Charlotte's Creative Artist Pool to utilize for implementing any public art. If interested in the creative pool coordinate with the city's Urban Design Center for the creative pool list.

- f. Interactive elements that users enjoy through sensory stimulation. These elements

i. Note: When this element is utilized, the petitioner shall provide the details/technical notes on the element along with the location of installation.

- g. 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.
- i. Note: 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.
- h. At least one common open space area shall be accessible from all residential lots in the residential development within a 1,000 foot radius of the common open space area. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space. Multiple common open space areas may be needed to meet this requirement.

5. Architectural Design:
 - a. 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.
 - b. 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.
 - c. 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 covered but should not be enclosed.
 - d. All corner/ end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.
 - e. Attached Single Family buildings fronting public or private network required stoops, (2) 6 individual unit buildings are allowed but all 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.

6. **Natural Resources:**
- a. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. Any stormwater management facilities shown on the Rezoning Plan—including their size, type, and location—are conceptual and will 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 damage patterns.
- b. Any proposed development within SWM or Post Construction Stormwater Ordinance (PCSO) buffers must be coordinated with the Charlotte City Council approved Stormwater Services and will require their civil approval, including any necessary mitigation as outlined by the City Ordinance. 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.

- a. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
- b. 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.
- c. 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 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
- d. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.
- e. Garage doors proposed along public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- f. Townhouse and Attached Single Family buildings fronting public or private network required streets 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 unit buildings are adjacent.
- g. A tree survey shall be required for all conditional zoning map amendments.



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DESIGNED BY: ST
DRAWN BY: JK
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TREE SURVEY

SHEET NUMBER _____

RZ-4