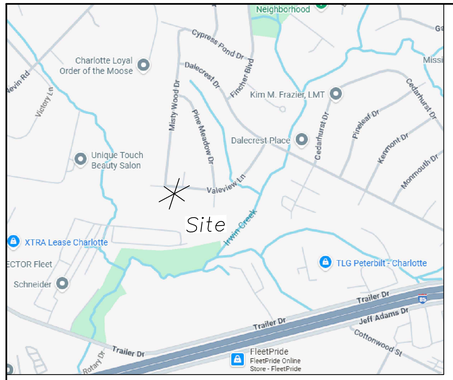
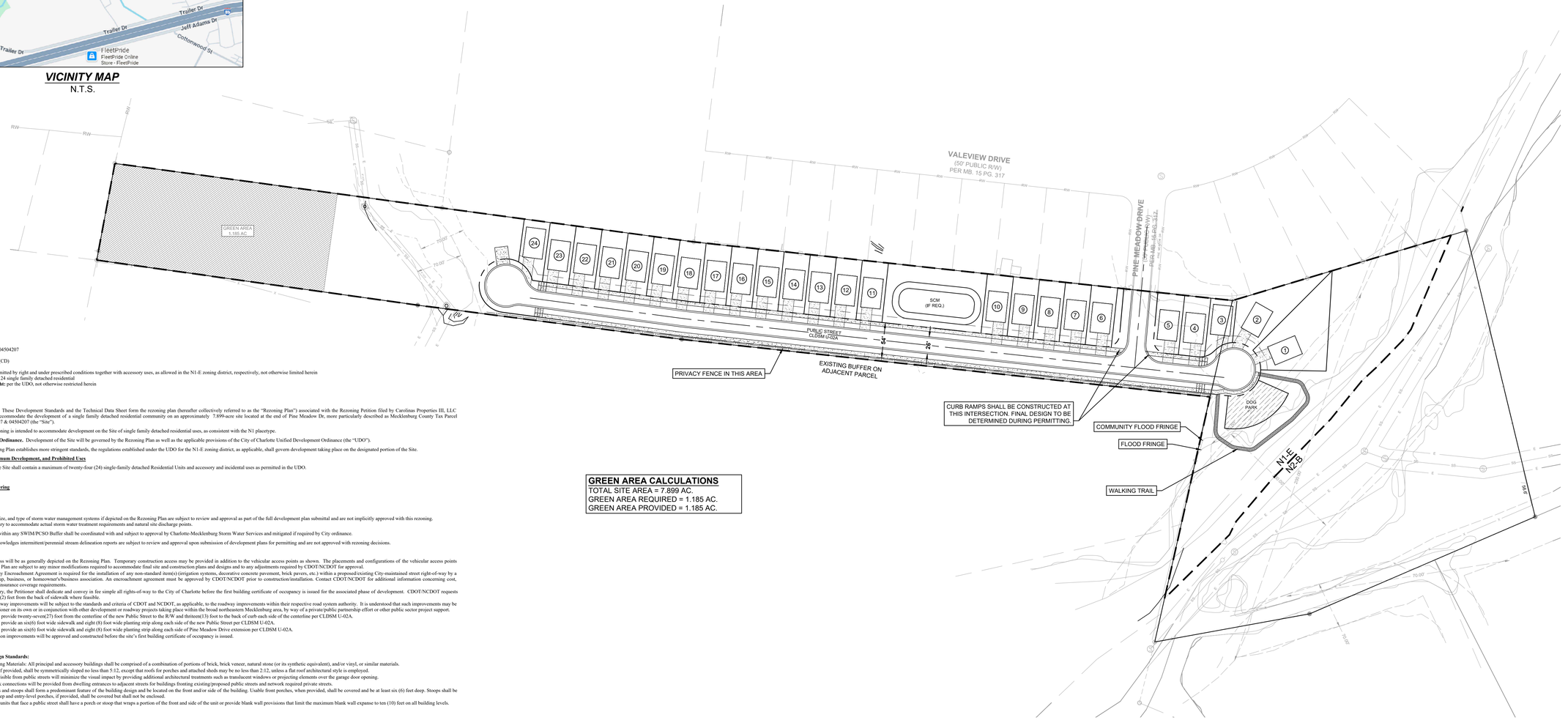
REZONING PETITION #: 2025-133



VICINITY MAP
N.T.S.



Site Development Data:

--**Acreage:** ± 7.899 acres
--**Tax Parcel:** 04503107 & 04504207
--**Existing Zoning:** N-1B
--**Proposed Zoning:** N1-E (CD)
--**Existing Uses:** Vacant
--**Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the N1-E zoning district, respectively, not otherwise limited herein
--**Maximum Development:** 24 single family detached residential
--**Maximum Building Height:** per the UDO, not otherwise restricted herein
--**Parking:** per the UDO

I. General Provisions:

a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Carolinas Properties III, LLC ("Petitioner") to accommodate the development of a single family detached residential community on an approximately 7.899-acre site located at the end of Pine Meadow Dr, more particularly described as Mecklenburg County Tax Parcel Numbers 04503107 & 04504207 (the "Site").

b. **Intent.** This Rezoning is intended to accommodate development on the Site of single family detached residential uses, as consistent with the N1 placetype.

c. **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 N1-E zoning district, as applicable, shall govern development taking place on the designated portion of the Site.

II. Permitted Uses, Maximum Development, and Prohibited Uses

The N1-E portion of the Site shall contain a maximum of twenty-four (24) single-family detached Residential Units and accessory and incidental uses as permitted in the UDO.

III. Open Space and Buffering

a. [Reserved]

III. Environmental

a. The location, size, and type of storm water management systems if 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. 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.

c. 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.

V. Transportation:

a. Vehicular access will be as generally depicted on the Rezoning Plan. Temporary construction access may be provided in addition to the vehicular access points as shown. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT/NCDOT for approval.

b. 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/NCDOT prior to construction/installation. Contact CDOT/NCDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

c. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the first building certificate of occupancy is issued for the associated phase of development. CDOT/NCDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.

d. 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 broad northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

e. Petitioner shall provide twenty-seven(27) foot from the centerline of the new Public Street to the R/W and thirteen(13) foot to the back of curb each side of the centerline per CLDSM U-02A.

f. Petitioner shall provide an six(6) foot wide sidewalk and eight (8) foot wide planting strip along each side of the new Public Street per CLDSM U-02A.

g. Petitioner shall provide an six(6) foot wide sidewalk and eight (8) foot wide planting strip along each side of Pine Meadow Drive extension per CLDSM U-02A.

h. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

V. Architecture and Design Standards:

a. Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or vinyl, or similar materials.

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. Garage doors visible from public streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

d. Direct sidewalk connections will be provided from dwelling entrances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets.

e. 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, shall be covered and be at least six (6) feet deep. Stoops shall be at least three (3) feet deep and entry-level porches, if provided, shall be covered but shall not be enclosed.

f. All corner/end units that face a public street shall 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 expanse to ten (10) feet on all building levels.

GREEN AREA CALCULATIONS
TOTAL SITE AREA = 7.899 AC.
GREEN AREA REQUIRED = 1.185 AC.
GREEN AREA PROVIDED = 1.185 AC.

GRAPHIC SCALE
0 40' 80' 160'
(IN FEET)
HORIZONTAL 1 inch = 80 ft.

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NC FIRM # P-2147

PRELIMINARY NOT FOR CONSTRUCTION

PINE MEADOW DR

PROJECT ADDRESS: Pine Meadow Dr, Charlotte, NC 28269

NO.	BY	DATE	REVISION
1	JB	3/19/26	REVISED PER CITY COMMENTS
2	JB	5/4/26	REVISED PER CITY COMMENTS
3	JB	5/21/26	REVISED PER CITY COMMENTS

PROJECT #: 2025-081 DATE: 1/5/2025
DRAWN BY: JB CHECKED BY: JB

TITLE
REZONING PLAN

SHEET NO.
RZ-1

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