

REZONING
PETITION NO.
RZP-2026-024

KEY MAP

SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**

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XXXX XXXXXXXX ### 2/18/26
ENGINEER REG. # DATE

**NOT FOR
CONSTRUCTION**

PROJECT

**601 W SUMMIT
AVE REZONING**

LEGACY REAL ESTATE ADVISORS,
LLC

601 W SUMMIT AVE

CHARLOTTE, NC 28203

LANDDESIGN PROJ.# 1024095

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	03-16-2026
2	REZONING SUBMITTAL 2	05-11-2026
3	REZONING SUBMITTAL 3	09-14-2026
4	REZONING SUBMITTAL 4	10-12-2026

SCALE

VERT: N/A
HORZ: 1" = 60'

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

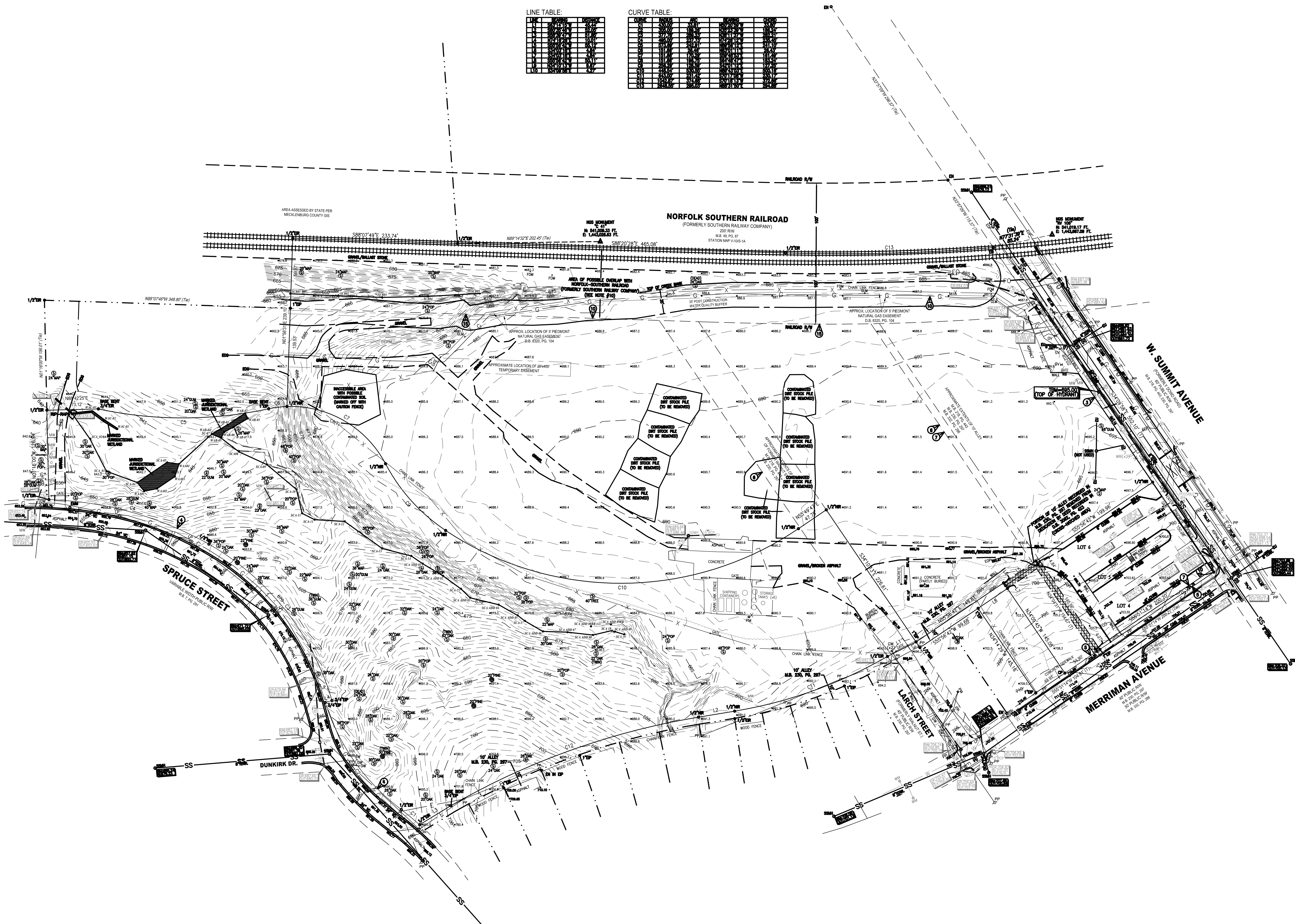
RZ-00

LINE TABLE:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17

CURVE TABLE:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17



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SCALE

VERT: N/A
HORZ: 1" = 70'

SHEET TITLE

TREE SURVEY

SHEET NUMBER

RZ-01

LEGEND:

HERITAGE TREE

CITY R/W TREES

BOTH HERITAGE AND CITY R/W TREE

TREE SURVEY DATA:

TREE 1
SPECIES: *Platanus occidentalis*
DBH: 40
CONDITION: Fair

TREE 2
SPECIES: *Platanus occidentalis*
DBH: 35
CONDITION: Fair

TREE 3
SPECIES: *Quercus falcata*
DBH: 12"
CONDITION: Fair

TREE 4
SPECIES: *Quercus phellos*
DBH: 11
CONDITION: Fair

TREE 5
SPECIES: *Quercus nigra*
DBH: 10
CONDITION: Fair

TREE 6
SPECIES: *Acer negundo*
DBH: 10
CONDITION: Fair

TREE 7
SPECIES: *Quercus nigra*
DBH: 26
CONDITION: Fair

TREE 8
SPECIES: *Quercus phellos*
DBH: 30
CONDITION: Fair

TREE 9
SPECIES: *Quercus falcata*
DBH: 28
CONDITION: Fair

TREE 10
SPECIES: *Liquidambar styraciflua*
DBH: 11
CONDITION: Fair

TREE 11
SPECIES: *Pinus taeda*
DBH: 18
CONDITION: Fair

TREE 12
SPECIES: *Liriodendron tulipifera*
DBH: 24
CONDITION: Fair

TREE 13
SPECIES: *Quercus falcata*
DBH: 30
CONDITION: Fair

TREE 14
SPECIES: *Pinus taeda*
DBH: 14
CONDITION: Fair

TREE 15
SPECIES: *Carya ovata*
DBH: 11
CONDITION: Fair

TREE 16
SPECIES: *Ulmus americana*
DBH: 21
CONDITION: Fair

TREE 17
SPECIES: *Platanus occidentalis*
DBH: 64
CONDITION: Fair

TREE 18
SPECIES: *Celtis occidentalis*
DBH: 12
CONDITION: Fair

TREE 19
SPECIES: *Quercus phellos*
DBH: 27.5
CONDITION: Good

TREE 20
SPECIES: *Quercus falcata*
DBH: 41
CONDITION: Fair

TREE 21
SPECIES: *Liquidambar styraciflua*
DBH: 30
CONDITION: Fair

TREE 22
SPECIES: *Liriodendron tulipifera*
DBH: 25
CONDITION: Fair

TREE 23
SPECIES: *Liriodendron tulipifera*
DBH: 20
CONDITION: Fair

TREE 24
SPECIES: *Pinus taeda*
DBH: 31
CONDITION: Fair

TREE 25
SPECIES: *Liriodendron tulipifera*
DBH: 40
CONDITION: Fair

TREE 26
SPECIES: *Liquidambar styraciflua*
DBH: 32
CONDITION: Fair

TREE 27
SPECIES: *Liriodendron tulipifera*
DBH: 31
CONDITION: Fair

TREE 28
SPECIES: *Carya tomentosa*
DBH: 26
CONDITION: Fair

TREE 29
SPECIES: *Carya tomentosa*
DBH: 22
CONDITION: Fair

TREE 30
SPECIES: *Liriodendron tulipifera*
DBH: 25
CONDITION: Fair

TREE 31
SPECIES: *Liriodendron tulipifera*
DBH: 25
CONDITION: Fair

TREE 32
SPECIES: *Liquidambar styraciflua*
DBH: 22
CONDITION: Fair

TREE 33
SPECIES: *Liriodendron tulipifera*
DBH: 30
CONDITION: Fair

TREE 34
SPECIES: *Liquidambar styraciflua*
DBH: 25
CONDITION: Fair

TREE 35
SPECIES: *Populus deltoides*
DBH: 33
CONDITION: Fair

TREE 36
SPECIES: *Liriodendron tulipifera*
DBH: 31
CONDITION: Fair

TREE 37
SPECIES: *Populus deltoides*
DBH: 30
CONDITION: Fair

TREE 38
SPECIES: *Ulmus alata*
DBH: 20
CONDITION: Fair

TREE 39
SPECIES: *Liquidambar styraciflua*
DBH: 42
CONDITION: Fair

TREE 40
SPECIES: *Quercus falcata*
DBH: 27
CONDITION: Fair

TREE 41
SPECIES: *Quercus falcata*
DBH: 28
CONDITION: Fair

TREE 42
SPECIES: *Quercus phellos*
DBH: 22
CONDITION: Fair

TREE 43
SPECIES: *Quercus falcata*
DBH: 31
CONDITION: Fair

TREE 44
SPECIES: *Quercus falcata*
DBH: 27
CONDITION: Fair

TREE 45
SPECIES: *Quercus phellos*
DBH: 26
CONDITION: Fair

TREE 46
SPECIES: *Quercus phellos*
DBH: 25
CONDITION: Fair

TREE 47
SPECIES: *Quercus phellos*
DBH: 74
CONDITION: Fair

TREE 48
SPECIES: *Quercus phellos*
DBH: 41
CONDITION: Fair

TREE 49
SPECIES: *Platanus occidentalis*
DBH: 27
CONDITION: Fair

TREE 50
SPECIES: *Populus deltoides*
DBH: 28
CONDITION: Fair

TREE 51
SPECIES: *Populus deltoides*
DBH: 30
CONDITION: Fair

TREE 52
SPECIES: *Liriodendron tulipifera*
DBH: 31
CONDITION: Fair

TREE 53
SPECIES: *Populus deltoides*
DBH: 30
CONDITION: Fair

TREE 54
SPECIES: *Quercus phellos*
DBH: 27
CONDITION: Fair

TREE 55
SPECIES: *Populus deltoides*
DBH: 28
CONDITION: Fair

TREE 56
SPECIES: *Populus deltoides*
DBH: 25
CONDITION: Fair

TREE 57
SPECIES: *Ulmus americana*
DBH: 31
CONDITION: Fair

TREE 58
SPECIES: *Populus deltoides*
DBH: 32
CONDITION: Fair

TREE 59
SPECIES: *Liriodendron tulipifera*
DBH: 26
CONDITION: Fair

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SCALE

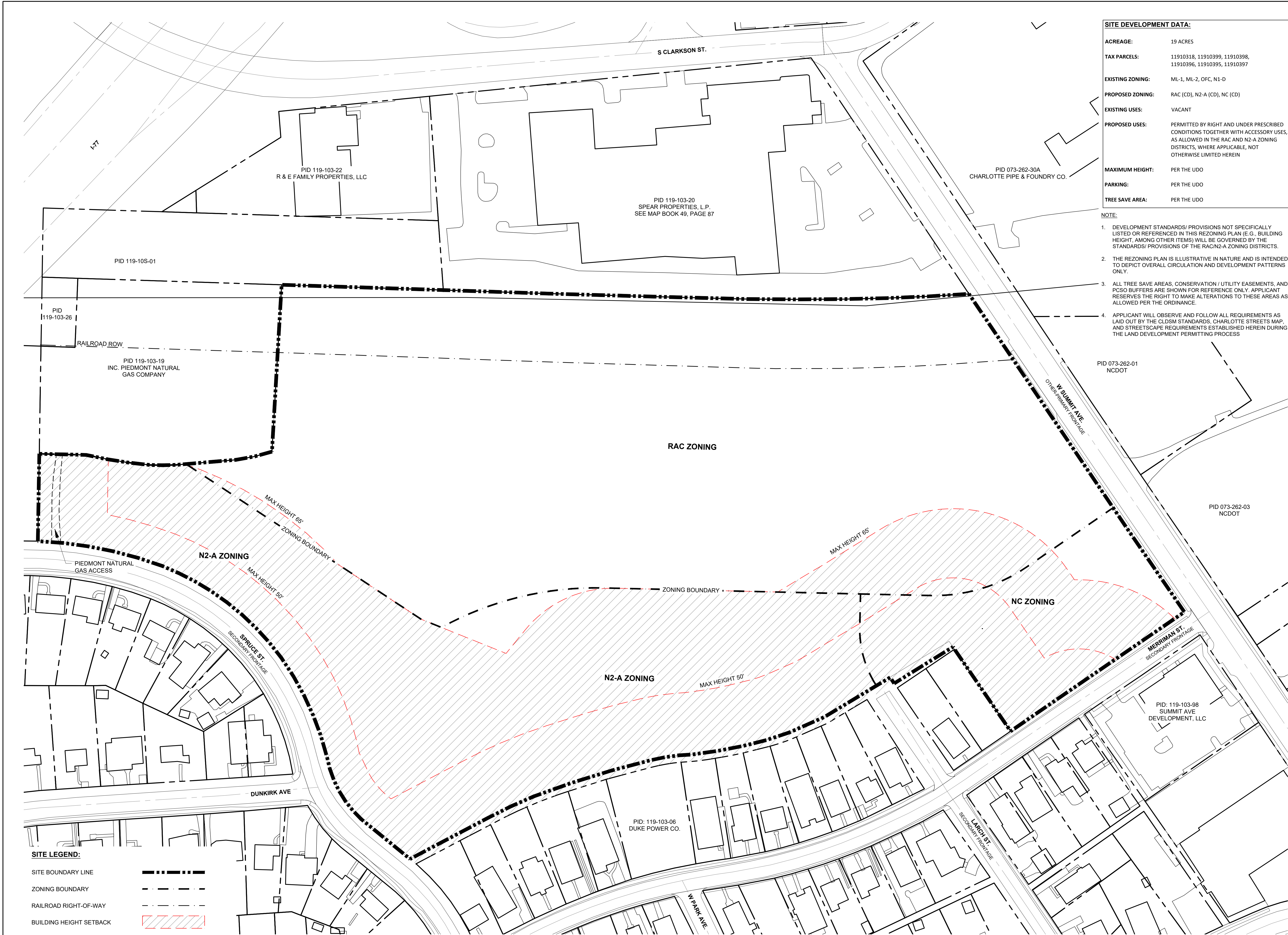
VERT: N/A
HORZ: 1" = 60'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-02



KEY MAP

SEMI-

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SCALE NORTH

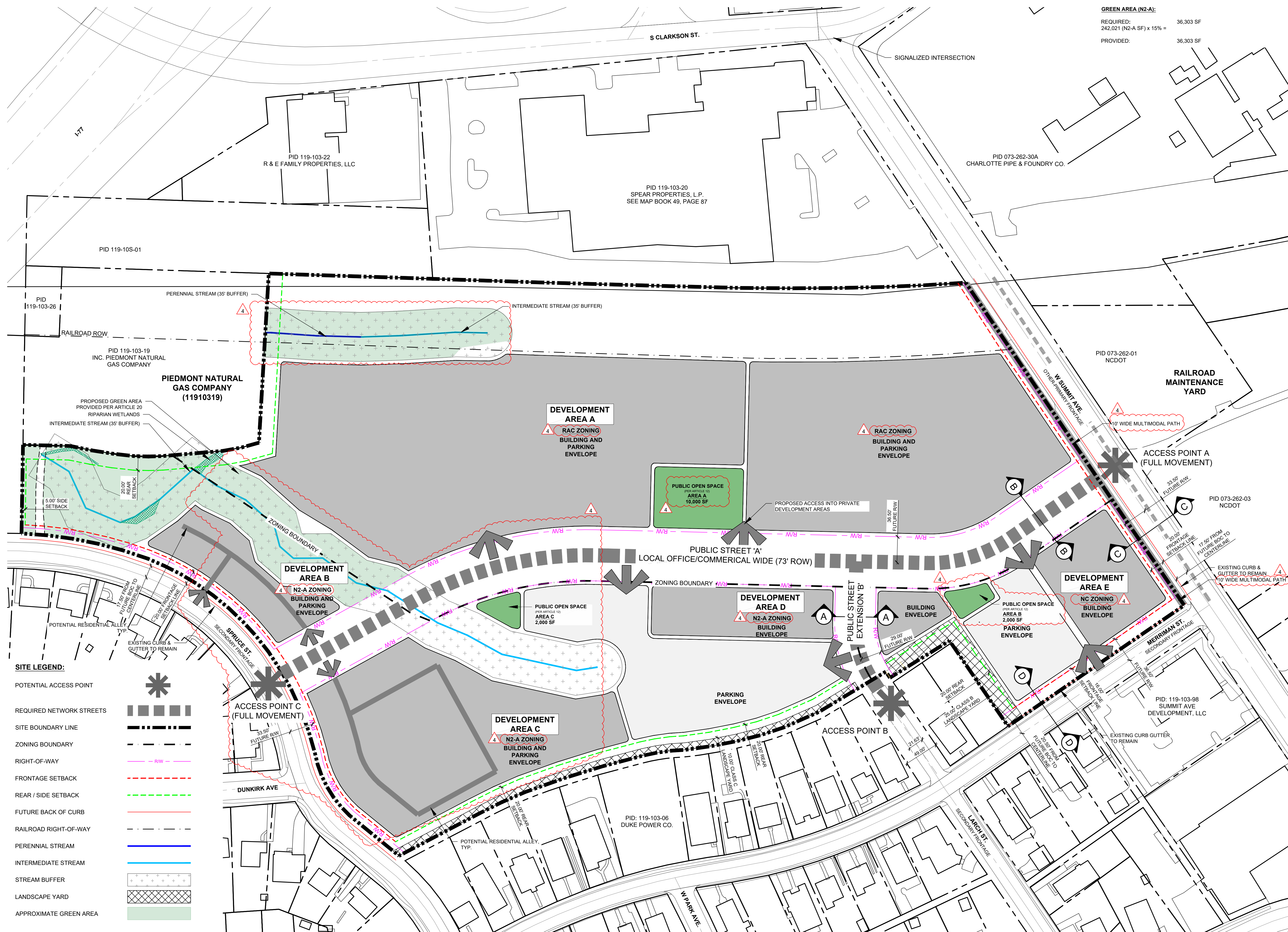
VERT: N/A
HORIZ: 1" = 60'



SITE PLAN

SHEET NUMBER

RZ-03



Architectural Design Standards

- a. Petitioner shall strive to provide architectural style that is complementary to the characteristics of buildings in the Wilmore Historic District when feasible.
- b. The following additional standards shall apply to single-family attached (townhome-style) residential units within the N2 portion of the Rezoning Plan:
 1. 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.
 2. 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.
 3. Usable porches or 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.
 4. 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.
 5. Garage doors proposed along public or network-required private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
 6. 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.

V. Environmental

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
- 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 SWIM/PCSO Buffer, if applicable, shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- d. 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.
- e. **Tree Save.** Since the Rezoning Site is a master planned unified development, tree save requirements set forth in the Tree Ordinance applicable to development and redevelopment in the Rezoning site may be met using any area within the Rezoning Site such that individual parcels within the Rezoning Site will not be required to provide tree save areas within such parcel boundaries provided that the overall tree save areas and requirements for the overall Rezoning Site are in compliance.

VI. Buffers, Landscaping, and Open Space

- a. Open Space shall be a dynamic and programmable open space centrally accessible to residents that provide a layering of activities designed for multiple users. Amenityized Open Space may be phased with each Development Area or as part of a Master Planned development. To accomplish this, the design of the Amenityized Common Open Space area(s) shall consist of a minimum of four (4) or more of the following potential components, to be further coordinated during the land development process:
1. 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. Petitioner shall outline the number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or otherwise) during the permitting phase of development if this element is utilized.
 2. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable;
 - i. Petitioner shall provide the details in which the specialty paving materials are utilized to satisfy the requirements of this note, including details/technical notes on said materials and the location in which they will be placed, during the permitting phase of development if this element is utilized.
 3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space;

- i. When element is used, details/technical notes on the shading intervention along with the location of install of shade structure or tree(s) will be provided during the permitting phase of development.
4. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls 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;
 - i. Locations where the seating requirement is being implemented, along with the calculations confirming that the regulation has been met, shall be included during the permitting phase of development if this element is utilized.
5. Consist of a minimum dimension of 50 feet or more measured in all directions;
6. 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 during the permitting phase of development if this element is utilized. Details around the artist, actual artwork are not required.
7. Interactive elements for the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and light and play;
 - ii. Petitioner shall provide the details/technical notes on the element along with the location of installation during the permitting phase of development if this element is utilized.
8. 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; and/or
 - i. If 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 during the permitting phase of development.
9. At least one common open space area accessible from all residential lots within 1,000-foot radius of the common open space area. The 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 used to meet this requirement.

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KEY MAP

SEA

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CHARLOTTE, NC 28203

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REVISION / ISSUANCE

[illegible]

VERT:
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-05

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SCALE NORTH

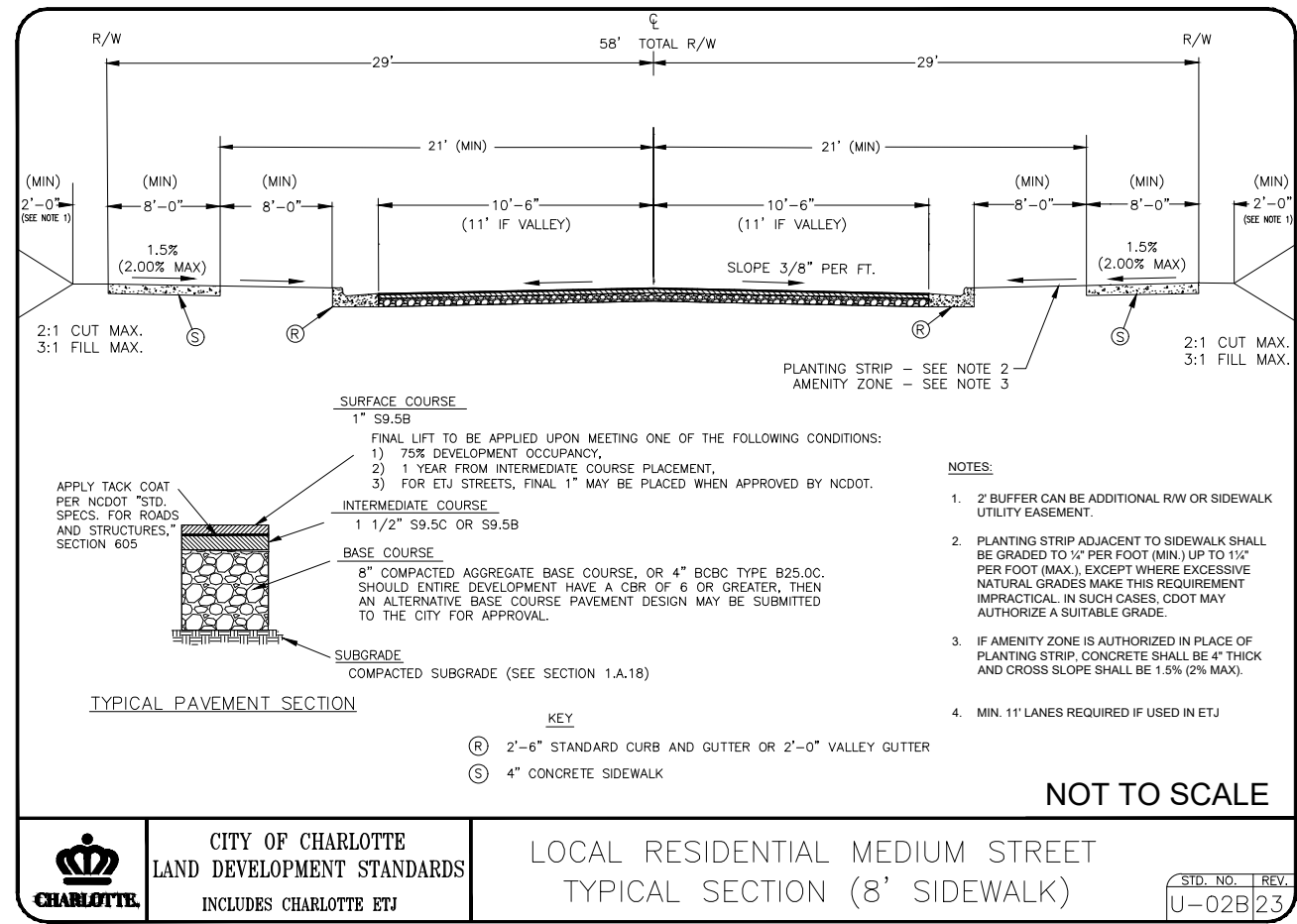
VERT: N/A
HORZ: AS NOTED

SHEET TITLE

STREET SECTIONS

SHEET NUMBER

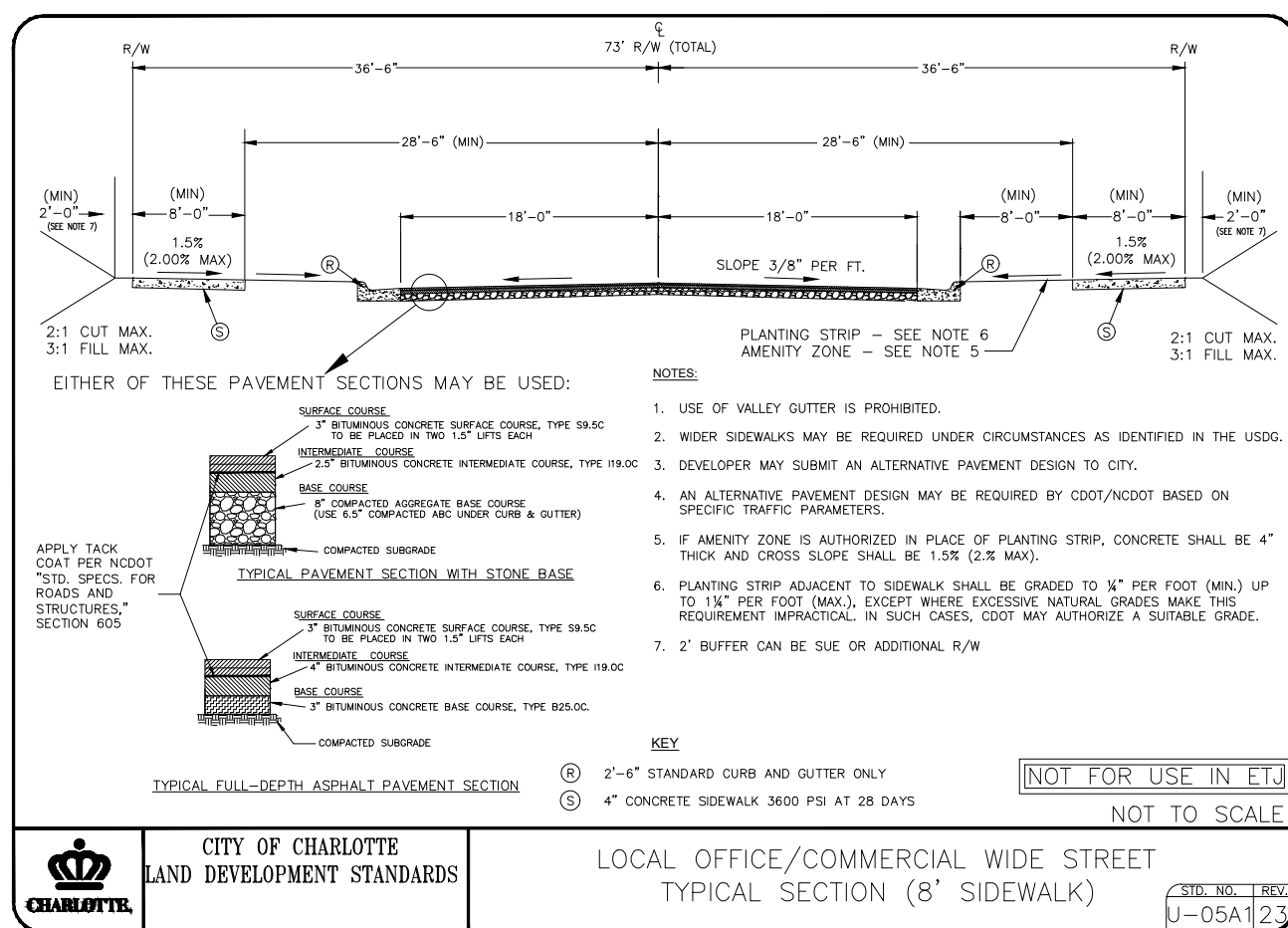
RZ-06



A PUBLIC STREET EXTENSION B (LARCH STREET)

CLDSM - CITY OF CHARLOTTE STANDARD DETAIL REV. 23

N.T.S.



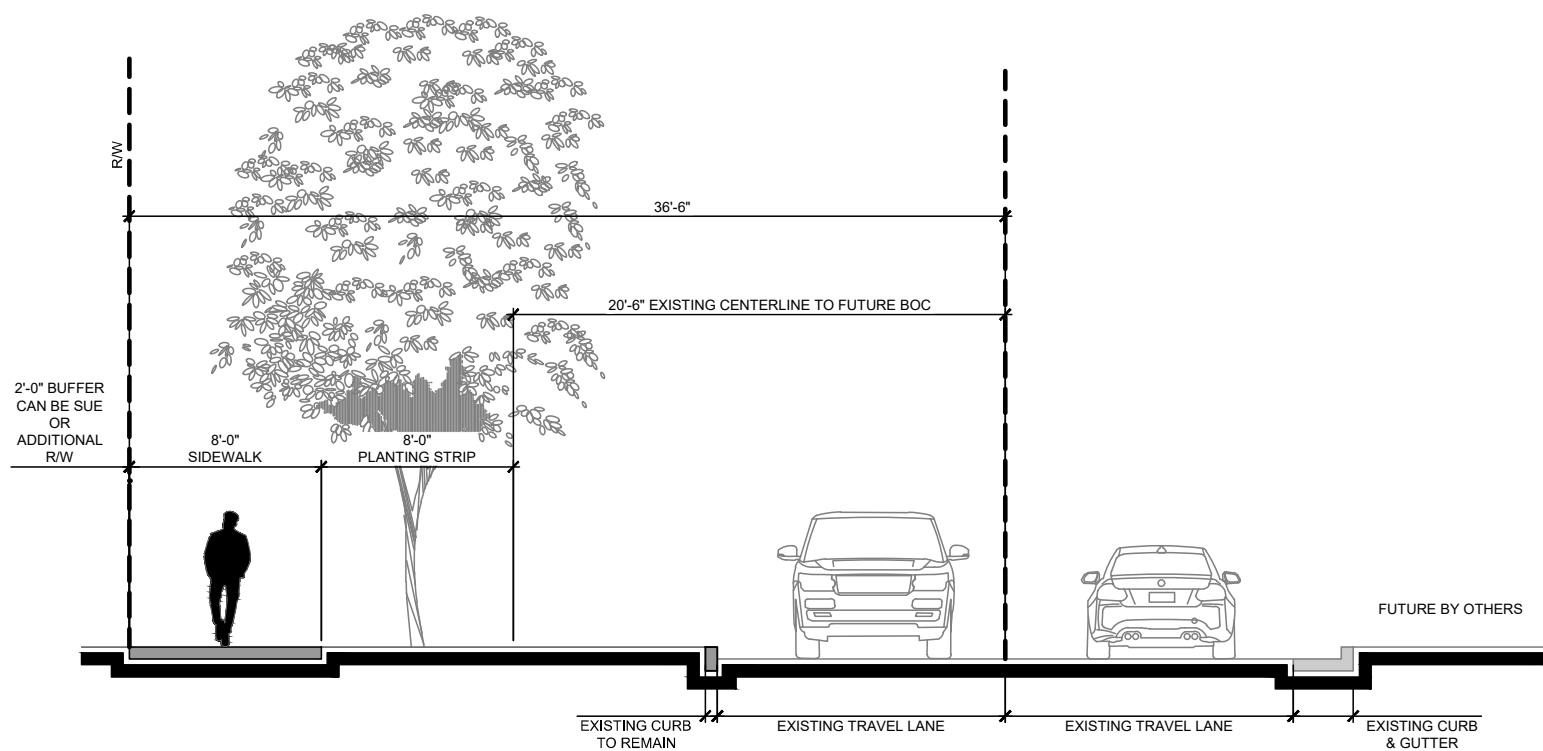
B NEW PUBLIC STREET A

CLDSM - CITY OF CHARLOTTE STANDARD DETAIL REV. 23

N.T.S.

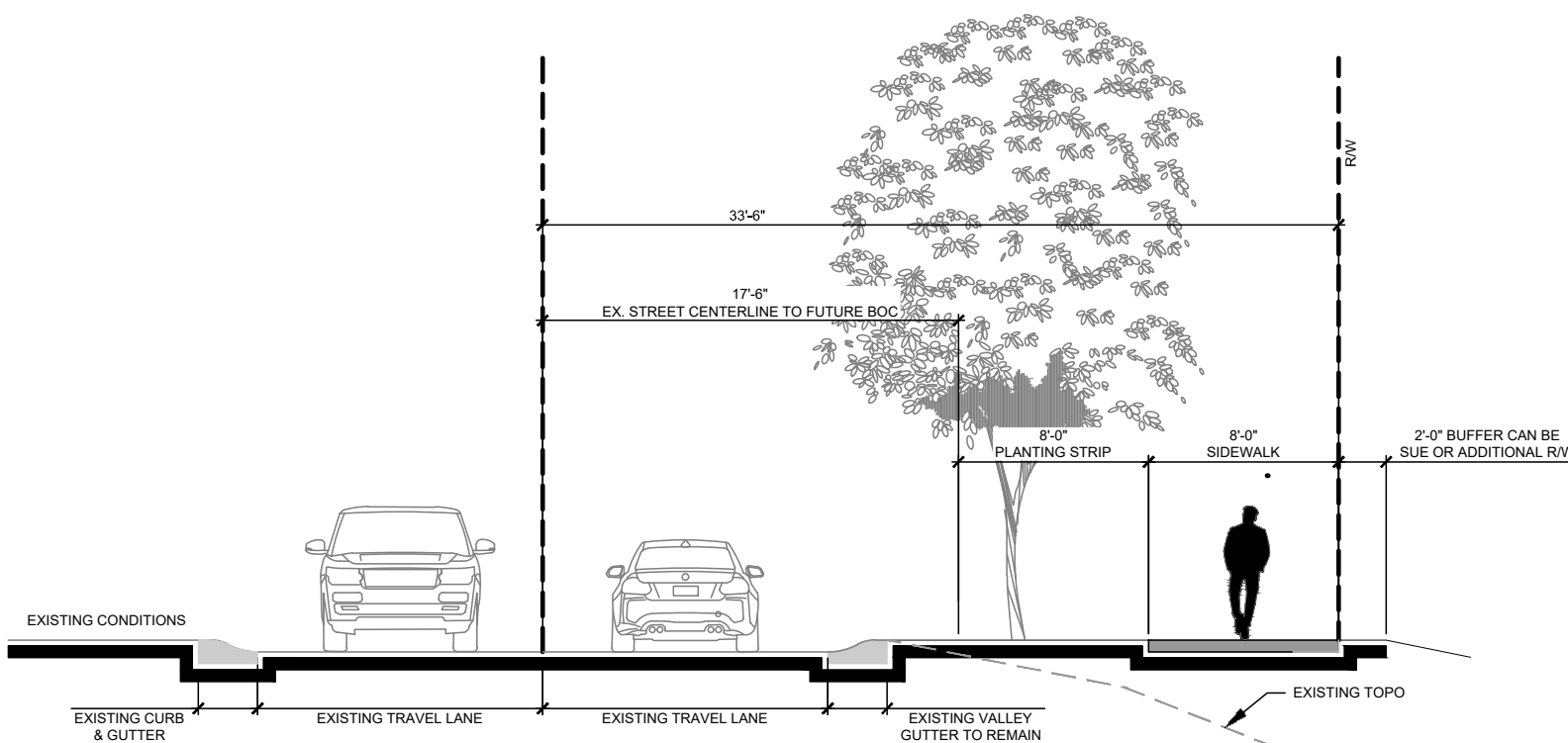
C W SUMMIT AVE SECTION

1/8" = 1'-0"



D MERRIMAN AVE SECTION

1/8" = 1'-0"



E SPRUCE ST. SECTION

1/8" = 1'-0"

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SCALE

VERT: N/A
HORZ: 1" = 60'

SHEET TITLE

METES & BOUNDS

SHEET NUMBER

RZ-07

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S63°14'15"W	45.44'
L2	S80°35'46"W	52.05'
L3	S58°39'47"W	51.85'
L4	N74°16'26"E	10.01'
L5	S55°56'42"W	55.12'
L6	S34°03'18"E	4.84'
L7	S34°03'18"E	4.84'
L8	S55°56'42"W	50.11'
L9	N34°10'13"W	9.67'
L10	S34°09'58"E	4.27'

CURVE TABLE:

CURVE	RADIUS	ARC	BEARING	CHORD
C1	430.00'	33.81'	N50°20'59"W	33.80'
C2	305.00'	189.26'	N35°23'39"W	186.24'
C3	377.78'	289.23'	N38°11'37"W	282.21'
C4	495.00'	237.73'	N74°26'12"W	235.45'
C5	573.69'	242.91'	N89°56'12"E	241.10'
C6	151.66'	26.46'	N83°01'11"E	26.43'
C11	643.00'	231.42'	S70°17'08"W	230.17'
C12	1042.87'	374.68'	S70°18'13"W	372.66'
C13	2648.55'	295.03'	N88°31'50"E	294.88'

