SITE DEVELOPMENT DATA:
--ACREAGE: ± 5.6 AC
--TAX PARCEL #: 04736104, 04736105, 04736107 ⚠1
--EXISTING ZONING: N1-A
--PROPOSED ZONING: N2-A(CD)
--EXISTING USES: VACANT & RESIDENTIAL
--PROPOSED USES: A MULTI-DWELLING DEVELOPMENT WITH UP TO FIFTY-FOUR (54) 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-A 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: AS REQUIRED BY THE ORDINANCE.

N GRAHAM STREET
NCDOT MAINTAINED (SR 2540)
4+ BOULEVARD, SHARED USE PATH
33' FROM C/L TO BOC

R/W TO BE DEDICATED AT BACK OF SIDEWALK/SUP OR 53' FROM CL, WHICHEVER IS GREATER, WITH 2' SUE BEYOND (TYP.)

EXISTING DRIVEWAY TO BE REMOVED DURING SITE PERMITTING (TYP.)

33' MINIMUM BACK OF CURB REQUIREMENT FROM STREET CENTERLINE PER CHARLOTTE STREETS MAP; EXISTING CURB EXCEEDS MINIMUM REQUIREMENT

±45' FROM CENTERLINE TO EXISTING BACK OF CURB

8' PLANTING STRIP AND 12' SHARED USE PATH PER CHARLOTTE STREETS MAPS (TYP.) FINAL CONDITION TO BE COORDINATED WITH NCDOT DURING PERMITTING.

24' FRONT SETBACK FROM EXISTING BACK OF CURB

POTENTIAL OPEN SPACE AREA

MULTI-FAMILY ATTACHED DWELLING

PRIVATE ALLEY

POTENTIAL TRASH AND RECYCLING AREA

POTENTIAL S.C.M

8' PLANTING STRIP AND 6' SIDEWALK REQUIRED ALONG THIS FRONTAGE. EXISTING SIDEWALK MEETS THIS REQUIREMENT (TYP.)

RIGHT-OF-WAY TO BE DEDICATED AT BACK OF SIDEWALK/SHARED USE PATH OR 52' FROM CENTERLINE, WHICHEVER IS GREATER, WITH 2' SIDEWALK UTILTY EASEMENT BEYOND (TYP.)

38' MINIMUM BACK OF CURB REQUIREMENT FROM STREET CENTERLINE PER CHARLOTTE STREETS MAP; EXISTING CURB EXCEEDS MINIMUM REQUIREMENT

±50' FROM CENTERLINE TO EXISTING BACK OF CURB

EXISTING DRIVEWAY TO BE REMOVED DURING SITE PERMITTING (TYP.)

UNIVERSITY CITY BLVD.
CDOT MINOR ARTERIAL
4+ BOULEVARD, BIKE LANES
36' FROM C/L TO BOC

PROPOSED RIGHT-OF-WAY, (TYP.)

EXISTING RIGHT-OF-WAY, (TYP.)

24' FRONT SETBACK FROM EXISTING BACK OF CURB

MULTI-FAMILY ATTACHED DWELLING

PRIVATE ALLEY

MULTI-FAMILY ATTACHED DWELLING

POTENTIAL OPEN SPACE AREA

MULTI-FAMILY ATTACHED DWELLING

PRIVATE ALLEY

MULTI-FAMILY ATTACHED DWELLING

POTENTIAL TREE SAVE AREA

POTENTIAL OPEN SPACE AREA

CROSS-ACCESS EASEMENT VARIES (TYP.)

PRIVATE ALLEY WITH CROSS-ACCESS EASEMENT

10' CLASS C BUFFER

5' SIDE SETBACK

20' REAR SETBACK

10' CLASS C BUFFER

SIDEWALK REQUIRED ON ONE SIDE OF PRIVATE ALLEY ONLY, WITHIN CROSS-ACCESS EASEMENT (TYP.)

POTENTIAL RIGHT-IN/ RIGHT-OUT STREET CONNECTION

CROSS-ACCESS EASEMENT AND STUB TO ADJACENT PARCEL

POTENTIAL TREE SAVE AREA

10' CLASS C BUFFER; EXISTING TREE SAVE TO SERVE AS BUFFER

PID: 047-37-322
SAMUEL SEYMOUR
KYLIE SEYMOUR
USE: SINGLE FAMILY RESIDENTIAL
R-4(CD)
NEIGHBORHOOD 1

PID: 047-37-321
ROSHFENA D JENKINS
SINGLE FAMILY RESIDENTIAL
R-4(CD)
NEIGHBORHOOD 1

PID: 047-37-320
THOMAS D BARNETT
CECILIA J BARNETT
USES: SINGLE FAMILY RESIDENTIAL
R-4(CD)
NEIGHBORHOOD 1

PID: 047-36-115
OAK TREE APARTMENTS AND TOWNHOMES LLC
USE: MULTI-FAMILY
ZONING: NC-B
NEIGHBORHOOD 2

PID: 047-36-109
OFFICES WESTERN NC CHURCH OF GOD STATE EXECUTIVE
USE: CHURCH
ZONING: N1-A
NEIGHBORHOOD 1

8" MAPLE
10" ELM
30" OAK
6" MAPLE
24" OAK
30" OAK
36" POPLAR
24" X 2 POPLAR

DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
1111 Hawthorne Lane, Charlotte, NC 28205
704.343.0608
www.drgrp.com

NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP P.A.

RZP-2026-069

REZONING DOCUMENTS

UNIVERSITY CITY MP

CHARLOTTE, NORTH CAROLINA

D & K 2 INVESTMENT GROUP

SCHEMATIC SITE PLAN

15 0 15 30
SCALE: 1" = 30'

PROJECT #: 1215-001
DRAWN BY: TTF
CHECKED BY: TH

SEPTEMBER 15, 2026

REVISIONS:
⚠1 11.12.26 - STAFF COMMENTS 1ST REVIEW

RZ1.00

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G:\DESIGN\2026\1215-001 UNC X UNIVERSITY CITY MP #2\DWG\SRS - PLOT SHEETS\PL-RZ.DWG

SITE DEVELOPMENT DATA:

--ACREAGE: ± 5.6 AC
--TAX PARCEL #: 04736104, 04736105, & 04736107
--EXISTING ZONING: N1-A
--PROPOSED ZONING: N2-A(CD)
--EXISTING USES: VACANT & RESIDENTIAL
--PROPOSED USES: A MULTI-DWELLING DEVELOPMENT WITH UP TO FIFTY-FOUR (54) 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-A 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: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

a. **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 D&K 2 INVESTMENT GROUP, LLC TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY ±5.6 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF UNIVERSITY CITY BOULEVARD AND NORTH GRAHAM STREET, CHARLOTTE NC 28262 (THE "SITE").

b. **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, (I) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-A ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING 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 REZONING 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.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH A MULTI-DWELLING DEVELOPMENT WITH UP TO FIFTY-FOUR (54) 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-A ZONING DISTRICT TOGETHER WITH ACCESSORY USES.

b. NO MORE THAN SIX (6) DWELLING UNITS MAY BE LOCATED IN A RESIDENTIAL BUILDING.

c. A MINIMUM OF 60% OF THE RESIDENTIAL BUILDINGS WITHIN THE MULTI-DWELLING DEVELOPMENT WILL CONTAIN FIVE (5) OR LESS DWELLING UNITS.

d. A MINIMUM OF 15% OF THE RESIDENTIAL BUILDINGS WITHIN THE MULTI-DWELLING DEVELOPMENT WILL CONTAIN FOUR (4) OR LESS DWELLING UNITS.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

a. ACCESS TO THE SITE WILL BE FROM UNIVERSITY CITY BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EXISTING DRIVEWAY CONNECTION TO UNIVERSITY CITY BOULEVARD SHALL BE REMOVED AND CLOSED AS PART OF THE DEVELOPMENT OF THE SITE IN ACCORDANCE WITH APPLICABLE CDOT REQUIREMENTS.

b. UNIVERSITY CITY BOULEVARD IS DESIGNATED A 4+ BOULEVARD WITH BIKE LANES ON THE ADOPTED CHARLOTTE STREETS MAP. THE REQUIRED DISTANCE FROM THE CENTERLINE TO THE FUTURE BACK OF CURB IS A MINIMUM OF THIRTY-EIGHT (38) FEET FOR THIS STREET DESIGNATION. THE PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A MINIMUM SIX (6) FOOT WIDE SIDEWALK ALONG THIS FRONTAGE. A MINIMUM FIFTY-TWO (52) FOOT RIGHT-OF-WAY SHALL BE DEDICATED FROM THE CENTERLINE OF UNIVERSITY CITY BOULEVARD TO THE BACK OF THE REQUIRED SIDEWALK. AN ADDITIONAL TWO (2) FEET OF RIGHT-OF-WAY OR SIDEWALK / UTILITY EASEMENT SHALL BE PROVIDED BEHIND THE SIDEWALK WHERE FEASIBLE. IT IS NOTED THAT UNIVERSITY CITY BOULEVARD IS A CITY-MAINTAINED ROAD AND THE FINAL DESIGN AND REQUIREMENTS ARE SUBJECT TO CDOT REVIEW AND APPROVAL.

c. NORTH GRAHAM STREET IS DESIGNATED AS A 4+ BOULEVARD WITH A SHARED USE PATH ON THE ADOPTED CHARLOTTE STREETS MAP. THE REQUIRED DISTANCE FROM THE CENTERLINE TO THE FUTURE BACK OF CURB IS A MINIMUM OF THIRTY-THREE (33) FEET FOR THIS STREET DESIGNATION. THE PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A MINIMUM TWELVE (12) FOOT WIDE SHARED USE PATH ALONG THIS FRONTAGE. A MINIMUM FIFTY-THREE (53) FOOT RIGHT-OF-WAY SHALL BE DEDICATED FROM THE CENTERLINE OF NORTH GRAHAM STREET TO THE BACK OF THE REQUIRED SHARED USE PATH. AN ADDITIONAL TWO (2) FEET OF RIGHT-OF-WAY OR SIDEWALK / UTILITY EASEMENT SHALL BE PROVIDED BEHIND THE SHARED USE PATH WHERE FEASIBLE. THE SHARED USE PATH SHALL BE DESIGNED TO MEET APPLICABLE ADA AND PROWAG REQUIREMENTS. IT IS NOTED THAT NORTH GRAHAM STREET IS A STATE-MAINTAINED ROAD AND THE FINAL DESIGN AND REQUIREMENTS ARE SUBJECT TO NCDOT REVIEW AND APPROVAL.

d. 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.

e. 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.

f. 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.

g. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. ADDITIONAL RIGHT-OF-WAY OR A PERMANENT SIDEWALK / UTILITY EASEMENT WILL BE LOCATED AT A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK / SHARED USE PATH WHERE FEASIBLE.

h. 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.

i. THE PETITIONER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS THAT MAY BE NECESSARY TO ACCOMMODATE CHANGES THROUGHOUT THE CONSTRUCTION PROCESS AS APPROVED BY NCDOT/CDOT.

j. 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 PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

k. THE PETITIONER SHALL PROVIDE CROSS-ACCESS TO THE ADJOINING PROPERTY IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 31.2 OF THE ORDINANCE. THE LOCATION AND CONFIGURATION OF THE CROSS-ACCESS CONNECTION MAY BE MODIFIED DURING THE LAND DEVELOPMENT PERMITTING PROCESS TO ACCOMMODATE FINAL ENGINEERING, GRADING, AND AGENCY REQUIREMENTS.

4. BUFFERS, SETBACKS, OPEN SPACE, AND LANDSCAPING:

a. A TWENTY-FOUR (24) FOOT FRONTAGE SETBACK WILL BE PROVIDED ALONG BOTH UNIVERSITY CITY BOULEVARD AND NORTH GRAHAM STREET AS MEASURED FROM THE FUTURE OR EXISTING BACK OF CURB, WHICHEVER IS FARTHER FROM THE STREET CENTERLINE, AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY ORDINANCE.

c. OPEN SPACE WILL BE PROVIDED PER THE N2-A REQUIREMENTS FOUND IN ARTICLE 5.4 AND THE OPEN SPACE DESIGN CRITERIA FOUND IN ARTICLE 16.5 OF THE ORDINANCE. IN AREAS WHERE COMMON OPEN SPACE IS PROVIDED, SUCH AREAS WILL BE AMENITIZED WITH USABLE OUTDOOR HARDSCAPE FEATURES, SUCH AS COURTYARDS, SEATING AREAS, AND INCLUDE VARIOUS LANDSCAPE FEATURES, SUCH AS GRASS, GROUNDCOVER, TREES, AND SHRUBS. MORE DETAILS ARE PROVIDED IN NOTE 4.H BELOW FOR PUBLIC OPEN SPACE.

d. A MINIMUM 3,000 SQUARE FOOT COMMON OPEN SPACE AREA WILL BE PROVIDED AT THE CORNER OF UNIVERSITY CITY BOULEVARD AND (NORTH) GRAHAM STREET, WILL CONTAIN THE AMENITIES AS DESCRIBED IN NOTE 4.C ABOVE, AND HAVE A MINIMUM DIMENSION OF 30 FEET OR MORE MEASURED IN ALL DIRECTIONS. THIS OPEN SPACE AREA WILL BE A FOCAL POINT FOR THE RESIDENTIAL COMMUNITY AT THIS INTERSECTION AND SHALL CONTAIN A PEDESTRIAN PATH, SEATING, LANDSCAPING, AND OTHER FEATURES.

e. ALL LARGE WASTE CONTAINER AND RECYCLING STATION SPACES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE (25) FEET FROM A NEIGHBORHOOD 1 PLACE TYPE, NEIGHBORHOOD 2 PLACE TYPE, OR NETWORK REQUIRED STREET.

f. INTERNAL TREES WILL BE PROVIDED ALONG THE ALLEYS AT 40 FEET ON CENTER WHERE PLANTING STRIPS ARE PROVIDED. IN AREAS WHERE NO PLANTING STRIPS ARE FEASIBLE, THERE WILL BE A MINIMUM OF ONE TREE BETWEEN BUILDINGS AND IN OTHER LOCATIONS WHERE FEASIBLE.

g. LANDSCAPE YARDS WILL BE PROVIDED PER ARTICLE 20.9 OF THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN.

h. PUBLIC 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 COMMITTED TO AS THE PLANS ARE FINALIZED, AND DETAILS/TECHNICAL NOTES AND THE LOCATION OF THE COMPONENTS WILL BE PROVIDED DURING THE LAND DEVELOPMENT PERMITTING PROCESS:

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).

ii. 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.

iii. SHADING 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 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 30 FEET OR MORE (THREE TIMES GREATER THAN REQUIRED BY THE UDO) MEASURED IN ALL DIRECTIONS.

vi. PUBLIC ART/SCULPTURE. 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 LAND DEVELOPMENT REVIEW. THE PETITIONER MAY USE THE CITY OF CHARLOTTE'S CREATIVE ARTIST POOL TO UTILIZE FOR IMPLEMENTING ANY PUBLIC ART.

vii. INTERACTIVE ELEMENTS THAT PROVIDE THE USERS ENJOYMENT OF SENSORY STIMULATION. THESE ELEMENTS MAY INCLUDE BUT NOT BE LIMITED TO MUSIC, WATER, AND LIGHT AND PLAY.

viii. 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.

ix. 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. GENERAL DESIGN GUIDELINES:

a. THE RESIDENTIAL 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. ALL PRINCIPAL AND ACCESSORY BUILDINGS LOCATED WITHIN THE SITE WILL BE ARCHITECTURALLY INTEGRATED TO COMPLEMENT ONE ANOTHER BY USING SIMILAR OR COMPATIBLE ARCHITECTURAL STYLES, BUILDING MATERIALS & COLORS, LANDSCAPE ELEMENTS, PLANTS, AND SIGNAGE TREATMENTS TO CREATE A UNIFIED AND COHESIVE DEVELOPMENT.

b. WINDOWS, DOORS, PORCHES, STOOPS, OR OTHER ARCHITECTURAL FEATURES ARE REQUIRED ON ALL FRONTAGE-FACING FACADES TO AVOID THE APPEARANCE OF BLANK WALLS. ALL GROUND FLOOR ENTRANCES TO INDIVIDUAL UNITS ON A FRONTAGE WITH A SIDEWALK SHALL BE BETWEEN 1' AND 5' ABOVE OR BELOW THE GRADE OF THE ADJACENT SIDEWALK WHEN LOCATED WITHIN 10' OF THE BACK OF SIDEWALK.

c. 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. STOOPS SHALL BE AT LEAST 3 FEET DEEP.

d. VINYL SHALL BE LIMITED TO NO MORE THAN 25% OF EACH BUILDING FAÇADE ALONG A FRONTAGE.

e. THE FACADES OF THE BUILDINGS ABUTTING PUBLIC STREETS AND INTERNAL NETWORK REQUIRED STREETS WILL NOT HAVE BLANK WALLS THAT EXCEED TWENTY (20) FEET IN LENGTH ON ALL BUILDING LEVELS. WINDOWS WILL BE PROVIDED ON THESE FACADES ABUTTING PUBLIC STREETS AND INTERNAL NETWORK REQUIRED STREETS IN ORDER TO ACCOMMODATE A MINIMUM 25% TRANSPARENCY ON THE GROUND FLOOR AND 15% TRANSPARENCY ON THE UPPER FLOORS TO AVOID BLANK WALLS.

f. ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS: (I) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMER OR PARAPETS; AND (II) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

g. THE ATTACHED DWELLINGS SHALL INCORPORATE ONE OF THE FOLLOWING INTO THE DESIGN OF THE STRUCTURE: (I) A VARIATION IN THE FAÇADE DEPTH OF ADJOINING DWELLING UNITS OF AT LEAST ONE FOOT (1'). SUCH VARIATION SHALL EXTEND THE ENTIRE HEIGHT OF THE FAÇADE; AND (II) ARCHITECTURAL FEATURES, SUCH AS BALCONIES, BAY WINDOWS, OR OTHER ELEMENTS ALONG THE FAÇADE OF EACH DWELLING UNIT, ARE SUBJECT TO THE STANDARDS OF ARTICLE 18.

h. METER BANKS, HVAC, AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED AS REQUIRED PER THE ORDINANCE. GROUND-MOUNTED OR WALL-MOUNTED MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE ESTABLISHED SETBACKS ALONG A FRONTAGE.

i. DUMPSTER AND RECYCLING AREAS WILL BE FULLY ENCLOSED ON THREE SIDES BY A MINIMUM 75% OPAQUE FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE FENCE USED TO ENCLOSE THE DUMPSTER WILL BE OF A MATERIAL PRESCRIBED BY THE ORDINANCE AND BE OF A COMPATIBLE COLOR USED ON THE PRINCIPAL BUILDINGS.

j. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG ABUTTING STREETS. FOR DWELLING UNITS WHICH FRONT ALONG A NETWORK REQUIRED STREET, A DIRECT PEDESTRIAN CONNECTION WILL BE PROVIDED FROM THE ENTRANCE TO THE ADJACENT PUBLIC SIDEWALK.

k. A MINIMUM FIVE (5) FOOT WIDE SIDEWALK WILL BE PROVIDED INTERNAL TO THE SITE SO THAT EACH DWELLING UNIT HAS PEDESTRIAN ACCESS TO THE PUBLIC STREET SIDEWALKS.

l. ALL GARAGES AND ASSOCIATED RESIDENTIAL DRIVEWAYS CONSTRUCTED ON THE SITE SHALL BE ALLEY-LOADED AND ACCESSED FROM THE INTERNAL PRIVATE ALLEY NETWORK GENERALLY DEPICTED ON THE REZONING PLAN. NO INDIVIDUAL RESIDENTIAL GARAGE OR DRIVEWAY SHALL DIRECTLY FACE OR TAKE ACCESS FROM UNIVERSITY CITY BOULEVARD OR NORTH GRAHAM STREET.

6. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED STORMWATER ARTICLES 23 THROUGH 28 OF THE ORDINANCE. 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 LAND 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.

b. THE SITE WILL COMPLY WITH THE TREE PROVISIONS OF THE ORDINANCE FOUND IN ARTICLE 20. THE FINAL LOCATION OF THE REQUIRED TREE SAVE/GREEN AREAS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL LAND 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 THE ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

7. LIGHTING:

a. ALL FREESTANDING EXTERIOR LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH ARTICLE 16.2 OF THE ORDINANCE.

8. 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 OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF ARTICLE 37.3 OF THE ORDINANCE.

9. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, 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.

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DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
O 1111 Hawthorne Lane, Charlotte, NC 28205
P 704.343.0608
W www.drgrp.com

NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP P.A.

RZP-2026-069

REZONING DOCUMENTS

UNIVERSITY CITY MP

CHARLOTTE, NORTH CAROLINA

D & K 2 INVESTMENT GROUP

DEVELOPMENT STANDARDS

SCALE: N.T.S.

PROJECT #: 1215-001
DRAWN BY: DK
CHECKED BY: TH

SEPTEMBER 15, 2026

REVISIONS:
1 11.12.26 - STAFF COMMENTS 1ST REVIEW

RZ2.00