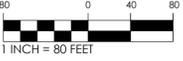




PRELIMINARY SITE PLAN
WILKINSON MULTI-FAMILY
 Charlotte, NC
 PREPARED FOR:
 MIDDLEBURG COMMUNITIES
 PREPARED BY:
THOMAS & HUTTON
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 1 INCH = 80 FEET

JOB NO: J-33518.0000	DATE: 03-13-26
DRAWN: SHD	SCALE: 1" = 80'
REVIEWED: JIS	SHEET: EX 1.0

MIDDLEBURG COMMUNITIES
DEVELOPMENT STANDARDS - WILKINSON BOULEVARD
03/13/2026
REZONING PETITION NO. 2026-XXX

SITE DEVELOPMENT DATA:

- ACREAGE: 2.20.15 ACRES
- TAX PARCEL #: 11304406 AND 11304101
- EXISTING ZONING: CG
- PROPOSED ZONING: N2-B (CD)
- WATERSHED OVERLAY: PROTECTED AREA OF LAKE WYLIE & LOWER LAKE WYLIE WATERSHED
- EXISTING USES: VACANT AND ONE COMMERCIAL BUILDING.
- PROPOSED USES: A MULTI-DWELLING DEVELOPMENT WITH UP TO 364 MULTI-FAMILY STACKED 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.
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE N2-B ZONING DISTRICT.
- PARKING: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

A. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM THIS REZONING PLAN (REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY MIDDLEBURG COMMUNITIES ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL DEVELOPMENT ON AN APPROXIMATELY 20.15-ACRE SITE LOCATED AT 9101 WILKINSON BOULEVARD, IN CHARLOTTE NC (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, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-B ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, GREEN AREAS, STRUCTURES AND BUILDINGS, STORMWATER FACILITIES, SIDEWALKS, DRIVEWAYS, STREETS, 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 AND PROHIBITED USES:

A. THE SITE MAY BE DEVELOPED WITH A MULTI-DWELLING DEVELOPMENT WITH A MAXIMUM OF THREE HUNDRED AND SIXTY-FOUR (364) MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-B ZONING DISTRICT.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

A. ACCESS TO THE SITE WILL BE FROM WILKINSON BOULEVARD, THE EXTENSION OF HUNTWOOD DRIVE, AND THE EXTENSION OF DEWEY DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. WILKINSON BOULEVARD IS DESIGNATED A 4+ AVENUE 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 TWELVE (12) FOOT WIDE SHARED USE PATH ALONG THE SITE'S WILKINSON BOULEVARD FRONTAGE. AT A MINIMUM, ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED SO THE DIMENSION OF THE STREET CROSS SECTION IS WITHIN PUBLIC RIGHT-OF-WAY. IF ALLOWED BY NCDOT, ADDITIONAL RIGHT-OF-WAY ALONG WILKINSON BOULEVARD WILL BE DEDICATED SO THE SHARED USE PATH IS WITHIN THE RIGHT-OF-WAY. IF THE SHARED USE PATH IS NOT ALLOWED WITHIN THE STATE'S RIGHT-OF-WAY, IT WILL BE CONSTRUCTED OUTSIDE THE WILKINSON BOULEVARD RIGHT-OF-WAY WITHIN A PUBLIC ACCESS EASEMENT AND MAINTAINED BY THE PETITIONER. THE RIGHT-OF-WAY OR A PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SHARED USE PATH WHERE FEASIBLE. IT IS NOTED THAT WILKINSON BOULEVARD IS A NCDOT MAINTAINED ROAD AND THE FINAL DESIGN AND REQUIREMENTS ARE SUBJECT TO THEIR REVIEW AND APPROVAL.

C. THE EXTENSION OF A COLLECTOR STREET THROUGH THE SITE IS DESIGNATED ON THE ADOPTED CHARLOTTE STREETS MAP. THE EXTENSION OF HUNTWOOD DRIVE THEN CONNECTING TO A NEW INTERNAL NETWORK REQUIRED STREET OUT TO WILKINSON BOULEVARD WILL COMPLETE THE COLLECTOR STREET ROUTE TO WILKINSON BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE COLLECTOR STREET ROUTE SHALL BE DESIGNED AND BUILT TO THE COLLECTOR STREET STANDARDS OF THE CLDSM (U-07B) AND INCLUDE A MINIMUM RIGHT-OF-WAY WIDTH OF SIXTY-SEVEN (67) FEET. THE PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) WIDE PLANTING STRIP AND EIGHT (8) FOOT WIDE SIDEWALK ALONG THESE FRONTAGES.

D. THE EXTENSION OF DEWEY LANE AND THE REMAINDER OF THE INTERNAL NETWORK REQUIRED STREETS SHALL BE BUILT AS A RESIDENTIAL WIDE STREET PER THE CLDSM U-03 WHICH ACCOMMODATES ON-STREET PARKING. HOWEVER, THE RESIDENTIAL MEDIUM CROSS SECTION PER CLDSM U-02B WHICH DOES NOT ACCOMMODATE ON-STREET PARKING MAY BE UTILIZED IF IT IS DEMONSTRATED DURING THE LAND DEVELOPMENT REVIEW AND APPROVAL PROCESS THAT SUFFICIENT OFF-STREET PARKING IS PROVIDED ON SITE. THE PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) WIDE PLANTING STRIP AND EIGHT (8) FOOT WIDE SIDEWALK ALONG THESE FRONTAGES.

E. 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.

F. 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.

G. 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.

H. THE PETITIONER WILL DEDICATE AND COVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OR NCDOT 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 A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

I. 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 WESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

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 OR STATE MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT OR NCDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT OR NCDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

4. BUFFERS, SETBACKS, OPEN SPACE AND LANDSCAPING:

A. A TWENTY-FOUR (24) FOOT FRONTAGE SETBACK FROM THE FUTURE BACK OF CURB WILL BE PROVIDED ALONG WILKINSON BOULEVARD. A TWENTY (20) FOOT FRONTAGE SETBACK FROM THE FUTURE BACK OF CURB WILL BE PROVIDED ALONG ALL OTHER INTERNAL NETWORK REQUIRED STREETS.

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

C. THE REQUIRED LANDSCAPE YARD ABUTTING RESIDENTIAL AND VACANT PROPERTIES WITHIN THE NEIGHBORHOOD 1 PLACE TYPE AND CURRENTLY ZONED MHP SHALL BE INCREASED FROM A TEN (10) FOOT WIDE CLASS "C" LANDSCAPE YARD TO A TWENTY (20) FOOT LANDSCAPE YARD WITH A MINIMUM SIX (6) FOOT TALL FENCE/WALL.

D. A MINIMUM TWENTY-FIVE (25) FOOT WIDE CLASS B LANDSCAPE YARD SHALL BE PROVIDED ALONG THE NORTHEASTERN PROPERTY LINE ABUTTING EXISTING INDUSTRIAL USES AS GENERALLY DEPICTED ON THE REZONING PLAN.

E. THE BUILDINGS ON THE SITE WILL COMPLY WITH THE APPLICABLE BUILDING DESIGN STANDARDS, AND BUILDING MATERIAL RESTRICTIONS FOUND IN ARTICLE 5 OF THE ORDINANCE.

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

- 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). ENHANCED PLANTING WILL INCLUDE A MINIMUM OF 18 TREES PER ONE ACRE OF COMMON AND PUBLIC OPEN SPACE.
- SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT). PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVEMENT OPTIONS. ALTERNATE CONCRETE FINISHING (ETCHING, SALT CURING, BOARD FORMING, ETC.) IS ACCEPTABLE.
- SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE.
- 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.
- HAVE A MINIMUM DIMENSION OF 30 FEET OR MORE MEASURED IN ALL DIRECTIONS.
- 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.
- INTERACTIVE ELEMENTS THAT USES THE ENJOYMENT OF SENSORY STIMULATION. THESE ELEMENTS MAY INCLUDE BUT NOT BE LIMITED TO MUSIC, WATER, AND LIGHT AND PLAY.
- 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.

5. ENVIRONMENTAL FEATURES:

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 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 GREEN AREAS/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.

6. LIGHTING:

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

7. AMENDMENTS TO THE REZONING PLAN:

A. FUTURE CHANGES TO 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.

8. BINDING EFFECT OF THE REZONING APPLICATION:

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THIS PETITION WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

DEVELOPMENT STANDARDS

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