

SITE DEVELOPMENT DATA:

- ACREAGE: ± 5.96
- TAX PARCEL #: 04108110
- EXISTING ZONING: N2-A
- PROPOSED ZONING: N2-A(CD)
- EXISTING USES: VACANT
- PROPOSED USES: A MULTI-DWELLING DEVELOPMENT WITH UP TO SIXTY ONE (61) RESIDENTIAL DWELLING UNITS WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, AND/OR QUADRAPLEX 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 DREAMKEY PARTNERS TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 45.84-ACRE SITE LOCATED ON EAST SIDE OF BEATTIES FORD ROAD, WEST OF I-77. (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 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.

d. **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 AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT GENERALLY DEPICTED ON THE REZONING PLAN.**

e. **THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATIONS DO NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE 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 SIXTY ONE (61) RESIDENTIAL DWELLING UNITS WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, AND/OR QUADRAPLEX DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT TOGETHER WITH ACCESSORY USES.**

b. **NO MORE THAN FOUR (4) DWELLING UNITS ARE ALLOWED WITHIN A RESIDENTIAL BUILDING WITHIN DEVELOPMENT AREA A.**

c. **A MINIMUM OF 80% OF THE RESIDENTIAL BUILDINGS WITHIN DEVELOPMENT AREA B WILL BE LIMITED TO BUILDINGS WITH NO MORE THAN TWO (2) DWELLING UNITS. NO MORE THAN THREE DWELLING UNITS ARE ALLOWED WITHIN A RESIDENTIAL BUILDING WITHIN DEVELOPMENT AREA B.**

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

a. **ACCESS TO THE SITE WILL BE FROM PUBLIC STREET B WHICH IS AN EXTENSION OF A PUBLIC STREET WITHIN PHASE ONE OF THE DEVELOPMENT. PUBLIC STREET B IS ACCESSED OFF A PUBLIC STREET THAT EXTENDS TO BEATTIES FORD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.**

b. **THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT MULTI-USE PATH ALONG THE SITE'S FRONTAGE ALONG BEATTIES FORD ROAD.**

c. **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 COMPLETELY AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED AND RELEASED.**

d. **THE ALIGNMENT 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.**

e. **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.**

f. **THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE RIGHT-OF-WAY FOR PUBLIC STREET B AND ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED 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.**

g. **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.**

h. **THE PETITIONER SHALL DEDICATE THE REQUIRED RIGHT-OF-WAY FROM THE CENTERLINE OF BEATTIES FORD ROAD.**

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. **IN THE EVENT A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS NECESSARY FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (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 WILL BE SUBMITTED FOR APPROVAL BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION.**

4. SETBACKS, OPEN SPACE, AND LANDSCAPING:

a. **A TWENTY-FOUR (24) FOOT BUILDING FRONTAGE SETBACK WILL BE PROVIDED AS MEASURED FROM THE FUTURE BACK OF CURB ALONG BEATTIES FORD ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN. ALL OTHER PRIMARY AND/OR SECONDARY FRONTAGES SHALL HAVE A TWENTY (20) FOOT BUILDING FRONTAGE SETBACK FROM THE FUTURE BACK OF CURB.**

b. **SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY ORDINANCE. IT IS UNDERSTOOD HEIGHT MAY BE INCREASED WITH INCREASED YARDS AS PERMITTED 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.**

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

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. ACCESSORY BUILDINGS AND STRUCTURES ASSOCIATED WITH THE MULTI-DWELLING DEVELOPMENT WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDINGS) LOCATED ON THE SITE.**

b. **PERMITTED BUILDING MATERIALS FOR PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE INCLUDE BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EPS, VINYL, DECORATIVE BLOCK AND/OR WOOD.**

c. **ALL BUILDINGS LOCATED WITHIN THE SITE WILL BE ARCHITECTURALLY INTEGRATED TO COMPLEMENT ONE ANOTHER BY USING SIMILAR OR COMPATIBLE ARCHITECTURAL STYLES, BUILDING MATERIALS, LANDSCAPE ELEMENTS, PLANTS, AND DECORATIVE TREATMENTS TO CREATE A UNIFIED AND COHESIVE DEVELOPMENT.**

d. **ROOF FORM AND LINES 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.**

e. **RESIDENTIAL GROUND FLOOR BUILDING ENTRANCES SHALL BE SLIGHTLY ABOVE GRADE OR BELOW THE GRADE OF THE ADJACENT SIDEWALK WHEN LOCATED WITHIN 10' OF THE BACK OF SIDEWALK. ENTRANCES WILL BE CONNECTED VIA A SIDEWALK TO ADJACENT PUBLIC OR PRIVATE STREET SIDEWALKS.**

f. **ALL RESIDENTIAL BUILDINGS FRONTING BEATTIES FORD ROAD WILL HAVE FRONT DOORS FACING THE PUBLIC STREET.**

g. **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.**

6. ENVIRONMENTAL FEATURES:

a. **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. THE PETITIONER RESERVES THE RIGHT TO UTILIZE A FEE IN LIEU AS PERMITTED BY ORDINANCE.**

b. **THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL'S APPROVED AND ADOPTED STORMWATER ARTICLES 23 THROUGH 28 OF THE ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER 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 STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.**

c. **DEVELOPMENT WITHIN ANY SWMPCS0 BUFFERS SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND INITIATED 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 PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.**

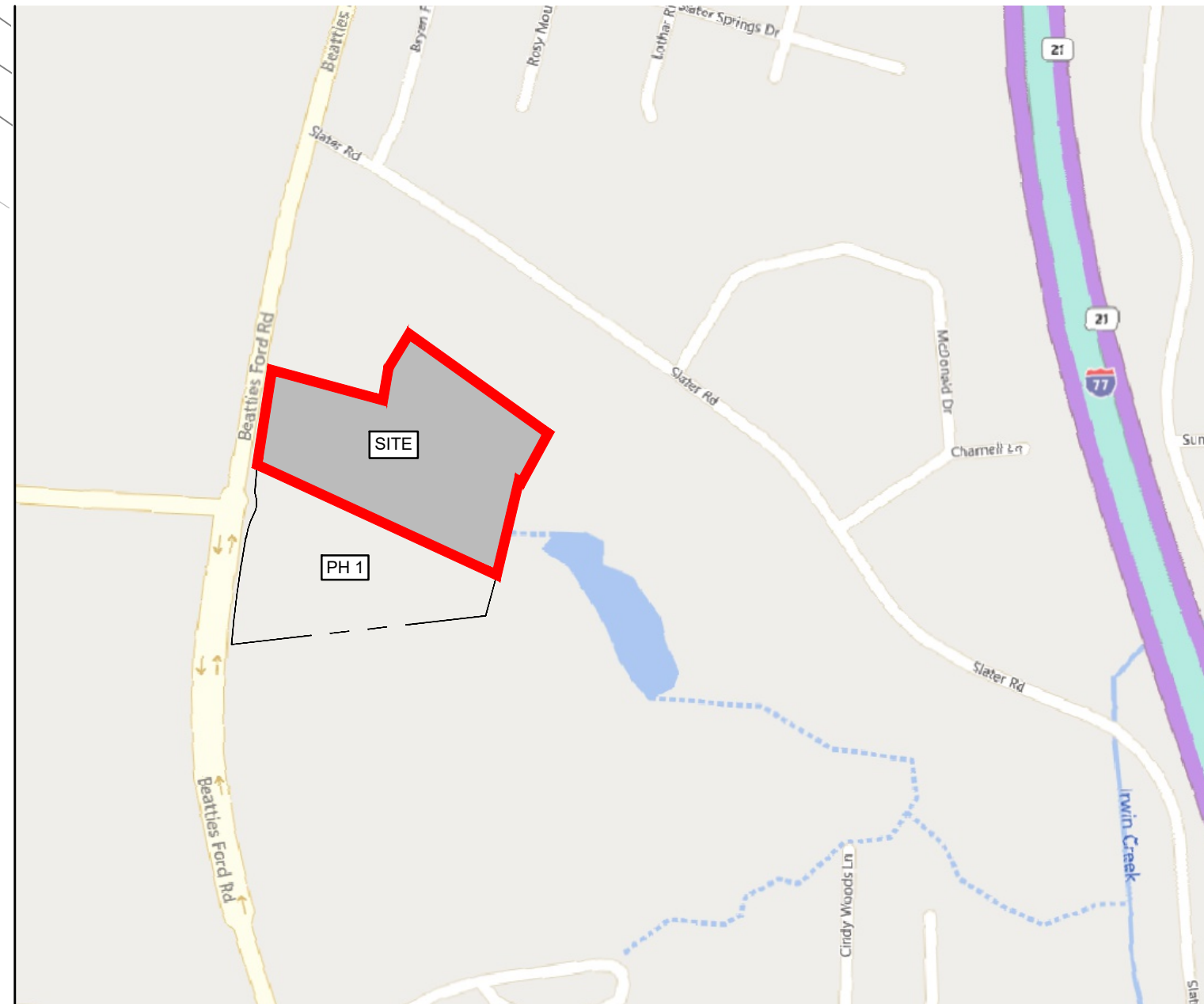
9. BINDING EFFECT OF THE REZONING APPLICATION:

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.**

GENERAL NOTES:

1. BASE INFORMATION PROVIDED BY PUBLIC GIS DATA AND SHOULD BE VERIFIED FOR ACCURACY.
2. ALL SITE PLAN, ZONING AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
3. ALL STREAM AND/OR WETLAND INFORMATION PROVIDED BY PUBLIC GIS DATA. ANY STREAM AND/OR WETLAND INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHOULD BE VERIFIED BY A JURISDICTIONAL BOUNDARY BY A THIRD-PARTY CONSULTANT.
4. ALL ACCESS POINTS, STREETS AND DRIVEWAYS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THESE ITEMS WILL NEED TO BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION TO MEET OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE CODE OF ORDINANCES OR LDO.
5. OPEN SPACE AND TREE SAVE REQUIREMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. TREE SAVE AREAS ARE BASED ON AERIAL PHOTOGRAPHY AND WILL NEED TO BE VERIFIED BY A SURVEY. ALL TREE SAVE AND OPEN SPACE CALCULATIONS SHALL BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION TO MEET OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE CODE OF ORDINANCES OR LDO.
6. STORMWATER AREAS ARE CONCEPTUAL IN NATURE BASED ON A 10% OF DEVELOPED AREA AND SUBJECT TO CHANGE BASED ON PRELIMINARY GRADING AND DRAINAGE STUDIES.
7. NO UTILITY AVAILABILITY OR LOCATIONS WERE ACQUIRED PRIOR TO THE CREATION OF THIS CONCEPTUAL STUDY. UTILITY GRID MAPS WILL NEED TO BE OBTAINED FROM THE AUTHORITY HAVING JURISDICTION.
8. SEAMON WHITESIDE IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION PROVIDED BY PUBLIC SOURCES.

SITE DATA	
PARCEL ID	04108110
TOTAL SITE AREA	5.966 AC
CURRENT OR PROPOSED ZONING	N2-A (TOWNHOMES)



VICINITY MAP
SCALE: N.T.S.



SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



NOT FOR CONSTRUCTION

OLD POINT COMFORT PHASE 2
DREAMKEY PARTNERS
REZONING PETITION 2026-XXX
3908 BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA

REZONING PETITION
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 13620
DATE: 05/15/26
DRAWN BY: WMC
CHECKED BY: BLL

REVISION HISTORY

NO.	DESCRIPTION

TECHNICAL DATA SHEET

RZ 1.0

501 WINDY PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29661 | JUDSONVILLE BUILDING 600, 7th FLOOR (OFFICE), SUITE 200, GREENVILLE, SC 29611 | 1701 PETERSON DR., CHARLOTTE, NC 28211 | 1701 CEDAR STREET, SUMMERVILLE, SC 29585 | 220 S. WEST ST #400, RALEIGH, NC 27603