

SAMEER GUPTA AND ANIKA GUPTA
Development Standards – 7324 Neal Road
August 18, 2026
Rezoning Petition No.

Site Development Data:

- Acreage: ± 1.551 acres
- Tax Parcel #: 04739102
- Existing Zoning: N1-A
- Proposed Zoning: N2-B CD (Tier 1)
- Existing Uses: Vacant land
- Proposed Uses: Four Quadraplex dwellings 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 from this rezoning plan (referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Sameer Gupta and Anika Gupta (collectively, the “Petitioner”) to accommodate the development of four quadraplex dwellings on an approximately 1.551-acre site located at 7324 Neal Road, 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.

2. Permitted and Prohibited Uses:

- a. The Site may be developed with four quadraplex dwellings; together with accessory uses as allowed by right and under prescribed conditions in the N2-B zoning district.
- b. Existing uses will be allowed to continue as allowed by the UDO.

3. Access, and Transportation Improvements:

- a. The access to the site will be subject to the permitting standards and criteria of NCDOT.

4. Buffers, Setbacks, Open Space and Landscaping:

- a. Street trees may be provided internally along the alleys at forty (40) feet on center where planting strips are provided. In areas where no planting strips are feasible, there may be a minimum of one tree between buildings or within other locations where feasible. These trees may be planted within 10’ of underground utilities and may be planted with as little as 100 square feet of root zone planting area.

5. General Residential 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. When a building abuts both a frontage and common open space and the building fronts along the common open space as permitted per Article 5.3.G, the general design guidelines of this section will apply to the facades of the buildings fronting the common open space.
- 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. 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.
- d. 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.
- e. 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.
- f. Dumpster and recycling area 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.
- g. Walkways may 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 may be provided from the entrance to the adjacent public sidewalk.
- h. Accessory buildings and structures associated with the four quadraplex development will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

6. 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.

7. 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.