

REZONING PETITION NO. 2026-056

EASTWAY-OVERLOOK, LLC

Site Development Data:

- Acreage: ± 2.36 acres
- Tax Parcels: # 13108338, 13108341, 13108361, 13108340, 13108339,
- Existing Zoning: OFC and N2-B
- Proposed Zoning: N2-B (CD)
- Existing Uses: Residential and Vacant
- Proposed Uses: Principal and accessory uses as allowed by right and under prescribed conditions in the N2-B zoning district and as further restricted below.
- Maximum Building Height: 48'
- 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 Eastway-Overlook LLC (“Petitioner”) to accommodate the development of residential uses on an approximately 2.36 acre site located at 3963 and 3645 Eastway Drive and adjacent properties 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. 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. Alterations. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the Ordinance.

2. Permitted and Prohibited Uses:

a. The site may be developed with principal and accessory uses as allowed by right and under prescribed conditions in the N2-B zoning district, subject to the restrictions set forth herein.

b. The number of residential units on the five subject parcels shall not exceed a total amount of 49 residential units,

3. Additional Provisions:

a. In order to allow development of this unique site, development of the site may provide alternative compliance with the green area tree save standards established in the Charlotte Tree Manual in the following manner:

- i. Minimum dimensions – tree save areas will be a minimum depth of 20’
- ii. The ten foot no build zone may count toward the tree save area following the parameters of a tier 1 or 2 site;
- iii. Re-planting will be allowed in conjunction with tree save areas; and

iv. Contiguous tree save – the site may have up to three non-contiguous tree save/replanting areas subject to the minimum sizes established above.

5. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.