**University City Blvd, LLC**
**Development Standards**
**10/14/2026**
**Rezoning Petition 2026-###**

**Site Development Data:**

**--Acreage**: ± 2.02 ac
**--Tax Parcel** #s: 105-371-29
**--Existing Zoning:** BP(CD)
**--Proposed Zoning:** N2-A(CD) (Tier 1)
**--Existing Uses:** Vacant
**--Proposed Uses:** A multi-dwelling development with up to thirty-seven (37) 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:** Will be provided as required by the Ordinance.

**1. General Provisions:**

**a. Site Location.** These Development Standards form this rezoning plan ("Rezoning Plan") associated with the Rezoning Petition filed by University City Blvd, LLC to accommodate the development of a residential community on an approximately ±2.02-acre site located at 1820 Back Creek Drive 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, (i) the regulations established under the Ordinance for the N2-A zoning classification shall govern all development taking place on the Site.

**c. Alterations**. 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 requirements herein. 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 that are minor and don't materially change the overall intent of 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:**

**a.** The Site may be developed with a multi-dwelling development with up to thirty-seven (37) 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.

**3. Access, and Transportation Improvements:**

**a.** Access to the Site will be from Back Creek Dr. Petitioner shall construct an eight (8) foot wide sidewalk along Back Creek Dr. and connect the same to the constructed sidewalk on adjoining properties.

**b.** The placement and configuration of the vehicular access point is subject to approval by the CDOT and NCDOT in accordance with applicable published standards.

**c.** The Petitioner will dedicate and convey in fee simple all necessary rights-of-way to the City 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.

**d.** 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.

**e.** 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

**4. Buffers, Setbacks, Open Space, and Landscaping:**

**a.** A twenty-four (24) foot frontage setback will be provided along all the new internal network required local streets as measured from the future back of curb.

**b.** Side and rear yards will be provided as required by Ordinance.

**c.** A minimum ten (10) foot wide Class C landscape yard will be provided along the external property boundaries abutting existing Campus place types. A minimum twenty-five (25) foot wide Class B landscape yard will be provided along the rear external property boundary abutting existing Manufacturing and Logtistics place types.

**d.** Open space will be provided per the N2-A requirements found in Article 5.4.

**e.** All large waste container and recycling station spaces shall be located a minimum of twenty-five (25) feet from any network required street or Back Creek Drive.

**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. 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.** The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, Hardie Plank, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits, and handrails/railings.

**c.** All buildings within the Site will complement one another by using similar or compatible architectural styles, building materials, or landscape elements to create a unified and cohesive development.

**d.** 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. If porches are provided, they shall be covered and be at least six (6) feet depth. If stoops are provided, they shall be at least four (4) feet deep and may be covered.

**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.** 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.

**h.** 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.

**i.** Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets.

**j.** 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 building(s) located on the Site.

**6. Environmental Features:**

**a.** The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

**b.** The Site will comply with the Tree provisions of the Ordinance found in Article 20.

**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.

**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 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.