

Site Development Data:

--Acreage: ± 35.26
--Tax Parcel #: 05312224, 05312219, 05312213, 05312214, 05312220, 05312228, 05313114, 05313103, and 05313206
--Existing Zoning: N1-A, ML-2
--Proposed Zoning: N1-E(CD)
--Existing Uses: Residential
--Proposed Uses: A residential development with up to seventy-nine (79) single family dwelling units and seventy-eight (78) triplex dwelling units as allowed by right and under prescribed conditions in the N1-E zoning district together with accessory uses as more specifically restricted below in Section 2.
--Maximum Building Height: Will be provided as permitted by the Ordinance.
--Parking: Will be provided as required by the Ordinance.
--Maximum Building Coverage: Will be provided 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 Pulte to accommodate the development of a residential community on an approximately ±35.26-acre site located on north side of Moores Chapel Road (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 N1-E zoning classification 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.

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

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- e. A six (6) foot wooden privacy fence shall be provided as generally depicted on the Rezoning Plan. It is understood fencing may not be permitted in the future right-of-way and fence locations shall be determined during the land development permitting process.
5. General Design Guidelines:
- a. Permitted building materials for principal buildings constructed on the Site include: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, vinyl, decorative block and/or wood.
- b. The following standards shall apply to the buildings to be constructed on the site:
- i. 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 signage treatments to create a unified and cohesive development. In addition, buildings located within the Site must be designed using a similar: (i) architectural style, (ii) building materials, (iii) colors and (iv) signage so that development on the Site creates a cohesive whole and not a series of buildings with unrelated and wholly dissimilar architectural styles, building materials, colors, and signage.
- ii. Entrances will be connected via a sidewalk to adjacent public or private street sidewalks.
- iii. Roof Form and Articulation – 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 5:12 excluding buildings with a flat roof and parapet walls. Roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- iv. Usable porches or stoops when provided shall form a predominant feature of the building design and be located on the front of the building. The usable front or stoops porches shall be covered. Porches shall and be at least 6 feet deep. There is no minimum depth for stoops.
- v. All corner/end units that face a public or private street shall have elevated architectural features including but not limited to windows, faux windows, transom windows, accent windows, banding, change in material, and or other features that eliminate blank walls.
6. Open Space and Parks:
- a. The Petitioner will provide improved open space areas as generally depicted on the Rezoning Plan. The open space(s) shall consist of two (2) or more of the following potential components:
- i. Enhanced plantings in excess of minimum planting standards required of the ordinance.

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Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are:

- (i) minor and don’t materially change the overall design intent generally 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 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 up to seventy-nine (79) single family dwelling units and seventy-eight (78) triplex units as allowed by right and under prescribed conditions in the N1-E zoning district together with accessory uses.
3. Access, and Transportation Improvements:
- a. Access to the Site will be from Moores Chapel Road as generally depicted on the Rezoning Plan.
- b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along Performance Road and an eight (8) foot planting strip and a twelve (12) foot multi-use path along Moores Chapel Road as generally depicted on the Rezoning Plan.
- 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 completed at the time the first certificate of occupancy is requested and released.

- d. 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.

- 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 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.

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- (a) Enhanced plantings may take the form of trees and/or planting beds (standard, raised and/or terraced with native species).
- (b) No home shall be placed closer than eighty (80) feet from the property line in the area specifically noted on the Rezoning Plan.
- ii. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
- iii. Seating options with elements to be considered include seating walls, swings or interactive furniture, and immovable benches.
- iv. Have a minimum dimension of fifty (50) feet or more measured in all directions.
- v. Interactive elements that children or others to experience sensory stimulation including but not limited to play structures, music, water, and light.
- vi. 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.
- b. The Petitioner shall contribute \$40,000 to Mecklenburg County Park and Recreation to accommodate funding for parks within the general area of the Site. The contribution will be made prior to the issuance of the first certificate of occupancy.

7. Environmental Features:

- a. The location, size and type of storm water management systems 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 to accommodate actual storm water treatment requirements and natural site discharge points.
- b. The Site will comply with the Tree Ordinance regulations found in Article 20 of the Unified Development Ordinance. A survey of trees in the existing street right-of-way will be provided at the land development approval process for the Site.
- c. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

8. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.

9. Signs:

- a. Reserved.

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- 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 eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

- h. The Petitioner shall dedicate twenty-seven (27) feet of right-of-way from the centerline of Moores Chapel Road as generally depicted on the Rezoning Plan. The location of the future back of curb and gutter shall be installed nineteen (19) feet from the centerline. The final cross-section will be reviewed and approved by NCDOT in consultation with CDOT during the land development permitting process.

- i. The Petitioner shall dedicate thirty-two (32) feet of right-of-way from the Performance Road centerline as required by the UDO. The location of the future back of curb and gutter shall be installed twenty-four (24) feet from the centerline. A five (5) foot wide bike lane shall be accommodated as generally depicted on the attached cross-section. The final cross-section will be reviewed and approved by NCDOT in consultation with CDOT during the land development permitting process.

- j. The Petitioner shall construct Road A as a 2+ Avenue with Bike Lanes and median. Road B, Road C and Road D shall be constructed to Residential Medium standards (CLDSM U-02A).

- k. The Petitioner shall construct a left turn lane on Moores Chapel Road into Road A with one hundred fifty (150) feet of storage as generally depicted on the Rezoning Plan.

- l. 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.

- m. In the event a Right-of-Way Encroachment Agreement is necessary 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 will be submitted for approval by CDOT prior to construction/installation.

4. Streetscape, Yards, and Landscaping:

- a. A thirty (30) foot reverse frontage buffer measured from the existing right of way for Moores Chapel Road will be provided as generally depicted on the Rezoning Plan.

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

- c. A ten (10) foot wide Class C landscape yard will be provided as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance.

- d. Additional landscaping shall be provided adjacent to the required Class C landscape yard on the northern edge of the site as generally depicted on the Rezoning Plan.

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- a. Reserved.

11. 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.

12. 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.

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PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION



Planning Department

APPROVED BY CITY COUNCIL

RZP-2024-131

Approved: 04/21/2025



community infrastructure consultants

1213 W. MOREHEAD STREET
SUITE 300

CHARLOTTE, NC 28208

(1) (704) 334-5348

(1) (704) 334-0078

WWW.WKDICKSON.COM

NC LICENSE NO. F-0374

CLIENT:



PROJECT:

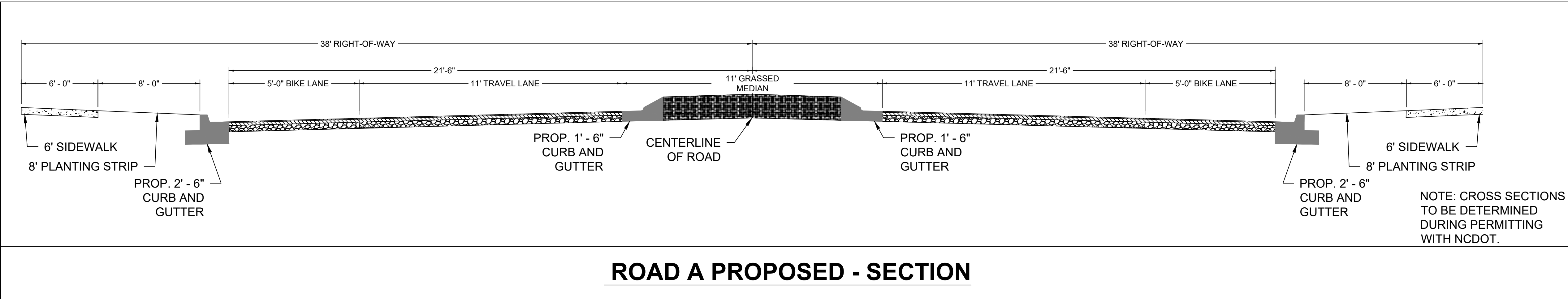
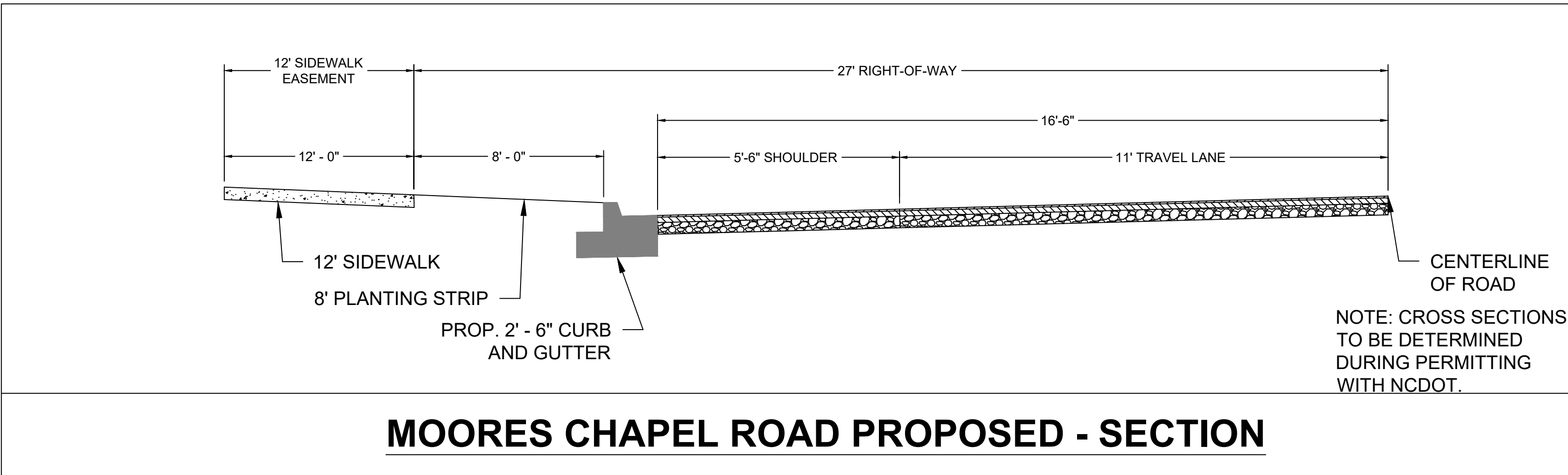
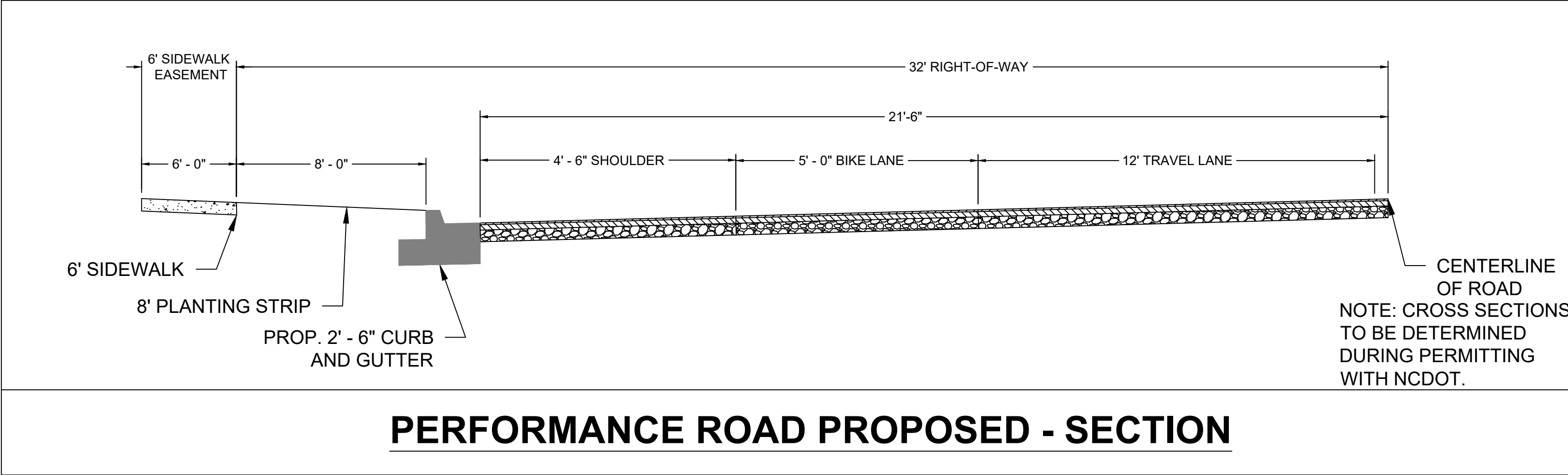
MOORES CHAPEL (RZ 2024-131)

SHEET TITLE:

STREET CROSS SECTIONS

SEAL:

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION



SCALE: NTS

PROJ. MGR.:	WGB
DESIGN BY:	EJT
DRAWN BY:	EJT
PROJ. DATE:	2025/04/17
DRAWING NUMBER:	

RZ2.0

WKD PROJ. NO.:

DATE:	COMMENT:
10/15/2024	FIRST REZONING SUBMITTAL
12/16/2024	FIRST REZONING RESUBMITTAL
1/13/2025	SECOND REZONING RESUBMITTAL
2/20/2025	THIRD REZONING RESUBMITTAL
4/2/2025	FOURTH REZONING RESUBMITTAL

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