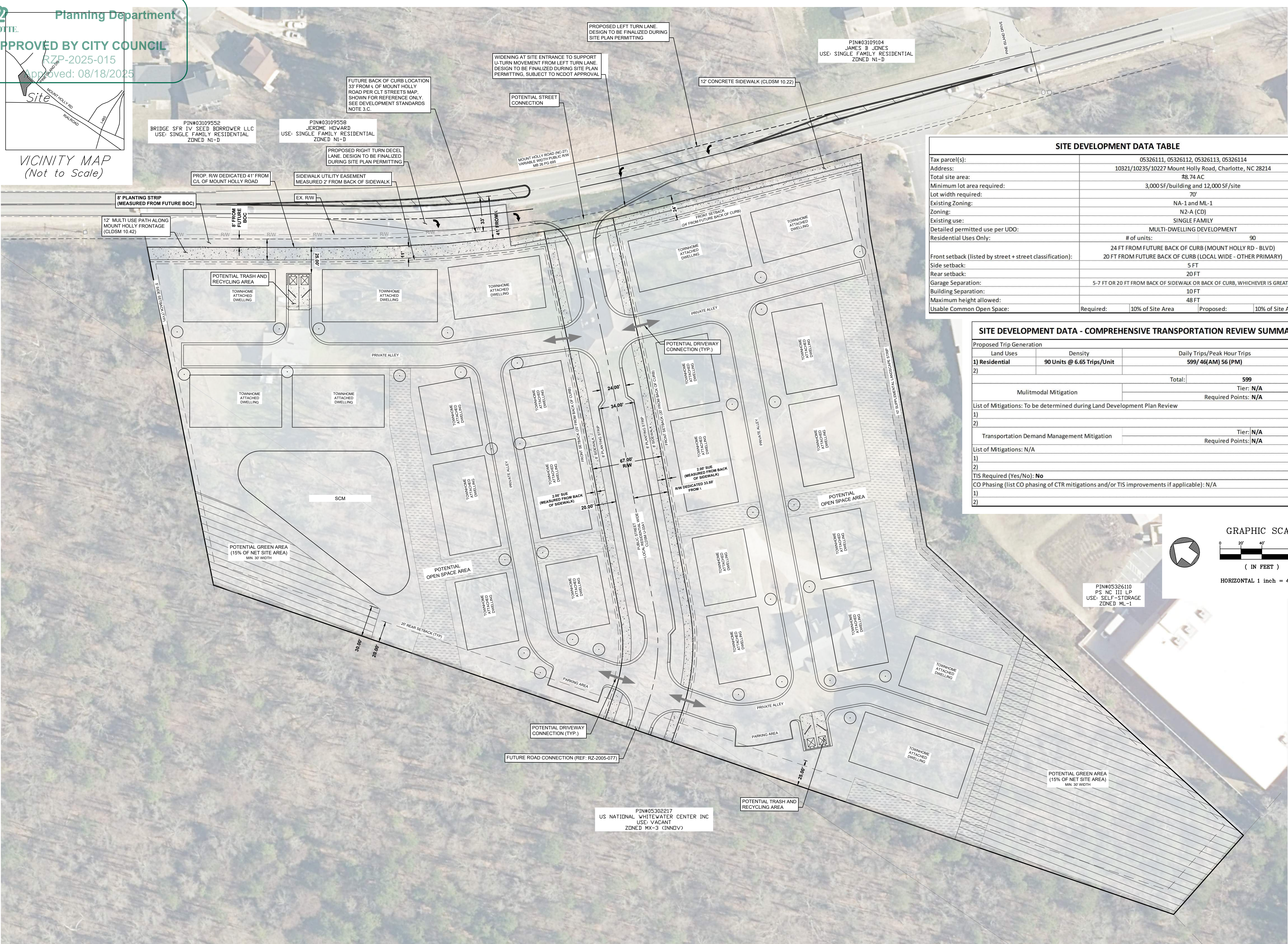
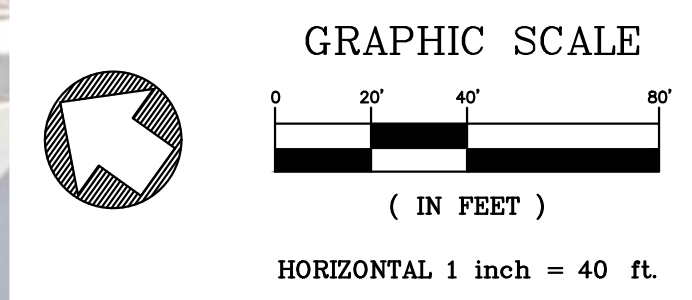


VICINITY MAP
(Not to Scale)



SITE DEVELOPMENT DATA TABLE	
Tax parcel(s):	05326111, 05326112, 05326113, 05326114
Address:	10321/10235/10227 Mount Holly Road, Charlotte, NC 28214
Total site area:	±8.74 AC
Minimum lot area required:	3,000SF/building and 12,000 SF/site
Lot width required:	70'
Existing Zoning:	NA-1 and ML-1
Zoning:	N2-A (CD)
Existing use:	SINGLE FAMILY
Detailed permitted use per UDO:	MULTI-DWELLING DEVELOPMENT
Residential Uses Only:	# of units: 90
Front setback (listed by street + street classification):	24 FT FROM FUTURE BACK OF CURB (MOUNT HOLLY RD - BLVD) 20 FT FROM FUTURE BACK OF CURB (LOCAL WIDE - OTHER PRIMARY)
Side setback:	5 FT
Rear setback:	20 FT
Garage Separation:	5-7 FT OR 20 FT FROM BACK OF SIDEWALK OR BACK OF CURB, WHICHEVER IS GREATER
Building Separation:	10 FT
Maximum height allowed:	48 FT
Usable Common Open Space:	Required: 10% of Site Area Proposed: 10% of Site Area

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY		
Proposed Trip Generation		
Land Uses	Density	Daily Trips/Peak Hour Trips
1) Residential	90 Units @ 6.65 Trips/Unit	599/46(AM) 56 (PM)
2)		
Total:		599
Multimodal Mitigation		Tier: N/A
List of Mitigations: To be determined during Land Development Plan Review		Required Points: N/A
1)		
2)		
Transportation Demand Management Mitigation		Tier: N/A
List of Mitigations: N/A		Required Points: N/A
1)		
2)		
TIS Required (Yes/No): No		
CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable): N/A		
1)		
2)		



PRELIMINARY
 NOT FOR CONSTRUCTION

10321 MOUNT HOLLY ROAD
 RZ PETITION # 2025-015
 PARCEL ID'S # 05326114, 05326113, 05326112, 05326111

NO.	BY	DATE	REVISION
1	GE	04/25/25	REVISED PER CITY COMMENTS
2	GE	05/22/25	REVISED PER CITY AND COMMUNITY COMMENTS
3	GE	08/05/25	REVISED PER COMMUNITY COMMENTS

PROJECT #: 2024-213 DATE: 08/07/2025
 DRAWN BY: GE CHECKED BY: JB

TITLE
 ZONING SITE PLAN

SHEET NO.
RZ-1.00

C:\Users\Greg\Desktop\Updated Dropbox Feb 2025\Gateway Design Group Dropbox\Projects\2024\2024-213 - 10321 Mount Holly RA\CADD\References\Layout-mtholly.dwg GREG

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Wilkes Asset Management - Mount Holly Road
Development Standards
8/7/2025
Rezoning Petition 2025-015

Site Development Data:

- Acreage: ± 8.74
- Tax Parcel #: 05326111, 05326112, 05326113, and 05326114
- Existing Zoning: NA-1 and ML-1
- Proposed Zoning: N2-MCID
- Existing Uses: Single family residential
- Proposed Uses: A multi-dwelling development with up to ninety (90) residential dwelling units which may include a combination of duplex, triplex, quadruplex, 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, 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 Wilkes Asset Management to accommodate the development of a residential community on an approximately ±8.74 acre site located at 10321 Mount Holly Road, Charlotte NC 28214, (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 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 Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent 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 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 & Development Area Limitation:

- a. The Site may be developed with a multi-dwelling development with up to ninety (90) residential dwelling units which may include a combination of duplex, triplex, quadruplex, 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, Transportation Improvements, and CATS:

- a. Access to the Site will be from Mount Holly Road as generally depicted on the Rezoning Plan. A new network required street built to the local residential wide street cross section will be extended from Mount Holly Road to a proposed street stub identified on the abutting conditional MX-3 zoned property west of the Site.
- b. The Petitioner will provide an eight (8) foot planting strip and a twelve (12) foot shared use path along the Site's frontage along Mount Holly Road and an eight (8) foot planting strip and an eight (8) foot sidewalk along the new network required street. The twelve (12) foot shared use path constructed along Mount Holly Road shall include bicycle facilities in accordance with the council-adopted Charlotte Streets Map and meet ADA/PROWAG requirements.
- c. Mount Holly Road is designated a 4+ Boulevard with a shared use path on the adopted Charlotte Streets Map. The required distance from the centerline to the to the future back of curb is a minimum of thirty-three (33) feet from which the front setback along Mount Holly Road is measured. Unless NCDOT allows the curb to be placed within the right-of-way, the curb will not be constructed. Right-of-way will be dedicated from the centerline of Mount Holly Road to accommodate the road cross-section and the required eight (8) foot planting strip. Additional right-of-way will be dedicated to include the twelve (12) foot shared use path if NCDOT will allow the path to be located within the right-of-way. If NCDOT does not allow the shared use path within the right-of-way, the right-of-way will a minimum of forty-one (41) feet from centerline of Mount Holly Road.
- d. The network required street extending from Mount Holly Road to the abutting MX-3 zoned property southwest of the Site shall be constructed as a public local residential wide cross-section and shall meet the CLDSM U-03A1 detail. Right-of-way measuring 33.5 feet from the centerline of the street to accommodate the road cross-section, the required eight (8) foot planting strip, and required eight (8) foot sidewalk will be dedicated. Modifications to this detail may be required to comply with NCDOT standards if the Site is not annexed into the City of Charlotte and the street is to be accepted and maintained by NCDOT.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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 northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- j. 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.
- k. 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 must be approved by CDOT prior to the construction/installation.
- l. The Petitioner shall coordinate with CATS during the Land Development review process to determine the necessary bus stop improvements along Mount Holly Road and commits to adhering to the ADA-compliant bus detail 60.02A.

4. Setbacks, Yards, Open Space, and Landscaping:

- a. A twenty-four (24) foot frontage setback will be provided along Mount Holly Road as measured from the future back of curb, as generally depicted on the Rezoning Plan. A twenty (20) foot frontage setback will be provided along the new internal network required local street as measured from the future back of curb.
- b. Side and rear yards will be provided as required by Ordinance.
- c. Open space will be provided per the N2-A requirements found in Article 5.4. In areas where common open space is provided, such areas will be amenitized with usable outdoor landscape features, such as courtyards, seating areas, and includes various landscape features, such as grass, groundcover, trees, and shrubs.
- d. Open space areas will include enhanced plantings in excess of minimum planting standards required of the Ordinance and will include a minimum of 18 trees per one acre of common open space. Seating options will be provided that include a minimum of one bench per 4,000 square feet of common open space. At least one common open space area shall be accessible from all residential buildings within a 1,000-foot radius of the common open space.
- e. All large waste container and recycling station spaces shall be located a minimum of twenty-five (25) feet from a Neighborhood 1 Place Type, Neighborhood 2 Place Type, or network required street.
- f. A ten (10) foot wide supplemental landscape strip shall be provided along the eastern property line abutting parcel 05326110. This supplemental landscape strip shall be planted per the class "C" landscape yard standard except for the large or medium maturing tree planting standard. The greater class "B" landscape yard standard of one large or medium maturing tree per every 30 linear feet shall be planted within this landscape strip. This supplemental landscape strip may be utilized as open space.
- g. Street trees will be provided internally along the alleys at 40 feet on center where planting strips are provided. In areas where no planting strips are feasible, there will be a minimum of one tree between buildings and in other locations where feasible.

5. General Design Guidelines:

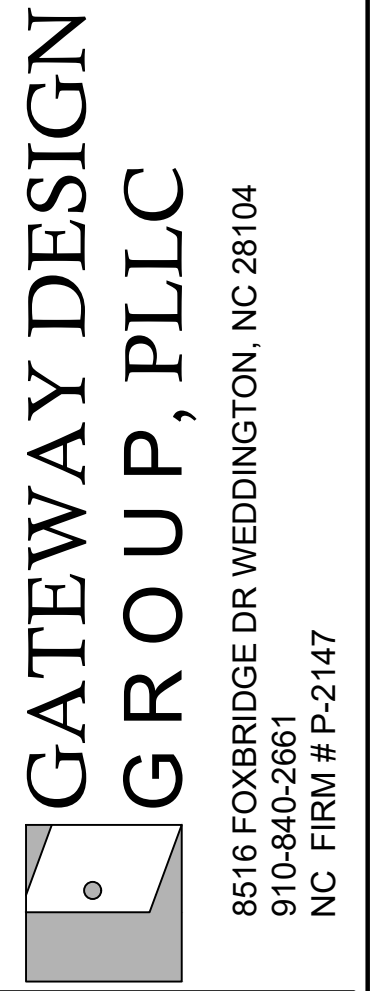
- a. The residential buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance. Accessory buildings and structures associated with the multi-dwelling development will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.
- 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. If porches and/or stoops are provided, porches will have a minimum dimension of six (6) feet and stoops will have a minimum dimension of three (3) feet.
- d. 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.
- e. 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.
- f. Front elevations shall include a stone or masonry water table. It is understood stone or masonry may extend above the water table. Vinyl shall be prohibited as a siding material.
- 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. No more than five (5) attached dwelling units may be located in a residential building. The multi-dwelling development will be made up of predominantly three (3) and four (4) unit buildings. At least six (6) of the residential buildings on the Site will be triplex buildings.
- j. All dwelling units will have garages and all residential buildings fronting Mount Holly Road and the new network required public street will have rear loaded garages.
- k. A minimum of twelve (12) visitor parking spaces will be provided on site in addition to on-street parking along the network required street and parking pads behind the garages of some of the dwelling units where feasible.
- l. Walkways shall 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 will be provided from the entrance to the adjacent public sidewalk.

6. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be 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 in order to accommodate actual storm water treatment requirements and natural site discharge points.
- b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required tree save/replanted tree save areas 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 petition and are subject to

- change.
- 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.
- d. The Site is located within the Protected Area of the Lake Wylie Watershed Overlay and the proposed development will comply with the applicable watershed regulations within Article 23 of the Ordinance.
- 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.

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PRELIMINARY
NOT FOR CONSTRUCTION

10321 MOUNT HOLLY ROAD
RZ PETITION # 2025-015
 PARCEL ID'S # 05326114, 05326113, 05326112, 05326111

NO.	BY	DATE	REVISION
1	GE	04/25/25	REVISED PER CITY COMMENTS
2	GE	05/29/25	REVISED PER CITY AND COMMUNITY COMMENTS
3	GE	06/26/25	REVISED PER COMMUNITY COMMENTS

PROJECT #: 2024-213 DATE: 08/07/2025
 DRAWN BY: GE CHECKED BY: JB
TITLE
DEVELOPMENT STANDARDS

SHEET NO.
RZ-2.00

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