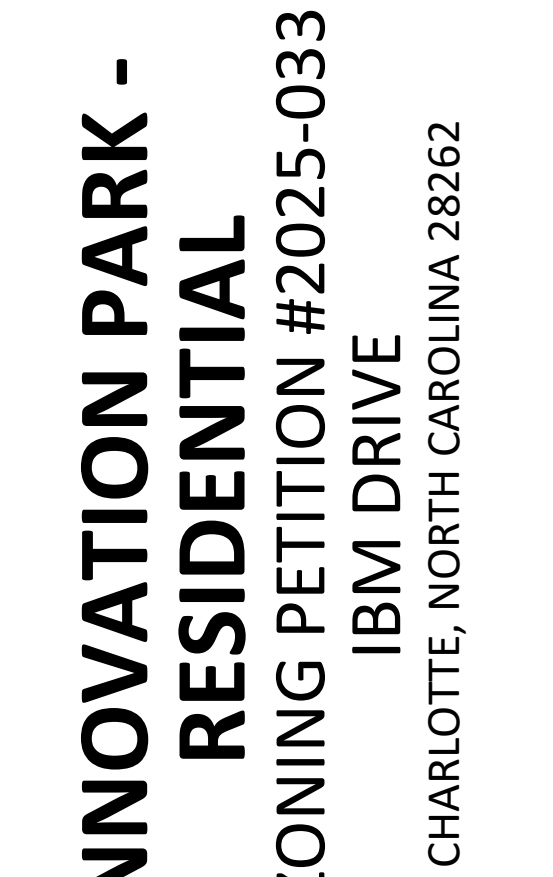
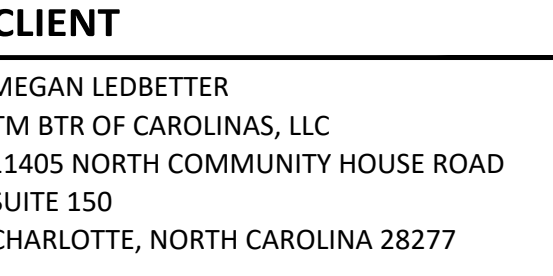


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PLAN INFORMATION

SHEET

REZONING PLAN

RZ.01

INNOVATION PARK
DEVELOPMENT STANDARDS
Petitioner: TM BTR of the Carolinas, LLC
Rezoning Petition No. 2025-033

9/18/2025

Site Development Data:

- Acreage: ± 40.13 acres
--Tax Parcels: portions of 047111110 and 04711107
--Existing Zoning: RE-3 and RC
--Proposed Zoning: N2-A(CD)
--Existing Uses: Surface Parking, Vacant
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the N2-A zoning district, not otherwise limited herein
--Maximum Development: 250 multi-family attached units and/or quadraplex units
--Maximum Building Height: per the UDO
--Parking: per the UDO

I. General Provisions:

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by TM BTR of the Carolinas, LLC ("Petitioner") to accommodate the development of a residential community on an approximately 40.13-acre site located on portions of two parcels on the west side of IBM Drive, more particularly described as Mecklenburg County Tax Parcel Numbers 047-111-10 and 047-111-07 (the "Site").
- b. **Intent.** This Rezoning is intended to accommodate development on the Site of multi-family attached (townhome) residential uses that are compatible with the surrounding campus and community activity uses of Innovation Park.
- c. **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 "UDO").

Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-A zoning district shall govern development taking place on the designated portion of the Site.

II. Architecture and Design

- a. Buildings shall contain a maximum of six (6) multi-family attached townhome or quadraplex units per building. Quadruplex units and multi-family attached (townhome) units, as referenced herein, shall be generally as depicted in the Illustrative Footprint exhibit to this Rezoning Plan. There shall be a maximum of five (5) total buildings that contain six units per building. No more than two buildings in a row shall be six-unit buildings on the same side of a street. Buildings shall vary in their number of units and/or building length so that no more than five buildings in a row on the same side of a street shall have the same number of units or dimensions.
- b. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
- c. Building orientation and configuration:
- All units facing public and/or private streets/alleys shall be setback a minimum of ten (10) feet from the back of curb;
 - All units with driveways/garages shall be setback a minimum of twenty (20) feet from back of curb;
 - All multi-family attached (townhome) units shall have a minimum building separation of sixteen (16) feet;
 - Where quadruplex units front open space, open space shall be a minimum of fifteen (15) feet deep; and
 - Where multi-family attached (townhome) units front open space, open space shall be a minimum of fifty (50) feet deep.
- d. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches (if provided) may be no less than 2:12, unless a flat roof architectural style is employed.
- e. Usable porches and stoops may be incorporated as a feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least four (4) feet deep. Stoops and entry-level porches may be covered but should not be fully enclosed.
- f. Garage doors visible from public or private streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- g. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.

III. Amenities & Greenway

- a. Amenitized areas/open space areas (including both public and private open space) shall be a minimum of (2) acres on the Northern parcel and three (3) acres on the Southern Parcel.
- b. Petitioner shall provide a minimum of three (3) of the following amenities on the Site: clubhouse, butterfly garden, dog park, fire pit, grills, seating areas, art installations, and/or enhanced landscaping that includes mature trees and/or ornamental flowering plants.
- c. Publicly accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the designated Open Space Area(s) shall consist of four (4) or more of the following potential components, in the aggregate:
- Enhanced plantings within the Open Space Areas in excess of minimum planting standards required of the ordinance.
 - Enhanced plantings may take the form of trees and/or planting beds (standard, raised and/or terraced with native species).
 - Petitioner shall outline the number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or otherwise) during the permitting phase of development for Land Development review.

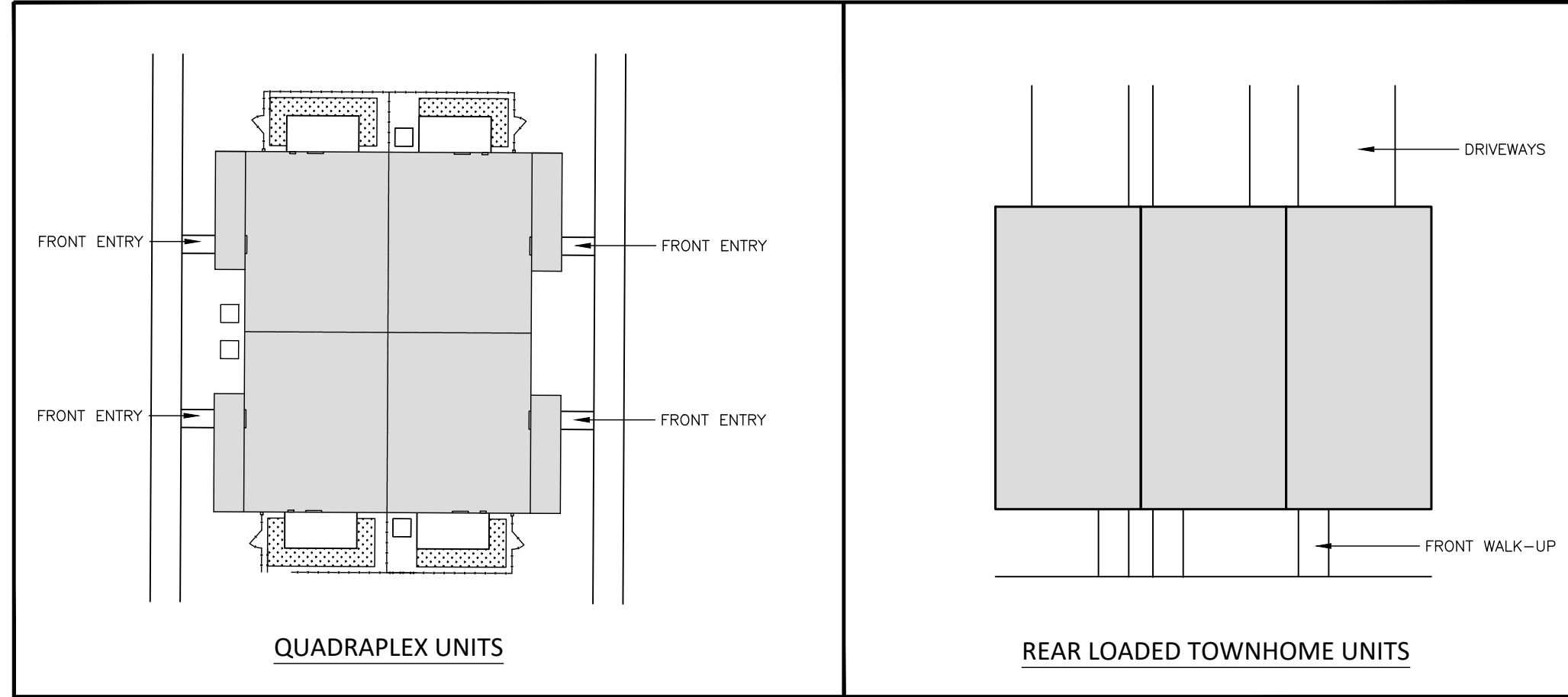
2. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options.
- a. Petitioner shall provide the details in which the specialty paving materials are utilized to satisfy the requirements of this note, including details/technical notes on said materials and the location in which they will be placed, during the permitting phase of development for Land Development review.
3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
4. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 30 square feet of public open space. Seating shall be a mixture of moveable and fixed.
- a. Locations where the seating requirement is being implemented, along with the calculations confirming that the regulation has been met, shall be included during the permitting phase of development for Land Development review.
5. Have a minimum dimension of 50feet or more measured in all directions.
6. Public art/sculpture.
- a. Public art, either in the form of murals, sculpture, or other mediums alongside the details of the art intervention (inclusive of type, size, and location) shall be provided during the permitting phase of development for Land Development review. Details around the artist, actual artwork are not required.
7. Interactive elements that children or others to experience sensory stimulation including but not limited to music, water, and light.
8. 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.
- d. Petitioner shall dedicate and convey or provide an easement over the 100' SWIM Buffer or Floodplain (whichever is larger) of the Doby Creek Tributary to Mecklenburg County, as generally depicted on the Rezoning Plan. Access easements may be provided over the private drives for maintenance and shall be further coordinated with Mecklenburg County Park and Recreation Department during the permitting phase of development.
- e. In total, the land to be dedicated to Mecklenburg County, including the above dedicated easement in Section III.d., shall be a minimum of five (5) acres.
- f. Garbage dumpster/compactor pad and recycling station area(s) may be located in the amenity area or elsewhere on the site and shall comply with Article 21 of the UDO.
- g. Petitioner shall contribute \$75,000 in greenway funding to Mecklenburg County Park and Recreation Department prior to the issuance of the first building certificate of occupancy.
- h. Petitioner shall coordinate the right-of-way access for an off-site trailhead access in the Innovation Park campus, as generally depicted on the Rezoning Plan, in coordination with University City Partners (UCP) and Mecklenburg County.

IV. Transportation

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b. As depicted on the Rezoning Plan, the Site will be served by internal public streets and/or private streets/alleys and minor adjustments to the location of the internal streets/alleys shall be allowed during the construction permitting process.
- c. Roads will be improved/built on Site but due to the nature of existing structures and parking, Petitioner shall in good faith work with adjacent property owner(s) to make necessary road improvements on adjacent property where feasible.
- d. All units shall be within 400' of either IBM Drive public right-of-way or from Road Section D-D, contained herein, which will be a private street with public access easement.
- e. Sidewalks shall be provided along the site side of the internal existing drives, as generally depicted on Sheets EX.01 and EX.02 of the Rezoning Plan.
- f. 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.
- 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 north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- h. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the development area's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- i. Unless otherwise stated herein, all transportation improvements shall be approved and constructed prior to the issuance of the first building certificate of occupancy for the associated development area (northern parcel vs. southern parcel).

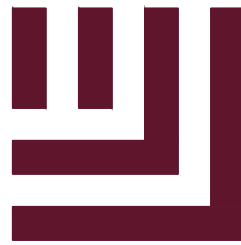
V. Environmental

- 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. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- c. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
- d. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.



ILLUSTRATIVE BUILDING FOOTPRINTS
NOT TO SCALE

*NOTE: NOT REFLECTIVE OF SITE
DIMENSIONS, SETBACKS, DOOR LOCATIONS,
DRIVEWAY ORIENTATION, ETC.



McADAMS

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CLIENT

MEGAN LEDBETTER
TM BTR OF CAROLINAS, LLC
11405 NORTH COMMUNITY HOUSE ROAD
SUITE 150
CHARLOTTE, NORTH CAROLINA 28277

YARDLY

INNOVATION PARK -
RESIDENTIAL
REZONING PETITION #2025-033
IBM DRIVE
CHARLOTTE, NORTH CAROLINA 28262

REVISIONS

NO.	DATE	
1	05.12.2025	PER CITY COMMENTS
2	07.14.2025	PER CITY COMMENTS
3	08.11.2025	PER CITY COMMENTS
4	09.18.2025	PER CITY COMMENTS

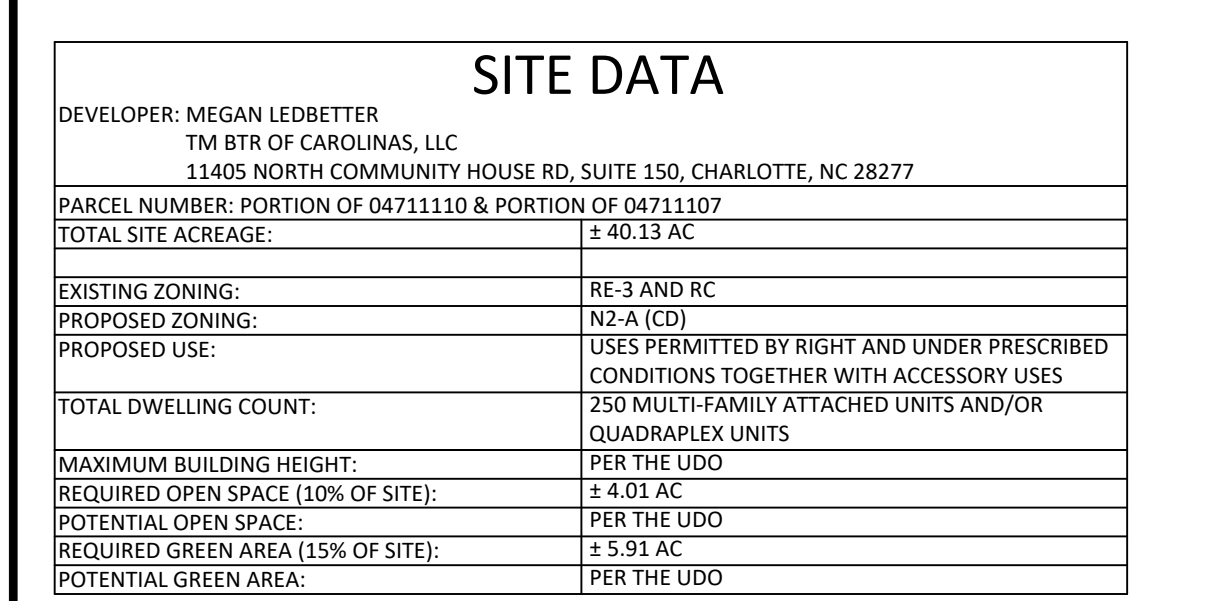
PLAN INFORMATION

PROJECT NO.	TMH-24021
FILENAME	
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	03.17.2025

SHEET

REZONING NOTES

RZ.02



TREE TABLE		
Tree #	Diameter	Species
151	13"	OAK
152	14"	OAK
153	20"	OAK
154	16"	OAK
155	15"	CREPE MYRTLE
156	5"	CREPE MYRTLE
157	14"	OAK
158	17"	OAK
159	11"	OAK
160	19"	CREPE MYRTLE
161	20"	CREPE MYRTLE
162	18"	CREPE MYRTLE
163	6"	CREPE MYRTLE
164	5"	CREPE MYRTLE
165	11"	CREPE MYRTLE
166	5"	CREPE MYRTLE
167	18"	CREPE MYRTLE
168	18"	CREPE MYRTLE
169	18"	CREPE MYRTLE
170	18"	CREPE MYRTLE
171	15"	OAK
172	20"	OAK
173	5"	OAK
174	5"	OAK
175	31"	OAK



PLAN INFORMATION	
PROJECT NO.	TMH-24021
FILENAME	
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=200'
DATE	03. 17. 2025
SHEET	

RZ.03