

A map of the study area showing the location of the study site (NAD 83) and the scale bar (1 inch = 50 feet). The map includes a north arrow and a scale bar indicating distances of 0, 50, and 100 feet.

EAST W.T. HARRIS TOWNHOMES  
DEVELOPMENT STANDARDS  
Petitioner: SW Development Partners, LLC  
Rezoning Petition No. 2025-080  
9/15/2025

Site Development Data:

- Acreage: ± 5 acres
- Tax Parcel: 165-152-01
- Existing Zoning: R-9MF(CD)
- Proposed Zoning: N2-A(CD)
- Existing Uses: Vacant
- Proposed Uses: Maximum of Forty-four (44) multi-family attached (townhome) residential units along with other 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 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 SW Development Partners, LLC (“Petitioner”) to accommodate the development of a townhome residential community on an approximately five-acre site located on the north side of East W.T. Harris Boulevard, east of East Independence Boulevard, more particularly described as Mecklenburg County Tax Parcel Number 165-152-01 (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 “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. Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of at least two of the following materials: portions of brick, brick veneer, natural stone (or its synthetic equivalent), wood siding, engineered wood, and/or cement board. Vinyl siding shall *not* be permitted as an exterior building material except for limited use for windows, doors, soffits, trim and the like.
- b. Buildings shall contain a maximum of six (6) multi-family attached (townhome) units per building. Further, there shall be a maximum of four (4) buildings that contain the maximum of six units per building. All remaining buildings shall contain a maximum of five (5) units per building. There shall be a maximum of ten (10) total buildings on the Site.
- c. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- d. Usable porches and stoops may form a predominant feature of the building design and be located on the front and/or side of the building for any building that fronts a public street. Usable front porches, when provided, should be covered and be at least six (6) feet deep. Stoops and entry-level porches, if provided, may be covered but shall not be enclosed. Alternatively to a usable porch or stoop, the maximum blank wall expanse shall be limited to ten (10) feet on all building levels.
- e. Direct sidewalk connections will be provided from dwelling entrances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets.
- f. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised or lowered from the average sidewalk grade a minimum of 12 inches.
- g. All corner/end units that face a public network-required street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- h. Garage doors proposed along public network-required streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- III. Buffers, Landscaping, and Open Space
- a. Petitioner shall provide landscape yards along the Site's property lines, as generally depicted on the Rezoning Plan.
- b. 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 Amenitized Common Open Space area(s) shall consist of a minimum of three (3) or more of the following potential components:
- Enhanced plantings in excess of minimum planting standards required of the ordinance;
  - Specialty paving materials (not including standard finished concrete or asphalt)
  - Details for specialty paving materials, including technical notes regarding materials and location, shall be provided as part of the permitting phase of development;
  - Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space;
  - Details for shading elements, including technical notes regarding shading intervention and location, shall be provided as part of the permitting phase of development;
  - Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls 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 may be a mixture of moveable and fixed. Location(s) where the seating requirement is being implemented, along with calculations confirming that the regulation has been met, shall be provided during the permitting phase of development;
  - Consist of a minimum dimension of 20 feet or more measured in all directions;
  - Public art/sculpture;
  - Details regarding the form of public art (such as murals, sculpture, or other mediums) as well as location, type, and size, shall be provided during the permitting phase of development;
  - 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.
- a. Details and technical notes on the lighting elements, including a lighting plan and location of the installation shall be provided during the permitting phase of development.

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 private streets/alleys and minor adjustments to the location of the internal streets/alleys shall be allowed during the construction permitting process.
- c. Petitioner shall account for the future improvements associated with NCDOT Project U-2509 along the Site's East W.T. Harris Boulevard frontage, as generally depicted on the Rezoning Plan.
- d. 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.
- e. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site'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.
- f. 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 Site.
- 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 area, by way of a private/public partnership effort or other public sector project support
- h. Petitioner shall follow all sight distance requirements of the sight distance policy.
- V. Environmental
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations (PCSR) UDO Article 25.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**CHARLOTTE OFFICE**  
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202  
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com  
North Carolina License No. C-1652

**SW**  
SW DEVELOPMENT PARTNERS, LLC  
532 GOVERNOR MORRISON STREET, SUITE 200  
CHARLOTTE, NC 28211

**TIMMONS GROUP**  
YOUR VISION ACHIEVED THROUGH OURS.

**E W.T. HARRIS BLVD TOWNHOMES**  
CITY OF CHARLOTTE, NORTH CAROLINA  
**DEVELOPMENT STANDARDS**

JOB NO.  
**71546**  
SHEET NO.  
**RZ-200**

DATE	REVISION DESCRIPTION
9/15/2025	REVISED PER CITY COMMENTS

DRAWN BY	A. ALLISON
DESIGNED BY	A. ALLISON
CHECKED BY	A. ALLISON
SCALE	N/A



SCHEDULE B II EXCEPTIONS:

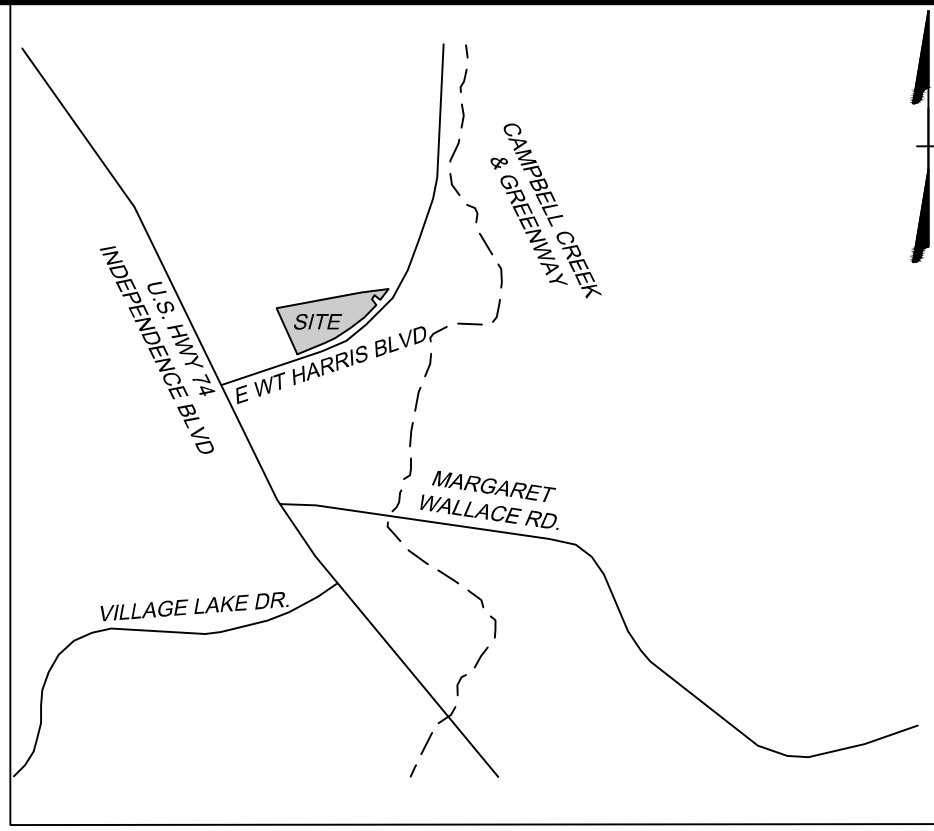
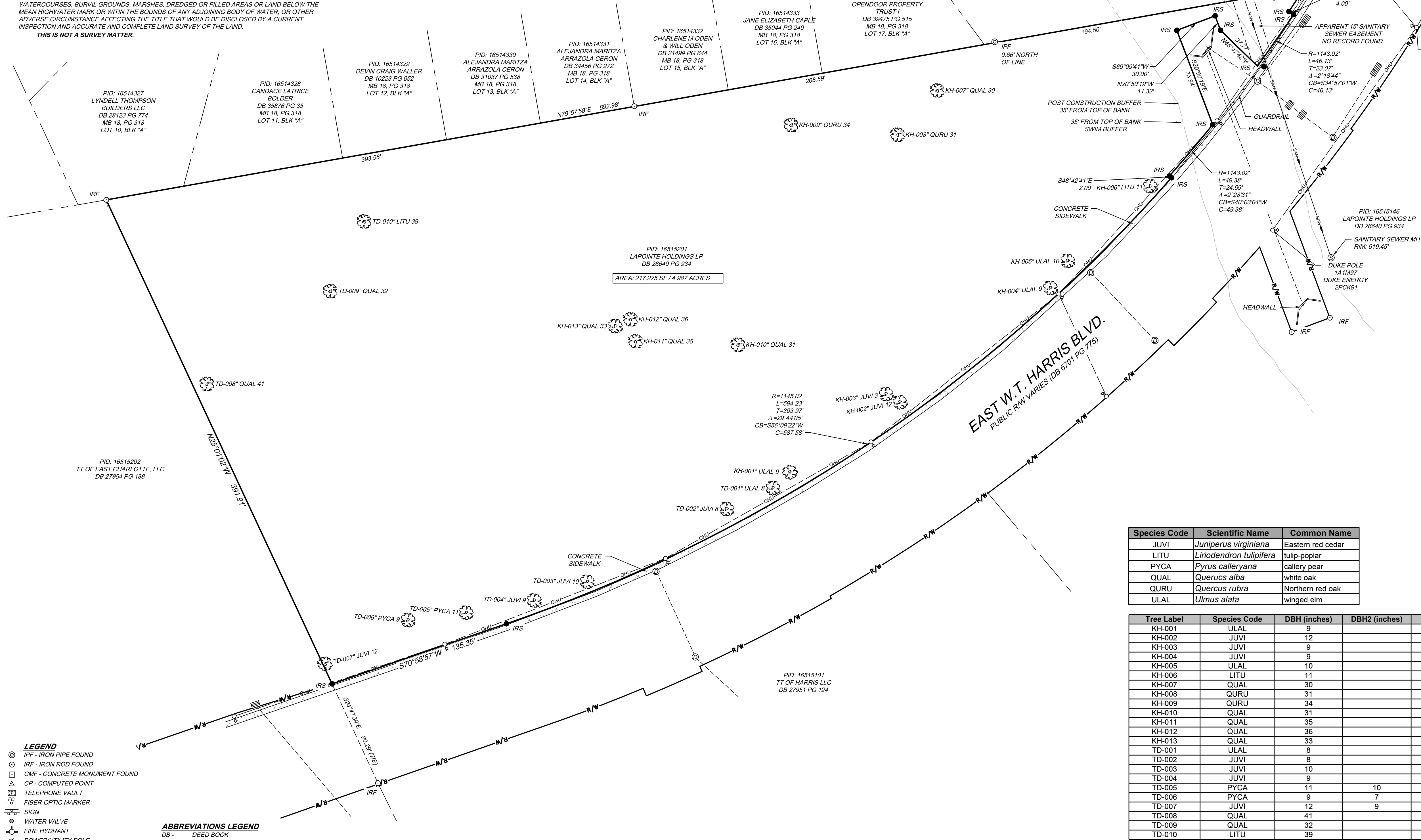
CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 25-0895  
COMMITMENT DATE: MARCH 27, 2025 at 5:00 pm

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.  
**THIS IS NOT A SURVEY MATTER.**
- TAXES FOR THE YEAR 2025, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.  
**THIS IS NOT A SURVEY MATTER.**
- TITLE TO ANY PORTION OF LAND LYING WITHIN THE RIGHT OF WAY OF EAST W.T. HARRIS BOULEVARD FKA DELTA ROAD.  
**DOES NOT AFFECT THE SUBJECT TRACT.**
- CAMPBELL CREEK OUTFALL EASEMENT TO CITY OF CHARLOTTE RECORDED IN BOOK 3764, PAGE(S) 604, MECKLENBURG COUNTY REGISTRY.  
**DOES NOT AFFECT THE SUBJECT TRACT.**
- RIGHTS OF TENANT(S) IN POSSESSION UNDER UNRECORDED LEASE(S).  
**THIS IS NOT A SURVEY MATTER.**
- ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIM OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGH WATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.  
**THIS IS NOT A SURVEY MATTER.**

PROPERTY DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 25-0895  
COMMITMENT DATE: MARCH 27, 2025 at 5:00 pm

TO LOCATE THE BEGINNING IRON, START AT AN IRON LOCATED 803.28 FEET EAST OF THE RIGHT-OF-WAY MARGIN OF INDEPENDENCE BOULEVARD, SAID IRON BEING THE NORTHERLY MOST CORNER OF THE PROPERTY OWNED BY LAPOINTE, INC., AS RECORDED IN DEED BOOK 4719, AT PAGE 287, MECKLENBURG COUNTY REGISTER OF DEEDS, SAID IRON ALSO LOCATED ON THE WESTERLY PROPERTY LINE OF THE PROPERTY OWNED BY FRANK J. LAPOINTE AS RECORDED IN DEED BOOK 5890, AT PAGE 764; THENCE N. 24-52-53 W. 80.44 FEET TO THE BEGINNING IRON, SAID BEGINNING IRON ALSO BEING THE EASTERLY MOST CORNER OF THE PROPERTY OWNED BY WALTER D. JORDAN, SR. (DEED BOOK 4607, AT PAGE 589), AND IN THE WESTERLY PROPERTY LINE OF THE PROPERTY OWNED BY FRANK J. LAPOINTE, SAID BEGINNING IRON ALSO KNOWN AS THE NORTHERLY MOST CORNER OF THE PROPERTY OWNED BY THE CITY OF CHARLOTTE (DEED BOOK 4515, AT PAGE 807); THENCE, FROM SAID BEGINNING IRON, N. 24-09-20 W. 391.91 FEET TO AN IRON, THENCE, WITH THE LINE OF SHARON FOREST II, SECTION 1, MAP BOOK 18, PAGE 316, N. 80-49-40 E. 892.41 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF DELTA ROAD (NOW, EAST W.T. HARRIS BOULEVARD); THENCE, WITH SAID RIGHT-OF-WAY MARGIN, WITH AN ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1,139.02 FEET IN A SOUTHWEST DIRECTION 19.73 FEET TO A POINT; THENCE, S 56-05-40 E. 4 FEET TO A POINT; THENCE, WITH AN ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1,143.92 FEET IN A SOUTHWEST DIRECTION FOR A DISTANCE OF 46.13 FEET TO A POINT; THENCE, N. 45-40-59 W. 37.77 FEET TO A POINT; THENCE, N. 20-43-39 W. 11.32 FEET TO A POINT; THENCE, S. 69-16-21 W. 30 FEET TO A POINT; THENCE, S. 20-43-39 E. 73.94 FEET TO A POINT; THENCE, WITH AN ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1,143.02 FEET IN A SOUTHWEST DIRECTION FOR A DISTANCE OF 49.38 FEET TO A POINT; THENCE, S. 48-36-01 E. 2 FEET TO A POINT; THENCE, WITH AN ARC WITH A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1,145.02 FEET IN A SOUTHWEST DIRECTION FOR A DISTANCE OF 594.23 FEET TO A POINT; THENCE, S. 71-08-04 W. 135.64 FEET TO THE BEGINNING IRON, AND BEING 5.031 ACRES, A PART OF THE PROPERTY CONVEYED TO FRANK J. LAPOINTE BY DEED DATED OCTOBER 31, 1988 AND RECORDED IN BOOK 5890, AT PAGE 764; AND BEING THAT PART OF SAID PROPERTY BEING ON THE NORTHERLY SIDE OF AND ADJACENT TO EAST W.T. HARRIS BOULEVARD.



THE FOLLOWING INFORMATION WAS USED TO PERFORM GPS SURVEY:  
(1) CLASS OF SURVEY: CLASS 1  
(2) POSITIONAL ACCURACY: 0.04'  
(3) TYPE OF GPS FIELD PROCEDURE: NCVRS  
(4) DATE OF SURVEY: JULY 31, 2025  
(5) DATUM/EPOCH: NAD83 (2011) - EPOCH 2010.10  
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS  
(7) GEOID MODEL: 2012 (CONUS)  
(8) COMBINED GRID FACTOR(S): 0.9998463556  
(9) UNITS: US SURVEY FEET

- NOTES:
- SURVEY PREPARED WITH THE USE OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 25-0895, COMMITMENT DATE 03/27/2025.
  - AREAS COMPUTED BY COORDINATE METHOD.
  - PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
  - ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - NO NGS MONUMENT IS LOCATED WITHIN 2000' OF THE SUBJECT TRACTS.
  - RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
  - BASIS OF BEARING SHOWN HEREON IS NC GRID NAD83 (2011).
  - BOUNDARY INFORMATION IS BASED IN PART, ON DEEDS AND MAPS OF RECORD, AND BY AN ACTUAL FIELD SURVEY BY THIS FIRM.
  - THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO INSURANCE RATE MAPS 3710455200K, PANEL 4582, EFFECTIVE DATE 2-19-2014.
  - SUBJECT PROPERTY ZONING - CITY OF CHARLOTTE R-9M(CD) ZONING, MECKLENBURG COUNTY ZONING.
  - THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE COURSE OF CONDUCTING FIELD SURVEY.

- TABLE A SURVEYORS NOTES:
- PROPERTY CORNER MONUMENTS SET.
  - PROPERTY KNOWN AS MECKLENBURG COUNTY PID: 16515201, SITE ADDRESS IS 11500 E. WT HARRIS BOULEVARD, CHARLOTTE, NC.
  - THIS PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD RISK, PER FIRM 3710455200K, PANEL 4582, EFFECTIVE DATE OF FEBRUARY 19, 2014.
  - TOTAL AREA = 212,225 SF / 4.988 ACRES.
  - NO BUILDING LOCATED ON THE SUBJECT PROPERTY.
  - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
  - THERE ARE NO DEDICATED PARKING SPACES ON THIS PROPERTY.
  - NAMES OF ADJOINING OWNERS SHOWN, BASED ON PUBLIC RECORD, TAX RECORDS AND/OR DEEDS, AS OF THE ORIGINAL DATE OF THIS PLAT.
  - THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY FIELDWORK.
  - THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF SURVEY FIELDWORK.
  - ANY AND ALL EASEMENTS CONTAINED IN THE TITLE COMMITMENT THAT ARE LOCATED ON THE SUBJECT PROPERTY ARE SHOWN HEREON.

Species Code	Scientific Name	Common Name
JUVI	<i>Juniperus virginiana</i>	Eastern red cedar
LITU	<i>Liriodendron tulipifera</i>	tulip-poplar
PYCA	<i>Pyrus calleryana</i>	callery pear
QUAL	<i>Quercus alba</i>	white oak
QURU	<i>Quercus rubra</i>	Northern red oak
ULAL	<i>Ulmus alata</i>	winged elm

Tree Label	Species Code	DBH (inches)	DBH2 (inches)	Notes	Condition	Latitude	Longitude
KH-001	ULAL	9			Good	35.16813451	-80.73927839
KH-002	JUVI	12			Good	35.16827909	-80.739012
KH-003	JUVI	9			Good	35.16829492	-80.73904635
KH-004	JUVI	9			Good	35.16851507	-80.73864767
KH-005	ULAL	10			Good	35.16857029	-80.73860642
KH-006	LITU	11			Good	35.16872335	-80.73840666
KH-007	QUAL	30			Fair	35.16890898	-80.73893557
KH-008	QURU	31			Fair	35.16881852	-80.7390313
KH-009	QURU	34			Fair	35.16883445	-80.73929327
KH-010	QUAL	31			Fair	35.16838946	-80.73941435
KH-011	QUAL	35			Good	35.16839264	-80.73965666
KH-012	QUAL	36			Good	35.16843678	-80.73967904
KH-013	QUAL	33			Good	35.16842248	-80.73971407
TD-001	ULAL	8			Good	35.16810149	-80.73831983
TD-002	JUVI	8			Good	35.16805756	-80.73943293
TD-003	JUVI	10			Good	35.16790615	-80.73977216
TD-004	JUVI	9			Good	35.16786655	-80.73990146
TD-005	PYCA	11	10		Good	35.16783937	-80.74006806
TD-006	PYCA	9	7	4,3	Good	35.16782238	-80.74021058
TD-007	JUVI	12	9		Fair	35.16773134	-80.74041428
TD-008	QUAL	41			Excellent	35.16829178	-80.74071652
TD-009	QUAL	32			Excellent	35.16848325	-80.7404173
TD-010	LITU	39			Good	35.16862477	-80.74033732

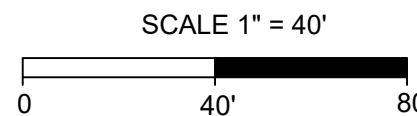
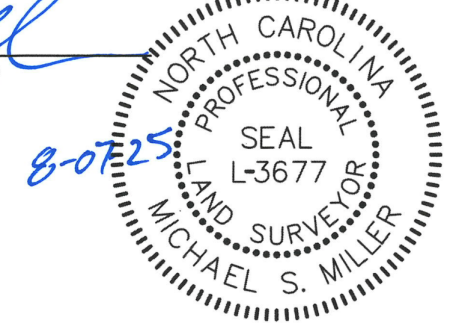
CERTIFICATION:

TO: SW DEVELOPMENT PARTNERS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY\* AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 10, 12, 13, 16, 17, 18 & 19 TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 8-05-2025.

NC PLS L-3677 MICHAEL S. MILLER



TREE SURVEY &  
ALTA/NSPS LAND TITLE SURVEY OF  
11500 EAST WT HARRIS BOULEVARD  
CHARLOTTE, NORTH CAROLINA  
SURVEYED FOR: SW DEVELOPMENT PARTNERS, LLC

CITY OF CHARLOTTE	MECKLENBURG CO., N.C.
Date: 8-07-25	Scale: 1"= 40'
Sheet 1 of 1	J.N.: 71546
Drawn by: BKL	Checked by: MM
Revised:	