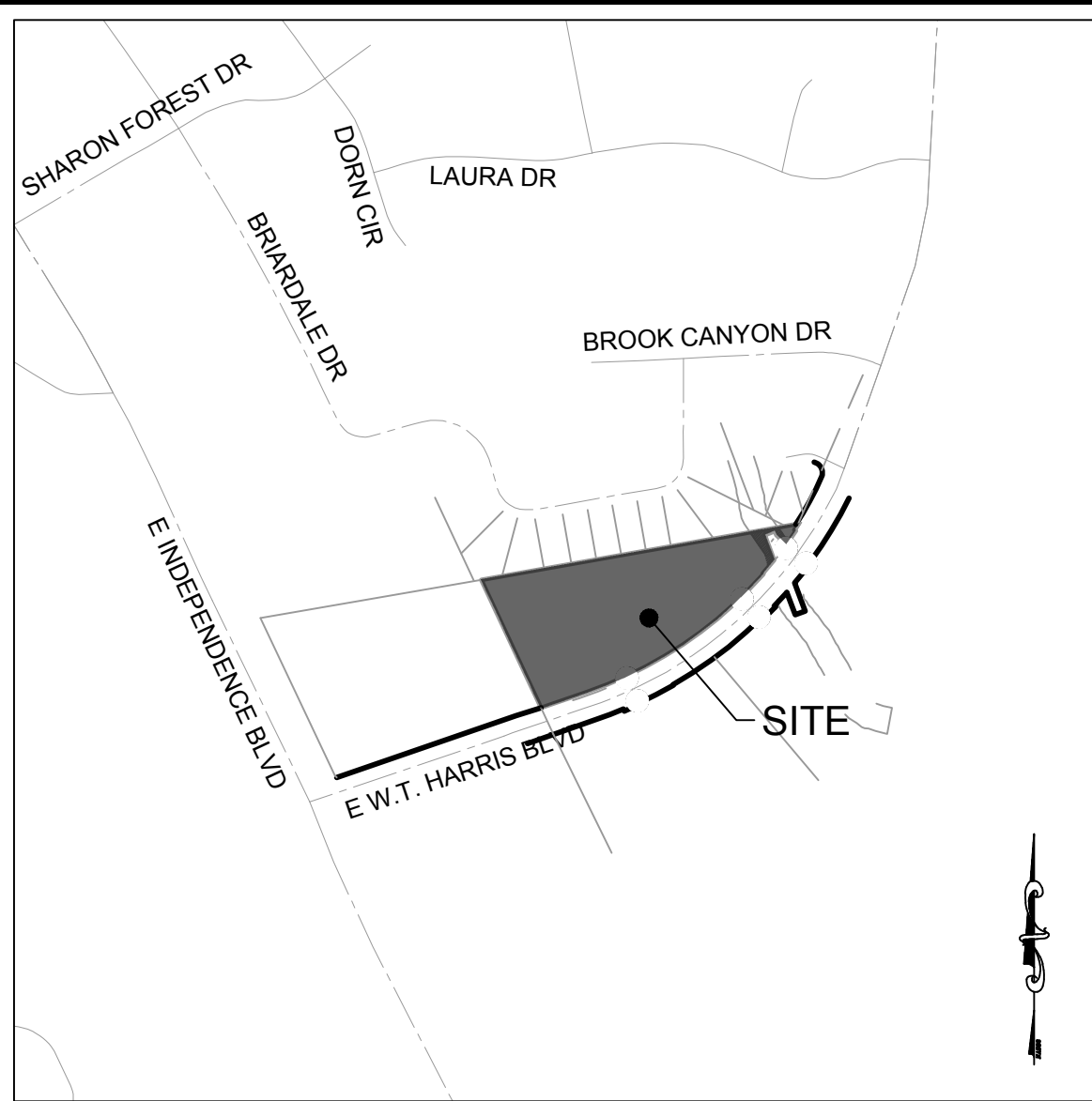
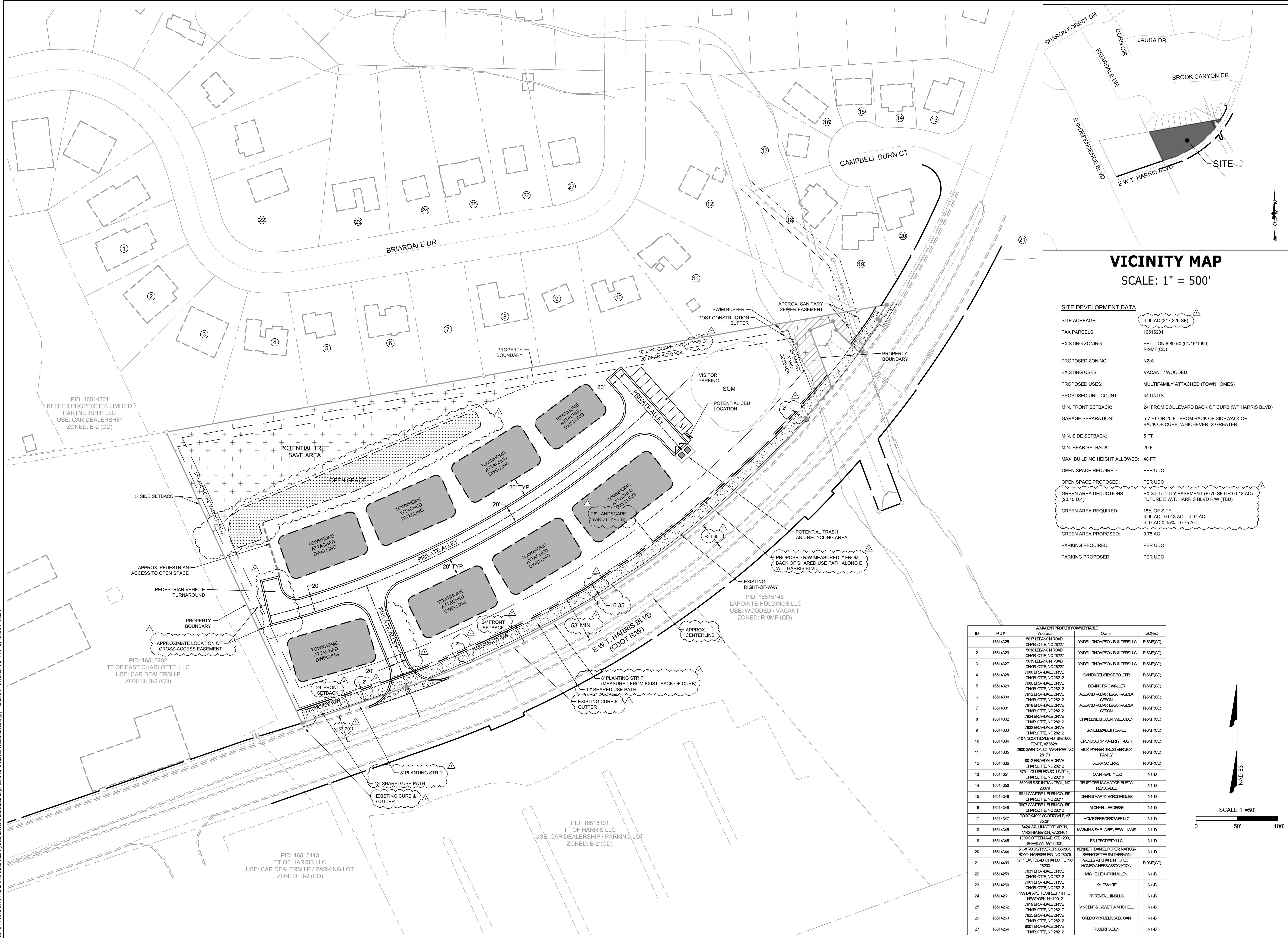


S:\0471546-EWT Harris Blvd Subdivision (Atlas)DWG\Sheet\Reasoning Plan\71546-RZ-100 REZONING.dwg [Plotted on 11/7/2025 1:31 PM] by Andrew Allison

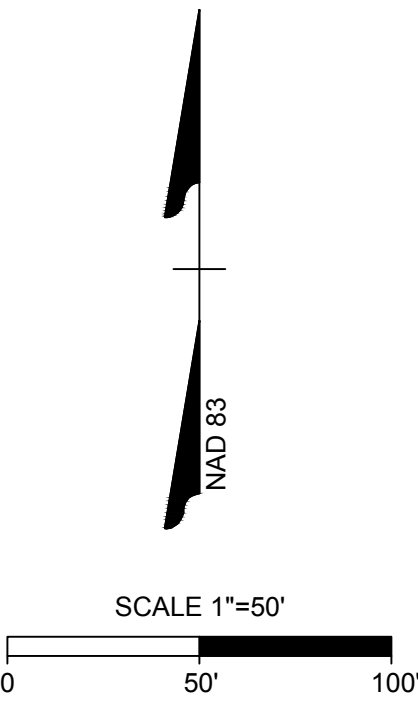


VICINITY MAP
SCALE: 1" = 500'

SITE DEVELOPMENT DATA

SITE ACREAGE:	4.99 AC (217,225 SF)
TAX PARCELS:	16515201
EXISTING ZONING:	PETITION # 89-60 (01/16/1990) R-9MF(CD)
PROPOSED ZONING:	N2-A
EXISTING USES:	VACANT / WOODED
PROPOSED USES:	MULTIFAMILY ATTACHED (TOWNHOMES)
PROPOSED UNIT COUNT:	44 UNITS
MIN. FRONT SETBACK:	24' FROM BOULEVARD BACK OF CURB (WT HARRIS BLVD)
GARAGE SEPARATION:	5-7 FT OR 20 FT FROM BACK OF SIDEWALK OR BACK OF CURB, WHICHEVER IS GREATER
MIN. SIDE SETBACK:	5 FT
MIN. REAR SETBACK:	20 FT
MAX. BUILDING HEIGHT ALLOWED:	48 FT
OPEN SPACE REQUIRED:	PER UDO
OPEN SPACE PROPOSED:	PER UDO
GREEN AREA DEDUCTIONS:	EXIST. UTILITY EASEMENT (-770 SF OR 0.018 AC) FUTURE E.W.T. HARRIS BLVD R/W (TBD) (20.15.D.4)
GREEN AREA REQUIRED:	15% OF SITE 4.99 AC X 0.018 AC = 4.97 AC 4.97 AC X 15% = 0.75 AC
GREEN AREA PROPOSED:	0.75 AC
PARKING REQUIRED:	PER UDO
PARKING PROPOSED:	PER UDO

ID	PID#	ADJACENT PROPERTY OWNER TABLE		Owner	ZONED
1	16514325	5817 LEBANON ROAD, CHARLOTTE, NC 28227	LYNDELL THOMPSON BUILDERS LLC	R-6MF(CD)	
2	16514326	5818 LEBANON ROAD, CHARLOTTE, NC 28227	LYNDELL THOMPSON BUILDERS LLC	R-6MF(CD)	
3	16514327	5819 LEBANON ROAD, CHARLOTTE, NC 28227	LYNDELL THOMPSON BUILDERS LLC	R-6MF(CD)	
4	16514328	7900 BRIARDALE DRIVE, CHARLOTTE, NC 28212	CANDACE LATROCE BOLDER	R-6MF(CD)	
5	16514329	7906 BRIARDALE DRIVE, CHARLOTTE, NC 28212	DEVIN CRAIG WALLER	R-6MF(CD)	
6	16514330	7912 BRIARDALE DRIVE, CHARLOTTE, NC 28212	ALEJANDRO MARTIN ZARRADIA CERON	R-6MF(CD)	
7	16514331	7918 BRIARDALE DRIVE, CHARLOTTE, NC 28212	ALEJANDRO MARTIN ZARRADIA CERON	R-6MF(CD)	
8	16514332	7924 BRIARDALE DRIVE, CHARLOTTE, NC 28212	CHARLENE M OGDEN, WILL OGDEN	R-6MF(CD)	
9	16514333	7932 BRIARDALE DRIVE, CHARLOTTE, NC 28212	JANE ELIZABETH CARLE	R-6MF(CD)	
10	16514334	4110 N SCOTTSMAN RD, SITE 1600, TEMPE, AZ 85281	OPEN DOOR PROPERTY TRUST	R-6MF(CD)	
11	16514335	2800 SWINTON CT, WAKAHU, NC 28173	VICKI PARKER, TRUST VERNICK FAMILY	R-6MF(CD)	
12	16514336	8012 BRIARDALE DRIVE, CHARLOTTE, NC 28212	ADAM SOLPHIC	R-6MF(CD)	
13	16514351	6751 LOUISBURG SQ, UNIT 14, CHARLOTTE, NC 28210	TOWN REALTY LLC	N1-D	
14	16514350	3600 TRIST, INDIAN TRAIL, NC 28079	TRUST OF JUAN AMADOR RILEA REVOCABLE	N1-D	
15	16514349	6811 CAMPBELL BURN COURT, CHARLOTTE, NC 28211	DENNIS MARTINEZ RODRIGUEZ	N1-D	
16	16514348	6807 CAMPBELL BURN COURT, CHARLOTTE, NC 28212	MICHAEL LEE DEESE	N1-D	
17	16514347	PO BOX 4090, SCOTTSDALE, AZ 85261	HOME SPREAD OVER LLC	N1-D	
18	16514346	5424 VALLINGFORD ARCH, VIRGINIA BEACH, VA 23464	MARVIN & SHELBA RENEE WILLIAMS	N1-D	
19	16514345	5168 ROCKY RIVER CROSSINGS ROAD, HARRISBURG, NC 28075	E&I PROPERTY LLC	N1-D	
20	16514344	1711 EAST BLVD, CHARLOTTE, NC 28203	KENNETH DANIEL ROYER, NARRISA DEBNACHTER SMITH ENRAW	N1-D	
21	16514496	7831 BRIARDALE DRIVE, CHARLOTTE, NC 28212	VALLEY AT SHARON FOREST HOMEOWNERS ASSOCIATION	R-6MF(CD)	
22	16514259	7901 BRIARDALE DRIVE, CHARLOTTE, NC 28212	MICHELLE & JOHN ALLEN	N1-B	
23	16514260	7901 BRIARDALE DRIVE, CHARLOTTE, NC 28212	KOLE WHITE	N1-B	
24	16514261	159 JAVARRETT STREET, HYUN, NEW YORK, NY 10012	RESIDENTIAL III, LLC	N1-B	
25	16514262	7919 BRIARDALE DRIVE, CHARLOTTE, NC 28217	VINCENT & CAWENH MITCHELL	N1-B	
26	16514263	7925 BRIARDALE DRIVE, CHARLOTTE, NC 28212	GREGORY & MELISSA BOGAN	N1-B	
27	16514264	8001 BRIARDALE DRIVE, CHARLOTTE, NC 28212	ROBERT OLSEN	N1-B	



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

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

E W.T. HARRIS BLVD TOWNHOMES
CITY OF CHARLOTTE, NORTH CAROLINA
REZONING SITE PLAN

JOB NO.
71546
SHEET NO.
RZ-100

S:\10471546-EWT Harris Blvd Subdivision (Atlas)\DWG\Sheet\Rezoning Plan\71546-RZ100 REZONING.dwg | Plotted on 11/17/2025 1:32 PM | by Andrew Allison

EAST W.T. HARRIS TOWNHOMES
DEVELOPMENT STANDARDS
Petitioner: SW Development Partners, LLC
Rezoning Petition No. 2025-080
10/23/2025

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 eight (8) 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, shall be a minimum of three (3) feet deep and 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 four (4) or more of the following potential components:

- 1. Enhanced plantings in excess of minimum planting standards required of the ordinance;
- a. Enhanced plantings may take the form of trees and/or planting beds (standard, raised and/or terraced with native species) with a minimum of 2 trees and 30 shrubs for each 1,500 sf of open space areas. This may be achieved cumulatively for the site and not separated into each smaller area. Other prescriptive standards shall be provided during the permitting phase of development;
- 2. Specialty paving materials (not including standard finished concrete or asphalt)
- a. Details for specialty paving materials, including technical notes regarding materials and location, shall be provided as part of the permitting phase of development;
- 3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space;
- a. Details for shading elements, including technical notes regarding shading intervention and location, shall be provided as part of the permitting phase of development;
- 4. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls and immovable benches;
- a. 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;
- 5. Consist of a minimum dimension of 20 feet or more measured in all directions;
- 6. Public art/sculpture;
- a. 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;
- 7. 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. Petitioner shall construct a twelve (12) foot wide shared-use path and eight (8) foot wide planting strip along the Site's E.W.T. Harris Boulevard. During permitting, a payment in lieu option may be provided towards STIP U-2509 in lieu of constructing the 12-foot path and 8-foot planting strip in coordination with the City of Charlotte (Planning and CDOT) through the Administrative Adjustment process. Petitioner shall coordinate with the City of Charlotte (Planning and CDOT) and NCDOT during permitting to finalize the placement of the shared-use path or payment in lieu to NCDOT.
- e. Petitioner shall dedicate 53-feet of right-of-way from the road centerline along E.W.T. Harris Boulevard, as generally depicted on the Rezoning Plan, and may include a 2-foot sidewalk utility easement (SUE) from the back of sidewalk.
- 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. 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.
- h. 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.
- 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 area, by way of a private/public partnership effort or other public sector project support
- j. Petitioner shall follow all sight distance requirements of the sight distance policy.
- k. Petitioner shall provide a cross-access easement to the property to the west unless otherwise coordinated with CDOT/Planning Staff.

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.

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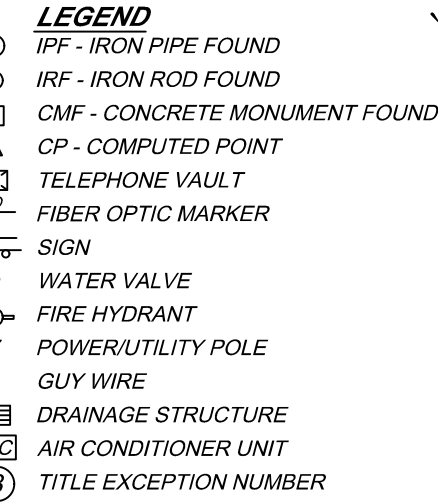
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CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 25-0895
COMMITMENT DATE: MARCH 27, 2025 at 5:00 pm

- THIS IS NOT A SURVEY MATTER.**

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

[illegible]

ABBREVIATIONS LEGEND

DB -	DEED BOOK
MB -	MAP BOOK
PG -	PAGE
PIN -	PARCEL IDENTIFICATION MARKER
R/W -	RIGHT OF WAY
RCP -	REINFORCED CONCRETE PIPE
(T)-	TOTAL

BEING MECKLENBURG COUNTY TAX PARCEL 16515201, PROPERTY OF LAPOINTE HOLDINGS LP AS RECORDED IN DEED BOOK 26640 PAGE 934
OF THE MECKLENBURG COUNTY PUBLIC REGISTRY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINS AT A SET IRON ROD ON THE NORTHERN RIGHT OF WAY OF EAST WY HARRIS BOULEVARD, SAID IRON ROD ALSO BEING THE SOUTHEASTERN CORNER OF THE TT OF EAST CHARLOTTE, LLC PROPERTY AS RECORDED IN DEED BOOK 27964 PAGE 186 OF THE PUBLIC RECORDS OF THE COUNTY OF MECKLENBURG, NORTH CAROLINA, THENCE S 12° 00' 00" W FOR A DISTANCE OF 100.00 FEET TO A SET IRON ROD AT THE SOUTHWEST CORNER OF LOT 10 OF MAP BOOK 18 PAGE 318 AS RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY, THENCE WITH THE SOUTHERN LINE OF SAID LOT, LOTS 11 THROUGH 16 OF SAID MAP AND LOT 2 AS RECORDED IN MAP BOOK 32 PAGE 705 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY N 79° 57' 58" E PASSING THROUGH A FOUR IRON RODS AT 383.58 FEET, 0.66 SOUTH OF A SET IRON ROD AT THE NORTHERN CORNER OF LOT 10 OF MAP BOOK 18 PAGE 318 AS RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY ON THE RIGHT OF WAY OF THE AFOREMENTIONED EAST WY HARRIS BOULEVARD, THENCE WITH SAID RIGHT OF WAY TEN (10) COURSES: (1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1138.02 FEET, AN ARC LENGTH OF 20.77 FEET AND WHOSE LONG CHORD BEARS S 53° 31' 16" W FOR A DISTANCE OF 20.77 FEET TO A SET IRON ROD, (2) S 58° 12' 20" E FOR A DISTANCE OF 4.00 FEET TO A SET IRON ROD, (3) S 58° 12' 20" E FOR A DISTANCE OF 4.00 FEET TO A SET IRON ROD, (4) S 58° 12' 20" E FOR A DISTANCE OF 4.00 FEET TO A SET IRON ROD, (5) S 20° 30' 57" W FOR A DISTANCE OF 46.13 FEET TO A SET IRON ROD, (6) N 45° 47' 42" W FOR A DISTANCE OF 37.77 FEET TO A SET IRON ROD, (7) S 20° 30' 57" W FOR A DISTANCE OF 11.32 FEET TO A SET IRON ROD, (8) S 56° 09' 41" W FOR A DISTANCE OF 30.00 FEET TO A SET IRON ROD, (9) S 48° 42' 41" E FOR A DISTANCE OF 49.38 FEET AND WHOSE LONG CHORD BEARS S 40° 03' 04" W FOR A DISTANCE OF 49.38 FEET TO A SET IRON ROD, (10) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 1145.02 FEET, AN ARC LENGTH OF 894.23 FEET AND WHOSE LONG CHORD BEARS S 56° 09' 22" W FOR A DISTANCE OF 587.58 FEET TO A SET IRON ROD, (11) S 56° 09' 22" W FOR A DISTANCE OF 15.35 FEET TO THE POINT OF BEGINNING, CONTAINING 217.225 SQUARE FEET OR 4.987 ACRES OF LAND, MORE OR LESS.

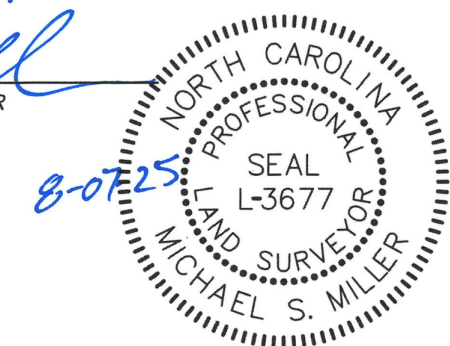
TO: SW DEVELOPMENT PARTNERS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY.

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/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, 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.

pm

NC PLS L-3677 MICHAEL S. MILLER



CITY OF CHARLOTTE	MECKLENBURG CO., N.C.
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CITY OF CHARLOTTE	MECKLENBURG CO., N.C.
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Date: 8-07-25	Scale: 1" = 40'
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Sheet 1 of 1	1 N : 71546
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Sheet 1 of 1	J.N.: 71540
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