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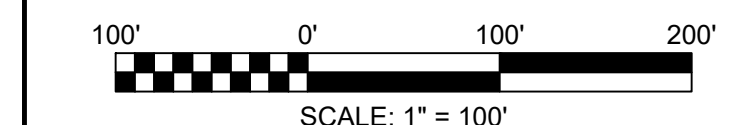
PROJECT:

**McCullough
Tract Rezoning
RZP-2025-099**

SHEET TITLE:

Technical Data Sheet

SEAL:



PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	AUG. 2025
DRAWING NUMBER:	

DRAWING NUMBER:

NUMBER: RZ1.0

PROJ. NO.

2023073600.CL

REVISED: DATE:	COMMENT:

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SITE DEVELOPMENT DATA:

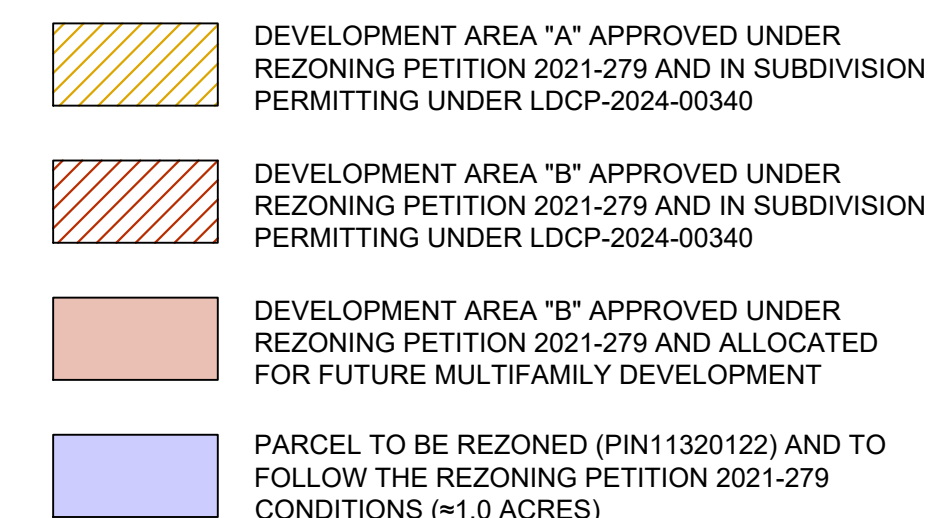
- ACREAGE: ± 62 ACRES
- TAX PARCELS: 113-20-102; 113-20-103 & 11320122
- EXISTING ZONING: MX-2 (INNOV) & N1-A
- PROPOSED ZONING: MX-2 (INNOVATIVE) SPA
- EXISTING USES: VACANT

- PROPOSED USES: RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MX-2 (INNOVATIVE) DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN SECTION 3 OF DEVELOPMENT STANDARDS).

- MAXIMUM GROSS SQUARE FEET/UNITS OF DEVELOPMENT: UP TO **150** RESIDENTIAL DWELLING UNITS OF ALL TYPES MAY BE DEVELOPED ON THE SITE, IN ACCORDANCE WITH THE INNOVATIVE PROVISIONS DESCRIBED BELOW, AND PROVIDED, HOWEVER THE TOTAL AGGREGATE NUMBER OF PERMITTED SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS SHALL NOT EXCEED 150 SUCH RESIDENTIAL DWELLING UNITS.

- MAXIMUM BUILDING HEIGHT:
BUILDING HEIGHT AS SPECIFIED BY THE
ORDINANCE WILL BE ALLOWED. BUILDING HEIGHT
WILL BE MEASURED AS DEFINED BY THE
ORDINANCE

- PARKING:
AS REQUIRED BY THE ORDINANCE



UNIT COUNT CALCULATION:

RIVER NORTH FUTURE MF AREA	=14.2 AC.
McCULLOUGH TRACT AREA	=1.00 AC.
RIVER NORTH FUTURE MF DENSITY	=22.6 DUA
McCULLOUGH TRACT DENSITY	=22 DUA
RIVER NORTH SUBDIVISION (LDCP-2024-00340)	167 UNITS
RIVER NORTH FUTURE MF	321 UNITS
McCULLOUGH TRACT	22 UNITS
TOTAL	510 UNITS

McCULLOUGH TRACT TO BE REZONED
PARCEL ID: 11320102
AREA: ≈1.00 ACRES
THE REZONING SITE INCLUDES ALL OF THE 2021-279
SITE WITH THE ADDITION OF THIS PARCEL AND
ADJUSTMENTS TO MAXIMUM DEVELOPMENT NUMBERS.

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

II. Access

- a. Access to the Site will be from Dixie River Road and Sadler Road as well as other public street extensions and connections made from the Site and into the Site from adjoining properties as generally depicted on Sheet [RZ1].
- b. The number and location of access points to the internal public streets will be determined during the building permit process and thereafter additional or fewer driveways and/or additional private/public streets may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances and regulations.
- c. 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 published standards.
5. General Architectural Standards and Parking Location Restrictions:
- a. Vinyl as a building material will not be allowed except on windows and soffits.
- b. The following standards shall apply to the multi-family residential units:
- i. Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of thirty (30%) percent of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
- ii. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
1. Buildings shall be placed so as to present a front or side façade to all network required streets (public or private)
2. Buildings shall front a minimum of sixty (60%) percent of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities)
3. Parking lots shall not be located between any building and any network required public or private street
4. Driveways intended to serve single units shall be prohibited on all network required streets
- c. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
- Buildings exceeding one hundred twenty (120') feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details)

CHAR22-0496210v9

7

- Modulations shall be a minimum of ten (10') feet wide and shall project or recess a minimum of 6 feet extending through the building.
- d. Townhouse and Attached Single Family buildings fronting public or private network required streets shall be limited to five individual units or fewer. The number of individual units per building shall be varied in adjacent buildings if multiple five unit buildings are adjacent to each other.
- e. The following standards shall apply to single family attached and townhome residential units:
- i. To provide privacy, all residential entrances within fifteen feet of the sidewalk must be raised from the average sidewalk grade a minimum of twenty-four inches.
- ii. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- iii. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building.
- iv. Usable front porches shall be covered and be at least six feet deep. Stoops and entry-level porches shall be covered and be at least three feet deep but shall not be enclosed.
- v. All corner/end units that face a public or private street shall 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 ten feet on all building levels.
- vi. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- vii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
- viii. Service Area Screening – service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum twenty (20%) percent Preferred Exterior Building Materials.
- Meter banks will be screened from adjoining properties and from the abutting public streets.
- ix. Garage doors proposed along public or private streets shall minimize the visual impact by providing one or more of the following:
- Architectural treatments such as translucent windows and projecting elements over or on either side of the garage door opening;

6. Streetscape, Landscaping and Buffer:

- a. Setbacks and yards as required by the MX-2 (Innovative) zoning district and as allowed by the Innovative Provisions above will be provided.
- b. **Dixie River Road.** The Petitioner shall dedicate sixty-nine (69) feet of right-of-way from the existing centerline of Dixie River Road and shall provide for the cross-section improvements as generally depicted on the Rezoning Plan.
- c. The proposed public streets within the Site shall be built to Local Residential Wide public street standards.
- d. An eight (8) foot planting strip and five (5) foot sidewalk shall be provided on Sadler Road.

CHAR22-0496210v9

8

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 from and engineering perspective 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 requirements of the City of Charlotte Tree Ordinance.
- c. The enhanced water quality protection measures committed to by the Petitioner, or assigns, include:
- i. **Erosion Control** - A commitment to basin sizing on storm events detaining the 10-year storm for three (3) to five (5) days and the 25-year storm for three (3) days while routing the 50-year storm through the water quality skimmer outlet. Additional specific measures to be employed in concert with increased basin capacity will include that all plans follow the requirements of the Critical and Protected Area Enhanced Erosion Control Measures Checklist, including polyacrylamide (PAM) plans. PAM shall be specified for use with seeding mixtures and to treat sheet flow runoff to basins including type, amount and frequency of application. All plan submittals will also include an earthwork cut/fill analysis. A qualified individual will be dedicated solely to the protection of surface water resources with duties to include the periodic inspection of erosion control measures and land disturbing activities, the routine inspection of surface waters and all activities necessary to ensure the compliance with all water quality regulations and rezoning conditions.
9. Plazas and Open Space:
- a. The Petitioner will provide a series of passive and active open space areas throughout the Site with an emphasis on Development Area A (the exact location and configuration of these open space areas may vary; the final locations and configuration of the open space areas will be determined/finalized during each phase of the subdivision approval process). A minimum of fifteen (15%) percent of the Site will be provided as passive open space areas and a minimum of five (5%) percent of the Site area will provided and improved as active open space areas. Active open space areas will be areas improved with seating areas, trails, recreation fields, tennis courts, play grounds, swimming pools, amenitized ponds (i.e. water quality ponds/areas improved with trails, seating areas and other amenities), a club house or other amenity areas designed to be used and enjoyed by the residents and guests of the community. Passive open space areas will be environmental areas such as tree save areas, water quality buffers, slopes, tree save areas, water quality areas or other open space areas of the community. It is understood passive open spaces within the tree save area shall adhere to the tree save standards.
- b. The three (3) acres of open space requested by Park and Recreation will provided and may be anywhere within the overall River District development and is not limited to within the Site.
10. Signage:
- a. Signage as allowed by the Ordinance may be provided.
11. Lighting:

CHAR22-0496210v9

9

- a. All new lighting shall be decorative, capped, and downwardly directed.
- b. Detached lighting on the Site, except street lights located along public streets, will be limited to twenty-five (25') feet in height.
12. 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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.
13. 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 herein and 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.

CHAR22-0496210v9

10



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NC LICENSE NO. F-0374

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PROJECT:

McCullough Tract Rezoning RZP-2025-099

SHEET TITLE:

Development Standards

SEAL:

PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	AUG. 2025

DRAWING NUMBER:

RZ1.2

PROJ. NO.:
2023073600.CL

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