

DEVELOPMENT SUMMARY

PARCEL # : 20318905 & 20318902 (PORTION OF)

DEVELOPER: DR HORTON
8025 ARROWRIDGE BLVD.
CHARLOTTE, NC 28273
CONTACT: TROY KARSKI, PE
PHONE NUMBER: 704-574-4579
TAKARSKI@DRHORTON.COM

DESIGN ENGINEER: ARDURRA - EDWIN SUDDRETH, PE
1213 W. MOREHEAD STREET, SUITE 300
CHARLOTTE, NC 28208
PHONE NUMBER: (704)-334-5348
ESUDDRETH@ARDURRA.COM

EXISTING ZONING: B-D(CD), IC-1 & OFC
PROPOSED ZONING: N2-A (CD)
PROPOSED USE: MULTI FAMILY ATTACHED ON SUB-LOT

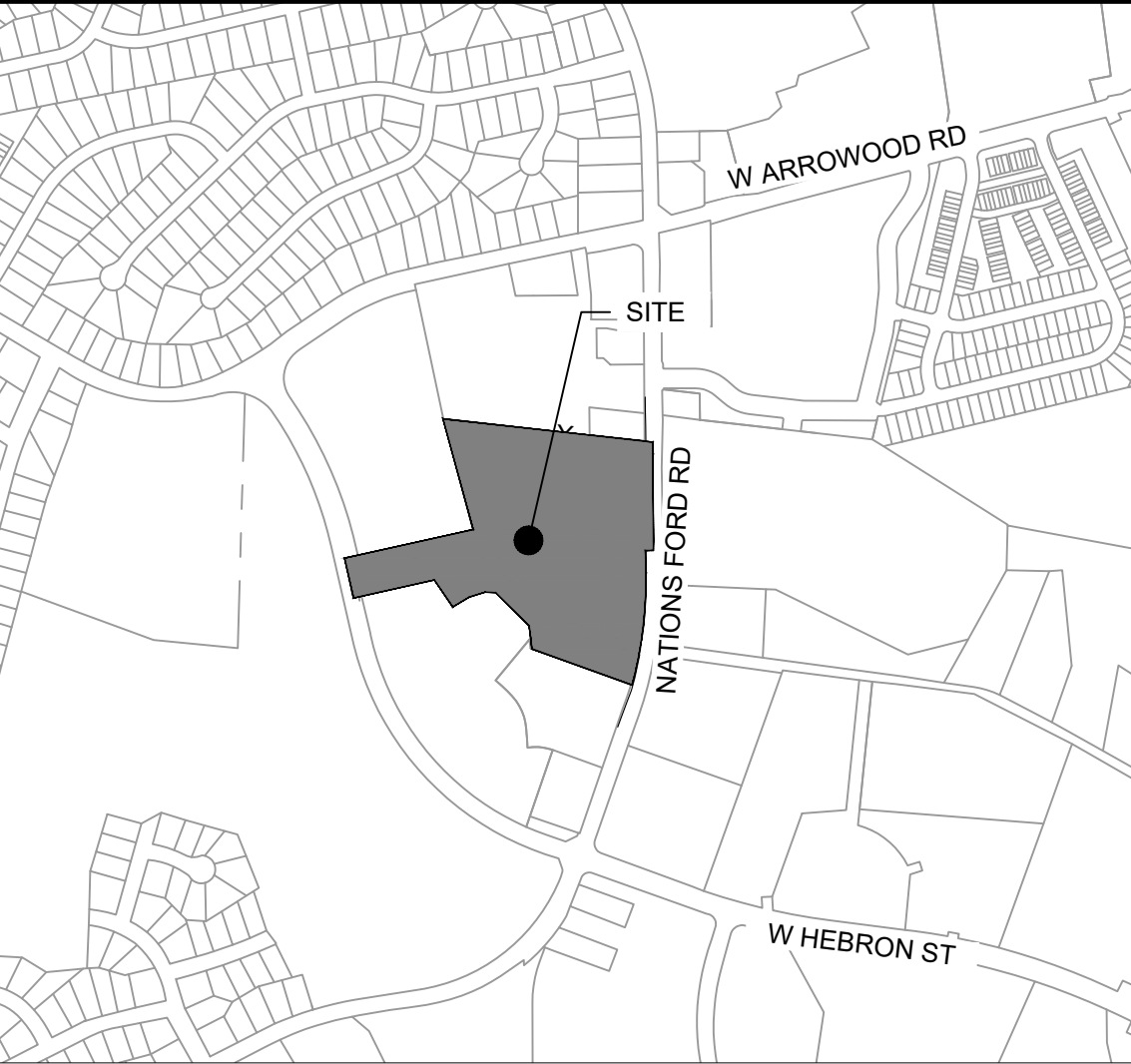
BUILDING HEIGHT: PER ORDINANCE

PARCEL ACREAGE: ≈14.90 AC
R/W DEDICATION: ≈0.72 AC
PROJECT AREA: ≈14.18 AC
TOTAL NUMBER OF UNITS: 130 UNITS
PROPOSED DENSITY: 8.93 D.U.A

SETBACK:
FRONT: 20'
SIDE: 5'
REAR: 20'

GREEN AREA (TREE PROTECTION):
GREEN AREA REQUIRED: ≈2.13 AC. (15%)
GREEN AREA PROVIDED: >2.13 AC. (>15%)

OPEN SPACE AREA:
OPEN SPACE REQUIRED: ≈0.746 AC. (250 SQFT/UNIT X 130)
OPEN SPACE PROVIDED: >0.746 AC.



ARDURRA
ARDURRA GROUP NORTH CAROLINA

1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(704)-334-5348
WWW.ARDURRA.COM
NC LICENSE NO. F-0374

CLIENT:

D.R. HORTON
America's Builder

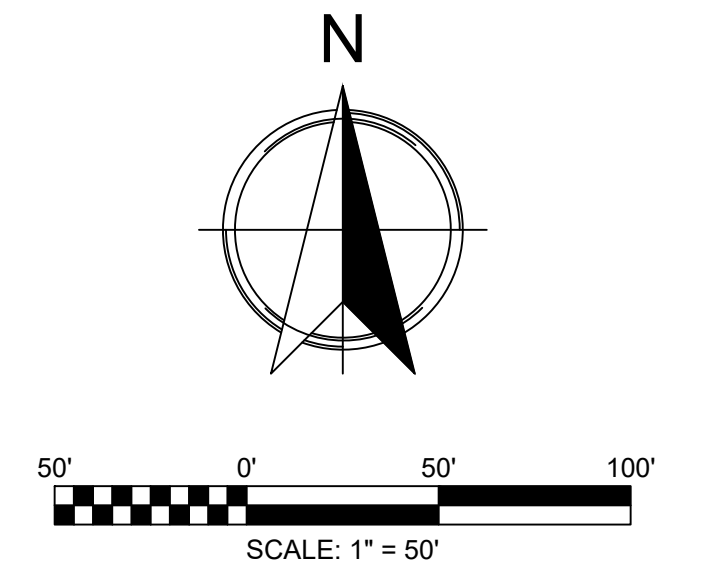
PROJECT:

Nations Ford Rd.
CPCC

SHEET TITLE:

Rezoning Plan
2025-104

SEAL:



PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	AUG. 2025
DRAWING NUMBER:	RZ1.0
PROJ. NO.:	2025053700WK
REVISED:	
DATE:	COMMENT:

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- Acres:** ± 14.90 ac
- Tax Parcel #s:** 203-189-05 & portion of 203-189-02
- Existing Zoning:** B-D(CD), IC-1, and OFC
- Proposed Zoning:** N2-A(CD)
- Existing Uses:** Vacant
- Proposed Uses:** A multi-dwelling development with up to one hundred and thirty (130) 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.

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 DR Horton to accommodate the development of a residential community on an approximately 14.90-acre site located between Nations Ford Road and W. Hebron Street, north of the Central Piedmont Community College (CPCC) campus and south of Arrowood Road in south Charlotte, NC (the "Site").

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

7. Interactive elements that uses the enjoyment of sensory stimulation. These elements should include but not be limited to music, water, and light and play.
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. When this element is utilized, the petitioner shall provide a lighting plan to plan review staff that provides details/technical notes on the element along with the location of installation.
9. At least one common open space area shall be accessible from all residential lots in the residential development within a 1,000-foot radius of the common open space area. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space. Multiple common open space areas may be needed to meet this requirement.

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. 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. When porches are provided, they shall be covered and be at least six (6) feet deep. When stoops are provided, they shall be at least three (3) feet deep and may be covered.

e. 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.

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SHEET TITLE:

SEAL:

RZ1.1

REVISED: DATE:	COMMENT:

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