

Petitioner: Cooper Legal Firm, PC, Agent for Christopher Martin

Development Standards

Date: 09/11/2025

Rezoning Petition No. RZP-2025-039

Site Development Data:

--Acreage: \pm 0.372

--Tax Parcel #: 149-113-20

--Existing Zoning: N1-B

--Proposed Zoning: N1-C (CD)

--Existing Uses: Single-family residential (1-story brick house)

--Proposed Uses: Two single-family detached dwellings as allowed by right in the N1-C zoning district except as restricted and prohibited below in Section 2.

1. General Provisions:

- a. Site Location. These Development Standards form the rezoning plan (referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Cooper Legal Firm, PC, Agent for Christopher Martin ("Petitioner") to accommodate the development of two single-family residential uses on an approximately 0.372 acre site located at 4210 Murrayhill Road, Charlotte, NC (the "Site"). Legal Description: Major Portion of Lot 8 of Selwyn Park Add. #6, MB 8 PG 189.
- 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 "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the N1-C zoning classification shall govern all development taking place on the Site.
- c. Alterations. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the Ordinance.
- d. The Site may be developed with principal and accessory uses as allowed by right in the N1-C zoning district except as restricted and prohibited below.

2. Development Standards:

- e. Maximum Building Height: 30 feet
- f. House Size Range: Minimum 1,400 square feet, Maximum 3,753 square feet total heated living area

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 Article 37 of the Ordinance.

3. Binding Effect of the Rezoning Application:

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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Stephanie DeMaioribus, Esq
Cooper Legal Firm PC
September 11th, 2025