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ILLUSTRATIVE PLAN



OVERALL ILLUSTRATIVE VIEW



master planning . civil engineering
urban design . landscape architecture
919 berryhill rd. ste 101 . charlotte, nc 28208
704.332.1204 . www.dpr.design
NC Eng. Firm #C-0650 | LA Firm #C-032

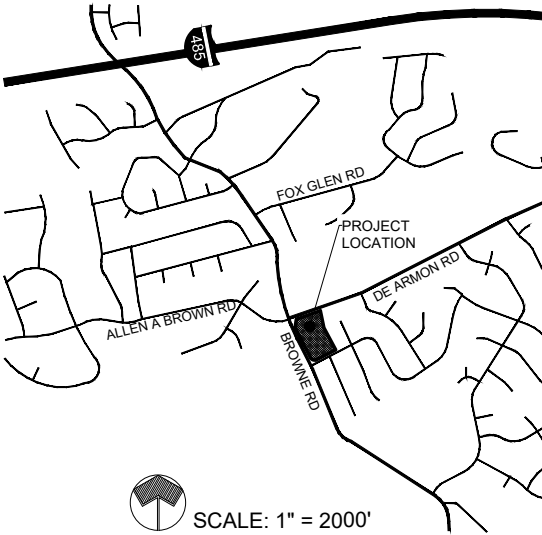
CLIENT/OWNER
TRUE HOMES, LLC
2549 BREKKNURIDGE CENTER DRIVE,
MONROE, NC 28110
704-238-1229
SURVEYOR

WETLANDS

GEOTECH

FEMA

KEY MAP



PROJECT
**DEARMON
TOWNHOMES**

11803 BROWNSTONE VIEW DRIVE,
CHARLOTTE, NC 28269

PROJECT NUMBER
22026

DATE
02/26/2026

ISSUED FOR
STAFF REVIEW

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/13/2026	REZONING 2ND SUBMITTAL PER STAFF COMMENTS

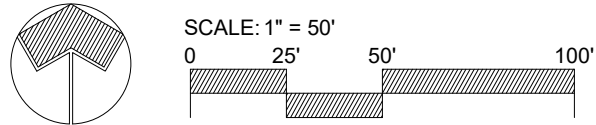
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CHECKED BY: HN

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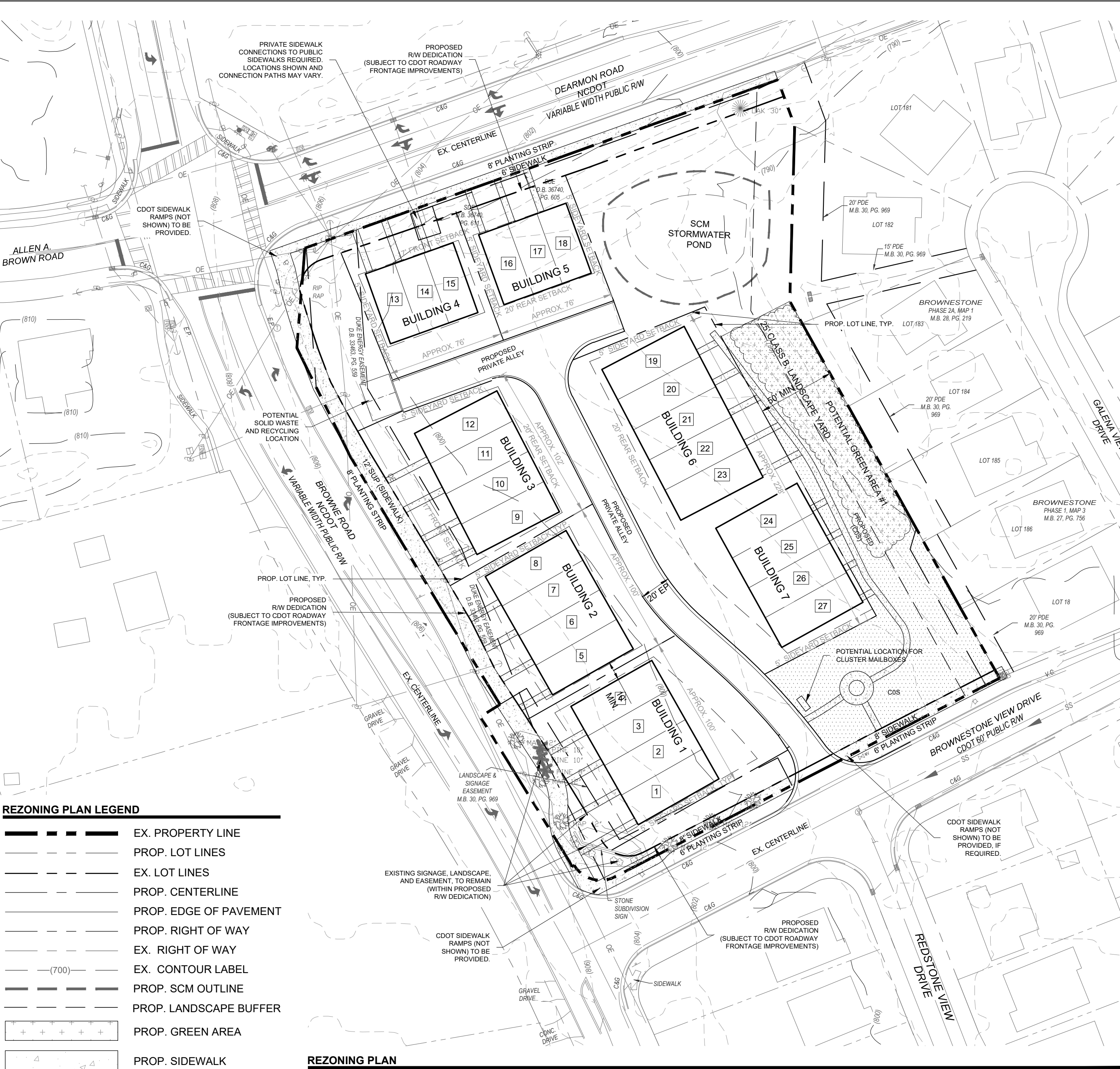
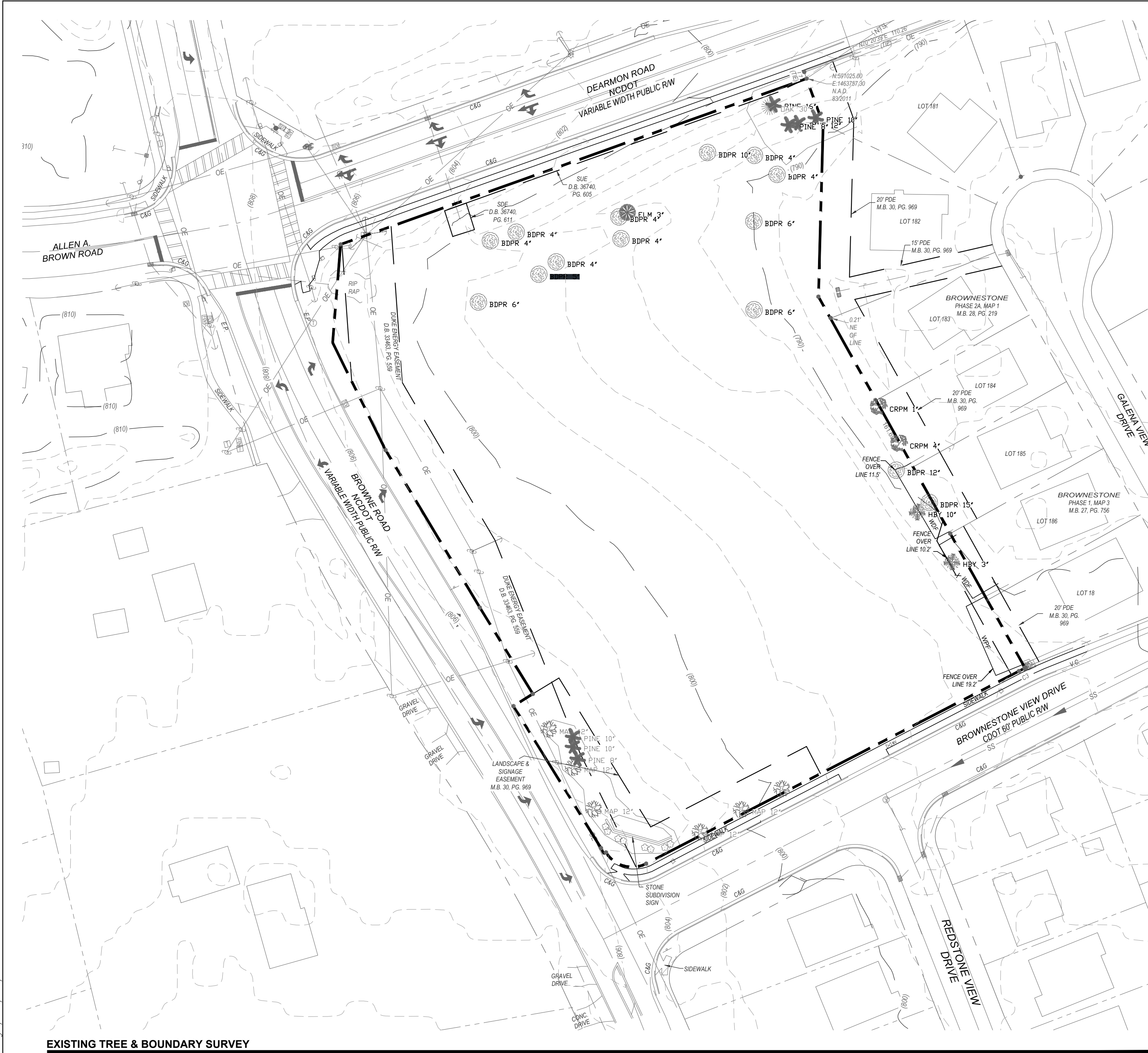
SCALE
AS INDICATED

DRAWING:
ILLUSTRATIVE REZONING PLAN
PETITION RZP-2026-014

RZ-1.0



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REZONING PLAN LEGEND	
	EX. PROPERTY LINE
	PROP. LOT LINES
	EX. LOT LINES
	PROP. CENTERLINE
	PROP. EDGE OF PAVEMENT
	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	EX. CONTOUR LABEL
	PROP. SCM OUTLINE
	PROP. LANDSCAPE BUFFER
	PROP. GREEN AREA
	PROP. SIDEWALK

GENERAL REZONING NOTES FOR PETITION (RZP-2026-014)

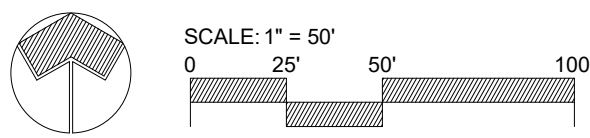
- DEVELOPMENT DATA TABLE
 - SITE ACREAGE: ± 3.07 AC.
 - TAX PARCELS: 02-771-201
 - EXISTING ZONING: (INCLUDING OVERLAYS AND VESTING): B-1 (CD), PETITION #2005-129
 - PROPOSED ZONING: N1-F (CD)
 - NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: 27 UNITS (TRIPLEXES, QUADRAPLEXES, MULTI-FAMILY ATTACHED) ON SUBLOTS
 - RESIDENTIAL DENSITY: 8.79 DU PER AC.
 - FLOOR AREA RATIO: MAXIMUM BUILDING COVERAGE ± 50%
 - MAXIMUM BUILDING HEIGHT: 48'
 - MAXIMUM NUMBER OF BUILDINGS: 7
 - NUMBER AND/OR RATIO OF PARKING SPACES: MINIMUM OF 1.5 OFF-STREET PARKING SPACES PER DWELLING UNIT ± 41 REQUIRED OFF STREET PARKING SPACES
 - AMOUNT OF OPEN SPACE: TOTAL IS SUM OF 250 SF. PER DWELLING UNIT PER ORDINANCE. THE TOTAL MAY BE PRIVATE, COMMON, AND/OR PUBLIC OPEN SPACE TYPES, PER ORDINANCE.
- GENERAL PROVISIONS:
 - SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TRUE HOMES, LLC. (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 3.07 ACRE SITE GENERALLY LOCATED AT THE INTERSECTION OF DEARMON ROAD AND BROWNE ROAD, (THE "SITE").
 - 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 ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N1-F ZONING CLASSIFICATION SHALL GOVERN.
 - GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS, IF SHOWN, (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 37.3 OF THE UDO. 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 THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 37.3 OF THE UDO. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THE MINOR AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 37.3 OF THE UDO; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
 - NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY: THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL BE LIMITED TO PROPOSED. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.
 - 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 PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- OPTIONAL PROVISIONS: N/A
- PERMITTED USES:
 - THE SITE MAY BE DEVELOPED WITH UP TO 27 SINGLE FAMILY ATTACHED UNITS ON SUBLOTS RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE N1-F ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED DEVELOPMENT IS FOR FEE-SIMPLE, FOR SALE, ON SUBLOTS.
- TRANSPORTATION:
 - ACCESS TO THE SITE WILL BE FROM BROWNSTONE VIEW DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE PROPOSED DRIVEWAY CONNECTION(S) TO PUBLIC STREETS WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT (AND NCDOT ON NCDOT-MAINTAINED STREETS) FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) AND TYPE/WIDTH OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.

- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE, PER THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS.
- ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). TWO 50' X 50' SIGHT TRIANGLES (AND TWO 10' X 70' SIGHT TRIANGLES ON NCDOT-MAINTAINED STREETS) ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS SHALL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S) AND SHALL BE IDENTIFIED ON THE SITE PLAN.
- THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. IF APPLICABLE, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
- 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 MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- 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.
- TO OBTAIN A STREET AND PEDESTRIAN LIGHTING RECOMMENDATION, THE PETITIONER SHOULD VISIT THE FOLLOWING LINK: <https://charlottenc.gov/transportation/programs/pages/streetlighting.aspx>.
- ARCHITECTURAL STANDARDS
 - THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF SINGULAR USE OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK, WOOD, VINYL AND/OR ALUMINUM.
 - FENCEWALL STANDARDS: IF INSTALLED, FENCES GATES, AND/OR WALLS ARE LIMITED TO THESE MATERIALS: TREATED WOOD OR REDWOOD, SIMULATED WOOD, DECORATIVE BRICK, STONE, SIMULATED STONE, FINISHED MASONRY.
 - SITE SPECIFIC PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT), PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVEMENT OPTIONS.
 - THE DETAILS IN WHICH THE SPECIALTY PAVING MATERIALS ARE UTILIZED TO SATISFY THE REQUIREMENTS OF THIS NOTE SHALL INCLUDE DETAILS/TECHNICAL NOTES ON SAID MATERIALS AND THE LOCATION IN WHICH THEY WILL BE PLACED.
 - ALTERNATE CONCRETE FINISHING (ETCHING, SALT CURING, BOARD FORMING, ETC.) IS ACCEPTABLE. THE TREATMENT USED SHALL INCLUDE DETAILS/TECHNICAL NOTES ON THE FINISH AND THE LOCATION IN WHICH THEY WILL BE PLACED.
 - SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE.
 - NOTE: WHEN ELEMENT IS USED, DETAILS/TECHNICAL NOTES ON THE SHADING INTERVENTION ALONG WITH THE LOCATION OF INSTALL OF SHADE STRUCTURE OR TREE(S) SHOULD BE PROVIDED.
 - SEATING OPTIONS THAT INCLUDE MOVEABLE TABLES AND CHAIRS. OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS, SWINGS OR INTERACTIVE FURNITURE, 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 SHALL BE A MIXTURE OF MOVEABLE AND FIXED.
 - LOCATIONS WHERE THE SEATING REQUIREMENT IS BEING IMPLEMENTED, ALONG WITH THE CALCULATIONS CONFIRMING THAT THE REGULATION HAS BEEN MET, SHALL BE INCLUDED ON THE REZONING PLAN.
 - HAVE A MINIMUM DIMENSION OF 50 FEET OR MORE MEASURED IN ALL DIRECTIONS.

- WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
- TOWNHOUSE AND ATTACHED SINGLE FAMILY BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5 UNIT BUILDINGS ARE ADJACENT.
- STREETSCAPE AND LANDSCAPING:
 - WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS. THOSE SHOWN IN THE PLAN REPRESENT THE INTENT. THE EXACT LOCATION MAY CHANGE.
 - SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE, IF UTILIZED, SHALL BE SCREENED FROM VIEW UTILIZING FENCING.
- ENVIRONMENTAL FEATURES:
 - PROPOSED GREEN SPACE AREA: 15% MINIMUM. 15% OF NET SITE AREA 2.64 AC. ± 0.40 AC. MINIMUM. THE NET SITE AREA IS THE TOTAL SITE AREA MINUS THE VARIOUS EXISTING PERMANENT EASEMENTS. THE AREA SHOWN ON THIS REZONING PLAN IS A POTENTIAL GREEN AREA. PER ARTICLE 20.15, GREEN AREA OPTIONS INCLUDE ON-SITE TREESAVE AND NEW PLANTING.
 - THE LOCATION, SIZE AND TYPE OF STORMWATER 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 WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE TO THE NEAREST PUBLIC RIGHT-OF-WAY. IF THE EXISTING STORMWATER CONVEYANCE(S) IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE.
- PARKS, GREENWAYS, AND OPEN SPACE:
 - OPEN SPACE: IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE TOTAL REQUIRED MAY BE PROVIDED AS PRIVATE, COMMON, AND/OR PUBLIC OPEN SPACE TYPES. THE OPEN SPACE FRONTAGE OF THE BUILDINGS 7 SHALL BE 50' MINIMUM IN WIDTH AND IN COMPLIANCE WITH THE STANDARDS OF TABLE 16-2 AND SECTION 16-5.
 - COMMON OPEN SPACE SHALL BE A DYNAMIC AND PROGRAMMABLE OPEN SPACE CENTRALLY ACCESSIBLE TO NEIGHBORHOOD RESIDENTS THAT PROVIDE A LAYERING OF ACTIVITIES DESIGNED FOR MULTIPLE USES. TO ACCOMPLISH THIS, THE DESIGN OF THE OPEN SPACE SHALL CONSIST OF FOUR (4) OR MORE OF THE FOLLOWING POTENTIAL COMPONENTS:
 - ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF THE ORDINANCE (THIS MAY BE ENHANCED LANDSCAPE YARDS, TREE SAVE, ETC.).
 - ENHANCED PLANTINGS MAY ALSO TAKE THE FORM OF TREES AND/OR PLANTING BEDS (STANDARD, RAISED AND/OR TERRACED WITH NATIVE SPECIES).
 - NOTE: WHEN THIS ELEMENT IS UTILIZED, THE STANDARDS SHALL BE PRESCRIBED BY THE PETITIONER AND SHOULD OUTLINE THE NUMBER, LOCATION, AND FOLIAGE TYPE OF THE ENHANCED PLANTINGS ALONG WITH DETAILS RELATED TO DIMENSIONS OF ANY PLANTING BEDS (RAISED OR OTHERWISE).
 - SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT), PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVEMENT OPTIONS.
 - THE DETAILS IN WHICH THE SPECIALTY PAVING MATERIALS ARE UTILIZED TO SATISFY THE REQUIREMENTS OF THIS NOTE SHALL INCLUDE DETAILS/TECHNICAL NOTES ON SAID MATERIALS AND THE LOCATION IN WHICH THEY WILL BE PLACED.
 - ALTERNATE CONCRETE FINISHING (ETCHING, SALT CURING, BOARD FORMING, ETC.) IS ACCEPTABLE. THE TREATMENT USED SHALL INCLUDE DETAILS/TECHNICAL NOTES ON THE FINISH AND THE LOCATION IN WHICH THEY WILL BE PLACED.
 - SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE.
 - NOTE: WHEN ELEMENT IS USED, DETAILS/TECHNICAL NOTES ON THE SHADING INTERVENTION ALONG WITH THE LOCATION OF INSTALL OF SHADE STRUCTURE OR TREE(S) SHOULD BE PROVIDED.
 - SEATING OPTIONS THAT INCLUDE MOVEABLE TABLES AND CHAIRS. OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS, SWINGS OR INTERACTIVE FURNITURE, 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 SHALL BE A MIXTURE OF MOVEABLE AND FIXED.
 - LOCATIONS WHERE THE SEATING REQUIREMENT IS BEING IMPLEMENTED, ALONG WITH THE CALCULATIONS CONFIRMING THAT THE REGULATION HAS BEEN MET, SHALL BE INCLUDED ON THE REZONING PLAN.
 - HAVE A MINIMUM DIMENSION OF 50 FEET OR MORE MEASURED IN ALL DIRECTIONS.

- PUBLIC ART/SCULPTURE.
 - PUBLIC ART, EITHER IN THE FORM OF MURALS, SCULPTURE, OR OTHER MEDIUMS ALONGSIDE THE DETAILS OF THE ART INTERVENTION (INCLUSIVE OF TYPE, SIZE, AND LOCATION) SHALL BE PROVIDED. DETAILS AROUND THE ARTIST, ACTUAL ARTWORK ARE NOT REQUIRED.
 - THE PETITIONER MAY USE THE CITY OF CHARLOTTE'S CREATIVE ARTIST POOL TO UTILIZE FOR IMPLEMENTING ANY PUBLIC ART. IF INTERESTED IN THE CREATIVE POOL COORDINATE WITH THE CITY'S URBAN DESIGN CENTER FOR THE CREATIVE POOL LIST.
- INTERACTIVE ELEMENTS THAT USES THE ENJOYMENT OF SENSORY STIMULATION. THESE ELEMENTS SHOULD INCLUDE BUT NOT BE LIMITED TO MUSIC, WATER, AND LIGHT AND PLAY.
 - NOTE: WHEN THIS ELEMENT IS UTILIZED, THE PETITIONER SHALL PROVIDE THE DETAILS/TECHNICAL NOTES ON THE ELEMENT ALONG WITH THE LOCATION OF INSTALLATION.
- DECORATIVE LIGHTING ELEMENTS THAT INCLUDE UP LIGHTING OF TREES OR OTHER OPEN SPACE ELEMENTS AND ADDITIONAL AMBIENT LIGHTING ELEMENTS TO ENHANCE THE EXPERIENCE OF THE SPACE.
 - NOTE: WHEN THIS ELEMENT IS UTILIZED, THE PETITIONER SHALL PROVIDE A LIGHTING PLAN TO PLAN REVIEW STAFF THAT PROVIDES DETAIL/TECHNICAL NOTES ON THE ELEMENT ALONG WITH THE LOCATION OF INSTALLATION.
- 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.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28.
- FIRE PROTECTION. PER CODE.
- SIGNAGE: N/A
- LIGHTING.
 - LIMITATIONS ON TYPE OR LOCATION OF LIGHTING: ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
 - LOCATION AND HEIGHT OF SPECIAL LIGHTING: FREE STANDING LIGHTING ON THE SITE WILL BE LIMITED TO 26 FEET IN HEIGHT.
- PHASING. THIS PROJECT MAY NOT BE DEVELOPED AS PHASES.
- OTHER.
 - PROPOSED DUMPSTER LOCATIONS: PER ORDINANCES. THIS SITE WILL INITIALLY UTILIZE A PRIVATE ROLLOUT SOLID WASTE AND RECYCLING SERVICE. THE PROPOSED SOLID WASTE AND RECYCLING PAD, AS SHOWN ON THE PLAN, IS SHOWN ONLY TO CLARIFY THAT AN APPROPRIATE AREA IS AVAILABLE IN THE FUTURE IF A SOLID WASTE AND RECYCLING PAD IS DEEMED NECESSARY.
 - UNDERGROUND UTILITIES: ALL SUBDIVISION PROPOSED UTILITIES TO BE UNDERGROUND.
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED 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.

NOTE: EXISTING CONDITIONS SURVEY FOR SITE PROVIDED BY PROVIDENCE LAND GROUP, LLC. LINEWORK FOR ADJACENT PARCELS IS FROM GIS DATA. PLACEMENT AND ACCURACY IS APPROXIMATE.



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919 berryhill rd. ste 101 . charlotte, nc 28208
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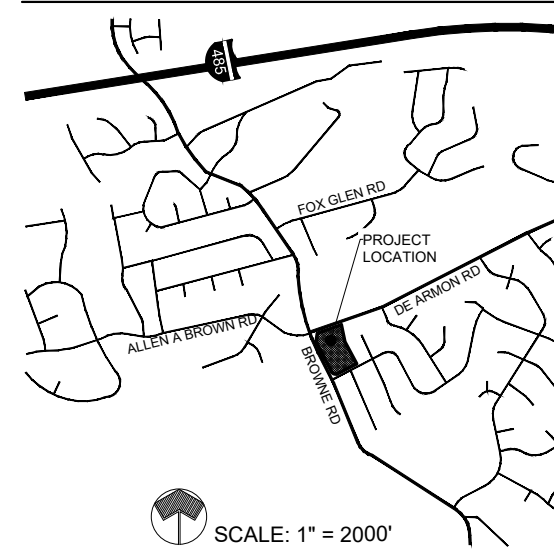
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KEY MAP



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DRAWN BY: HYY, JMM
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SCALE

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RZ-2.0