

REZONING  
PETITION NO.  
RZP-2026-024

KEY MAP

SEAL

**PRELIMINARY  
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XXXXX XXXXXXXX ### 2/18/26  
ENGINEER REG.# DATE

**NOT FOR  
CONSTRUCTION**

**601 W SUMMIT  
AVE REZONING**

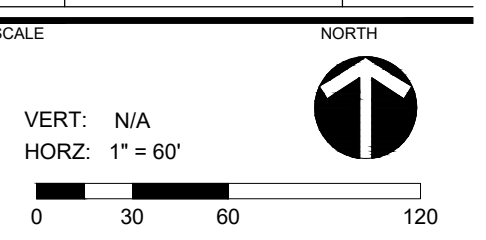
LEGACY REAL ESTATE ADVISORS,  
LLC

601 W SUMMIT AVE  
CHARLOTTE, NC 28203

LANDDESIGN PROJ.# 1024095

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	03-18-2026
2	REZONING SUBMITTAL 2	05-11-2026



EXISTING CONDITIONS

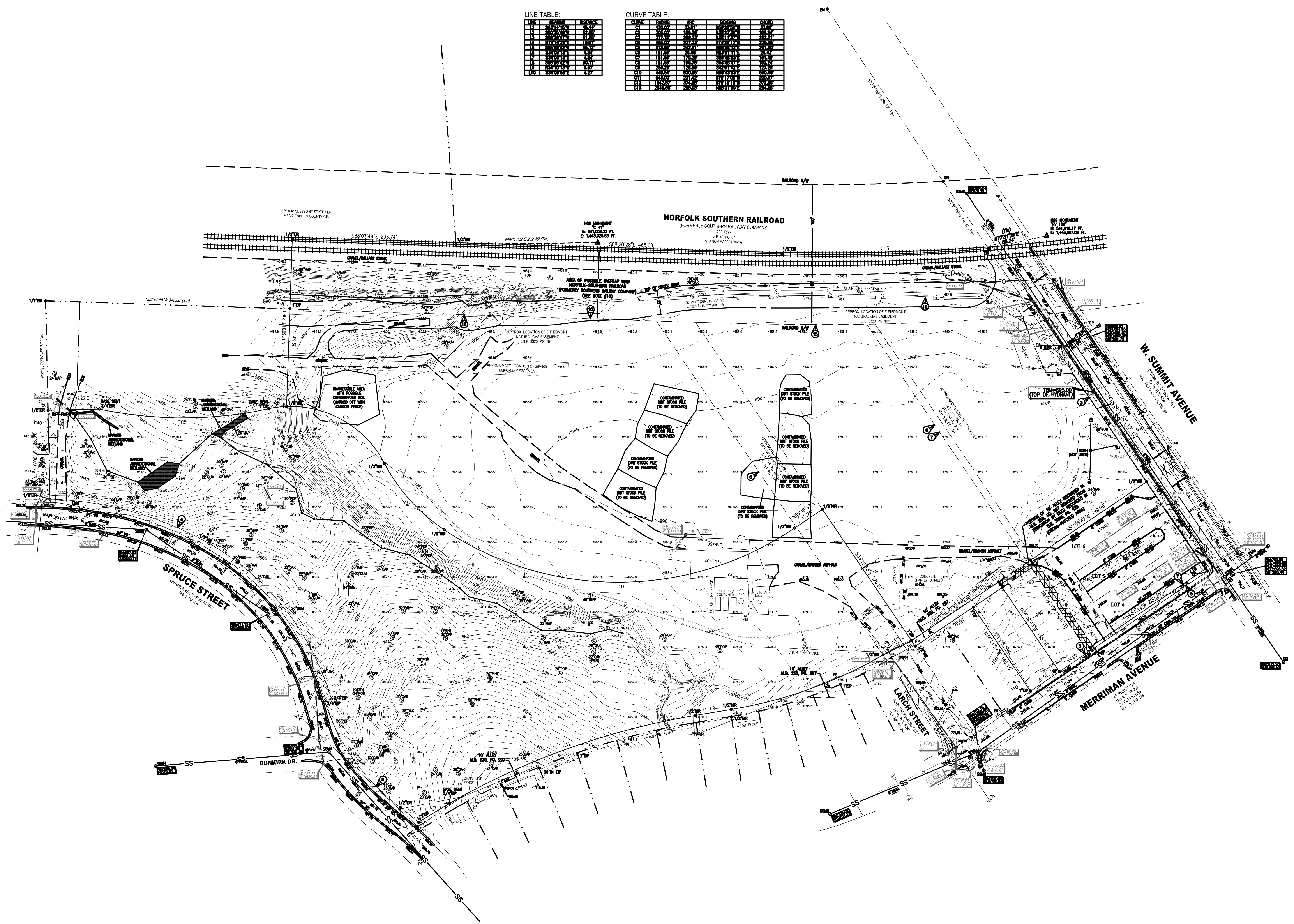
SHEET NUMBER  
**RZ-00**

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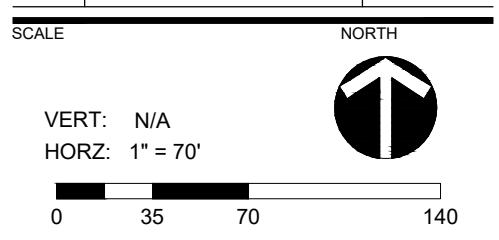
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TREE SURVEY

SHEET NUMBER  
**RZ-01**

LEGEND:

- HERITAGE TREE —
- CITY RW TREES —
- BOTH HERITAGE AND CITY RW TREE —

TREE SURVEY DATA:

- TREE 1**  
SPECIES: *Platanus occidentalis*  
DBH: 40  
CONDITION: Fair
- TREE 2**  
SPECIES: *Platanus occidentalis*  
DBH: 35  
CONDITION: Fair
- TREE 3**  
SPECIES: *Quercus falcata*  
DBH: 12"  
CONDITION: Fair
- TREE 4**  
SPECIES: *Quercus phellos*  
DBH: 11  
CONDITION: Fair
- TREE 5**  
SPECIES: *Quercus nigra*  
DBH: 10  
CONDITION: Fair
- TREE 6**  
SPECIES: *Acer negundo*  
DBH: 10  
CONDITION: Fair
- TREE 7**  
SPECIES: *Quercus nigra*  
DBH: 26  
CONDITION: Fair
- TREE 8**  
SPECIES: *Quercus phellos*  
DBH: 30  
CONDITION: Fair
- TREE 9**  
SPECIES: *Quercus falcata*  
DBH: 28  
CONDITION: Fair
- TREE 10**  
SPECIES: *Liquidambar styraciflua*  
DBH: 11  
CONDITION: Fair
- TREE 11**  
SPECIES: *Pinus taeda*  
DBH: 18  
CONDITION: Fair
- TREE 12**  
SPECIES: *Liriodendron tulipifera*  
DBH: 24  
CONDITION: Fair
- TREE 13**  
SPECIES: *Quercus falcata*  
DBH: 30  
CONDITION: Fair
- TREE 14**  
SPECIES: *Pinus taeda*  
DBH: 14  
CONDITION: Fair
- TREE 15**  
SPECIES: *Carya ovata*  
DBH: 11  
CONDITION: Fair
- TREE 16**  
SPECIES: *Ulmus americana*  
DBH: 21  
CONDITION: Fair
- TREE 17**  
SPECIES: *Platanus occidentalis*  
DBH: 64  
CONDITION: Fair
- TREE 18**  
SPECIES: *Celtis occidentalis*  
DBH: 12  
CONDITION: Fair
- TREE 19**  
SPECIES: *Quercus phellos*  
DBH: 27.5  
CONDITION: Good
- TREE 20**  
SPECIES: *Quercus falcata*  
DBH: 41  
CONDITION: Fair
- TREE 21**  
SPECIES: *Liquidambar styraciflua*  
DBH: 30  
CONDITION: Fair
- TREE 22**  
SPECIES: *Liriodendron tulipifera*  
DBH: 25  
CONDITION: Fair
- TREE 23**  
SPECIES: *Liriodendron tulipifera*  
DBH: 20  
CONDITION: Fair
- TREE 24**  
SPECIES: *Pinus taeda*  
DBH: 31  
CONDITION: Fair
- TREE 25**  
SPECIES: *Liriodendron tulipifera*  
DBH: 40  
CONDITION: Fair
- TREE 26**  
SPECIES: *Liquidambar styraciflua*  
DBH: 32  
CONDITION: Fair
- TREE 27**  
SPECIES: *Liriodendron tulipifera*  
DBH: 31  
CONDITION: Fair
- TREE 28**  
SPECIES: *Carya tomentosa*  
DBH: 26  
CONDITION: Fair
- TREE 29**  
SPECIES: *Carya tomentosa*  
DBH: 22  
CONDITION: Fair

- TREE 30**  
SPECIES: *Liriodendron tulipifera*  
DBH: 25  
CONDITION: Fair
- TREE 31**  
SPECIES: *Liriodendron tulipifera*  
DBH: 25  
CONDITION: Fair
- TREE 32**  
SPECIES: *Liquidambar styraciflua*  
DBH: 22  
CONDITION: Fair
- TREE 33**  
SPECIES: *Liriodendron tulipifera*  
DBH: 30  
CONDITION: Fair
- TREE 34**  
SPECIES: *Liquidambar styraciflua*  
DBH: 25  
CONDITION: Fair
- TREE 35**  
SPECIES: *Populus deltoides*  
DBH: 33  
CONDITION: Fair
- TREE 36**  
SPECIES: *Liriodendron tulipifera*  
DBH: 31  
CONDITION: Fair
- TREE 37**  
SPECIES: *Populus deltoides*  
DBH: 30  
CONDITION: Fair
- TREE 38**  
SPECIES: *Ulmus alata*  
DBH: 20  
CONDITION: Fair
- TREE 39**  
SPECIES: *Liquidambar styraciflua*  
DBH: 42  
CONDITION: Fair
- TREE 40**  
SPECIES: *Quercus falcata*  
DBH: 27  
CONDITION: Fair
- TREE 41**  
SPECIES: *Quercus falcata*  
DBH: 28  
CONDITION: Fair
- TREE 42**  
SPECIES: *Quercus phellos*  
DBH: 22  
CONDITION: Fair
- TREE 43**  
SPECIES: *Quercus falcata*  
DBH: 31  
CONDITION: Fair
- TREE 44**  
SPECIES: *Quercus falcata*  
DBH: 27  
CONDITION: Fair
- TREE 45**  
SPECIES: *Quercus phellos*  
DBH: 26  
CONDITION: Fair
- TREE 46**  
SPECIES: *Quercus phellos*  
DBH: 25  
CONDITION: Fair
- TREE 47**  
SPECIES: *Quercus phellos*  
DBH: 74  
CONDITION: Fair
- TREE 48**  
SPECIES: *Quercus phellos*  
DBH: 41  
CONDITION: Fair
- TREE 49**  
SPECIES: *Platanus occidentalis*  
DBH: 27  
CONDITION: Fair
- TREE 50**  
SPECIES: *Populus deltoides*  
DBH: 28  
CONDITION: Fair
- TREE 51**  
SPECIES: *Populus deltoides*  
DBH: 30  
CONDITION: Fair
- TREE 52**  
SPECIES: *Liriodendron tulipifera*  
DBH: 31  
CONDITION: Fair
- TREE 53**  
SPECIES: *Populus deltoides*  
DBH: 30  
CONDITION: Fair
- TREE 54**  
SPECIES: *Quercus phellos*  
DBH: 27  
CONDITION: Fair
- TREE 55**  
SPECIES: *Populus deltoides*  
DBH: 28  
CONDITION: Fair
- TREE 56**  
SPECIES: *Populus deltoides*  
DBH: 25  
CONDITION: Fair
- TREE 57**  
SPECIES: *Ulmus americana*  
DBH: 31  
CONDITION: Fair
- TREE 58**  
SPECIES: *Populus deltoides*  
DBH: 32  
CONDITION: Fair
- TREE 59**  
SPECIES: *Liriodendron tulipifera*  
DBH: 26  
CONDITION: Fair



**SITE DEVELOPMENT DATA:**

ACREAGE:	19 ACRES
TAX PARCELS:	11910318, 11910399, 11910398, 11910396, 11910395, 11910397
EXISTING ZONING:	ML-1, ML-2, OFC, N1-D
PROPOSED ZONING:	RAC (CD), N2-A (CD), NC (CD)
EXISTING USES:	VACANT
PROPOSED USES:	PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE RAC AND N2-A ZONING DISTRICTS, WHERE APPLICABLE, NOT OTHERWISE LIMITED HEREIN
MAXIMUM HEIGHT:	PER THE UDO
PARKING:	PER THE UDO
TREE SAVE AREA:	PER THE UDO

- NOTE:**
1. DEVELOPMENT STANDARDS/ PROVISIONS NOT SPECIFICALLY LISTED OR REFERENCED IN THIS REZONING PLAN (E.G., BUILDING HEIGHT, AMONG OTHER ITEMS) WILL BE GOVERNED BY THE STANDARDS/ PROVISIONS OF THE RAC/N2-A ZONING DISTRICTS.
  2. THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
  3. ALL TREE SAVE AREAS, CONSERVATION / UTILITY EASEMENTS, AND PCSO BUFFERS ARE SHOWN FOR REFERENCE ONLY. APPLICANT RESERVES THE RIGHT TO MAKE ALTERATIONS TO THESE AREAS AS ALLOWED PER THE ORDINANCE.
  4. APPLICANT WILL OBSERVE AND FOLLOW ALL REQUIREMENTS AS LAID OUT BY THE CLDSM STANDARDS, CHARLOTTE STREETS MAP, AND STREETSCAPE REQUIREMENTS ESTABLISHED HEREIN DURING THE LAND DEVELOPMENT PERMITTING PROCESS

**REZONING PETITION NO. RZP-2026-024**

KEY MAP

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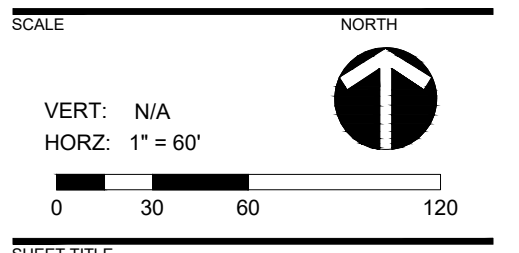
**601 W SUMMIT AVE REZONING**

LEGACY REAL ESTATE ADVISORS, LLC  
601 W SUMMIT AVE  
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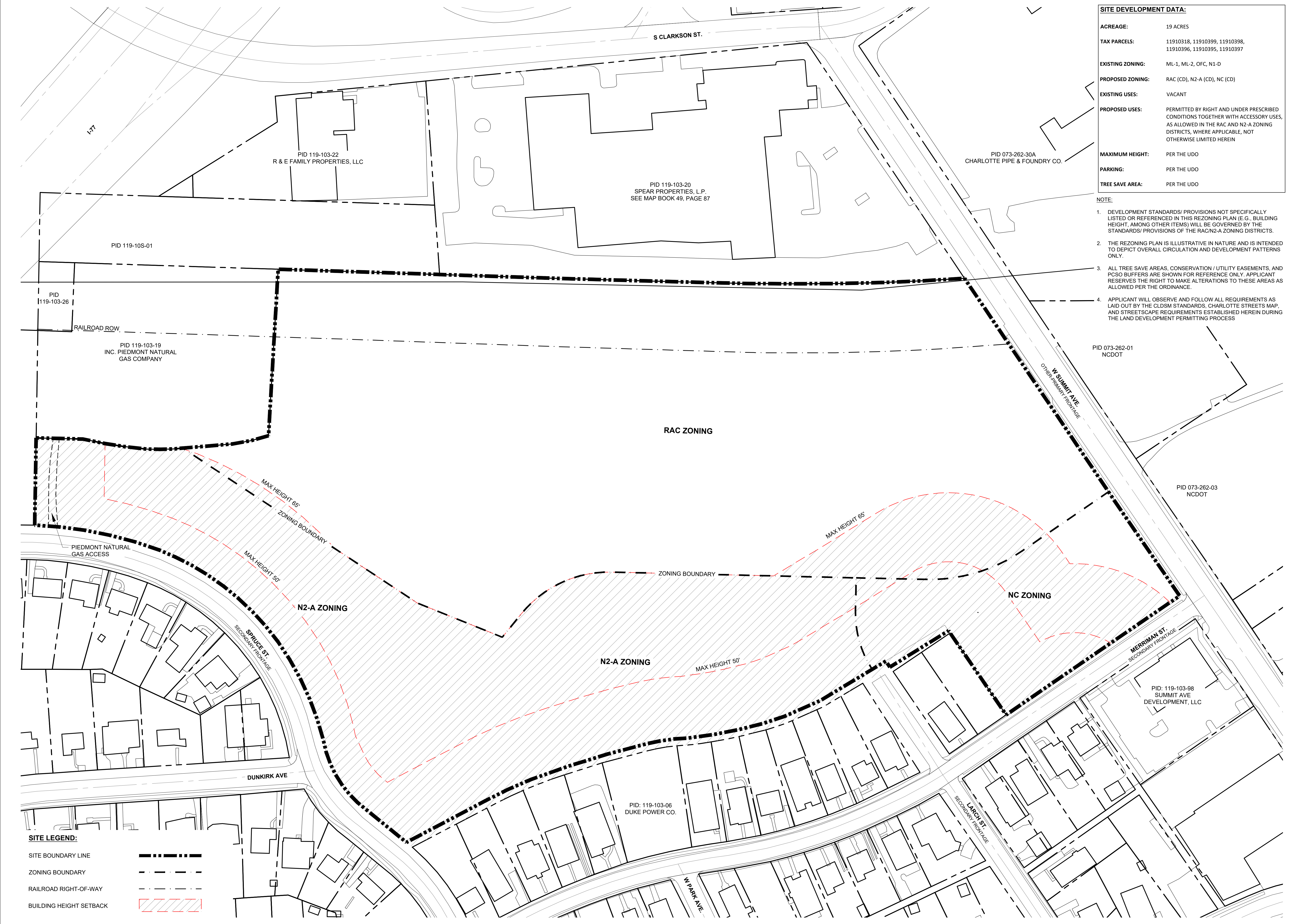
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**TECHNICAL DATA SHEET**

SHEET NUMBER **RZ-02**



**SITE LEGEND:**

SITE BOUNDARY LINE	— · — · — ·
ZONING BOUNDARY	- - - - -
RAILROAD RIGHT-OF-WAY	- · - · - ·
BUILDING HEIGHT SETBACK	▨ ▨ ▨ ▨

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KEY MAP

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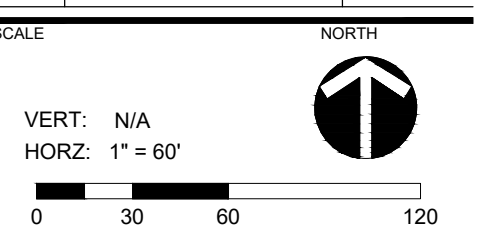
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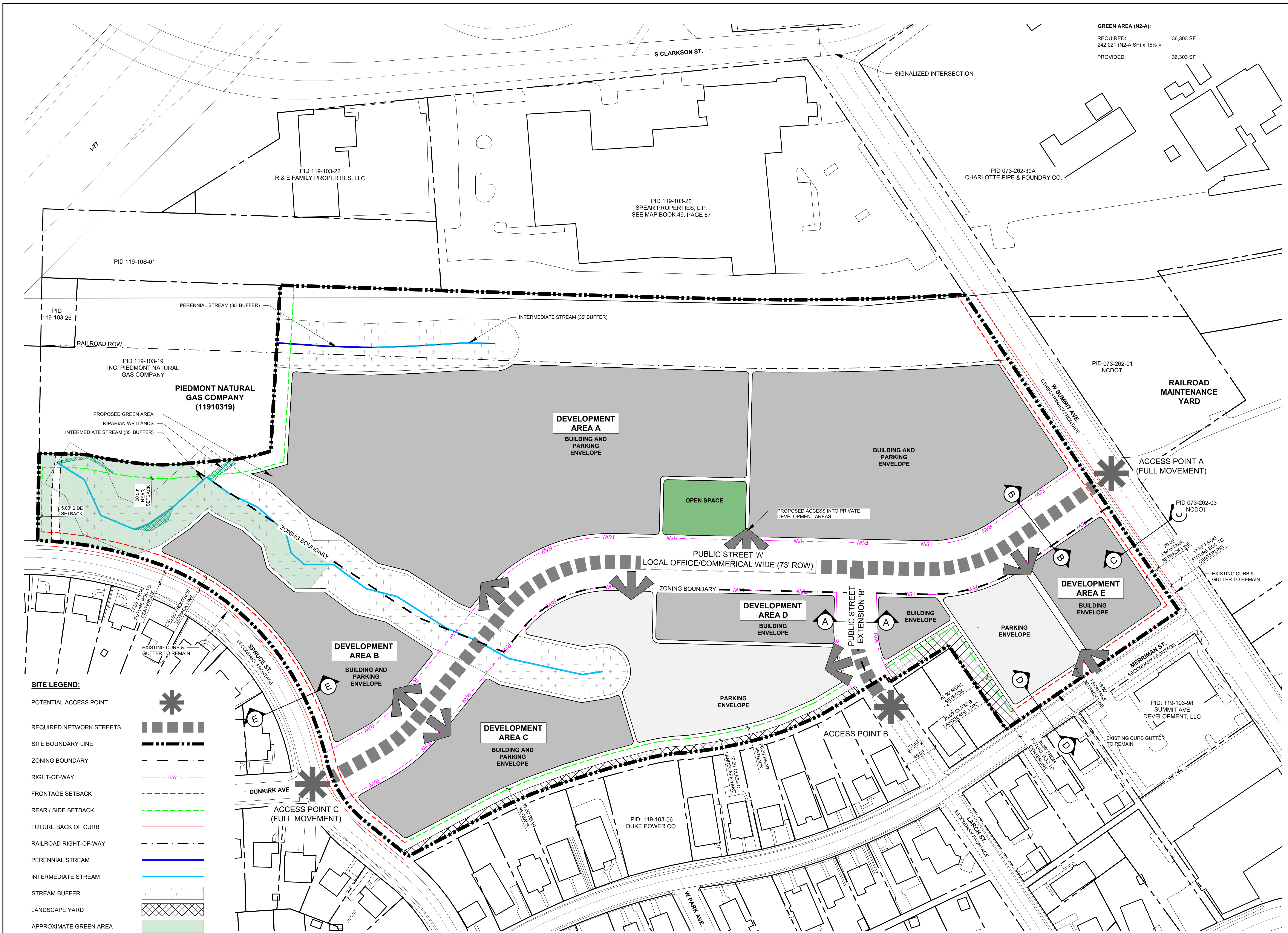
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SITE PLAN

RZ-03



REZONING  
PETITION NO.  
RZP-2026-024

KEY MAP

SCALE

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LLC

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SCALE NORTH

VERT:  
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-04

**601 W SUMMIT AVE REZONING  
DEVELOPMENT STANDARDS**  
Petitioner: Summit Ave Development LLC  
Rezoning Petition No. 2026-024  
5/11/2026

**Site Development Data:**

- Acreage: ± 19 acres
- Tax Parcels: 119-103-18, 119-103-99, 119-103-98, 119-103-96, 119-103-95 and 119-103-97
- Existing Zoning: ML-1, ML-2, OFC, and N1-D
- Proposed Zoning: RAC(CD), NC(CD) and N2-A(CD)
- Existing Use: Vacant
- Proposed Use: Permitted by right and under prescribed conditions together with accessory uses, as allowed in the RAC, NC, and N2-A zoning districts, where applicable, not otherwise limited herein.
- Maximum Building Height: Per the UDO
- Parking: Per the UDO

**I. General Provisions:**

a. **Site Description.** These Development Standards and Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Summit Ave Development LLC ("Petitioner") to accommodate a mixed use activity center development on an approximately 19-acre site located on the west side of Summit Avenue, north of Merriman Street and east of Spruce Street, more particularly described as Mecklenburg County Tax Parcel Numbers 119-103-18, 119-103-99, 119-103-98, 119-103-96, 119-103-95 and 119-103-97 (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 RAC, NC, and N2-A zoning districts, where applicable, shall govern development taking place on the designated portion of the Site.

c. Due to the master planned large scale nature of the development and its timing, level of investment, and other factors, this Petition requests a vesting period of five (5) years as permitted under N.C.G.S. Section 160A and the UDO, but such provisions shall not limit any other vest rights at common law or otherwise.

**II. Permitted Uses and Maximum Development**

The Site may be devoted to any uses permitted by right or under prescribed conditions in the RAC and N2-A zoning districts, where applicable, together with any incidental or accessory uses associated therewith, as further limited herein.

The RAC district standards shall apply to Development Area A; the N2-A district standards shall apply to Development Areas B, C, and D; and the NC district standards shall apply to Development Area E, as generally depicted on the Rezoning Plan.

**Maximum Development, subject to conversion rights:**

- a. 80 Single-Family Attached Residential Units (Townhomes);
- b. 800 Multi-Family Stacked Residential Units;
- c. 95,000 square feet of Retail/Restaurant/Personal Service commercial uses;
- d. 400,000 square feet of Office uses; and
- e. 310 Hotel Rooms

**Conversion Rights:**

- a. Residential dwelling units may be converted at a 1:1 ratio between multi-family stacked and single-family attached, however the total number of multi-family stacked residential units shall at no point exceed 1,000 units across the Site.
- b. Residential dwelling units may be converted to hotel rooms (and vice versa) at a ratio of one (1) residential dwelling unit to two (2) hotel rooms, however the total number of multi-family stacked residential units shall at no point exceed 1,000 units across the Site.
- c. Residential dwelling units may be converted to non-residential uses (and vice versa) at a rate of one (1) residential dwelling unit per 1,000 square feet of non-residential uses, however the total number of multi-family stacked residential units shall at no point exceed 1,000 units and the total amount of retail square footage shall at no point exceed 100,000 square feet across the Site.

A master development chart will be maintained and submitted with each new phase of development for tracking purposes.

**III. Transportation**

- a. A public street connection shall be maintained between Summit Avenue and Spruce Street.
- b. A public street connecting Spruce Street to Summit Avenue shall be created through the Site and phased as per the CTR. The exact alignment and design of this street will be determined through the land development permitting process and will be inclusive of integration with a sidewalk system.

c. Summit Avenue shall be maintained as a public street into the Site and provide Site access, constructed as generally depicted in the cross sections of this Rezoning Plan.

d. Larch Street shall be extended as a public street with a modified street section, providing site access from Merriman Street and connecting to the existing Wilmore Neighborhood street network, constructed as generally depicted as Public Street Extension B in the cross sections of this Rezoning Plan.

e. Merriman Street shall be constructed as generally depicted in the cross sections of this Rezoning Plan.

f. Spruce Street shall be constructed to local residential wide standard CLDSM U-03 as generally depicted in the cross sections of this Rezoning Plan.

g. Petitioner shall install streetscape improvements along the Site's frontage(s) as generally depicted on the cross sections of the Rezoning Plan with sidewalks at a minimum width of eight (8) feet unless otherwise agreed upon in coordination with CDOT.

h. 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.

i. 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 for the associated Development Area. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.

1. Petitioner shall dedicate 33.5 feet right-of-way from the road centerline along West Summit Avenue and Spruce Street, minimum 36.5 feet along new public street A, new public street B, and Merriman Avenue.

j. Unless otherwise stated herein, all transportation improvements shall be completed prior to the issuance of the first building certificate of occupancy for the associated Development Area of the Site as phased per the CTR.

k. 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.

l. [Offsite Transportation Improvements shall be installed as coordinated with CDOT and, if applicable NCDOT, and may be forthcoming via a Traffic Impact Study (TIS) and/or Multimodal Assessment (MA).]

**IV. Architectural Design Standards**

a. Petitioner shall strive to provide architectural style that is complementary to the characteristics of buildings in the Wilmore Historic District when feasible.

b. The following additional standards shall apply to single-family attached (townhome-style) residential units within the N2 portion of the Rezoning Plan:

- 1. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
- 2. 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.
- 3. Usable porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
- 4. All corner/end units that face a public or private 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.
- 5. Garage doors proposed along public or network-required private 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.
- 6. 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.

**V. Environmental**

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

b. 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 with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

c. Development within any SWIM/PCSO Buffer, if applicable, shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

d. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

e. **Tree Save.** Since the Rezoning Site is a master planned unified development, tree save requirements set forth in the Tree Ordinance applicable to development and redevelopment in the Rezoning site may be met using any area within the Rezoning Site such that individual parcels within the Rezoning Site will not be required to provide tree save areas within such parcel boundaries provided that the overall tree save areas and requirements for the overall Rezoning Site are in compliance.

**VI. Buffers, Landscaping, and Open Space**

a. Open Space shall be a dynamic and programmable open space centrally accessible to residents that provide a layering of activities designed for multiple users. Amenitized Open Space may be phased with each Development Area or as part of a Master Planned development. 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, to be further coordinated during the land development process:

1. 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;

i. Petitioner shall outline the number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or otherwise) during the permitting phase of development if this element is utilized.

2. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable;

i. Petitioner shall provide the details in which the specialty paving materials are utilized to satisfy the requirements of this note, including details/technical notes on said materials and the location in which they will be placed, during the permitting phase of development if this element is utilized.

3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space;

i. When element is used, details/technical notes on the shading intervention along with the location of install of shade structure or tree(s) will be provided during 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. 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;

i. Locations where the seating requirement is being implemented, along with the calculations confirming that the regulation has been met, shall be included during the permitting phase of development if this element is utilized.

5. Consist of a minimum dimension of 50 feet or more measured in all directions;

6. Public art/sculpture;

i. 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 during the permitting phase of development if this element is utilized. Details around the artist, actual artwork are not required.

7. Interactive elements for the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and light and play;

i. Petitioner shall provide the details/technical notes on the element along with the location of installation during the permitting phase of development if this element is utilized.

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; and/or

i. If 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 during the permitting phase of development.

9. At least one common open space area accessible from all residential lots within 1,000-foot radius of the common open space area. The 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 used to meet this requirement.

REZONING  
PETITION NO.  
RZP-2026-024

KEY MAP

SEAL

**PRELIMINARY  
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### 2/27/26  
ENGINEER REG.# DATE

**NOT FOR  
CONSTRUCTION**

PROJECT

**601 W SUMMIT  
AVE REZONING**

LEGACY REAL ESTATE ADVISORS,  
LLC

601 W SUMMIT AVE

CHARLOTTE, NC 28203

LANDESIGN PROJ# 1024095

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	03-16-2026
2	REZONING SUBMITTAL 2	05-11-2026

SCALE NORTH

VERT: N/A  
HORZ: AS NOTED

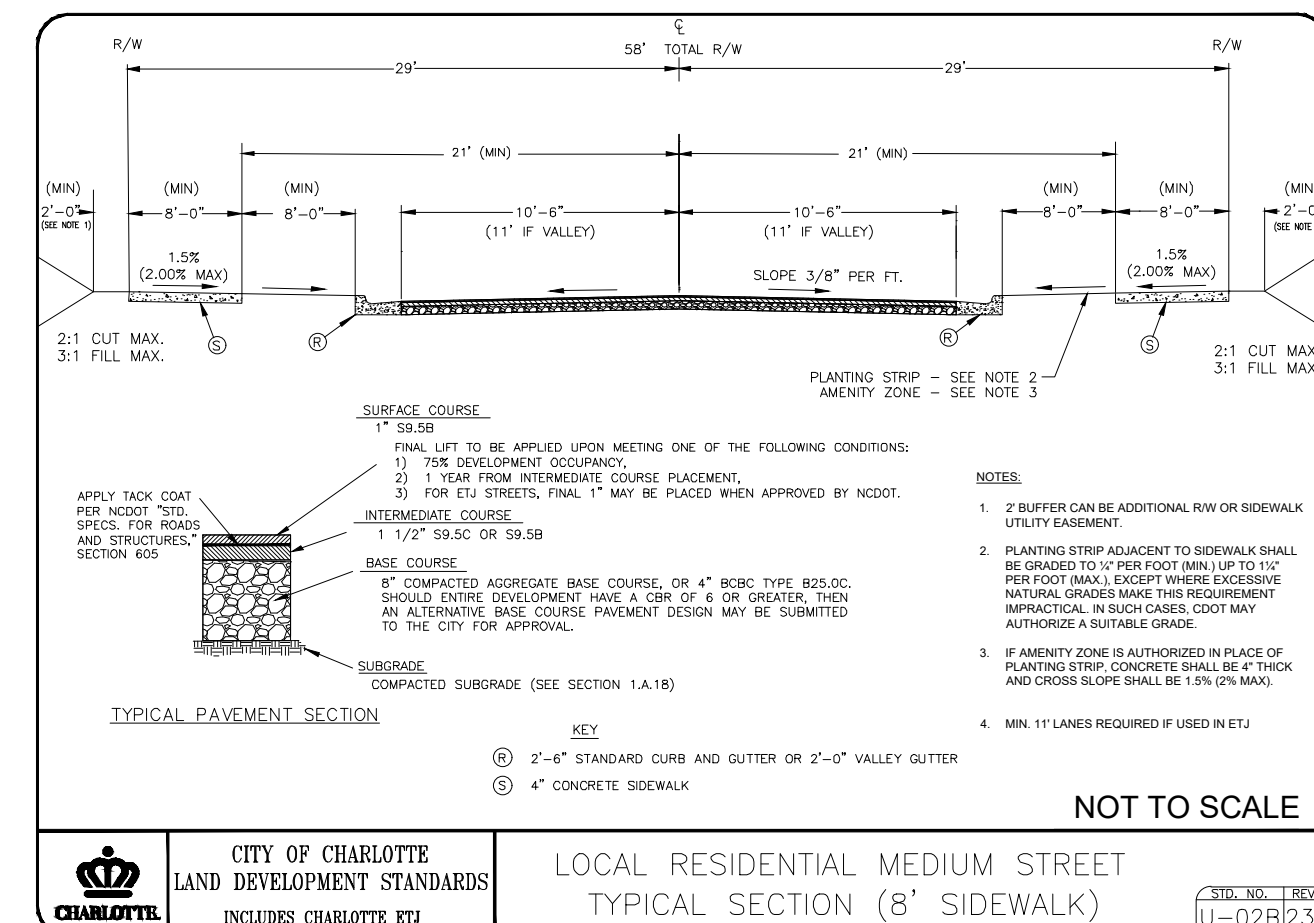
SHEET TITLE

STREET SECTIONS

SHEET NUMBER

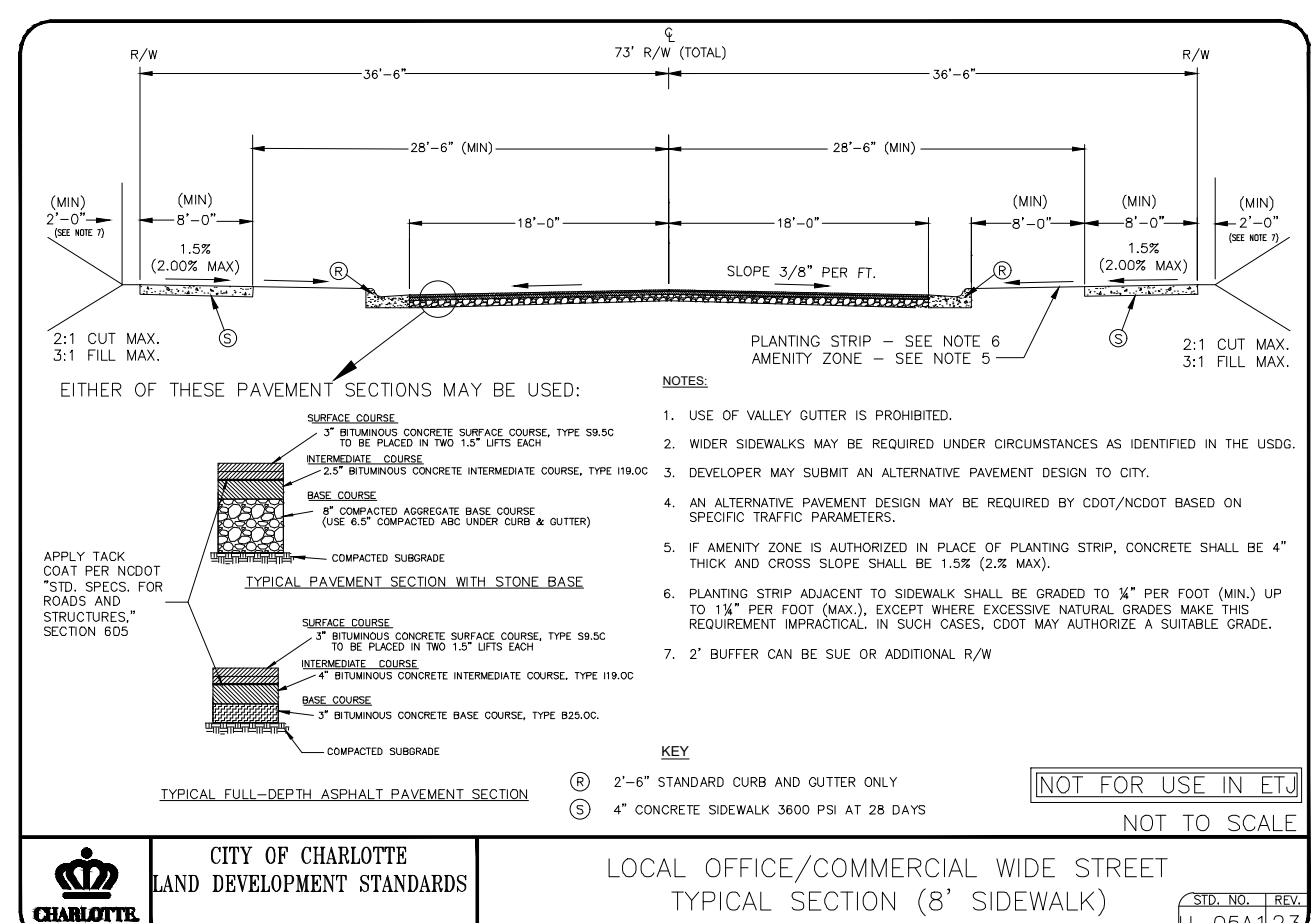
RZ-05

2



**A** PUBLIC STREET EXTENSION B (LARCH STREET)  
CLDSM - CITY OF CHARLOTTE STANDARD DETAIL REV. 23 N.T.S.

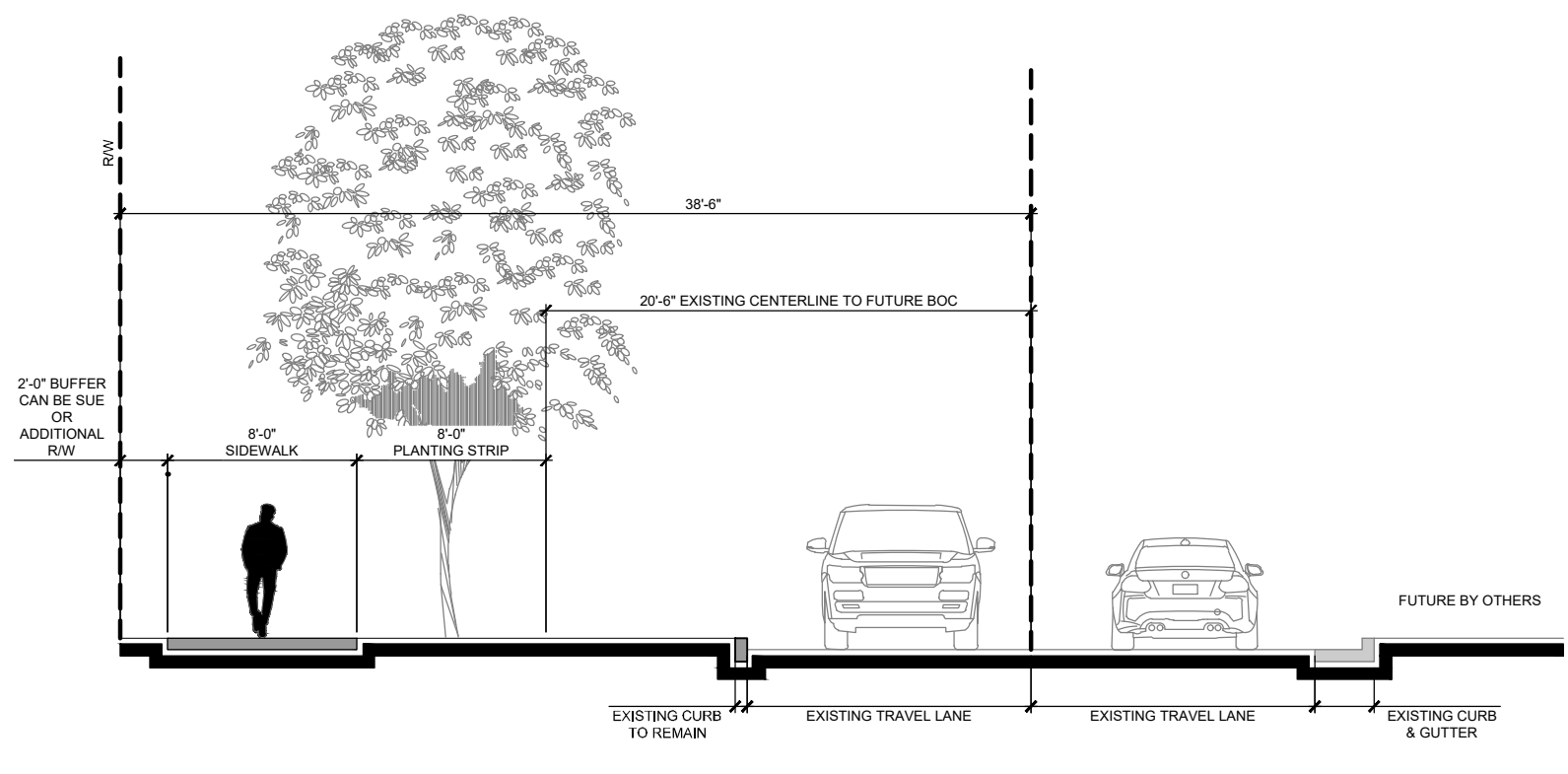
2



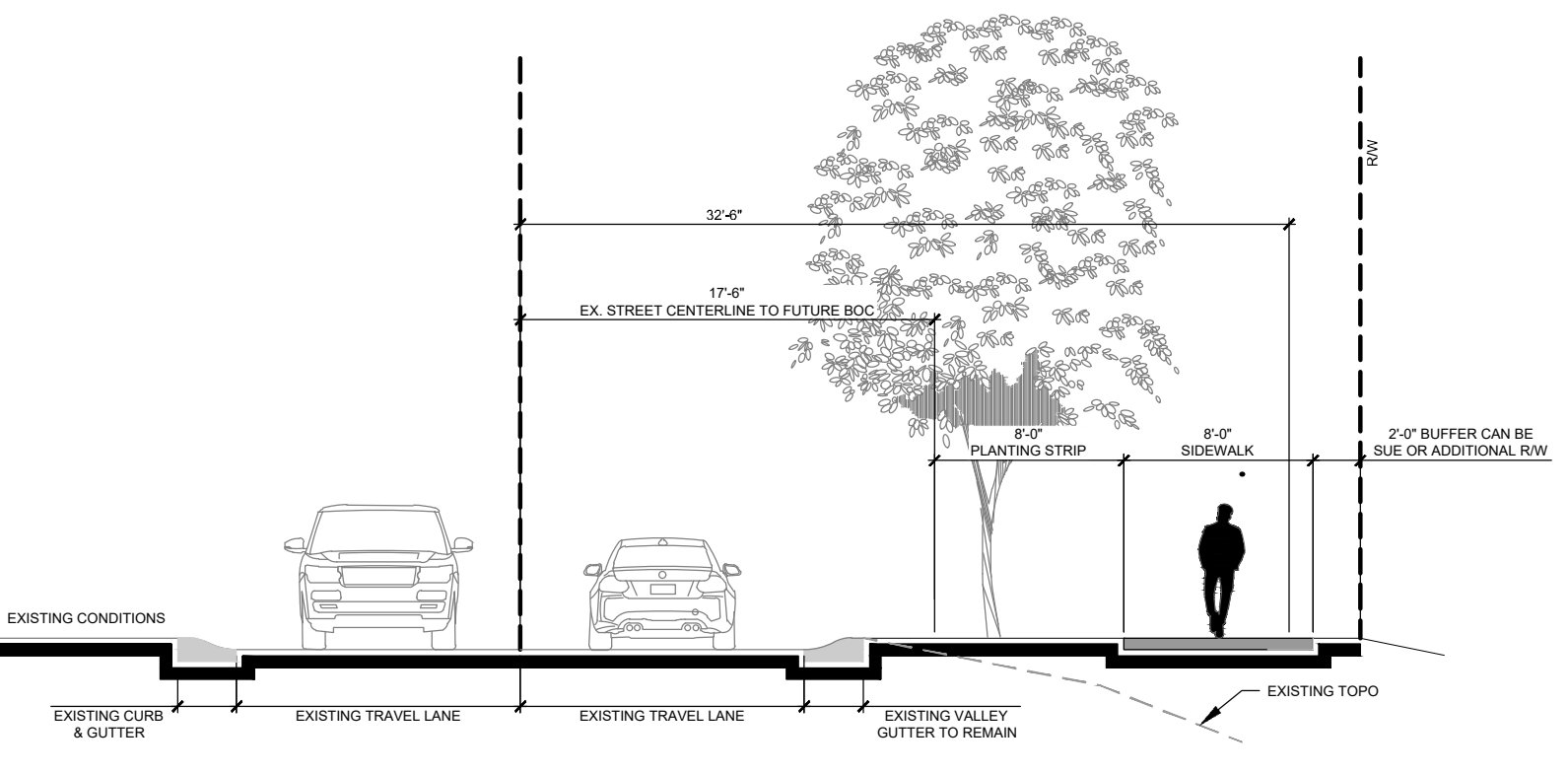
**B** NEW PUBLIC STREET A  
CLDSM - CITY OF CHARLOTTE STANDARD DETAIL REV. 23 N.T.S.

**C** W SUMMIT AVE SECTION  
1/8" = 1'-0"

2



**D** MERRIMAN AVE SECTION  
1/8" = 1'-0"



**E** SPRUCE ST. SECTION  
1/8" = 1'-0"

REZONING  
PETITION NO.  
RZP-2026-024

KEY MAP

SEAL

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XXXXX XXXXXXXX ### 5/8/26  
ENGINEER REG.# DATE

**NOT FOR  
CONSTRUCTION**

**601 W SUMMIT  
AVE REZONING**

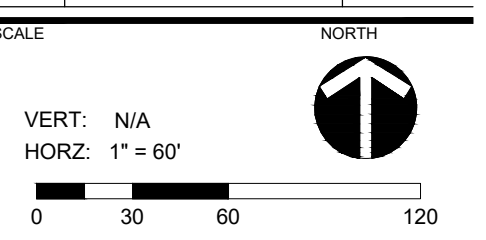
LEGACY REAL ESTATE ADVISORS,  
LLC

601 W SUMMIT AVE  
CHARLOTTE, NC 28203

LANDDESIGN PROJ.# 1024095

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	03-16-2026
2	REZONING SUBMITTAL 2	05-11-2026



METES & BOUNDS

SHEET NUMBER  
**RZ-06**

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S63°14'15"W	45.44'
L2	S80°35'46"W	52.05'
L3	S58°39'47"W	51.85'
L4	N74°16'26"E	10.01'
L5	S55°56'42"W	55.12'
L6	S34°03'18"E	4.84'
L7	S34°03'18"E	4.84'
L8	S55°56'42"W	50.11'
L9	N34°10'13"W	9.67'
L10	S34°09'58"E	4.27'

CURVE TABLE:

CURVE	RADIUS	ARC	BEARING	CHORD
C1	430.00'	33.81'	N50°20'59"W	33.80'
C2	305.00'	189.26'	N35°23'39"W	186.24'
C3	377.78'	289.23'	N38°11'37"W	282.21'
C4	495.00'	237.73'	N74°26'12"W	235.45'
C5	573.69'	242.91'	N89°56'12"E	241.10'
C6	151.66'	26.46'	N83°01'11"E	26.43'
C11	643.00'	231.42'	S70°17'08"W	230.17'
C12	1042.87'	374.68'	S70°18'13"W	372.66'
C13	2648.55'	295.03'	N88°31'50"E	294.88'

