ILLUSTRATIVE PLAN

OVERALL ILLUSTRATIVE VIEW

SCALE: 1" = 50'
0 25' 50' 100'

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

CLIENT/OWNER
TRUE HOMES, LLC
2649 BRECONRIDGE CENTER DRIVE,
MONROE, NC 28110
704-238-1229

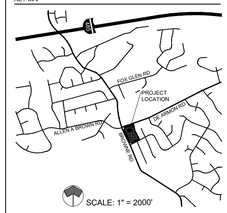
SURVEYOR

WETLANDS

GEOTECH

FEMA

KEY MAP



SCALE: 1" = 2000'

PROJECT
DEARMON TOWNHOMES

11803 BROWNESTONE VIEW DRIVE,
CHARLOTTE, NC 28269

PROJECT NUMBER
22026

DATE
02/26/2026

ISSUED FOR
STAFF REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

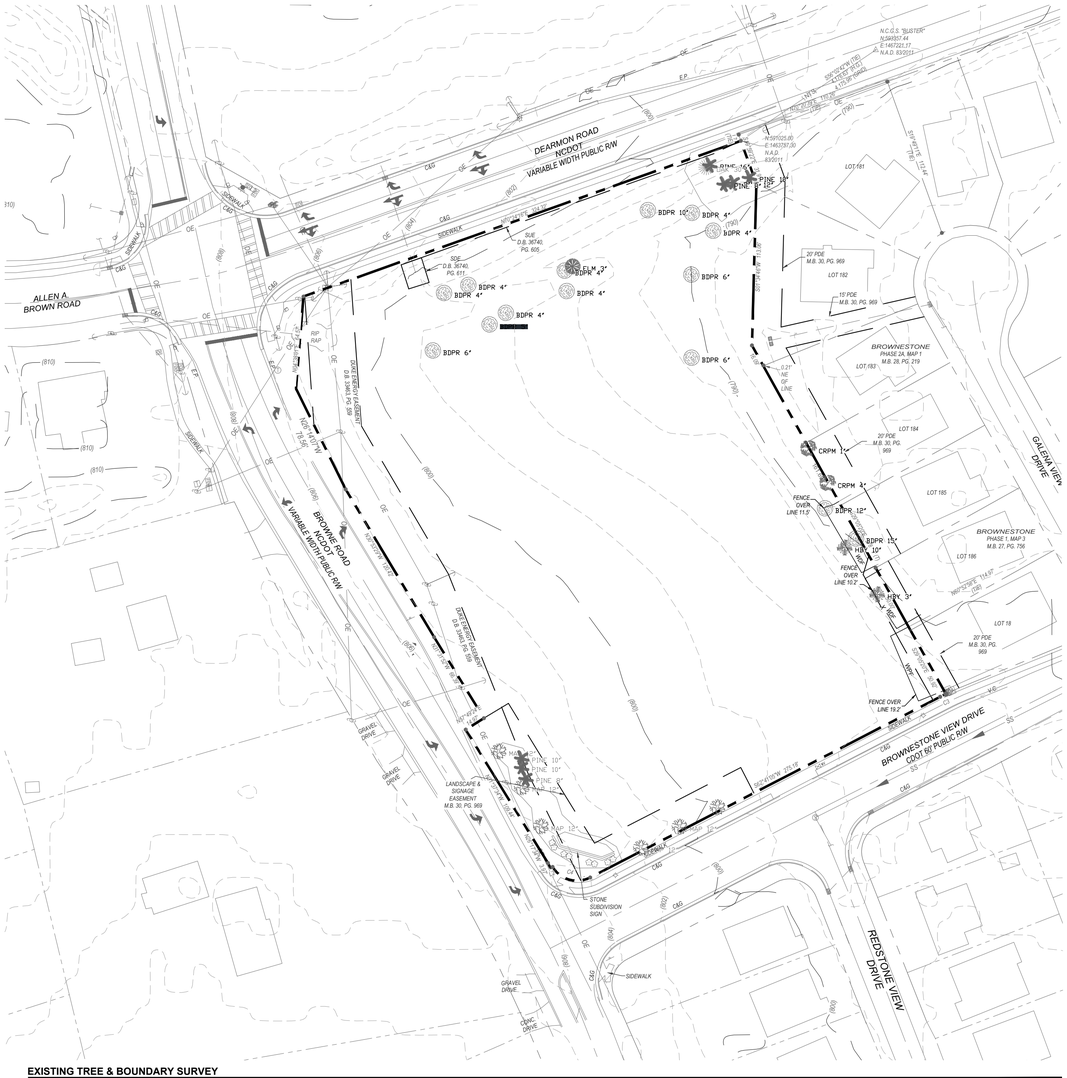
PROJ. MANAGER: JMM
DRAWN BY: HY, JMM
CHECKED BY: HN

SEAL

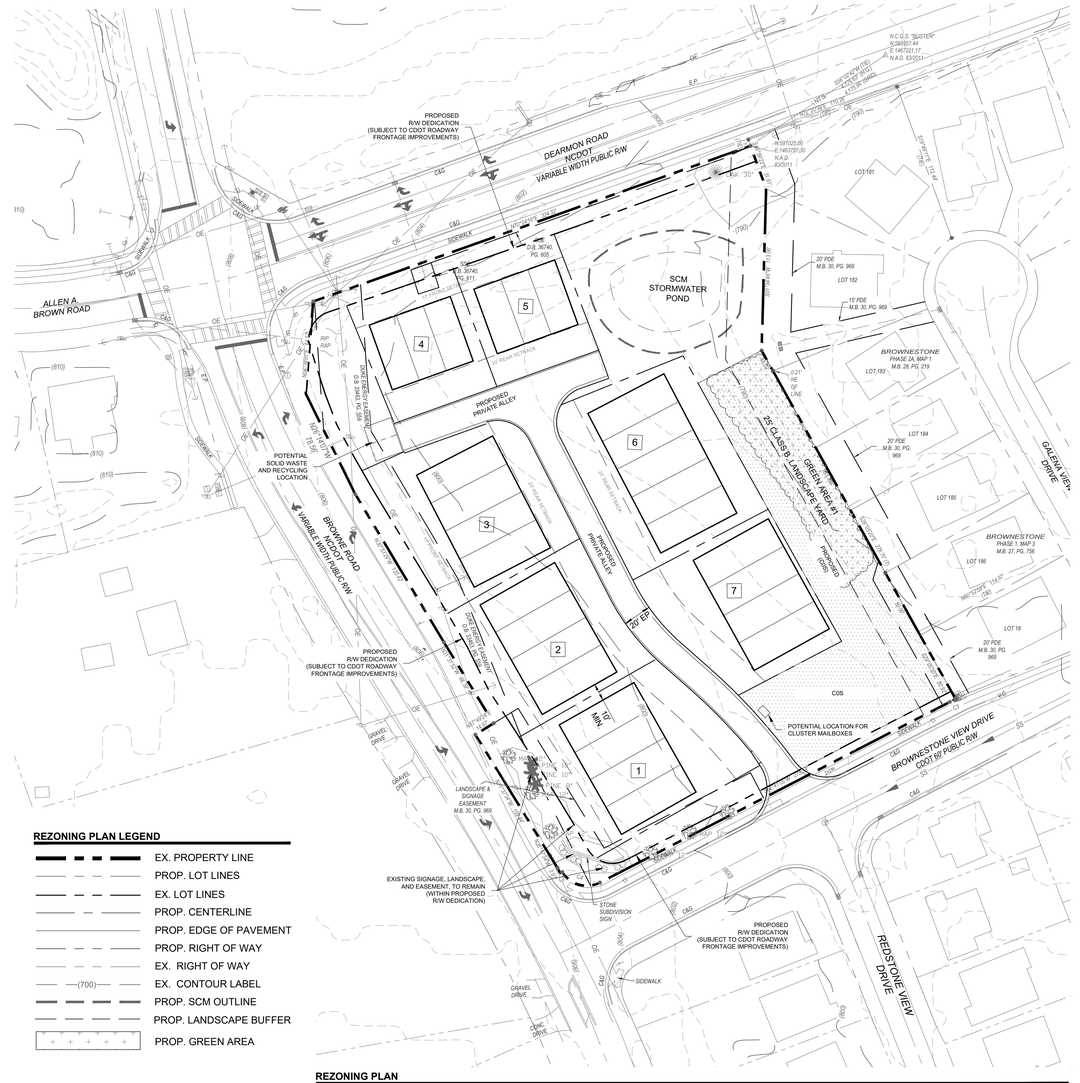
SCALE
AS INDICATED

DRAWING
ILLUSTRATIVE REZONING PLAN
PETITION RZP-2026-014

RZ-1.0



EXISTING TREE & BOUNDARY SURVEY



REZONING PLAN

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
- (700) EX. CONTOUR LABEL
- PROP. SCM OUTLINE
- PROP. LANDSCAPE BUFFER
- PROP. GREEN AREA

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

1. DEVELOPMENT DATA TABLE
   - A. SITE ACREAGE: ± 3.07 AC.
   - B. TAX PARCELS: 02-771-201
   - C. EXISTING ZONING: (INCLUDING OVERLAYS AND VESTING): B-1 (CD), PETITION #2005-129
   - D. PROPOSED ZONING: N1-F (CD).
   - E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: 27 UNITS (TRIPLEXES, QUADRAPLEXES, TOWNHOMES) ON SUBLOTS.
   - F. RESIDENTIAL DENSITY: 8.79 DU PER AC.
   - G. FLOOR AREA RATIO: MAXIMUM BUILDING COVERAGE = 50%
   - H. MAXIMUM BUILDING HEIGHT: 48'
   - I. MAXIMUM NUMBER OF BUILDINGS: 7
   - J. NUMBER AND/OR RATIO OF PARKING SPACES: MINIMUM OF 1.5 OFF-STREET PARKING SPACES PER DWELLING UNIT = 41 REQUIRED OFF STREET PARKING SPACES
   - K. 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.
2. GENERAL PROVISIONS:
   - A. 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").
   - 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 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.
   - C. 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 DONT 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.
   - D. 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.
   - E. 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.
3. OPTIONAL PROVISIONS: N/A
4. PERMITTED USES
   - A. THE SITE MAY BE DEVELOPED WITH UP TO 27 SINGLE FAMILY ATTACHED UNITS ON SUB-LOTS 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.
5. TRANSPORTATION:
   - A. ACCESS TO THE SITE WILL BE FROM BROWNESTONE VIEW DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
   - B. 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.
   - C. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
   - D. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
   - E. 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.
   - F. 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.
   - G. 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.
   - 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 MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
   - I. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
   - J. 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.
   - K. TO OBTAIN A STREET AND PEDESTRIAN LIGHTING RECOMMENDATION, THE PETITIONER SHOULD VISIT THE FOLLOWING LINK: HTTPS://CHARLOTTENC.GOV/TRANSPORTATION/PROGRAMS/PAGES/STREETLIGHTING.ASPX.
6. ARCHITECTURAL STANDARDS
   - L. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OR 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.
   - M. FENCE/WALL 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, WROUGHT IRON, ALUMINUM OR STEEL DESIGNED TO SIMULATE WROUGHT IRON, VINYL, CHAIN LINK (FENCE SLATS ARE PROHIBITED.)
   - N. USABLE PORCHES AND STOOPS. WHEN PROVIDED, 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, SHALL BE COVERED. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.
   - O. ALL CORNER END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL RECEIVE A CORNER TREATMENT (I.E. ENHANCED ARCHITECTURAL ELEMENTS.)
   - P. GARAGE DOOR HARDWARE WILL BE PROVIDED.
7. STREETSCAPE AND LANDSCAPING:
   - A. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
   - B. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN.
   - C. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE, IF UTILIZED, SHALL BE SCREENED FROM VIEW UTILIZING FENCING.
8. ENVIRONMENTAL FEATURES.
   - A. 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 AREAS SHOWN ON THIS REZONING PLAN ARE POTENTIAL AREAS, AND NO AREA SHOWN INCLUDING SHAPE/SIZE/LOCATION) IS REQUIRED. PER ARTICLE 20.15, GREEN AREA OPTIONS INCLUDE ON-SITE TREESAVE, NEW PLANTING, AND PAYMENT -IN-LIEU.
   - B. 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.
   - C. 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.
9. PARKS, GREENWAYS, AND OPEN SPACE.
   - A. 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.
10. FIRE PROTECTION. PER CODE.
11. SIGNAGE. N/A
12. LIGHTING.
   - A. 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.
   - B. LOCATION AND HEIGHT OF SPECIAL LIGHTING: FREE STANDING LIGHTING ON THE SITE WILL BE LIMITED TO 26 FEET IN HEIGHT.
13. PHASING. THIS PROJECT MAY BE DEVELOPED AS PHASES.
14. OTHER.
   - A. 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.
   - B. UNDERGROUND UTILITIES: ALL SUBDIVISION PROPOSED UTILITIES TO BE UNDERGROUND.
   - C. 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 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.

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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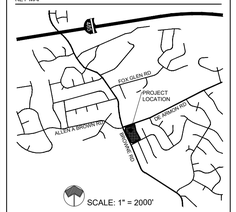

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RZ-2.0

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