

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Blue Heel Development ("Applicant") for an approximately 9.8 acre site located along Price Lane, south of the Billy Graham Parkway. This site is depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site"). The Rezoning Site is comprised of Tax Parcel No. 14314102 and 14314103.
- B. The development and use of the Rezoning Site will be governed by the Rezoning Plan, these Development Standards and 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 UR-2 zoning classification shall govern.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Rezoning Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Rezoning Site may only be devoted to a residential community containing a maximum of 90 dwelling units and to any incidental or accessory uses relating thereto that are permitted in the UR-2 zoning district.
- B. Development of the Rezoning Site shall generally comply with the dimensional standards of the UR-2 zoning district set out in the Ordinance and the dimensional standards set out in the Site Data table.
- C. The residential community to be located on the Rezoning Site shall be subject to a Declaration of Covenants,

Conditions and Restrictions that will be recorded in the Mecklenburg County Registry (the "Covenants"). The Covenants shall, among other things, require the establishment of a mandatory homeowner's association for the residential community.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the City of Charlotte.
- B. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

4. ARCHITECTURAL STANDARDS

- A. The maximum height of any one-family attached dwelling unit constructed on the Rezoning Site shall be 35 feet.
- B. The primary exterior building materials for the one-family attached dwelling units to be constructed on the Rezoning Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, cementitious siding, and vinyl.
- C. EIFS or masonite may not be used as an exterior building material on the one-family attached dwelling units to be constructed on the Rezoning Site.
- D. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 12 inches.
- E. 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.
- F. Usable porches and stoops shall form a predominant feature of the building design and be located on the front of the building. Usable front porches should be covered and be at least 4 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

- G. All corner/end units that face a public or private street should have windows, a bay window, etc. on 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.
- H. Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the porch and will provide carriage style doors and windows for the garage doors.
- I. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.
- J. All units will use roll out carts.

5. STREETSCAPE AND LANDSCAPING

- A. A 10' Class C buffer as measured from the northern property line will be provided as generally depicted on the Rezoning Plan.

6. ENVIRONMENTAL FEATURES

- A. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- B. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- C. 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.
- D. This site will comply with the Tree Ordinance.
- E. The existing trees located within those portions of the Rezoning Site that are designated as Tree Preservation Areas on the Rezoning Plan shall be preserved. Notwithstanding the foregoing, dead and diseased trees may be removed from these Tree Preservation Areas. Supplemental trees and shrubs may be planted in these tree preservation areas. Supplemental plantings of trees, shrubs or vegetation within the Conservation

Easement must be approved by the City of Charlotte Storm Water Services. Any removal of trees, shrubs or vegetation within the Conservation Easement must be approved by the City of Charlotte Storm Water Services.

- F. The Tree Preservation Areas shall be designated as such on the plat(s) to be recorded for this residential community.
- G. The Conservation Easement does not allow any construction, grading, mowing or clearing activities within the easement limits and is to be left in a natural state. Public trails may be allowed. The location, material and size of any public trails must be approved by the City of Charlotte Storm Water Services.
- H. Dedication and fee simple conveyance of all ROW before site's first building certificate of occupancy is issued.

7. SIGNS

- A. All signs installed on the Rezoning Site shall comply with the requirements of the Ordinance.

8. LIGHTING

- A. Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

9. BINDING EFFECT OF THE REZONING APPLICATION

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Rezoning Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Rezoning Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.



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- C. EPS or polystyrene may not be used as an exterior building material on the one-family attached dwelling units to be constructed on the Rezoning Site.
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Address: 4842 Price Lane
Charlotte, NC 28278

Tax Parcel Number: 14314102 & 14314103

Zoning Classification: R-4

Proposed Zoning: UR-2 (CD)

Total Site Area: +/- 9.8 acres (430,246 SF)

Area to be Dedicated to R/W: 17,506 SF

Project Area: 9.5 acres

Existing Uses:	Vacant
Proposed Use:	For sale Townhomes
Proposed Units:	+/- 85
Proposed Density:	8.9 DUA
Tree Save Required:	15% (1.43 ac)
Tree Save Provided:	20.2% (+/- 1.92 ac.)
PCSO Open Space Required:	17.5%
PCSO Open Space Provided:	17.5%
Proposed Floor Area Ratio:	As allowed in the UR-2 zoning district
Maximum Building Height:	As allowed in the UR-2 zoning district

41' R/W centerline
Proposed R/W



