



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 Pine 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 Parcel No. 1431.4102 and 1431.4103.
 - 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,

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.
- CHIEFCEUTURAL 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 masonry may not be used as an exterior building material on the one-family attached dwelling units to be constructed on the Rezoning Site.

5. Streetscape and Landscaping

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

6. Environmental Features

- A. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- 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

7. SIGNS

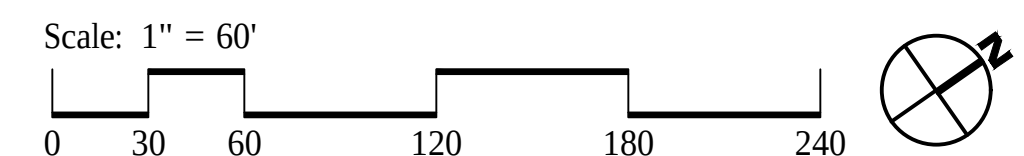
- ## 8. LIGHTING

- ## 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 the Development Standards, the term "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.

Address:	4842 Price Lane Charlotte, NC 28278
Tax Parcel Number:	14314102 & 14314103
Zoning Classification:	R-4
Proposed Zoning:	UR-2 (CD)
Project Site Area:	+/- 9.8 acres
Existing Uses:	Vacant
Proposed Use:	Townhomes
Proposed Units:	+/- 85
Proposed Density:	8.5 DUA
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
 36' R/W centerline
 Alley Centerline
 Proposed R/W

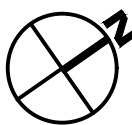
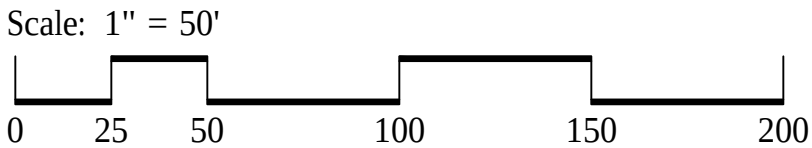
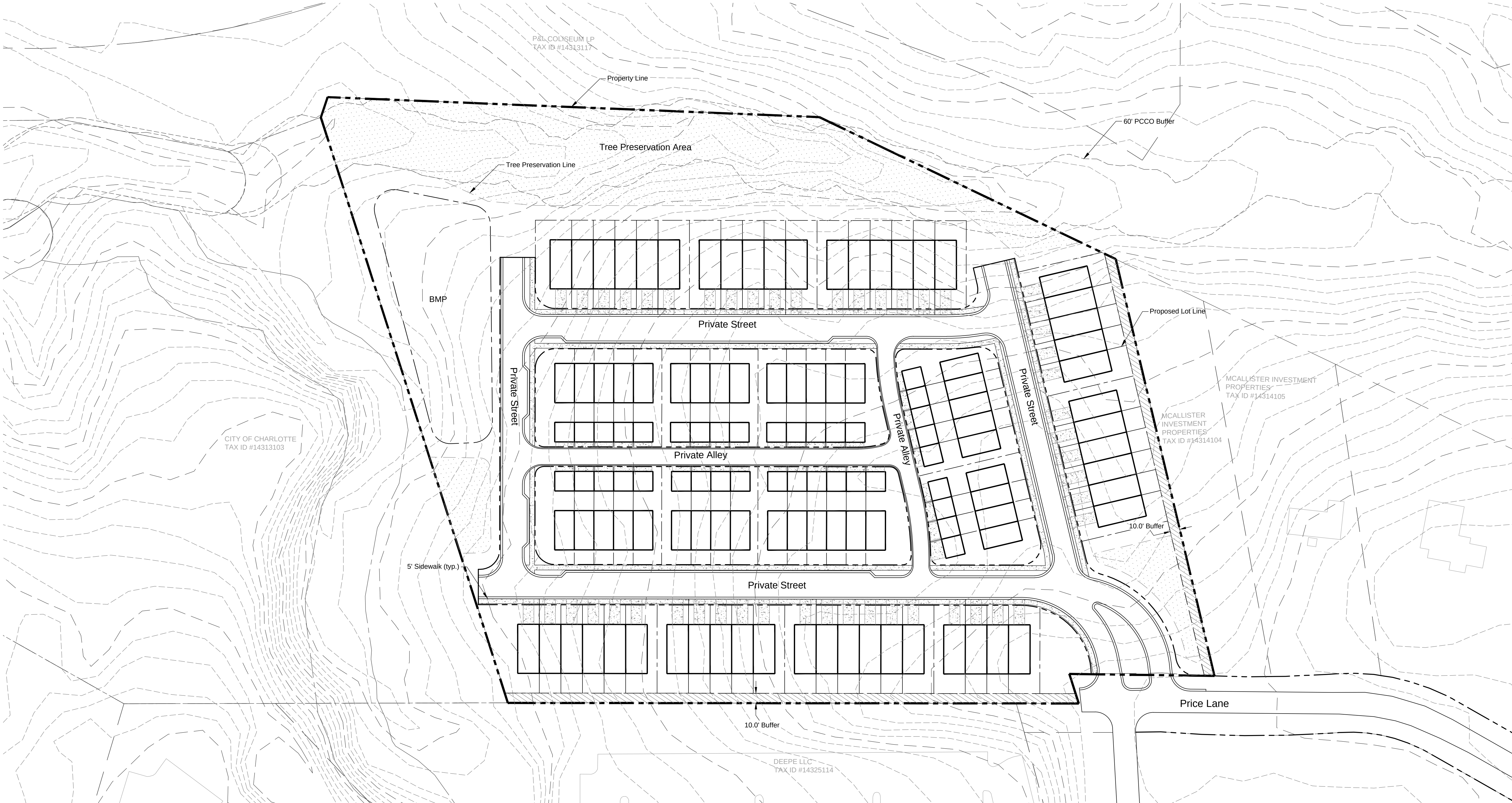




Vicinity Map
not to scale

Legend

- 20'x40' Townhome
- 22'x50' Townhome



JOB NO: 65119776
DATE: 04/04/18
SHEET
RZ-2

Price Lane
City of Charlotte, North Carolina
Rezoning Site Plan
Petition #2018-

DESIGN BY:	DATE:
DesignXXX	MM/DD/YY
DRAWN BY:	
DrawnXXX	MM/DD/YY
CHECKED BY:	
CheckXXX	MM/DD/YY
APPROVED BY:	
ApprXXX	MM/DD/YY

REVISIONS:	REV	REVISION	DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

Blue Heel Development
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ClientAddress2
ClientAddress3

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