

**EDGEHILL VALLEY, LLC, PETITIONER
REZONING PETITION NO. 2026-016
TIER 1 DEVELOPMENT STANDARDS
May 11, 2026**

Development Data Table

--Acreage:	± 1.882 acres
--Tax Parcel Nos.:	153-032-01 and 153-032-02 (the "Site")
--Existing Zoning:	N2-B
--Proposed Zoning:	N2-C (CD)
--Existing Use:	Multi-Family Stacked Dwelling Units
--Proposed/Permitted Uses:	See Below

- A. **Zoning District/Ordinance.** The development and use of the Site will be governed by the applicable provisions of the City of Charlotte Unified Development Ordinance (the "**Ordinance**"). Unless these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-C zoning district shall govern the development and use of the Site.
- B. **Permitted Uses.** Subject to the limitations set out below, the Site may only be devoted to a residential community containing a maximum of 225 multi-family stacked dwelling units, together with any incidental or accessory uses and structures associated therewith that are permitted under the Ordinance in the N2-C zoning district. Incidental and accessory structures and uses may include, without limitation, structured parking facilities and amenities for the residents.
- C. **Maximum Building Height.** The maximum height of any building located on the Site shall be 85 feet with a bonus pursuant to Section 16.3 of the Ordinance.
- D. **Vehicular Access.** Vehicular access to the Site shall be from Edgehill Road North and/or Edgehill Road South.
- E. **Transportation.** Petitioner shall construct all transportation improvements along the Site's public street frontages that are required under Part X of the Ordinance (Subdivision Streets Other Infrastructure).
- F. **Conditions.** The only conditions imposed on the development and use of the Site under this Rezoning Application are those conditions set out in paragraphs B, C, and D above.
- G. **Amendments.** Future amendments to these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Article 37 of the Ordinance.

H. Binding Effect of the Rezoning Documents and Definitions.

- (1) If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- (2) Throughout these Development Standards, the term “Petitioner” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.