

**EDGEHILL VALLEY, LLC, PETITIONER
REZONING PETITION NO. 2026-016
TIER 1 DEVELOPMENT STANDARDS
September 14, 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 215 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.

A minimum of 5 of the multi-family stacked dwelling units constructed on the Site shall maintain monthly rents that are income restricted to households earning 90% or less of the area median income for a period of not less than 15 years from the date of the issuance of the first certificate of occupancy for the building in which such dwelling units are located.

- C. **Multi-Family Stacked Dwelling Unit Mix.** A mixture of studio, 1-bedroom, 2-bedroom and 3-bedroom multi-family stacked dwelling units shall be provided on the Site. The ultimate number of each type of dwelling unit shall be determined by Petitioner.
- D. **Maximum Building Height.** Subject to the limitation set out in subparagraph 3 below, the maximum height of any building located on the Site shall not exceed the more restrictive of the two standards set out in subparagraphs 1 and 2 below.
1. A maximum height of 79 feet as measured under the Ordinance.

2. A maximum height of 75 feet as measured from the average grade of the proposed sidewalk located along the Site's frontage on Queens Road.
 3. Notwithstanding the provisions of subparagraphs 1 and 2 above, building height shall not exceed 65 feet unless a height bonus is obtained pursuant to Section 16.3 of the Ordinance.
- E. **Vehicular Access.** Vehicular access to the Site shall be from Edgehill Road North and/or Edgehill Road South.
- F. **Donation to Mecklenburg County.** Prior to the issuance of the first certificate of occupancy for the new building constructed on the Site, Petitioner shall pay the sum of ten thousand dollars (\$10,000.00) to Mecklenburg County to be used by Mecklenburg County for future improvements to Edgehill Park. The specific improvements to be made to Edgehill Park by Mecklenburg County shall be determined by Mecklenburg County.
- G. **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).
- H. **Pedestrian Improvements.** Subject to the approval of CDOT and any other governmental agencies, Petitioner shall install the pedestrian improvements set out below.
1. Intersection of Edgehill Road North and Brunswick Avenue
 - (a) Provide ADA ramps and crosswalks.
 2. Intersection of Edgehill Road North and Queens Road
 - (a) Provide upgraded ADA ramps and crosswalks.
 - (b) New sidewalk/upgraded connection to Edgehill Park, and signal updates for pedestrian crossings.
 - (c) New crosswalk and ADA ramp to Edgehill Park.
 3. Intersection of Edgehill Road South and Brunswick Avenue
 - (a) Provide ADA ramps and crosswalks.
 4. Intersection of Edgehill Road South and Queens Road
 - (a) Provide upgraded ADA ramps and crosswalks.

In the event that Petitioner cannot obtain all approvals and permits required to construct one or more of the pedestrian improvements set out above, then Petitioner shall have no obligation to construct the pedestrian improvement or improvements for which the approvals and permits cannot be obtained.

- I. **Conditions.** The only conditions imposed on the development and use of the Site under this Rezoning Application are the conditions set out herein.
- J. **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.
- K. **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.