

VICINITY MAP

I. GENERAL PROVISIONS

- a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by BlueHeel Development, LLC (the "Petitioner") to accommodate a townhome community on the 9.34 ac
b. Development and use of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site.
d. 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.

II. PERMITTED USES, MAXIMUM DEVELOPMENT & LIMITATIONS

- a. The Site may be developed with up to 90 single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed 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 noted in the Site Data table.

III. TRANSPORTATION

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placement(s) and configuration(s) of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT and/or City of Charlotte for approval.
b. The maximum number of access points on Price Lane shall be two (2).
c. Parking for each unit will be provided via internal garage and driveway area.
d. The Petitioner shall construct a minimum of six (6) foot wide planting strip and five (5) foot wide sidewalk along the Site's frontage of Price Lane as generally depicted on the Rezoning Plan.
e. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.

IV. ARCHITECTURAL STANDARDS

- a. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), stucco, cementitious siding, and vinyl.
b. Prohibited Exterior Building Materials: EIFS or masonry.
c. All residential entrances 15 feet of the public sidewalk must be raised from the average sidewalk grade twelve (12) to twenty-four (24) inches.
d. 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 units a flat roof architectural style is employed.
e. Corner/end units fronting public streets shall have enhanced side elevations with entry doors and stoops.
f. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, changes in materials, and/or architectural design elements.
g. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.
h. Townhouse buildings will be limited to six (6) individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front wall of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim or materials).
i. The Petitioner shall establish Homeowners Association documents or similarly binding documentation to require roll-out container use for trash and recycling rather than a common dumpster for the Site.

V. SETBACKS, OPEN SPACE, BUFFERS AND SCREENING

The Petitioner shall comply with Ordinance requirements for usable common open space and/or 400 square feet of private open space per subplot, as required.

VI. FIRE

The Petitioner shall comply with the Fire Code, fire access road and fire hydrant location requirements.

VII. ENVIRONMENTAL FEATURES

- a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
b. The location, size and type of storm water management systems 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.

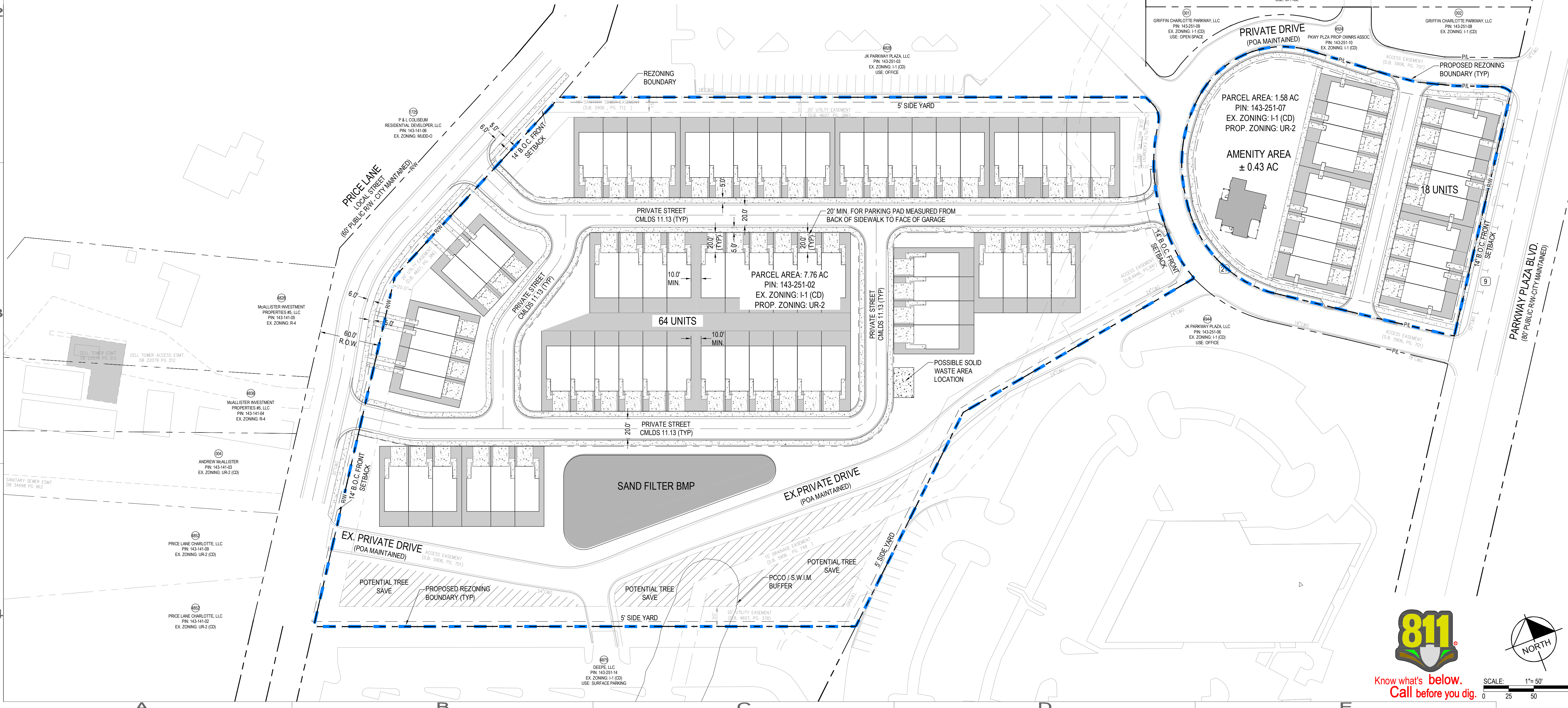
VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.
b. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner(s) of any part of the Site from time to time who may be involved in any future development thereof.

DEVELOPMENT SUMMARY

Table with 2 columns: Category and Value. Includes Overall Project Area (1.58 + 7.76 = ±9.3 AC), Rezoning Site Area (1.58 + 7.76 = ±9.3 AC), Project Tax Parcel ID (143-251-02, 143-251-07), Existing Zoning (I-1 (CD)), Proposed Zoning (UR-2), Existing Uses (VACANT), Proposed Uses (SINGLE-FAMILY ATTACHED (TOWNHOMES)), Proposed Development (90 UNITS (82 SHOWN)), Max. Building Height (45 FT PER ORDINANCE STANDARDS), Open Space (AS REQUIRED PER ORDINANCE STANDARDS), Parking (AS REQUIRED PER ORDINANCE STANDARDS).

Client information for Blue Heel Development, 9606 Bailey Road, Suite 265, Cornelius, NC 28031. Includes logo and contact details.



811 logo with text 'Know what's below. Call before you dig.' and a north arrow pointing upwards.

Project and sheet information table. Includes Project Name (Price Lane Townhomes PHII), Petition Number (2021-XXX), Sheet Number (RZ-01), and a revision table with columns for REV., DATE, and DESCRIPTION.