

Clanton Presbyterian Church
 D.B. 13955, PG. 797
 Lot 4 to 6, Block 3
 York Road Park
 M.B. 5, PG. 392
 PIN: 149-025-02
**CURRENT ZONING: R-8
 (NON-RESIDENTIAL USE)**

NBS MONT. "MCDONELL"
 NC GRID NAD83
 N:541,237.30
 E:1,452,816.02
 ELEVATION=681.80'

Charles Jonas Hwy Properties
 LLC
 D.B. 33630, PG. 377
 Lot 9, Block 3
 York Road Park
 M.B. 5, PG. 392
 PIN: 149-025-05
**CURRENT ZONING: UR-2(CD)
 (MULTI-FAMILY USE)**

DEVELOPMENT DATA:
 SITE AREA : 0.6525 AC
 SITE ADDRESS: 4029 - 4101 S. TRYON STREET
 TAX ID: 14902504, 14902503
 CURRENT ZONING: R-8
 PROPOSED ZONING: UR-2(CD)
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: SEE PERMITTED USES IN DEVELOPMENT STANDARDS NOTES
 NUMBER OF RESIDENTIAL UNITS: SEE DEVELOPMENT STANDARDS NOTES
 MAXIMUM BUILDING HEIGHT : SEE DEVELOPMENT STANDARDS NOTES
 PARKING REQUIREMENTS: PER THE ORDINANCE

DEVELOPMENT STANDARDS
 December 23, 2019

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Boulevard Real Estate Advisors, LLC (the "Petitioner") to accommodate the development of an approximately 0.6525 acre site located on the northeast corner of the intersection of South Tryon Street and East Cama Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 149-025-03 and 149-025-04.
2. Development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. 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 the development and use of the Site.
4. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints depicted on the Rezoning Plan are schematic in nature 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.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

1. The Site may be devoted to any use or uses permitted by right or under prescribed conditions in the UR-2 zoning district and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
2. No building may be located within the side yard or the rear yard.

C. Transportation

1. Vehicular access to the Site may be from East Cama Street and/or South Tryon Street at the option of the Petitioner and subject to the approval of the Charlotte Department of Transportation and/or the North Carolina Department of Transportation. The locations of the vehicular access points shall be determined during the permitting process.
2. Internal sidewalks and pedestrian connections shall be provided on the Site as required under the Ordinance.
3. The location of parking on the Site shall be governed by the terms of the Ordinance.

D. Architectural Standards

1. The maximum height of any building on the Site shall be governed by the terms of the Ordinance. Notwithstanding the foregoing, the maximum height of any building on the Site (or a portion of any building) located within 20 feet of the eastern boundary line of the Site shall be 50 feet as measured under the Ordinance.
2. The primary exterior building materials for any building constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
3. Vinyl, EIFS or masonry may not be used as an exterior building material on any building constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

E. Streetscape and Landscaping

1. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontages on South Tryon Street and East Cama Street.
2. The sidewalks described above, or portions thereof, may be located in a sidewalk utility easement.

F. Lighting

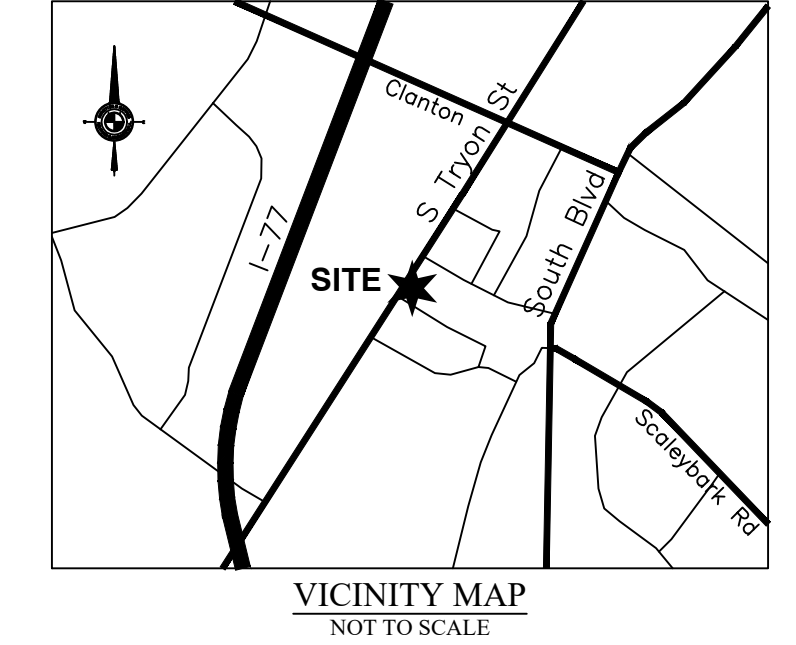
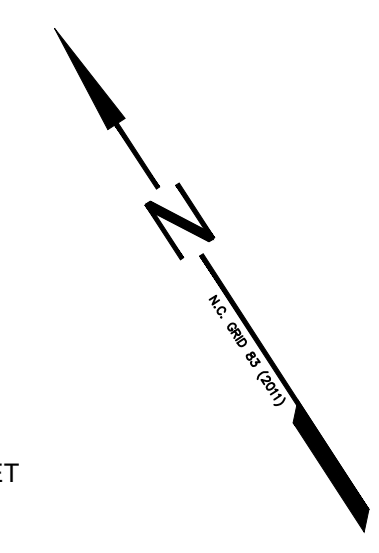
1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, private streets/private alleys and sidewalks, walkways and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.

G. Environmental Features

1. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater 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 and the Rezoning Plan 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.



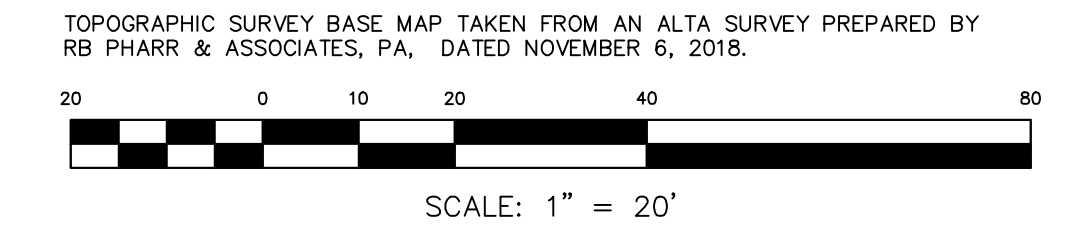
PROJECT NUMBER	DATE
DESIGNED BY	REV.
DRAWN BY	SCALE
CHECKED BY	PROJECT NUMBER
IN CHARGE	TITLE
FILE NAME	DATE

GEOSCIENCE GROUP
 Incorporated
 500-K Clanton Road
 Charlotte, NC 28217
 (704) 525-2003
 NC PIN: USDRNE-F-0884(09)
 NC PIN: USDRNE-C-276(L)

**4029 - 4101 SOUTH TRYON
 CHARLOTTE, NORTH CAROLINA**

TECHNICAL DATA SHEET

RZ-1



TOPOGRAPHIC SURVEY BASE MAP TAKEN FROM AN ALTA SURVEY PREPARED BY RB PHARR & ASSOCIATES, PA., DATED NOVEMBER 6, 2018.