

VICINITY MAP

FIRE DEPARTMENT NOTES:

1. Fire department access road shall have a min. 20' unobstructed clear width and shall be capable of supporting 85,000 lbs. If road exceeds 150' in length, an approved turnaround will be provided.
2. For non-sprinkled buildings, fire department must be able to reach 150' to all exterior portions of building.
3. Fire hydrant shall be located within 600' to the most remote point of building as truck travels for all buildings.
4. Townhomes not exceeding 2 stories in height will require a fire flow of 1,500 gpm.

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"). The Rezoning Plan is intended to reflect the maximum development rights, building envelopes, the arrangements and locations of access points.
- 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. At a minimum, an open space amenity area will be provided that includes a picnic shelter with outdoor fire pit and gathering area. However, upon feedback from perspective residents, developer may opt to forgo shelter and provide resident specific programming, i.e. dog park, playground, outdoor workout stations, basketball court, etc.
- e. 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. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

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 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 eight (8) foot wide planting strip and six (6) foot wide sidewalk along the Site's frontage of Parkway Plaza Blvd, 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. If vinyl is used, it will be .042 inches minimum thickness.
- 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 unless a flat roof architectural style is employed.
- e. All units shall have enhanced entry doors and stoops. Corner/end units fronting public streets shall also have enhanced side elevations with entry doors and stoops.
- f. Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- g. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (10) feet on all building levels, including but not limited to doors, windows, awnings, changes in materials, and/or architectural design elements.
- h. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.
- i. Townhouse buildings will be limited to six (6) individual units or fewer.
- j. Units shall be meaningfully differentiated between one another through a variety of methods 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).
- k. 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. However, a solid waste and recycle area is shown on the Rezoning Plan per Ordinance requirements.

- l. Usable porches and stoops shall form a predominant feature of the building design and be located on the front of the building. Usable front porches should be covered and at least 4 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

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.

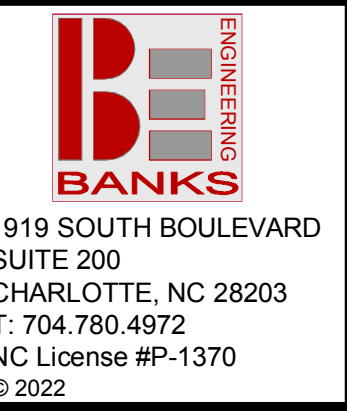
b. The location, size and type of storm water management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural 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

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
REZONING TAX PARCEL ID:	143-251-02, 143-251-07
EXISTING ZONING:	I-1 (CD)
PROPOSED ZONING:	UR-2(CD)
EXISTING USES:	VACANT
PROPOSED USES:	SINGLE-FAMILY ATTACHED (TOWNHOMES)
PROPOSED DEVELOPMENT:	MAXIMUM AMOUNT OF UNITS ALLOWED: 90 ZONING TABLE 9.406(2)(A)
MAX. BUILDING HEIGHT:	40 FT WITH ADDITIONAL HEIGHT ALLOWANCE PER AS REQUIRED PER ORDINANCE STANDARDS
OPEN SPACE:	AS REQUIRED PER ORDINANCE STANDARDS
PARKING:	AS REQUIRED PER ORDINANCE STANDARDS



CLIENT:

**blue heel**  
BLUE HEEL DEVELOPMENT  
9606 DAILEY ROAD, SUITE 285  
CORNELIUS, NC 28031

PROJECT:

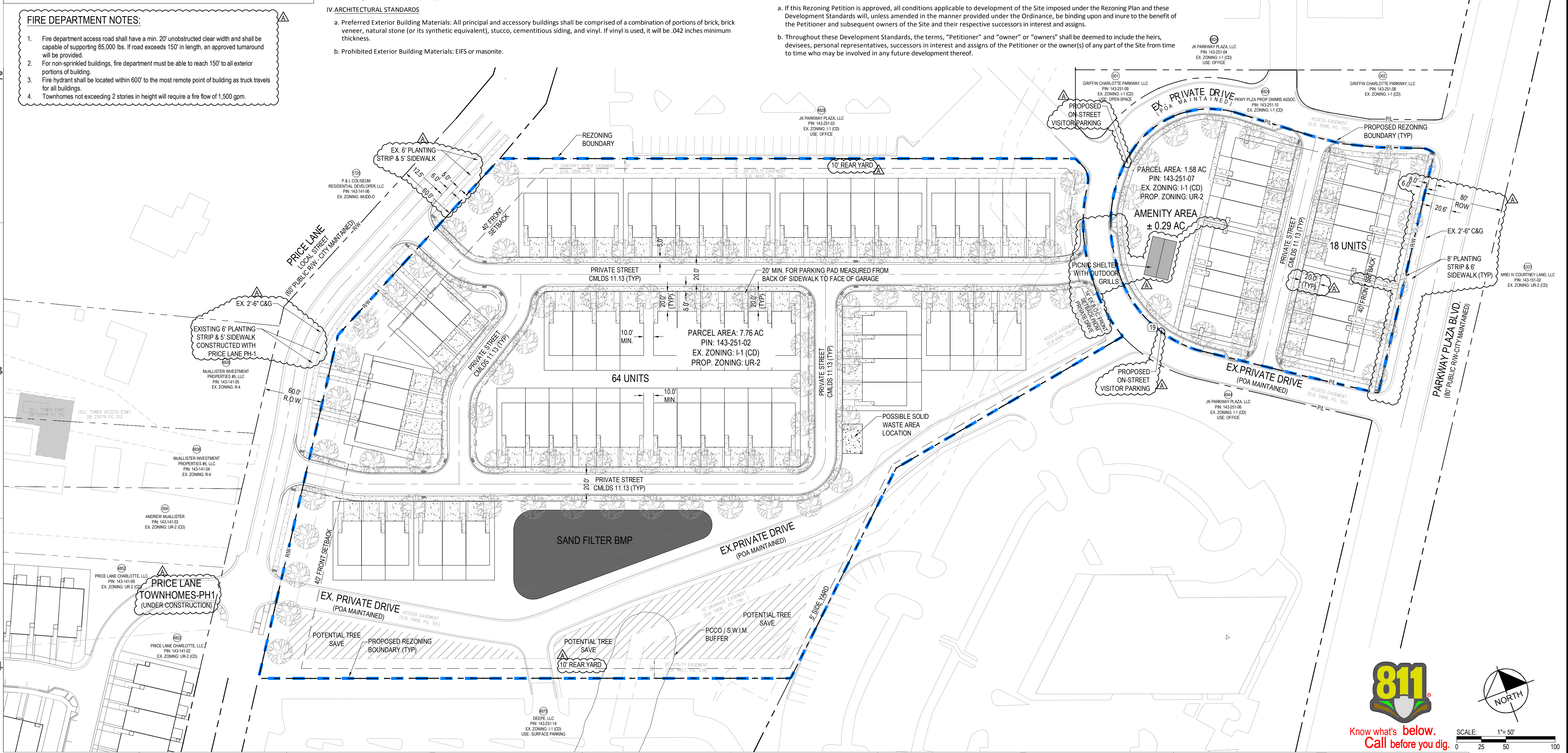
PRICE LANE  
TOWNHOMES PH1  
PETITION 2021-154  
PRICE LANE  
Charlotte, NC 28217

SHEET:

TECHNICAL DATA /  
SCHEMATIC SITE

REV.	DATE	DESCRIPTION
A	01.14.22	Revised per 1st City review comments

RZ-1



**811**  
Know what's below.  
Call before you dig.

SCALE: 1" = 50'

0 25 50 100

NORTH



January 14, 2022 - 9:11am By: Jay Banks

C:\Users\Jay Banks\Desktop\Banks Engineering\BEC PROJECTS\1060\1060 Blueheel Dev\007 Price Lane\Drawings\02 SITE RENDERING.dwg



**BANKS ENGINEERING**  
 1919 SOUTH BOULEVARD  
 SUITE 200  
 CHARLOTTE, NC 28203  
 T: 704.780.4972  
 NC License #P-1370  
 © 2022

**blue heel**  
 BLUE HEEL DEVELOPMENT  
 9606 BAILEY ROAD, SUITE 265  
 CORNELIUS, NC 28031

CLIENT:

PROJECT:  
**PRICE LANE TOWNHOMES PHII**  
 PETITION 2021-154  
 PRICE LANE  
 Charlotte, NC 28217

SHEET:  
**SITE RENDERING**

REV.	DATE	DESCRIPTION
A	01.14.22	Revised per 1st City review comments

DESIGNED: JDB  
 DRAWN:  
 CHECKED:  
 PROJECT: 1060001  
 DATE: 11.05.21

RZ-2

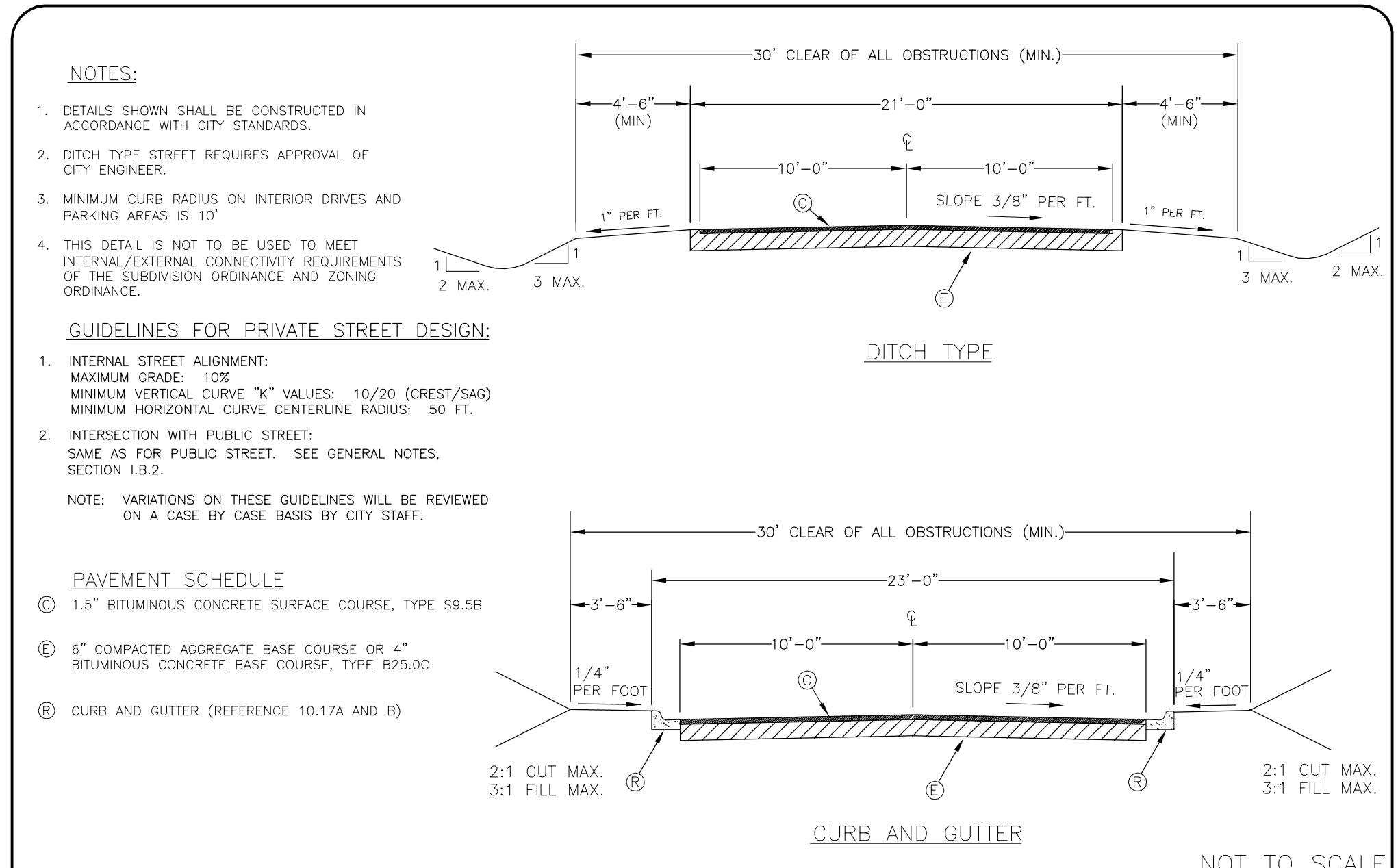


Know what's below.  
 Call before you dig.



SCALE: 1"=50'  
 0 25 50 100





**NOTES:**

1. DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
2. DITCH TYPE STREET REQUIRES APPROVAL OF CITY ENGINEER.
3. MINIMUM CURB RADIUS ON INTERIOR DRIVES AND PARKING AREAS IS 10'.
4. THIS DETAIL IS NOT TO BE USED TO MEET INTERNAL/EXTERNAL CONNECTIVITY REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND ZONING ORDINANCE.

**GUIDELINES FOR PRIVATE STREET DESIGN:**

1. INTERNAL STREET ALIGNMENT:  
 MAXIMUM GRADE: 10%  
 MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST/SAG)  
 MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
2. INTERSECTION WITH PUBLIC STREET:  
 SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION I.B.2.

NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY STAFF.

**PAVEMENT SCHEDULE**

- Ⓒ 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S9.5B
- Ⓔ 6" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0C
- Ⓕ CURB AND GUTTER (REFERENCE 10.17A AND B)

NOT TO SCALE

<p>CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ</p>	PRIVATE STREET TYPICAL SECTIONS				
	<table border="1"> <tr> <th>STD. NO.</th> <th>REV.</th> </tr> <tr> <td>11.13</td> <td>17</td> </tr> </table>	STD. NO.	REV.	11.13	17
STD. NO.	REV.				
11.13	17				

1919 SOUTH BOULEVARD  
SUITE 200  
CHARLOTTE, NC 28203  
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NC License #P-1370  
© 2022

CLIENT:

BLUE HEEL DEVELOPMENT  
9606 BAILEY ROAD, SUITE 285  
CORNELIUS, NC 28031

PROJECT:  
PRICE LANE  
TOWNHOMES PHII  
PETITION 2021-154  
PRICE LANE  
Charlotte, NC 28217

SHEET:  
**DETAILS**

REV.	DATE	DESCRIPTION
A	01.14.22	Revised per 1st City review comments

DESIGNED:	JDB
DRAWN:	
CHECKED:	
PROJECT:	1060001
DATE:	11.05.21

**RZ-3**