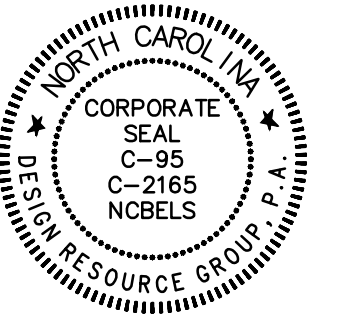




2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
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## REZONING DOCUMENTS

CHARLOTTE, NORTH CAROLINA

**BLACKBURN COMMUNITIES, LLC**  
310 ENTERPRISE DRIVE  
OXFORD, MS 38655

PROJECT #: 926-006  
DRAWN BY: JO  
CHECKED BY: SK

NOVEMBER 4, 2022

## REVISIONS:

4 NOV., 2022 SITE PLAN ADJUSTMENTS

RZ1.00



**SITE DEVELOPMENT DATA:**

**--ACREAGE: ± 11.619 ACRES**

--TAX PARCEL #S: 217-102-08

**--EXISTING ZONING: MX-3 (LLWCA)**

**--PROPOSED ZONING: MX-3 INNOVATIVE (LLWCA) SPA**

**--EXISTING USES: RELIGIOUS INSTITUTION (I.E., CHURCH)**

---**PROPOSED USES:** RESIDENTIAL USES AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MX-3 ZONING DISTRICT AND PER THE INNOVATIVE PROVISIONS, HOWEVER, THE NON-RESIDENTIAL USES WILL BE LIMITED TO B-1 NON-RESIDENTIAL USES AS ALLOWED IN THE MX-3 ZONING AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.

**--MAXIMUM GROSS SQUARE FEET/ UNITS OF DEVELOPMENT:** A MAXIMUM OF 115 DWELLING UNITS (TOWNHOME STYLE UNITS) AND ACCESSORY USES, AND UP TO 14,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, EDGE (TYPE I & II), OFFICE USES, AND PERSONAL SERVICE USES LIMITED TO USES ALLOWED IN B-1 ZONING DISTRICT AND THE MX-3 ZONING DISTRICT BY RIGHT AND UNDER PRESCRIBED CONDITIONS. THE NON-RESIDENTIAL USES WILL NOT OCCUPY MORE THAN 1.8 ACRES OF THE SITE.

**--MAXIMUM BUILDING HEIGHT: PERMITTED BY THE ORDINANCE.**

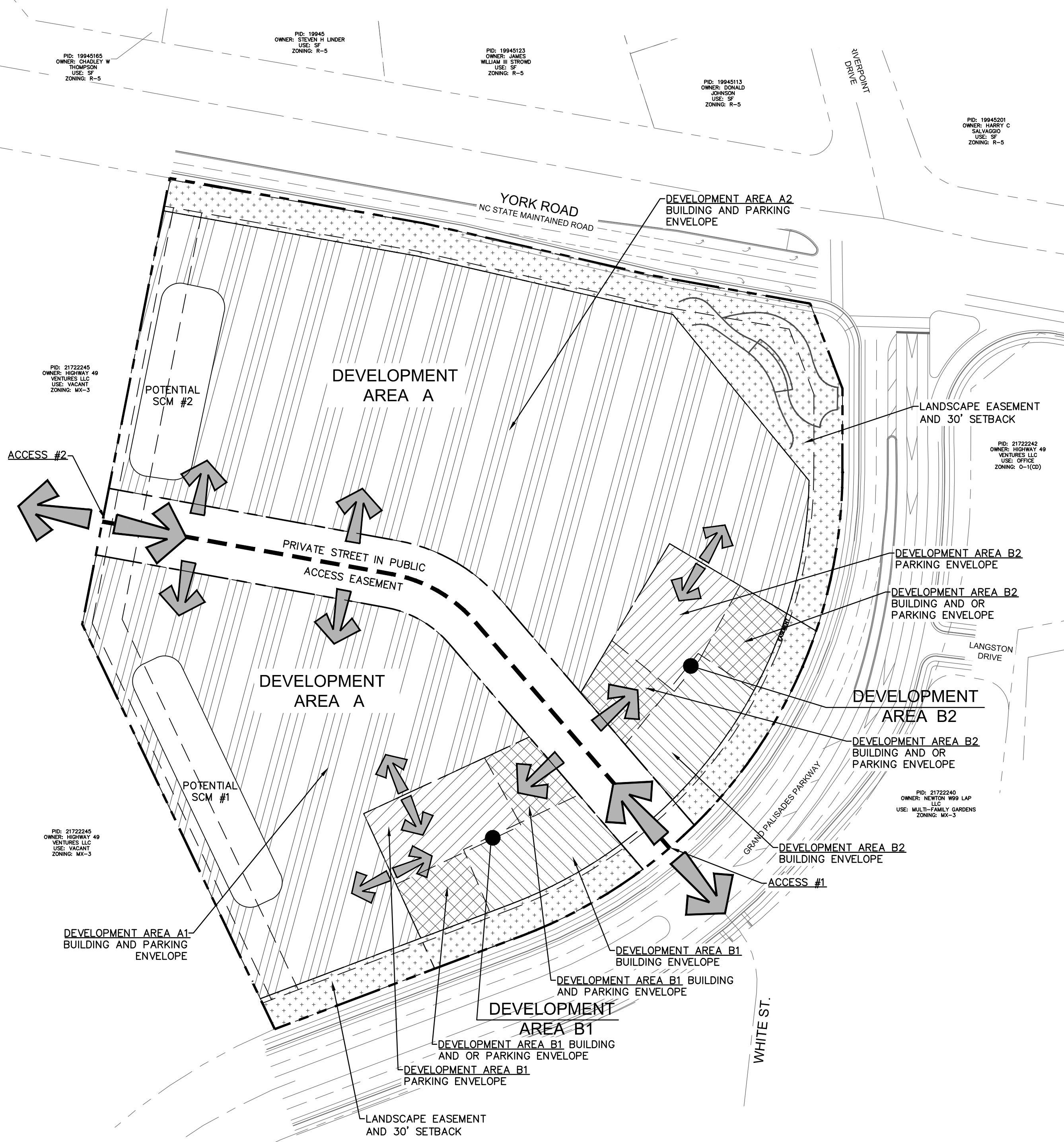
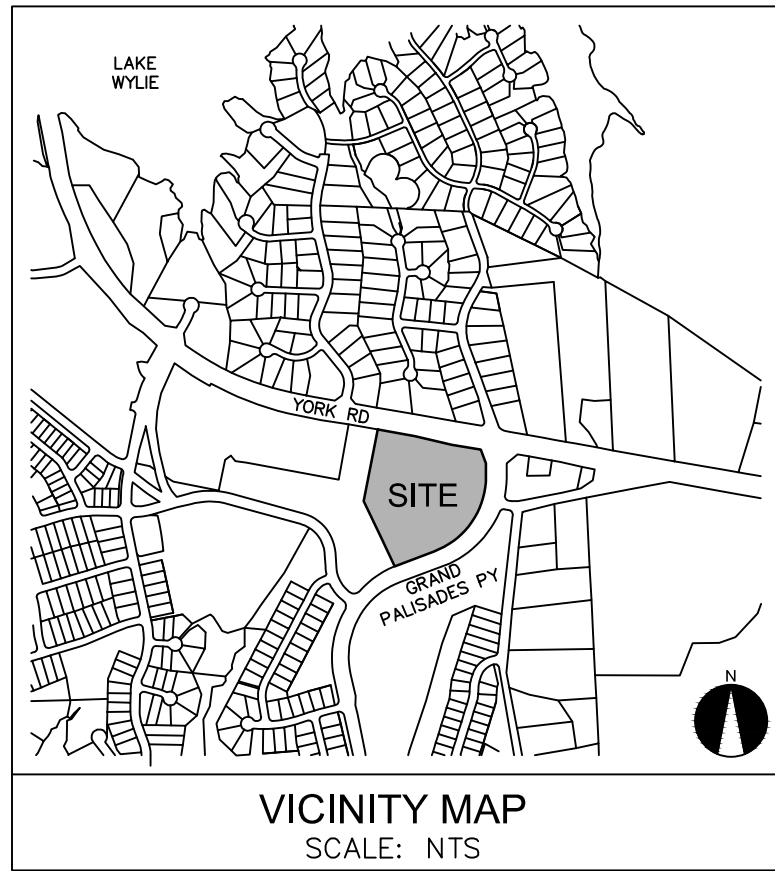
**--PARKING:** AS REQUIRED BY THE ORDINANCE AND THE INNOVATIVE PROVISIONS BELOW.

**--SETBACKS & YARDS:** SHALL BE AS REQUIRED BY THE ORDINANCE OR DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.

\\SOSKPR01\926-006 BLACKBURN - PALISADES\DWG\DRG - PLOT SHEETS\PL-RZ.DWG11/4/2022 11:02 AM



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#### SITE DEVELOPMENT DATA:

- ACREAGE: ± 11.619 ACRES
- TAX PARCEL #5: 217-102-08
- EXISTING ZONING: MX-3 (LLWCA)
- PROPOSED ZONING: MX-3 INNOVATIVE (LLWCA) SPA
- EXISTING USES: RELIGIOUS INSTITUTION (I.E. CHURCH)
- PROPOSED USES: RESIDENTIAL USES AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MX-3 ZONING DISTRICT AND PER THE INNOVATIVE PROVISIONS, HOWEVER, THE NON-RESIDENTIAL USES WILL BE LIMITED TO B-1 NON-RESIDENTIAL USES AS ALLOWED IN THE MX-3 ZONING AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
- MAXIMUM GROSS SQUARE FEET/ UNITS OF DEVELOPMENT: A MAXIMUM OF 115 DWELLING UNITS (TOWNHOME STYLE UNITS) AND ACCESSORY USES, AND UP TO 14,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, EDEE (TYPE I & II), OFFICE USES, AND PERSONAL SERVICE USES LIMITED TO USES ALLOWED IN B-1 ZONING DISTRICT AND THE MX-3 ZONING DISTRICT BY RIGHT AND UNDER PRESCRIBED CONDITIONS. THE NON-RESIDENTIAL USES WILL NOT OCCUPY MORE THAN 1.8 ACRES OF THE SITE.
- MAXIMUM BUILDING HEIGHT: PERMITTED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE AND THE INNOVATIVE PROVISIONS BELOW.
- SETBACKS & YARDS: SHALL BE AS REQUIRED BY THE ORDINANCE OR DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.

#### 1. GENERAL PROVISIONS:

- SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE PETITION FILED BY BLACKBURN COMMUNITIES, LLC (THE "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY AND A LIMITED AMOUNT OF NON-RESIDENTIAL USES ON THE APPROXIMATELY 11.619 ACRE SITE LOCATED ON THE SOUTHWEST QUADRANT OF THE INTERSECTION OF YORK RD. AND GRAND PALISADES PARKWAY (THE "SITE").
- ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN MODIFIES THE STANDARDS UNDER THE INNOVATIVE PROVISIONS OR MORE STRINGENT STANDARDS AS PART OF THE CONDITIONAL SITE PLAN, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-3 ZONING CLASSIFICATIONS SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE PROVISIONS PROVIDED BELOW.
- GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW), OPEN SPACE AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
  - EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR
  - MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WITHIN DEVELOPMENT AREA A WILL BE LIMITED TO 40, AND THE NUMBER OF BUILDINGS TO BE DEVELOPED ON THE SITE WITHIN DEVELOPMENT AREA B WILL BE LIMITED TO ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING

#### 2. PERMITTED USES AND DEVELOPMENT AREA LIMITATIONS:

- DEVELOPMENT OF THE SITE SHALL BE PERMITTED AS FOLLOWS:
  - DEVELOPMENT AREA A:** A MAXIMUM OF 115 DWELLING UNITS (UNITS TO BE DESIGNED AS TOWNHOME STYLE UNITS) AND ACCESSORY USES AS ALLOWED BY THE MX-3 ZONING DISTRICT.
  - DEVELOPMENT AREA B1 & B2:** A MAXIMUM OF 14,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, BUSINESS, EDEE (TYPE I & II), GENERAL & MEDICAL OFFICE, AND PERSONAL & RECREATION SERVICE USES AS ALLOWED IN THE MX-3 & RESTRICTED TO USES ALLOWED IN B-1 ZONING DISTRICT. THE NON-RESIDENTIAL USES MAY NOT OCCUPY MORE THAN 1.8 ACRES OF THE SITE. THE FOLLOWING USES ARE PROHIBITED:
    - ACCESSORY DRIVE-THROUGHS,
    - AUTOMOBILE SERVICE STATIONS,
    - EQUIPMENT RENTAL AND LEASING, WITHIN AN ENCLOSED BUILDING,
    - FUNERAL HOMES AND EMBALMING.

#### 3. INNOVATIVE PROVISIONS:

AS PART OF THE APPROVAL OF THIS PETITION, THE PETITIONER SEEKS THE FOLLOWING INNOVATIVE PROVISION:

- TO REDUCE REQUIRED PARKING FOR THE ALLOWED EDEE USES TO ONE SPACE PER 250 GROSS SQUARE FEET.
- TO ELIMINATE A REQUIRED BUFFER BETWEEN DEV. AREA A AND DEVELOPMENT AREA B.

#### 4. TRANSPORTATION IMPROVEMENTS:

**I. CDOT AND NCDOT STANDARDS.** ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

**II. RIGHT-OF-WAY CONVEYANCE.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE LAST CERTIFICATE OF OCCUPANCY. PETITIONER WILL PROVIDE A PERMANENT SIDEWALK UTILITY EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS/MULTI-USE PATH LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY WHERE ROW DEDICATION IS NOT PROVIDED. THE PERMANENT SIDEWALK UTILITY EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

**III. TRANSPORTATION IMPROVEMENTS.** THE PETITIONER WILL CONSTRUCT REQUIRED ROADWAY IMPROVEMENTS LISTED BELOW AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN EACH DEVELOPMENT AREA WHERE THE IMPROVEMENTS ARE PROVIDED, SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT OR NCDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS.

iv. TBD.

#### 5. ACCESS AND PEDESTRIAN CIRCULATION.

- ACCESS TO THE SITE WILL BE FROM GRANDE PALISADES PARKWAY AND FROM THE PROPOSED INTERNAL NETWORK REQUIRED PRIVATE STREET AS GENERALLY DEPICTED ON SHEET RZ 1.00.
- A NETWORK REQUIRED PRIVATE STREET BUILT TO RESIDENTIAL WIDE STREET STANDARDS WILL BE CONSTRUCTED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE NUMBER AND LOCATION OF ACCESS POINTS TO THE INTERNAL NETWORK REQUIRED PRIVATE STREET WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND THEREAFTER ADDITIONAL OR FEWER CONNECTIONS MAY BE INSTALLED OR REMOVED WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES SUBJECT TO APPLICABLE STATUTES, ORDINANCES AND REGULATIONS.
- THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

#### 6. GENERAL ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:

- THE COMMERCIAL NONRESIDENTIAL BUILDING CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS (OTHER THAN STRUCTURED PARKING FACILITIES, IF ANY) WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDY-PLANK), EIFS OR WOOD. VINYL AS A PRIMARY BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS, BALCONY RAILINGS, ON TRIM ELEMENTS, AND SOFFITS.
- RESIDENTIAL BUILDINGS SHALL ADHERE TO THE FOLLOWING STANDARDS:
  - PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 20' ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, MATERIAL OR COLOR CHANGES, AND/OR ARCHITECTURAL DESIGN ELEMENTS.
  - THE FRONT ELEVATION OF EACH DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON EACH LEVEL OF THE DWELLING UNIT.
  - UNITS WITH GARAGES WILL NOT BE ALLOWED TO HAVE INDIVIDUAL DRIVEWAYS FROM NETWORK REQUIRED STREET. UNITS WITH GARAGES MAY HAVE ACCESS AND FRONT ON AN ALLEY OR NON-NETWORK PUBLIC OR PRIVATE STREET.
  - USABLE PORCHES AND/OR STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING WHEN POSSIBLE. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST 5 FEET DEEP. STOOPS AND ENTRY LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED. STOOPS ARE NOT REQUIRED TO BE 5' MINIMUM DEPTH BUT SHALL HAVE A COVERING OVER THE ENTRY DOOR. PORCHES AND STOOPS FRONTING ON THE INTERIOR PRIVATE STREETS AND PARKING AREAS WILL BE LOCATED BEHIND THE SIDEWALK. UNITS WITH FRONTAGE ONLY ON THE INTERNAL PARKING AREAS OR PRIVATE ALLEYS ARE NOT REQUIRED TO PROVIDE A PORCH OR A STOOP.

#### 7. STREETScape, LANDSCAPING AND BUFFER:

- SETBACK AND YARDS AS REQUIRED BY THE STANDARDS OF THE MX-3 ZONING DISTRICT, UNLESS MODIFIED BY THE INNOVATIVE PROVISIONS WILL BE PROVIDED. A 30-FOOT BUILDING AND PARKING SETBACK WILL BE ESTABLISHED ALONG YORK RD. AND GRAND PALISADES PARKWAY.
- THE EXISTING SIDEWALK AND PLANTING STRIP ALONG THE SITE'S FRONTAGE OF YORK RD., AND ALONG GRAND PALISADES PARKWAY WILL BE MAINTAINED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- ALONG THE SITE'S INTERNAL PRIVATE STREETS, THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSSWALK NETWORK THAT LINKS ALL OF THE PRINCIPAL BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC OR PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE A MINIMUM OF FIVE (5) FEET.

#### 8. ENVIRONMENTAL FEATURES

- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED FROM AND ENGINEERING PERSPECTIVE WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- THE SITE WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND THE CITY POST CONSTRUCTION STORMWATER ORDINANCE FOR EACH RESPECTIVE ZONING DISTRICT.
- PCO REQUIRED OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT THE PROJECT IS PHASED OR PERMITTED SEPARATELY FOR EACH RESPECTIVE ZONING DISTRICT.
- THE SITE WILL UTILIZE THE HIGH-DENSITY OPTION OF THE LOWER LAKE WYLIE CRITICAL AREA OVERLAY DISTRICT.

e. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATE IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.

f. A MINIMUM OF 10,000 SQUARE FEET OF OPEN SPACE SHALL BE PROVIDED AS IMPROVED OPEN SPACE AREAS THROUGHOUT THE COMMUNITY. THESE AREAS SHALL BE MAINTAINED AS EITHER OPEN LAWNS AND MAY BE IMPROVED WITH SEATING AREAS AND/OR LANDSCAPING AND OR MAY BE IMPROVED WITH ACTIVE AMENITIES SUCH AS BUT NOT LIMITED TO A POOL.

#### 9. SIGNAGE:

- SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

#### 10. LIGHTING:

- ALL NEW LIGHTING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.

#### 11. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

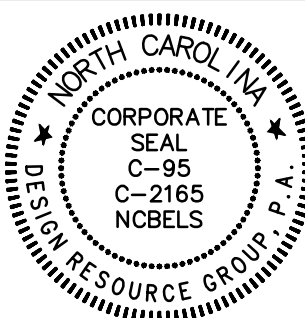
#### 12. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

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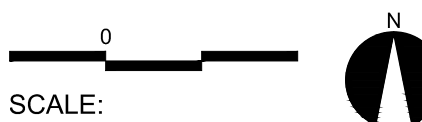
REZONING  
PETITION FOR  
PUBLIC HEARING  
2022-XXX

REZONING DOCUMENTS

BLACKBURN PALISADES  
CHARLOTTE, NORTH CAROLINA

BLACKBURN COMMUNITIES, LLC  
310 ENTERPRISE DRIVE  
OXFORD, MS 38655

TECHNICAL  
DATA SHEET



PROJECT #: 926-006  
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CHECKED BY: SK

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