





1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Blu South phase 5 LLC (the "Petitioner") to accommodate a residential development on that approximately 32.428 acre site located on East Westinghouse Boulevard, Blu Central Road and Aileen Circle, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 205-202-02.
2. The 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-C zoning district shall govern the development.
4. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the layout, locations and sizes of the uses, improvements and site elements depicted on the Rezoning Site Plan as well as the internal streets, alleys, drives and parking areas are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to alterations or modifications during the design development and construction document phases.
5. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site. Furthermore, Petitioner reserves the right to subdivide portions or all of the Site and to create lots within the interior of the Site without regard to any such internal separation standards and public/private street frontage requirements, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard and rear yard and landscape area requirements with respect to the exterior boundaries of the Site.
6. 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 Section 6.207 of the Ordinance.

1. Development Area 5
  - (a) That portion of the Site designated as Development Area 5 on the Rezoning Plan may only be devoted to single family attached dwelling units, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the UR-2 zoning district.
  - (b) A maximum of 220 single family attached dwelling units may be developed and located on Development Area 5.

1. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT").
2. The Site will be served by internal public streets and internal private alleys as shown on the Rezoning Plan. The alignments and configurations of the internal public streets and internal private alleys may be modified by Petitioner to accommodate changes in traffic patterns, lot locations and any adjustments required for approval by CDOT.
3. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
4. Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on Development Area 3 or Development Area 4. Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
5. All transportation improvements set out in this Section C of the Development Standards shall be constructed and approved prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on Development Area 3 or Development Area 4.
6. 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 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.
7. A vehicular connection to the western end of Aileen Court and a vehicular connection to Sterling Lane will not be required.

1. The maximum height of any building located on Development shall be 40 feet.
2. The architectural standards set out below shall apply to any dwelling units located on Development.
  - (a) Each dwelling unit shall have a garage.
  - (b) The dwelling units will be rear or alley loaded dwelling units, and the garages shall be accessed from the internal alleys.
  - (c) Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof is required. The eaves shall be eaves dropped.
  - (d) All corner or end single family attached dwelling units that face a public or private street shall either have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
  - (e) Walkways shall be provided to connect all residential entrances to sidewalks along public or private streets.

1. Perimeter landscape areas shall be provided on those portions of the Site's exterior boundary lines that are more particularly depicted on the Rezoning Plan. These landscape areas shall meet the standards set out on the Rezoning Plan.

2. 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 with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
3. Development of the Site shall comply with the Tree Ordinance.
4. Solid waste disposal shall comply with the City Code.

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the site imposed in these Development Standards and in the Rezoning Ordinance shall be 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.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

