

SITE DATA TABLE

DEVELOPMENT DATA:
 TAX PARCEL ID: 027-611-04 & 027-611-05
 LAND USE: RESIDENTIAL
 TOTAL SITE AREA: 20.74 ACRES
 TOTAL LOT AREA: 17.51 ACRES
 TOTAL R.O.W. AREA: 15.74 ACRES
 TOTAL OPEN SPACE AREA: 17.49 ACRES
 TOTAL DISTURBED AREA: 14.81 ACRES
 TOTAL NUMBER OF LOTS: 86
 -SINGLE-FAMILY LOTS: 38
 -MULTI-FAMILY LOTS: 48

ZONING DATA:
 FEMA FLOOD PANEL: 371045990K
 WATERSHED: MALLARD
 PC DISTRICT: YADKIN SOUTHEAST CATAWBA
 ZONING DISTRICT: CURRENT: MX-1 INNOV
 PROPOSED: MX-2 INNOV

INNOVATIVE STANDARDS:
 MIN. LOT SIZE:
 -MIN. SINGLE-FAMILY LOT SIZE: 4,800 SF
 -MIN. MULTI-FAMILY SUBLOT SIZE: 1,725 SF
 MIN. LOT WIDTH:
 -MIN. SINGLE-FAMILY LOT WIDTH: 45'
 -MIN. MULTI-FAMILY LOT WIDTH: 16'
 MAX. HEIGHT: 40'
 MAX. DENSITY: 4.25 DUA

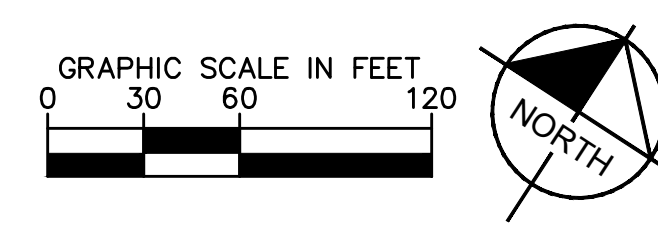
SETBACKS:
 FRONT YARD
 -SINGLE-FAMILY FRONT YARD: MIN. 14'
 -MULTI-FAMILY FRONT YARD: MIN. 8'
 SIDE YARD INTERIOR: MIN. 5'
 SIDE YARD EXTERIOR: MIN. 8'
 SIDE YARD ROADWAY: MIN. 8'
 REAR YARD: MIN. 20'

OPEN SPACE:
 PROVIDED: 17.49 AC
 REQUIRED: 2.15 AC
 IMPERVIOUS AREA: 18.61 AC
 PROPOSED: 18.02 AC
 EXISTING: 0.59 AC

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)

TOTAL BOUNDARY ACREAGE:	±20.74 AC
AREA TO BE SUBTRACTED FROM TREE SAVE	
EXISTING SANITARY SEWER EASEMENT	0.10 AC
TREE SAVE CALCULATIONS:	
MULTIFAMILY AREA (15% OF 4.92 ACRES)	0.74 AC
SINGLE FAMILY AREA (10% OF 15.82 AC-0.10 AC)	1.57 AC
TOTAL TREE SAVE REQUIRED:	2.31 AC
TOTAL TREE SAVE PROVIDED:	2.35 AC
COMMON OPEN SPACE	
COMMON OPEN SPACE REQUIRED (10% OF 21.54 AC):	2.15 AC
COMMON OPEN SPACE PROVIDED:	7.49 AC

- SITE PLAN NOTES:**
- SITE IMPROVEMENTS TO INCLUDE DEDICATION OF 35' OF NCDOT RIGHT OF WAY FROM CENTERLINE OF EASTFIELD ROAD. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY LOCATED WITHIN THE SITE SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.
 - ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SITE IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
 - DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE ON EASTFIELD ROAD INTO ROAD "A".
 - DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE ON BROWNE ROAD INTO ROAD "B".
 - RIGHT OF WAY SET 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE. IF UNFEASIBLE, A SIDEWALK EASEMENT SHALL BE PROVIDED TO MAINTAIN THE 2' BEHIND BACK OF SIDEWALK SEPARATION.



DATE: _____ BY: _____
 REVISIONS: _____
 No. _____

Kimley-Horn

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 NC LICENSE #E-0102

RZ PETITION 2020-148

KH PROJECT 01346400	DATE 10/05/2020
SCALE AS SHOWN	TAP
DESIGNED BY JHE	CHECKED BY JHE

REZONING PLAN

EDGEWOOD PRESERVE
 PREPARED FOR
BOWMAN SUMNER, LLC
 CHARLOTTE, NC

SHEET NUMBER
RZ-1

DEVELOPMENT STANDARDS EDGEWOOD PRESERVE REZONING PETITION NO. 2020-148 10/05/2020

SITE DEVELOPMENT DATA:

--ACREAGE: ±20.74 ACRES
 --TAX PARCELS: 027-611-04 & 027-611-05
 --EXISTING ZONING: MX-1 INNOV
 --PROPOSED ZONING: MX-2 INNOV
 --EXISTING USES: VACANT, HISTORIC HOUSE
 --PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AS ALLOWED IN THE
 MX-2 ZONING DISTRICT.
 --MAXIMUM HEIGHT: 40' (PER ORDINANCE)

I. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BOWMAN SUMNER, LLC TO ACCOMMODATE THE DEVELOPMENT OF EDGEWOOD PRESERVE SUBDIVISION ON AN APPROXIMATELY 20.735 AC SITE LOCATED ON EASTFIELD ROAD AND BROWNE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS FOUND ON TAX PARCELS 02761104 AND 02761105.
- B. THE DEVELOPMENT 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"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. 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 AS WELL AS THE STREETS AND ALLEYS 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.
- D. FIGURE 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.

II. PERMITTED USES

- A. THE SITE MAY ONLY BE DEVOTED TO AN URBAN RESIDENTIAL COMMUNITY CONTAINING SINGLE FAMILY RESIDENTIAL DETACHED BUILDINGS WITH A MAXIMUM OF ONE (1) DWELLING UNIT PER BUILDING, TOWNHOME ATTACHED BUILDINGS WITH A MAXIMUM OF SEVEN (7) DWELLING UNITS PER BUILDING, AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MX-2 ZONING DISTRICT.

III. INNOVATIVE STANDARDS

- A. THE PETITIONER REQUESTS THE FOLLOWING MODIFICATIONS TO THE MX-2 ZONING DISTRICT, AS PERMITTED IN SECTION 11.208 OF THE ORDINANCE
- B. ALL MULTIFAMILY DWELLING UNITS SHALL BE SETBACK 8-FEET FROM THE RIGHT-OF-WAY LINE.
- C. ALL SINGLE FAMILY DWELLING UNITS SHALL BE SETBACK 14-FT FROM THE RIGHT-OF-WAY LINE.
- D. INTENT OF REDUCED FRONT YARD SETBACKS AS ALLOWED UNDER MX-2 ZONING SHALL BE USED TO PRESERVE THE AESTHETICS OF THE HISTORIC FARMHOUSE AND CREATE A COMMUNITY THAT COMPLIMENTS THIS HISTORIC PRESERVATION.
- E. MINIMUM INTERIOR SIDE YARD SETBACK OF FIVE (5) FEET AND MINIMUM EXTERIOR SIDE YARD SETBACK OF EIGHT (8) FEET.
- F. MINIMUM REAR YARD SETBACK OF TWENTY (20) FEET.
- G. MINIMUM SINGLE FAMILY LOT AREA OF 4,800 SQUARE FEET.
- H. MINIMUM MULTIFAMILY SUBLot AREA OF 1,725 SQUARE FEET.
- I. MINIMUM SINGLE FAMILY LOT WIDTH OF FORTY FIVE (45) FEET.
- J. MINIMUM MULTIFAMILY SUBLot WIDTH OF SIXTEEN (16) FEET.
- K. MAXIMUM DENSITY OF 4.25 DWELLING UNITS PER ACRE

IV. TRANSPORTATION

- A. ALL DWELLING UNITS TO BE ALLEY LOADED PER CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS USING TWO-WAY OPERATION RESIDENTIAL ALLEY.
- B. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- C. THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

- D. SITE IMPROVEMENTS TO INCLUDE DEDICATION OF 35' OF NCDOT RIGHT OF WAY FROM CENTERLINE OF EASTFIELD ROAD. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY LOCATED WITHIN THE SITE SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.

- E. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IMPROVEMENTS IF SITE IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

- F. DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE ON EASTFIELD ROAD INTO ROAD "A".

- G. DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE ON BROWNE ROAD INTO ROAD "B".

- H. RIGHT OF WAY SET 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE. IF UNFEASIBLE, A SIDEWALK EASEMENT SHALL BE PROVIDED TO MAINTAIN THE 2' BEHIND BACK OF SIDEWALK SEPARATION.

V. ARCHITECTURAL STANDARDS

- A. BUILDINGS SHALL BE CONSTRUCTED AT A MAXIMUM HEIGHT PER SECTION 12.108 OF THE ORDINANCE.
- B. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE, AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE RESIDENTIAL DWELLING UNITS THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE, AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE URBAN RESIDENTIAL DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.

- C. ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 12 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. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.

- F. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD 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.

- G. 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.

- H. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.

- I. TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO A MAXIMUM OF SEVEN (7) INDIVIDUAL UNITS. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 7 UNIT BUILDINGS ARE ADJACENT.

- J. VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, SOFFITS, DOORS, GARAGE DOORS, TRIM AND RAILINGS.

- K. THE DUMPSTER LOCATION AS DEPICTED ON THE REZONING PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL ONLY BE REQUIRED IN THE EVENT THAT ROLL-OUT WASTE SERVICES ARE NOT PROVIDED FOR THE SITE.

VI. STREETScape AND LANDSCAPING

- A. A CONTINUOUS PERIMETER PLANTING STRIP SHALL BE REQUIRED WHENEVER PROPERTY ABUTS A CURB. THE WIDTH OF THE PLANTING STRIP SHALL BE 8 FEET. TREES SHALL BE PLANTED IN THE CONTINUOUS PERIMETER PLANTING STRIP, AS PER THE STANDARDS FOUND IN THE CHARLOTTE TREE ORDINANCE AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.

- B. SIDEWALKS ARE REQUIRED WHENEVER PROPERTY ABUTS A CURB. THE WIDTH OF THE SIDEWALK SHALL BE 6-FT.

- C. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.303, OF THESE REGULATIONS.

VII. ENVIRONMENTAL FEATURES

- A. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- C. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
- D. 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.

VIII. PARKS, GREENWAYS, AND OPEN SPACE - N/A

- A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY - N/A
- B. PARK AND/OR GREENWAY IMPROVEMENTS - N/A
- C. CONNECTIONS TO PARK AND/OR GREENWAY - N/A
- D. PRIVATELY CONSTRUCTED OPEN SPACE WILL BE PROVIDED TO ENHANCE THE GREEN AREAS AND MAINTAIN THE INTEGRITY OF THE HISTORIC HOME AND NATURAL SURROUNDING LANDSCAPE.

IX. FIRE PROTECTION

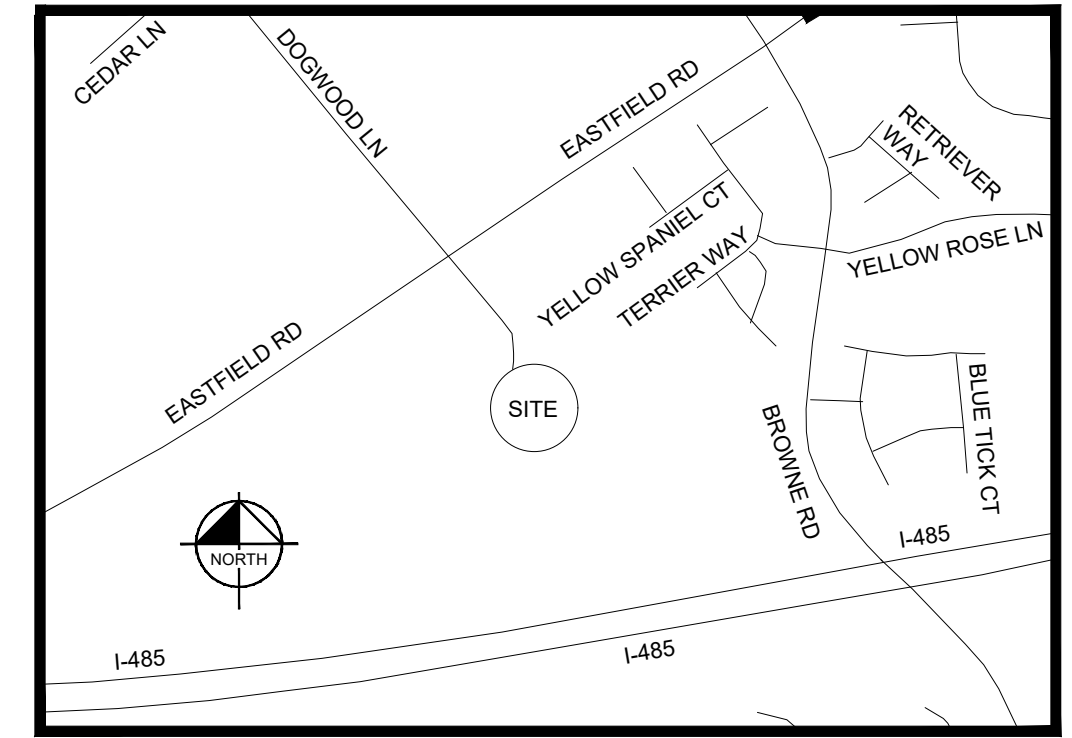
- A. FIRE LANE TREATMENT - N/A
- X. SIGNAGE
- A. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

XI. LIGHTING

- A. ALL NEW ATTACHED/DETACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOW LEVEL LANDSCAPE LIGHTING, DECORATIVE, POLE LIGHTS AND SPECIALTY LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, OPEN SPACE AREAS AND NON-RESIDENTIAL AREAS.

XII. HISTORIC PRESERVATION SECTION

- A. THE TWO HISTORIC STRUCTURES (FARMHOUSE AND LOG CABIN) LOCATED ON THE SITE WILL BE PRESERVED PER GUIDELINES OF THE HISTORIC LANDMARKS COMMISSION.
- B. A STREET CONNECTION TO THE WEST SHALL BE LOCATED AS FAR SOUTH AS PRACTICAL IN ATTEMPT TO PRESERVE AS MUCH VIEWSHED OF THE HISTORIC STRUCTURES AS PRACTICAL.



VICINITY MAP
NOT TO SCALE

NO.	REVISIONS	DATE	BY

Kimley-Horn

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RZ PETITION
2020-148

KH PROJECT 01346400	DATE 10/05/2020
SCALE AS SHOWN	DESIGNED BY TAP
	DRAWN BY TAP
	CHECKED BY JEH

DEVELOPMENT STANDARDS

EDGEWOOD PRESERVE

PREPARED FOR
BOWMAN SUMNER, LLC

CHARLOTTE