

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
NUMBER OF LOTS ALLOWED: N/A

ZONING DATA:
 FEMA FLOOD PANEL: 3710456900K
 WATERSHED: MALLARD
 PC DISTRICT: YADKIN SOUTHEAST CATAWBA

ZONING DISTRICT: CURRENT: MX-1 INNOV
 PROPOSED: MX-2 INNOV

MIN. LOT SIZE:
 -MIN. SINGLE-FAMILY LOT SIZE: 4,800 SF
 -MIN. MULTI-FAMILY SUBLOT SIZE: 1,750 SF

MIN. LOT WIDTH:
 -MIN. SINGLE-FAMILY LOT WIDTH: 45'
 -MIN. MULTI-FAMILY LOT WIDTH: 16.3'

MAX. HEIGHT PER ORDINANCE: 40'
DENSITY: 4.15 DUA

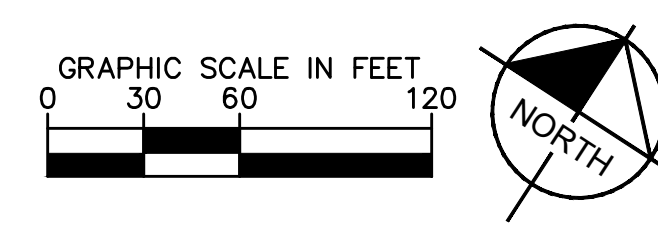
SETBACKS:
FRONT YARD:
 -SINGLE-FAMILY FRONT YARD: MIN. 14'
 -MULTI-FAMILY FRONT YARD: MIN. 8'
SIDE YARD INTERIOR: MIN. 5'
SIDE YARD EXTERIOR: MIN. 8'
SIDE YARD ROADWAY: MIN. 8'
REAR YARD: MIN. 20'

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 21-95)

TOTAL BOUNDARY ACREAGE:	±21.64 AC
AREA TO BE SUBTRACTED FROM TREE SAVE	
EXISTING SANITARY SEWER EASEMENT	0.10 AC
TREE SAVE CALCULATION (21.64AC-0.10AC):	21.54
TREE SAVE REQUIRED (10% OF 21.54 AC):	2.15 AC
TOTAL TREE SAVE PROVIDED:	2.97 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.



Kimley-Horn
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202
 WWW.KIMLEY-HORN.COM
 NC LICENSE #F-0102

RZ PETITION 2020-XXX

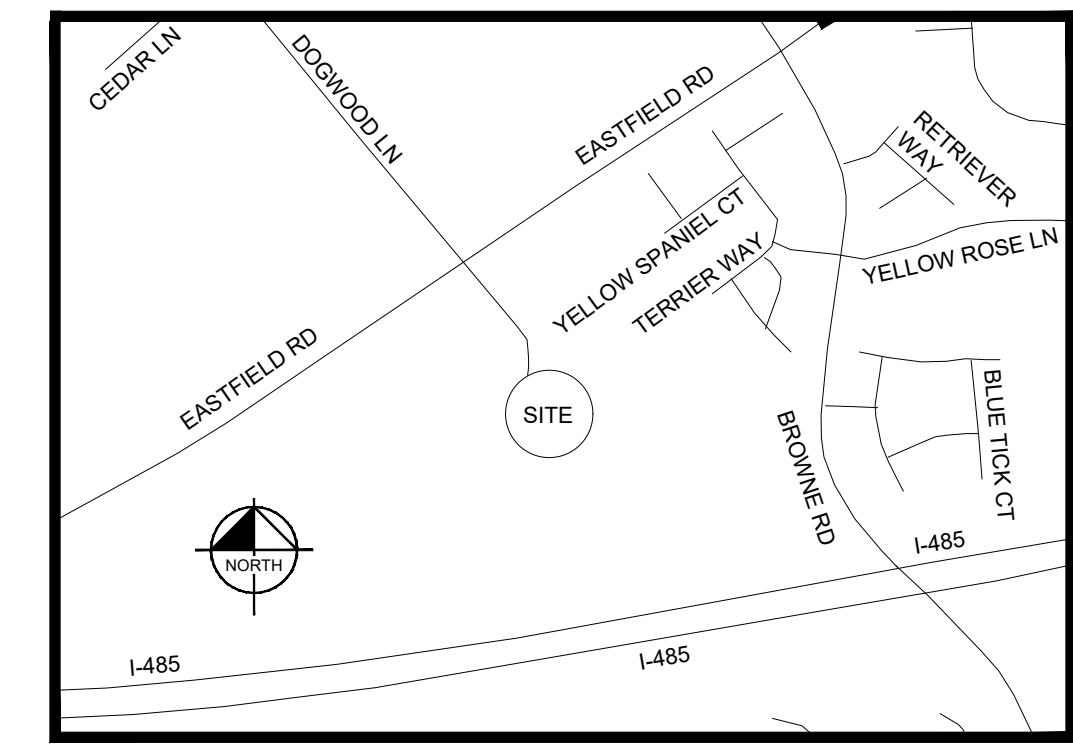
KH PROJECT	01346400
DATE	09/04/2020
SCALE	AS SHOWN
DESIGNED BY	TAP
DRAWN BY	JEH
CHECKED BY	JEH

REZONING PLAN

EDGEWOOD PRESERVE
 PREPARED FOR
BOWMAN SUMNER, LLC
 CHARLOTTE

SHEET NUMBER
RZ-1

**DEVELOPMENT STANDARDS
EDGEWOOD PRESERVE
REZONING PETITION NO. 2020-xxx
09/04/2020**



VICINITY MAP
NOT TO SCALE

SITE DEVELOPMENT DATA:

- ACREAGE: ±20.74 ACRES
- TAX PARCELS: 027-611-04 & 027-611-05
- EXISTING ZONING: R-3
- PROPOSED ZONING: MX-2 INNOV
- EXISTING USES: VACANT, HISTORIC HOUSE
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AS ALLOWED IN THE UR-1 ZONING DISTRICT.
- MAXIMUM DEVELOPMENT:
 - A. UP TO 38 SINGLE FAMILY LOTS
 - B. UP TO 48 MULTI FAMILY LOTS
- MAXIMUM DENSITY: 4.15 DUA
- 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 UR-1 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 UR-1 ZONING DISTRICT.
- B. THE INTENT OF REDUCED FRONT YARD SETBACKS AS ALLOWED UNDER UR-1 ZONING SHALL BE USED TO PRESERVE THE AESTHETICS OF THE HISTORIC FARMHOUSE AND CREATE A COMMUNITY THAT COMPLIMENTS THIS HISTORIC PRESERVATION.

III. 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 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.

IV. 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 URBAN 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. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE ARE DESIGNATED AND LABELED ON THE RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE BUILDINGS ATTACHED TO THE REZONING PLAN.

- D. 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.

V. STREETScape AND LANDSCAPING

- A. ALL MULTI FAMILY DWELLING UNITS SHALL BE SETBACK 8 FEET FROM THE RIGHT-OF-WAY LINE PER ORDINANCE.
- B. ALL SINGLE FAMILY DWELLING UNITS SHALL BE SETBACK 14 FEET FROM THE RIGHT-OF-WAY LINE PER ORDINANCE.
- C. 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.
- D. SIDEWALKS ARE REQUIRED WHENEVER PROPERTY ABUTS A CURB. THE WIDTH OF THE SIDEWALK SHALL BE 6-FT.
- E. SIDEWALK AND PLANTING STRIP WIDTHS MAY BE AMENDED BY THE PLANNING DIRECTOR, CITY ENGINEER OR THEIR DESIGNEES TO ADDRESS UNUSUAL PHYSICAL CONSTRAINTS OR TO ALLOW CONTEXT SENSITIVE DESIGN OPTIONS.
- F. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.303, OF THESE REGULATIONS.

VI. 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.

VII. 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.

VIII. FIRE PROTECTION

- A. FIRE LANE TREATMENT - N/A

IX. SIGNAGE

- B. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

X. 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.

XI. 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.

- 1. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 12 INCHES.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- 7. TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITED TO 7 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 7 UNIT BUILDINGS ARE ADJACENT.

NO.	REVISIONS	DATE	BY

Kimley-Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

**RZ PETITION
2020-XXX**

KH PROJECT 01346400	DATE 09/04/2020	SCALE AS SHOWN	DESIGNED BY TAP	DRAWN BY TAP	CHECKED BY JEH
------------------------	--------------------	-------------------	--------------------	-----------------	-------------------

**DEVELOPMENT
STANDARDS**

EDGEWOOD PRESERVE
PREPARED FOR
BOWMAN SUMNER, LLC
CHARLOTTE, NC

SHEET NUMBER
RZ-2

Plotted By: Holcomb, John. Sheet: Sat:EDGEWOOD PRESERVE. Layout: RZ-2. REZONING NOTES. September 08, 2020. 09:26:22am. K:\CHL_PRA\013464000_Bowman-Edgwood_Prezoning_RZ-1.dwg