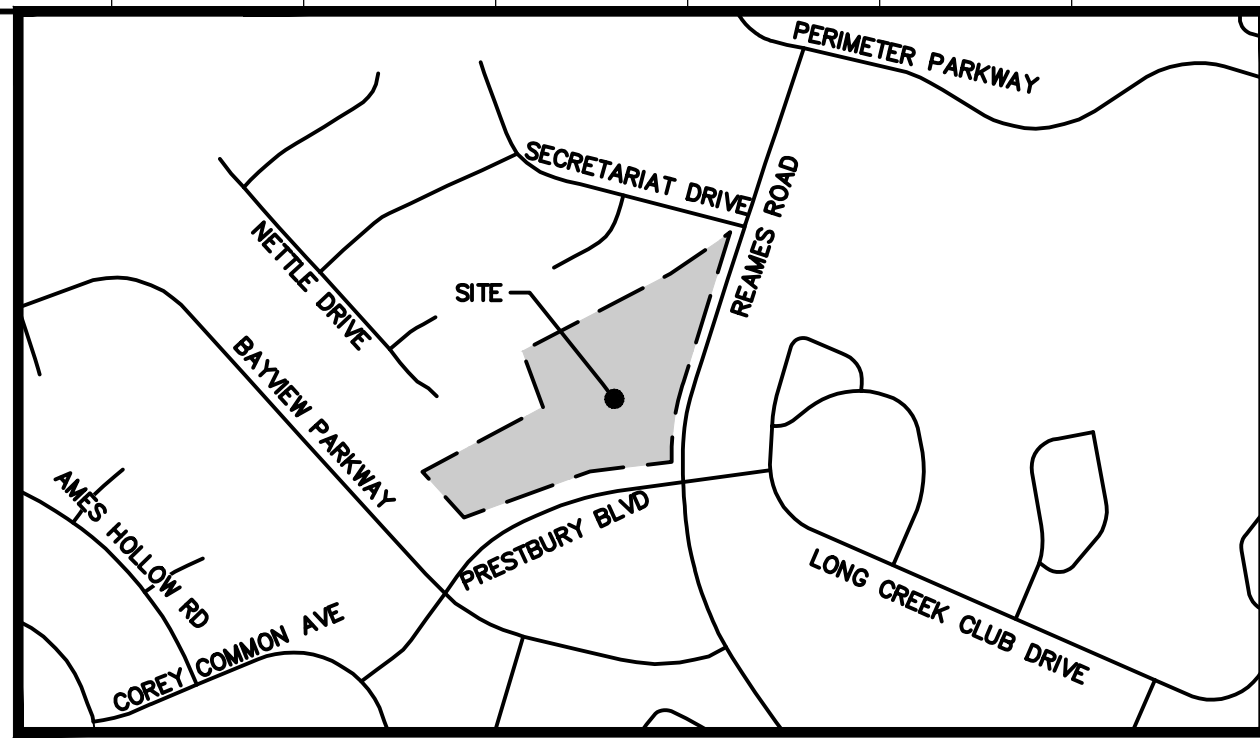


DEVELOPMENT STANDARDS
BOWMAN DEVELOPMENT
REZONING PETITION NO. 2022-024
11/28/2022



VICINITY MAP
NOT TO SCALE

SITE DEVELOPMENT DATA:

- ACREAGE: ±5.37 ACRES
- TAX PARCELS: 02514110, 02514122 & 02514115
- EXISTING ZONING: R-3 (RESIDENTIAL)
- PROPOSED ZONING: R-8MF (MULTI FAMILY)
- EXISTING USES: VACANT
- PROPOSED USES: UP TO 29 SINGLE-FAMILY ATTACHED DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-8MF ZONING DISTRICT. SEE SECTION 2 BELOW FOR FURTHER INSTRUCTIONS.
- MAXIMUM HEIGHT: NOT TO EXCEED 48 FEET; BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
- PARKING: PARKING AS REQUIRED BY THE ORDINANCE.

I. GENERAL PROVISIONS:

- A. SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN FILED BY BOWMAN DEVELOPMENT ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED COMMUNITY ON APPROXIMATELY 5.37-ACRE SITE LOCATED AT 5005 REAMES ROAD AND THE TERMINUS OF PINEBROOK CIRCLE (THE "SITE").
- B. ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS UNDER THE ORDINANCE FOR THE R-8MF ZONING CLASSIFICATION SHALL GOVERN.
- C. GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENT (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 ALLOWED SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE 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:

- i MINOR AND DON'T 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 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 PETITIONERS APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

II. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- A. THE SITE MAY BE DEVELOPED WITH UP TO 29 SINGLE-FAMILY ATTACHED DWELLING UNITS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-8MF CD ZONING DISTRICT AND FURTHER RESTRICTED BELOW.
- B. THE SITE MAY BE DEVELOPED WITH 50' OF RIGHT OF WAY DEDICATION MEASURED FROM THE CENTERLINE OF REAMES ROAD.

III. ACCESS, TRANSPORTATION AND IMPROVEMENTS:

- A. ACCESS TO THE SITE WILL BE FROM REAMES ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK SHALL BE PROVIDED ON ALL PUBLIC STREETS.
- C. THE PETITIONER WILL PROVIDE SIDEWALKS AND PLANTING STRIPS ALONG THE INTERIOR PUBLIC STREETS, AS REQUIRED BY THE ORDINANCE AND AS REQUIRED BY CLDSM STANDARDS FOR A LOCAL RESIDENTIAL MEDIUM PUBLIC STREET.
- D. THE PETITIONER WILL, ALONG THE INTERNAL PUBLIC AND PRIVATE STREETS, USE BEST AND REASONABLE EFFORTS TO DESIGN THE BUILDINGS SO THE INDIVIDUAL DRIVEWAYS TO EACH UNIT ARE SEPARATED AS MUCH AS POSSIBLE FROM EACH OTHER.
- E. STREET TREES WILL ALSO BE PROVIDED ALONG THE PUBLIC AND PRIVATE STREETS AS REQUIRED.
- F. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- G. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

- H. RIGHT OF WAY DEDICATION SHALL BE FEE SIMPLE CONVEYANCE TO CDOT PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. RIGHT-OF-WAYS TO BE SET 2-FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- I. LEFT-TURN LANE IMPROVEMENTS AND RESTRIPING SHALL BE REQUIRED ALONG REAMES ROAD. FURTHER COORDINATION WITH NCDOT WILL BE REQUIRED.
- J. 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.
- K. 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 NORTH WESTERN MECKLENBURG AREA. BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- L. REAMES ROAD FUTURE BACK OF CURB SHALL BE 38' FROM EXISTING CENTERLINE TO MEET THE REQUIREMENTS OF CHARLOTTE BIKES COUNCIL-ADOPTED POLICY. ADDITIONAL DISTANCE FROM CENTERLINE TO BACK OF CURB WILL BE REQUIRED AROUND INTERCHANGES, INTERSECTIONS, CUT/BACK AREAS, OR AREAS WHERE HORIZONTAL OR VERTICAL ALIGNMENTS MUST BE IMPROVED. IN THOSE AREAS, THE DISTANCE FROM CENTERLINE TO FUTURE BACK OF CURB LINE WILL BE GREATER THAN THE DISTANCE TO THE EXISTING BACK OF CURB. TO BE DETERMINED ON A CASE-BY-CASE BASIS BY CDOT.
- V. **ARCHITECTURAL STANDARDS, GENERAL DESIGN GUIDELINES FOR SINGLE-FAMILY ATTACHED DWELLING UNITS ("TOWNHOMES"):**

- A. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 12".
- B. 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.
- C. 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.
- D. END UNITS ABUTTING A PUBLIC STREET WILL HAVE ARCHITECTURAL TREATMENTS INCLUDING EITHER HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES, MATERIALS, BUILDING COLOR AND/OR WINDOWS TO AVOID BLANK WALL EXPANSES GREATER THAN TEN (10) FEET ON ALL BUILDING LEVELS.

- E. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLAN AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- F. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.

VII. ENVIRONMENTAL FEATURES:

- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. 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.
- C. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATION IF REQUIRED BY CITY ORDINANCE.
- D. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. THE POSSIBLE LOCATION OF THE PROPOSED TREE SAVE AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN.

IX. AMENDMENTS TO THE REZONING PLAN:

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

X. 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 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.



REZONING PETITION
2022-024

KH PROJECT	SCALE	AS SHOWN
013464002	DESIGNED BY	CJW
DATE	DRAWN BY	CJW
11/28/2022	CHECKED BY	IEU

DEVELOPMENT STANDARDS

REAMES ROAD
TOWNHOMES
PREPARED FOR
MOFLEHI BOWMAN, LLC

SHEET NUMBER
RZ-02



Know what's below.
Call before you dig.