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A 		DEVELOPMENT STANDARDS EDGEWOOD PRESERVE REZONING PETITION NO. 2020-148		CEDARIN BORD EASTFIELD RD	DATE BY
В		10/05/2020 (REV. 01/25/2021)		SPANIEL CT VEILOW ROSE LN	
—	SITE DEVELOPMENT DATA:	IV. <u>TRANSPORTATION</u>	K. THE DUMPSTER LOCATION AS DEPICTED ON THE REZONING PLAN IS SHOWN FOR	YELLOW TERRIER	
C	ACREAGE: ±20.74 ACRES TAX PARCELS: 027-611-04 & 027-611-05 EXISTING ZONING: MX-1 INNOV	A. ALL DWELLING UNITS TO BE ALLEY LOADED PER CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS USING TWO-WAY OPERATION RESIDENTIAL ALLEY.	ILLUSTRATIVE PURPOSES ONLY AND SHALL ONLY BE REQUIRED IN THE EVENT THAT ROLL-OUT WASTE SERVICES ARE NOT PROVIDED FOR THE SITE.	EASTFILE SITE BROWNING CONTRACTOR	NONS I
D 	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)	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").	<ul> <li>VI. <u>STREETSCAPE AND LANDSCAPING</u></li> <li>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</li> </ul>	I-485 I-485	
E 	<ul> <li>I. <u>GENERAL PROVISIONS</u></li> <li>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 20.725 AC SITE LOCATED ON EASTERIED BOAD AND PROVINE</li> </ul>	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.	<ul> <li>PER THE STANDARDS FOUND IN THE CHARLOTTE TREE ORDINANCE AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.</li> <li>B. SIDEWALKS ARE REQUIRED WHENEVER PROPERTY ABUTS A CURB. THE WIDTH OF THE SIDEWALK SHALL BE 6-FT.</li> </ul>	VICINITY MAP NOT TO SCALE	
F	<ul> <li>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.</li> <li>B. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN,</li> </ul>	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	C. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.303, OF THESE REGULATIONS.		OCIATES, INC. RLOTTE, NC 282
G	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.	<ul><li>BUILDING TO BE CONSTRUCTED ON THE SITE.</li><li>E. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED</li></ul>	<ul><li>VII. <u>ENVIRONMENTAL FEATURES</u></li><li>A. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND</li></ul>		AND ASS 200, CHA 200, CHA 4-333-513 HORN.CO E #F-0102
н	C. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND	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	<ul> <li>A. THE SHELL COMPLY WITH THE CHARLOTTE CHARLOTTE COUNCIL AT ROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.</li> <li>B. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.</li> </ul>		EY-HORN I ST, SUITE PHONE: 704 WWW.KIMLEY NC LICENSE
Z-1.dwg	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	<ul><li>NOTES.</li><li>F. DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE ON EASTFIELD ROAD INTO DOCWOOD LANE.</li></ul>	C. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH		DUTH TRYON
125 <i>-</i> RZ	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.	<ul><li>DOGWOOD LANE.</li><li>G. DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE ON BROWNE ROAD INTO POINTER ROAD.</li></ul>	AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.		© 20 20UT
Rezoning\2021—0	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.	POINTER ROAD. 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.	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.		
K – DWG	II. <u>PERMITTED USES</u>	V. <u>ARCHITECTURAL STANDARDS</u>	VIII. PARKS, GREENWAYS, AND OPEN SPACE - N/A		RZ PETITION 2020-148
ld Rd\02	A. THE SITE MAY ONLY BE DEVOTED TO AN URBAN RESIDENTIAL COMMUNITY CONTAINING SINGLE FAMILY RESIDENTIAL DETACHED BUILDINGS WITH A	A. BUILDINGS SHALL BE CONSTRUCTED AT A MAXIMUM HEIGHT PER SECTION 12.108 OF THE ORDINANCE.	A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY - N/A		
vman−Eastfie	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.	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	<ul><li>B. PARK AND/OR GREENWAY IMPROVEMENTS - N/A</li><li>C. CONNECTIONS TO PARK AND/OR GREENWAY - N/A</li></ul>		ROJECT 64000 ATE 5/2021 BY TAP BY TAP BY JEH BY JEH
64000 Bo	III. <u>INNOVATIVE STANDARDS</u>	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	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.		KH F 0134 0174 0172 C D1/2 SCALE DESIGNED DRAWN E CHECKED
Z   PRJ\0134	A. THE PETITIONER REQUESTS THE FOLLOWING MODIFICATIONS TO THE MX-2 ZONING DISTRICT, AS PERMITTED IN SECTION 11.208 OF THE ORDINANCE	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			
K: \CHL_F	B. ALL MULTIFAMILY DWELLING UNITS SHALL BE SETBACK 8-FEET FROM THE RIGHT-OF-WAY LINE.	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.	IX.       FIRE PROTECTION         A.       FIRE LANE TREATMENT - N/A		L Z S
03pm	C. ALL SINGLE FAMILY DWELLING UNITS SHALL BE SETBACK 14-FT FROM THE RIGHT-OF-WAY LINE.	C. ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE	X. SIGNAGE		M M M
	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.	<ul><li>RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 12 INCHES.</li><li>D. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS</li></ul>	A. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.		D A D
/ Т Т Т	E. MINIMUM INTERIOR SIDE YARD SETBACK OF FIVE (5) FEET AND MINIMUM EXTERIOR SIDE YARD SETBACK OF EIGHT (8) FEET.	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.	XI. <u>LIGHTING</u>		AEL
) D S NOTES January	<ul> <li>F. MINIMUM REAR YARD SETBACK OF TWENTY (20) FEET.</li> <li>G. MINIMUM SINGLE FAMILY LOT AREA OF 4,800 SQUARE FEET.</li> <li>H. MINIMUM MULTIFAMILY SUBLOT AREA OF 1,725 SQUARE FEET.</li> </ul>	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.	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.		D S L S
Z-2 REZONING	<ul><li>I. MINIMUM SINGLE FAMILY LOT WIDTH OF FORTY FIVE (45) FEET.</li><li>J. MINIMUM MULTIFAMILY SUBLOT WIDTH OF SIXTEEN (16) FEET.</li></ul>	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.	XII. <u>HISTORIC PRESERVATION SECTION</u>		
SERVE Layout: R	<ul> <li>K. MAXIMUM DENSITY OF 4.25 DWELLING UNITS PER ACRE.</li> <li>L. MINIMUM BUILDING SEPARATION OF TEN (10) FEET.</li> <li>M. MINIMUM SETBACK BETWEEN BROWNE ROAD RIGHT-OF-WAY AND PRIVATE ALLEY "A" AND PRIVATE ALLEY "D" SHALL BE FIVE (5) FEET WITH SHRUB</li> </ul>	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.	<ul> <li>A. THE TWO HISTORIC STRUCTURES (FARMHOUSE AND LOG CABIN) LOCATED ON THE SITE WILL BE PRESERVED PER GUIDELINES OF THE HISTORIC LANDMARKS COMMISSION.</li> <li>B. A STREET CONNECTION TO THE WEST SHALL BE LOCATED AS FAR SOUTH AS</li> </ul>		RESER
DOD PRES	SCREENING.	<ul> <li>H. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.</li> </ul>	PRACTICAL IN ATTEMPT TO PRESERVE AS MUCH VIEWSHED OF THE HISTORIC STRUCTURES AS PRACTICAL.		
│ ⊂ Sheet Set:EDGEWC		IO 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.			EWOOD PREPAF WMAN SU
<ul> <li>A</li> <li>By: Spence, Alex</li> </ul>		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.			SHEET NUMBER
Plotted	is document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the speci	ific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and add 9 10 11 12 13 14 15 16 1	aptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. 7 18 19 20 21 22 23 24 25	26 27 28 29 30 31 32	RZ-2