

	EVELOPM EDGEWO
REZO	ONING PE' 05/
SITE DEVELOPMENT DATA:	B. ATTA
 -ACREAGE: ±20.74 ACRES -TAX PARCELS: 027-611-04 & 027-611-05 -EXISTING ZONING: R-3 -PROPOSED ZONING: MX 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) 	THE F SITE INTEN CHAR REAR CONT CONS APPE WITH FORE MATE CHAR
I. <u>GENERAL PROVISIONS</u>	C. THE I
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.	CONS CONC REZO D. VINY CONS UTILI
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.	V. <u>STREETS</u> A. ALL RIGH
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.	 B. ALL RIGH C. A CO ABUT PLAN FOUN DEVE
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.	D. SIDEV SIDEV
II. <u>PERMITTED USES</u>	E. SIDEV CITY TO AI
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 SIX (6) DWELLING UNITS PER BUILDING, AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-1 ZONING DISTRICT.	F. SCRE 12.303
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.	A. THE S POST B. THE S
III. TRANSPORTATION	C. DEVE SUBJ
A. ALL DWELLING UNITS TO BE ALLEY LOADED PER CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS USING TWO-WAY OPERATION RESIDENTIAL ALLEY.	MITIC D. THE I THE J
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").	DEVE REZO STOR
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.	VII. <u>PARKS</u> A. RESE B. PARK C. CONN
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.	D. PRIVA AREA SURR VIII. FIRE P
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.	A. FIRE IX. <u>SIGNAG</u> B. SIGNA
F. DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE ON EASTFIELD ROAD INTO ROAD "A".	X. <u>LIGHTIN</u>
G. DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE ON BROWNE ROAD INTO ROAD "B".	A. ALL FIXTU
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.	SPECI OPEN
IV. <u>ARCHITECTURAL STANDARDS</u>	XI. <u>HISTOR</u>
A. BUILDINGS SHALL BE CONSTRUCTED AT A MAXIMUM HEIGHT PER SECTION 12.108 OF THE ORDINANCE.	A. THE T WILL B. A STR ATTE PRAC

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STANDARDS PRESERVE **ION NO. 2020-012** 2020

TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF SIDE, AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE WILL CONTAIN THE URBAN RESIDENTIAL DWELLING UNITS THAT ARE TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE, AND ATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL THE URBAN RESIDENTIAL DWELLING UNITS SHALL BE DESIGNED AND FED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN CE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS ECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE , CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT LY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND R SHALL BE PERMITTED.

TTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE FED ON THE SITE ARE DESIGNATED AND LABELED ON THE RELEVANT AL, ARCHITECTURAL RENDERINGS OF THE BUILDINGS ATTACHED TO THE PLAN.

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

AND LANDSCAPING

FAMILY DWELLING UNITS SHALL BE SETBACK 8 FEET FROM THE VAY LINE PER ORDINANCE.

E FAMILY DWELLING UNITS SHALL BE SETBACK 14 FEET FROM THE VAY LINE PER ORDINANCE.

OUS PERIMETER PLANTING STRIP SHALL BE REQUIRED WHENEVER PROPERTY URB. THE WIDTH OF THE PLANTING STRIP SHALL BE 8 FEET. TREES SHALL BE THE CONTINUOUS PERIMETER PLANTING STRIP, AS PER THE STANDARDS THE CHARLOTTE TREE ORDINANCE AND THE CHARLOTTE-MECKLENBURG LAND ENT STANDARDS MANUAL.

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

AND PLANTING STRIP WIDTHS MAY BE AMENDED BY THE PLANNING DIRECTOR, EER OR THEIR DESIGNEES TO ADDRESS UNUSUAL PHYSICAL CONSTRAINTS OR CONTEXT SENSITIVE DESIGN OPTIONS.

SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION HESE REGULATIONS.

TAL FEATURES

HALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED FRUCTION CONTROLS ORDINANCE.

IALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

ENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND IF REQUIRED BY CITY ORDINANCE.

ION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON ING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL ENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL FER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

ENWAYS, AND OPEN SPACE - N/A

ON/DEDICATION OF PARK AND/OR GREENWAY - N/A

OR GREENWAY IMPROVEMENTS - N/A

NS TO PARK AND/OR GREENWAY - N/A

CONSTRUCTED OPEN SPACE WILL BE PROVIDED TO ENHANCE THE GREEN D MAINTAIN THE INTEGRITY OF THE HISTORIC HOME AND NATURAL ING LANDSCAPE.

TION REATMENT - N/A

S ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

ATTACHED/DETACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING XCLUDING LOW LEVEL LANDSCAPE LIGHTING, DECORATIVE, POLE LIGHTS AND LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, E AREAS AND NON-RESIDENTIAL AREAS.

SERVATION SECTION

IISTORIC STRUCTURES (FARMHOUSE AND LOG CABIN) LOCATED ON THE SITE ESERVED PER GUIDELINES OF THE HISTORIC LANDMARKS COMMISSION. ONNECTION TO THE WEST SHALL BE LOCATED AS FAR SOUTH AS PRACTICAL IN TO PRESERVE AS MUCH VIEWSHED OF THE HISTORIC STRUCTURES AS

- 1. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 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.
- 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 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5 UNIT BUILDINGS ARE ADJACENT.

