



SITE LEGEND:



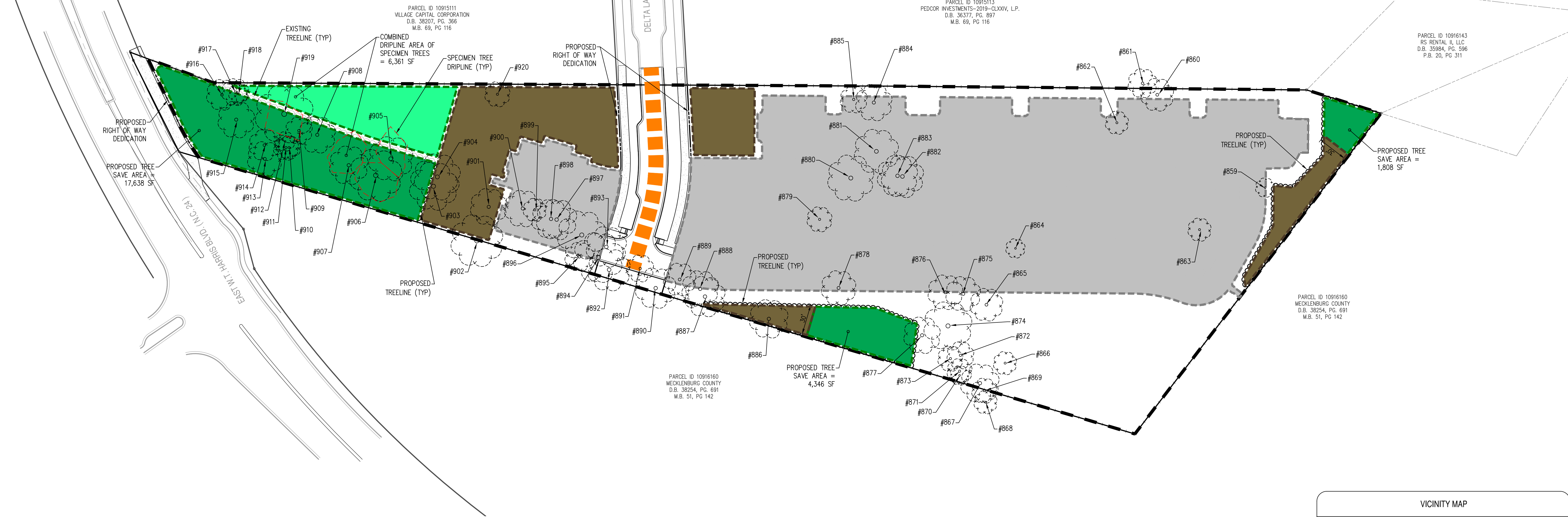
SITE DEVELOPMENT DATA:

ACREAGE:	5.79 AC
ACREAGE (AFTER R/W DEDICATIONS):	5.42 AC
TAX PARCEL #:	10915109
EXISTING ZONING:	R-20MF(CD)
PROPOSED ZONING:	N2-B(CD)
EXISTING USE:	VACANT
PROPOSED USE:	UP TO 60 UNIT MULTI-FAMILY STACKED COMPLEX WITH CLUBHOUSE AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-B(CD) ZONING DISTRICT
MAXIMUM BUILDING HEIGHT	41'-8"
PARKING:	AS REQUIRED BY THE ORDINANCE

GREEN AREA:

SITE ACREAGE:	252,261 SF		
RIGHT OF WAY DEDICATION:	16,138 SF		
ACREAGE ELIGIBLE FOR GREEN AREA:	236,123 SF		
REQUIRED GREEN AREA:	35,419 SF		
PROVIDED GREEN AREA:	37,838 SF		
PROVIDED GREEN AREA CALCULATION:			
TREE SAVE:	23,792	GREEN AREA (SF)	MULTIPLIER
REPLANTED TREE SAVE:	8,471	23,792	1
PRESERVED SPECIMEN TREES COMBINED DRIPLINE AREA:	4,460	8,471	1
		5,575	1.25
			37,838

PRESERVED SPECIMEN OR HERITAGE TREES:				
SPECIES	TAG #	DBH (IN)	DRIPLINE AVERAGE RADIUS (FT)	DRIPLINE AREA (SF)
GUM	905	23	19.5	976
POPLAR	906	27	22.3	1,265
GUM	907	20	21.7	1,161
PINE	919	30	21.0	1,058



TREE TAG #	DIAMETER (INCHES)	DRIPLINE RADIUS(FEET)	SPECIES
859	10	10	UNKNOWN
860	17	12	UNKNOWN
861	15	15	CHERRY
862	12	14	PEAR
863	12	14	UNKNOWN
864	10	12	PEAR
865	17	13	JUNIPER
866	12	8	CHERRY
867	20	20	MAPLE
868	12	11	CHERRY
869	13	13	MAPLE
870	10	9	MAPLE
871	13	12	MAPLE
872	14	13	MAPLE
873	13	12	MAPLE
874	25	23	MAPLE

TREE TAG #	DIAMETER (INCHES)	DRIPLINE RADIUS(FEET)	SPECIES
875	18	18	MAPLE
876	18	17	MAPLE
877	19	15	PINE
878	18	14	PINE
879	13	12	HACKBERRY
880	24	20	ELM
881	23	21	PINE
882	22	20	PINE
883	21	19	PINE
884	19	18	PINE
885	14	12	UNKNOWN
886	20	19	ASH
887	21	20	PINE
888	19	16	JUNIPER
889	17	14	JUNIPER
890	21	19	PINE

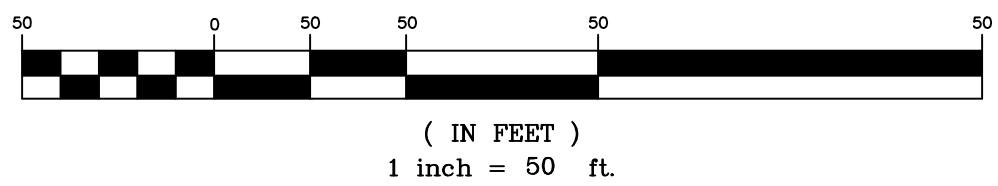
TREE TAG #	DIAMETER (INCHES)	DRIPLINE RADIUS(FEET)	SPECIES
891	14	13	PERSIMMON
892	22	22	POPLAR
893	21	21	GUM
894	26	26	POPLAR
895	15	12	JUNIPER
896	25	25	GUM
897	21	21	ASH
898	20	19	GUM
899	12	11	CHERRY
900	19	18	GUM
901	19	18	GUM
902	27	27	POPLAR
903	25	25	WILLOW OAK
904	24	23	WILLOW OAK
905	23	18.9	GUM
906	27	21.1	POPLAR

TREE TAG #	DIAMETER (INCHES)	DRIPLINE RADIUS(FEET)	SPECIES
907	20	20.8	GUM
908	19	16	JUNIPER
909	14	14	JUNIPER
910	12	10	JUNIPER
911	13	10	JUNIPER
912	10	10	MAGNOLIA
913	18	16	JUNIPER
914	16	13	JUNIPER
915	19	15	JUNIPER
916	16	12	JUNIPER
917	14	11	JUNIPER
918	10	9	CHERRY
919	30	22.7	PINE
920	13	11	JUNIPER

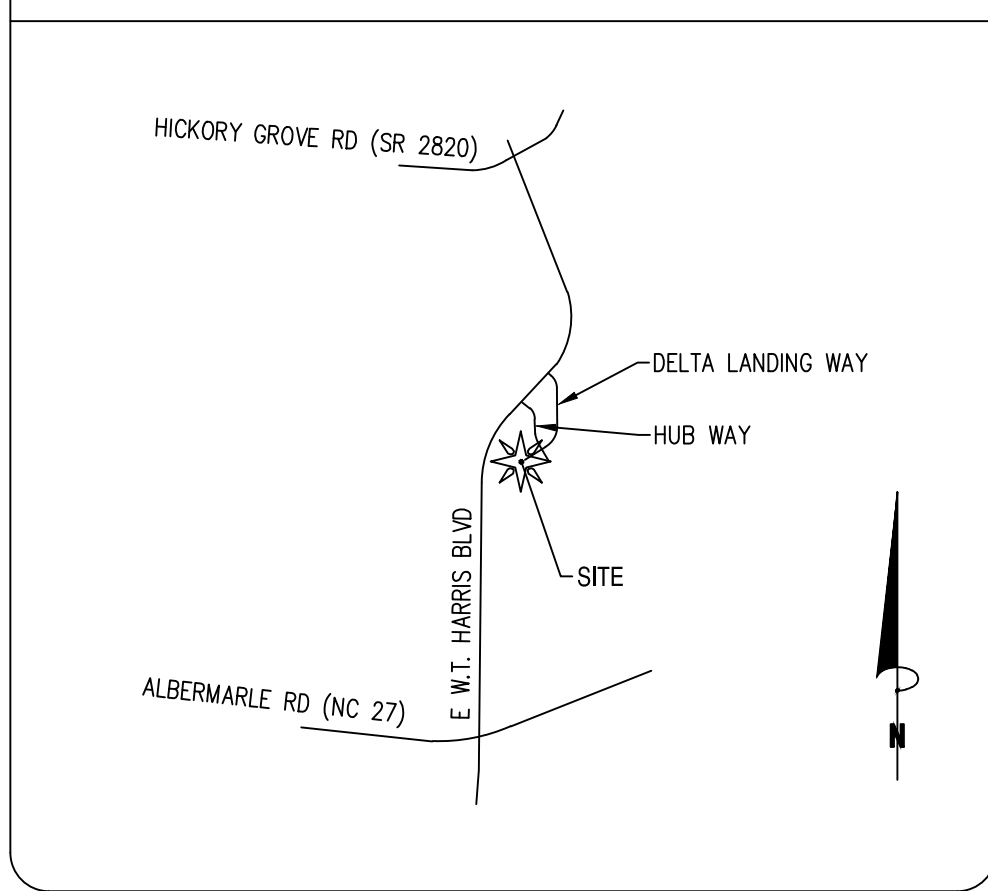


Know what's below.
Call before you dig.

GRAPHIC SCALE



VICINITY MAP



TECHNICAL DATA

RYANS WAY APARTMENTS
REZONING
CHARLOTTE, NC

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS

3/7/25	1ST RZNG SUBMITTAL	
3/31/25	ADDED TREE SURVEY	
4/24/25	2ND RZNG SUBMITTAL	
5/16/25	3RD RZNG SUBMITTAL	
5/19/25	4TH RZNG SUBMITTAL	
DATE	DESCRIPTION	
XXX	XXX	XXX
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 50' V:	
JOB No.	220246-01-001	
DATE	MARCH 7, 2025	
FILE No.		

SHEET RZ-1

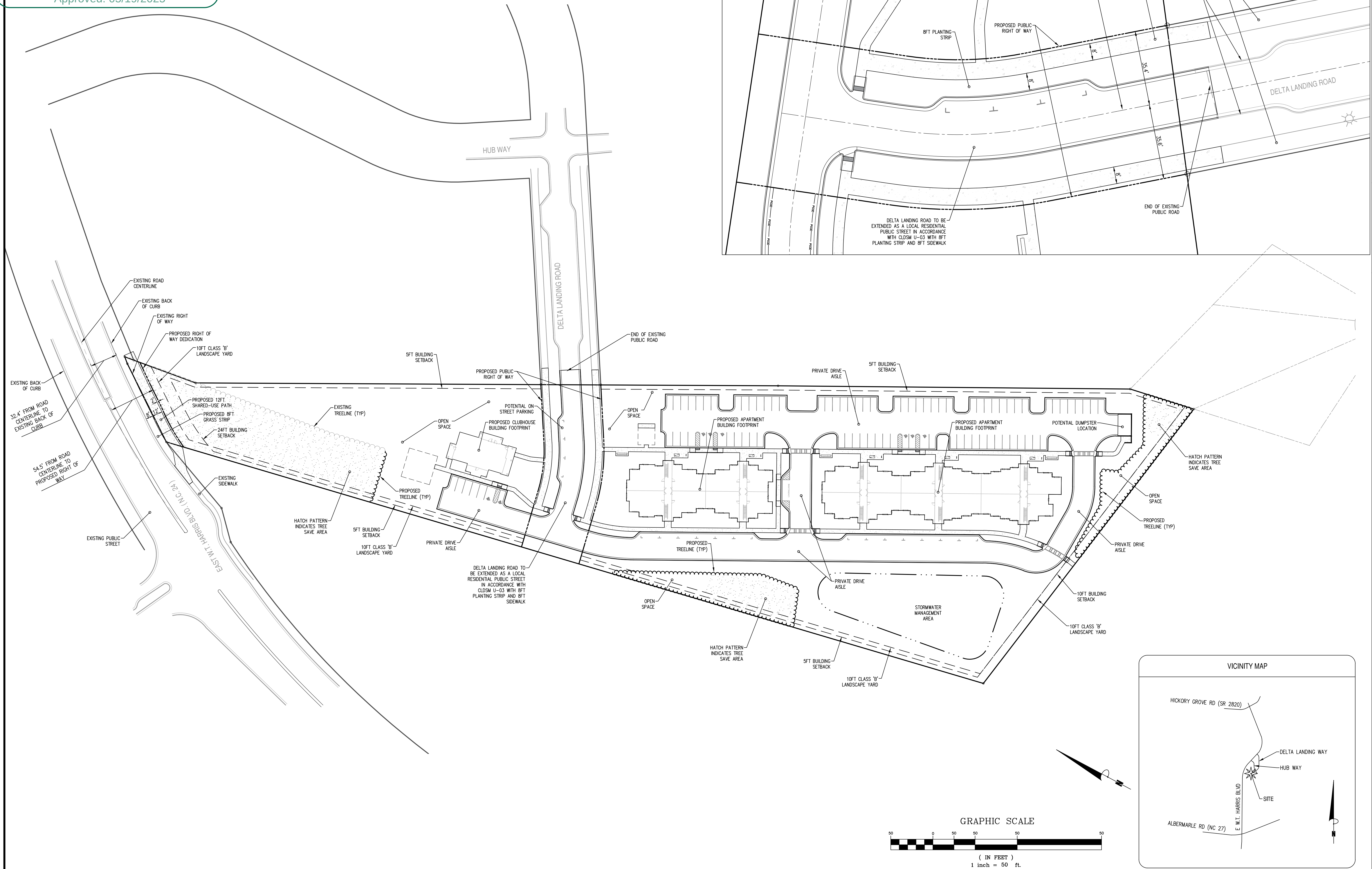


Planning Department

APPROVED BY CITY COUNCIL

RZP-2025-022

Approved: 05/19/2025



Bowman

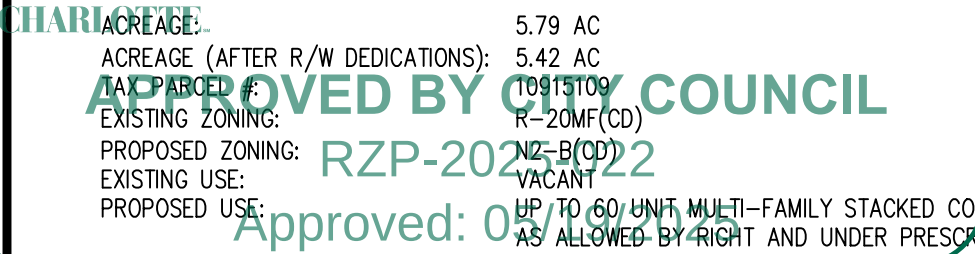
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Bowman North Carolina Ltd.

RYANS WAY APARTMENTS
REZONING
CHARLOTTE, NC

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PLAN STATUS		
7/25	1ST RZNG SUBMITTAL	
8/1/25	ADDED TREE SURVEY	
8/24/25	2ND RZNG SUBMITTAL	
9/1/25	3RD RZNG SUBMITTAL	
9/25	4TH RZNG SUBMITTAL	
DATE	DESCRIPTION	
XXX SIGN	XXX DRAWN	XXX CHKD
SCALE H: 1" = 50' V:		
No. 220246-01-001		
DATE	MARCH 7, 2025	
E No.		

RZ-2



MOORE: 5.79 AC
ACREAGE (AFTER R/W DEDICATIONS): 5.42 AC
PARCELS: 1081109
EXISTING ZONING: R-20MF(CD)
PROPOSED ZONING: N-16(CD)
EXISTING USE: VACANT
PROPOSED USE: UP TO 60 UNIT MULTI-FAMILY STACKED COMPLEX WITH CLUHOUSE
AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN T

MAXIMUM BUILDING HEIGHT	41'-8"
PARKING:	AS REQUIRED BY THE ORDINANCE

1. GENERAL PROVISIONS:

- 1.A. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY RYAN W. MY, LLC ("PETITIONER") TO DISCONTINUE THE EXISTING ZONING CLASSIFICATION AND TO ESTABLISH A NEW ZONING CLASSIFICATION FOR A FAMILY APARTMENT COMPLEX ON AN APPROXIMATELY 7.15-ACRE SITE LOCATED NORTH OF ALBERMARLE RD. AND EAST OF E. WY. HARRIS BLVD. ON DELTA LANDING RD. (THE "SITE").
- 1.B. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE ("ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REZONING PLAN WILL ESTABLISH THE SAME STANDARDS AS THE EXISTING ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- 1.C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, BUILDING AND PARKING LAYOUTS, OPEN SPACE AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS DEPICTED (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 ORDINANCE 37-201. THE REZONING PLAN IS NOT INTENDED TO UNDERGO THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE REVIEW AND APPROVAL OF THE ORDINANCE. THE ORDINANCE DOES NOT INTEND TO PREVENT OR INCLUDE CHANGES TO GRAPHICS IF THEY ARE 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 THE AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA OF THE AMENDED PROCESS, THE PETITIONER SHALL FOLLOW THE AMENDED PROCESS FOR THE AMENDED PROCESS PER ARTICLE 37.3 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL NOT EXCEED THE NUMBER OF PRINCIPAL BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

- 2.1. THE SITE MAY BE DEVELOPED WITH UP TO 60 MULTI-FAMILY APARTMENT UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-B ZONING DISTRICT.
- 2.2. ONE HUNDRED PERCENT (100%) OF THE TOTAL MULTI-FAMILY RESIDENTIAL UNITS WITHIN THE SITE SHALL BE DESIGNATED AS AFFORDABLE HOUSING. THE MONTHLY RENTS OF THE AFFORDABLE UNITS SHALL BE RESTRICTED TO HOUSEHOLDS WITH AN AREA MEDIAN INCOME OF SIXTY PERCENT (60%) OR LESS (AS PUBLISHED AND PERIODICALLY UPDATED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT). MONTHLY RENTAL RATES SHALL BE SET NO HIGHER THAN ALLOWED BY SECTION 42 OF THE IRC. HOUSEHOLD INCOME WILL BE DETERMINED BY HOUSEHOLD INCOME VERIFICATION UNDER FEDERAL CODE OF REGULATIONS 5 CFR PART 5, AND WILL BE IN COMPLIANCE WITH FEDERAL AND STATE REGULATIONS. AFFORDABLE HOUSING SHALL BE AFFORDABLE FOR A PERIOD OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE THE UNITS ARE PLACED IN SERVICE. ONCE AFFORDABLE UNITS ARE PLACED IN SERVICE, THEY WILL BE SUBJECT TO INSPECTION BY THE NORTH CAROLINA HOUSING FINANCE AGENCY, EQUITY PARTNER AND FINANCIAL LEADERS FOR THE DURATION OF THE AFFORDABILITY PERIOD. ALL UNITS FOR EACH BUILDING (TOTAL OF 2 BUILDINGS) MUST BE SUBSTANTIALLY COMPLETE BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR THE BUILDING. THE PETITIONER SHALL PROVIDE A DECLARATION OF LAND USE AND INCOME TAX CREDITS FOR LOW-INCOME HOUSING TAX CREDITS TO THE NORTH CAROLINA FEDERAL TAX REFORM ALLOCATION COMMITTEE IN CONJUNCTION WITH THE TAX CREDITS.

- ### 3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

- 3.1. ACCESS TO THE SITE WILL BE FROM DELTA LANDING RD. AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- 3.2. THE PETITIONER WILL CONSTRUCT THE EXTENSION OF DELTA LANDING RD. THROUGH THE SUBJECT PROPERTY, AS REQUIRED BY THE UDO AS PART OF THE DEVELOPMENT OF THE SITE IF NOT EXTENDED BY OTHERS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY OF THE BUILDINGS THAT HAVE FRONTAGE ON THESE STREETS. THE PETITIONER MAY POST A BOND WITH THE CITY OF CHARLOTTE FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT.
- 3.3. THE PETITIONER WILL CONSTRUCT THE ROADWAY IMPROVEMENTS, IF ANY, 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'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- 3.4. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEYOND THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 7' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- 3.5. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WHEN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING SUBMITTAL AND APPROVAL REQUIREMENTS.
- 3.6. 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 NORTHEAST WICKLEBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC PROJECT.
- 3.7. COMMIT TO DEDICATE 53- FEET OF RIGHT-OF-WAY FROM THE ROAD CENTERLINE ALONG EAST W T HARRIS BOULEVARD.
- 3.8. COMMIT TO CONSTRUCT 12-FOOT SHARED-USE PATH ALONG EAST W T HARRIS BOULEVARD ALONG FRONTAGE.
- 3.10. COMMIT TO DEDICATE 33.5- FEET MINIMUM OF RIGHT-OF-WAY FROM THE ROAD CENTERLINE ALONG DELTA LANDING ROAD.

- #### 4. STREETSCAPE, BUFFERS, YARDS, OPEN SPACE, AND LANDSCAPING:

- 4.1. ALONG THE PROPOSED DELTA LANDING RD. EXTENSION AN EIGHT-FOOT (8') PLANTING STRIP AND EIGHT-FOOT (8') SIDEWALK WILL BE PROVIDED.
- 4.2. THE PROPOSED MULTI-FAMILY ATTACHED DWELLING UNITS SHALL PROVIDE ON-SITE OPEN SPACE ARE REQUIRED BY ARTICLE 5.4.A. SUCH OPEN SPACE MAY BE PRIVATE OPEN SPACE (25,265 SF), COMMON OPEN SPACE, PUBLIC OPEN SPACE, OR ANY COMBINATION THEREOF. RESIDENTIAL ON-SITE OPEN SPACE SHALL MEET THE DESIGN REQUIREMENTS OF ARTICLE 16.5 OF THE ORDINANCE.
- 4.3. 10FT CLASS B LANDSCAPE YARD ALONG THE NORTH, WEST AND SOUTH PROPERTY BOUNDARY.

- ## 5. ARCHITECTURAL STANDARDS:

- 5.1. THE BUILDINGS ON THE SITE WILL COMPLY WITH THE APPLICABLE RESIDENTIAL SITE LAYOUT, BUILDING DESIGN STANDARDS, AND BUILDING MATERIAL RESTRICTIONS FOUND IN ARTICLE 5 OF THE ORDINANCE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE.

- 5.2. METER BANKS ABOVE GROUND LEVEL WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM PUBLIC STREETS WITH LANDSCAPING.
- 5.3. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJOINING PROPERTIES AT GRADE WITH LANDSCAPING. GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL NOT BE IN THE ESTABLISHED SETBACK ALONG DELTA LANDING RD. FRONTAGE, ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY AN ARCHITECTURAL ELEMENT SO THAT IT IS NOT VISIBLE FROM AN ABUTTING FRONTAGE.
- 5.4. WALLS AND FENCES SHALL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS.
5. ENVIRONMENTAL FEATURES:
 - 6.1. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE FOUND IN ARTICLE 25 OF THE ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEM(S) DEPENDING ON THE REZONING PLAN ARE REQUIRED TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTED, AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING PETITION. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - 6.2. THE SITE WILL COMPLY WITH THE TREE PROVISIONS OF THE ORDINANCE FOUND IN ARTICLE 20. THE PRELIMINARY LOCATION OF THE REQUIRED TREE SAV AREAS WILL BE DETERMINED DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. TREE SAVE AREAS WILL COMPLY WITH THE REQUIREMENTS OF THE TREE ORDINANCE.
 - 6.3. DEVELOPMENT WITHIN ANY SWM/PCSD BUFFERS SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE CITY DEPARTMENT OF WATER SERVICES AND MITIGATED IF REQUIRED BY ORDINANCE. THERE ARE WATER QUANTITY BUFFERS IDENTIFIED ON THE SITE.
7. LIGHTING:
 - 7.1. ALL FREESTANDING EXTERIOR LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH ARTICLE 16.2 OF THE ORDINANCE.
 - 7.2. IF PROVIDED, FREESTANDING LIGHTING SHALL BE NO MORE THAN 15' IN HEIGHT, DIRECTED DOWNWARD, AND SHIELDED.

- 8.1. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF ARTICLE 37.3 OF THE ORDINANCE.

- ### 9. BINDING EFFECT OF THE REZONING APPLICATION

- 9.1. 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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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Bowman North Carolina Ltd.

DEVELOPMENT STANDARDS
 RYANS WAY APARTMENTS
 REZONING
 CHARLOTTE, NC

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS		
3/7/25	1ST RZNG SUBMITTAL	
3/31/25	ADDED TREE SURVEY	
4/24/25	2ND RZNG SUBMITTAL	
5/16/25	3RD RZNG SUBMITTAL	
5/19/25	4TH RZNG SUBMITTAL	
DATE DESCRIPTION		
XXX DESIGN	XXX DRAWN	XXX CHKD
SCALE H: V:		
JOB No. 220246-01-001		
DATE MARCH 7, 2025		
FILE No.		
SHEET		
RZ-3		



Planning Department

APPROVED BY CITY COUNCIL

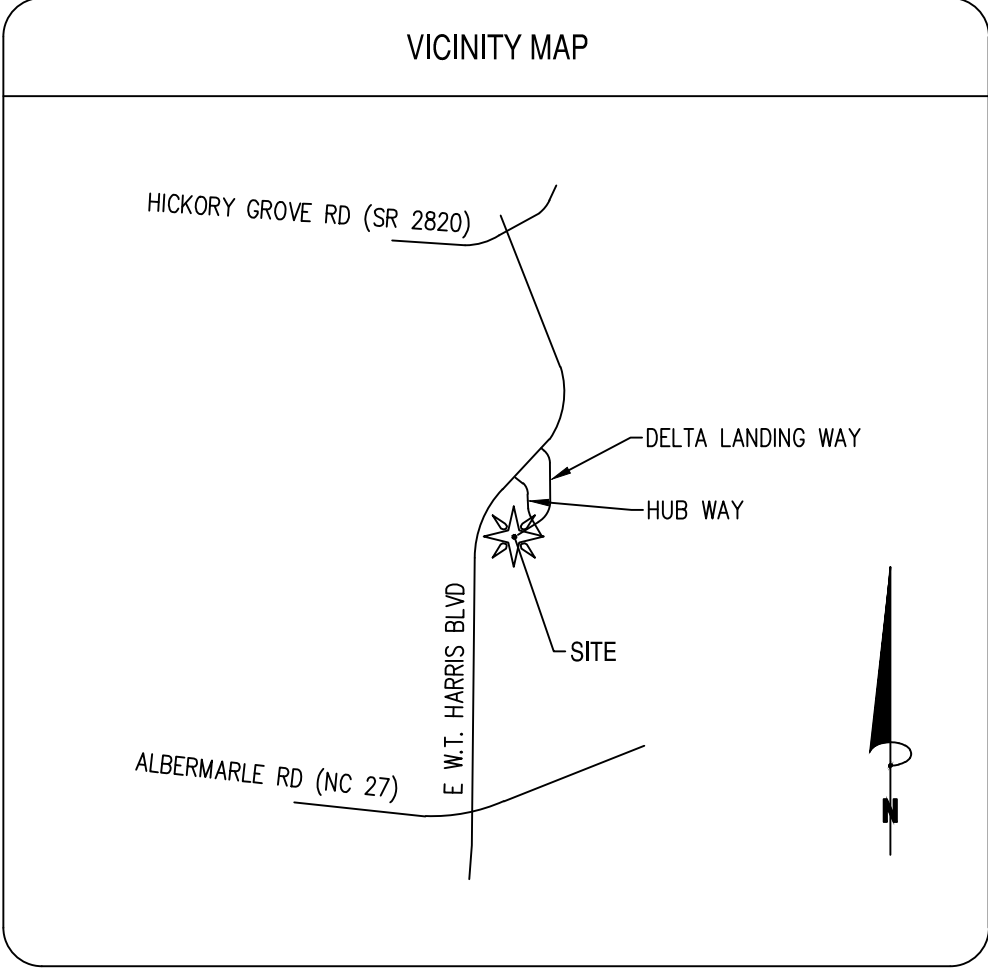
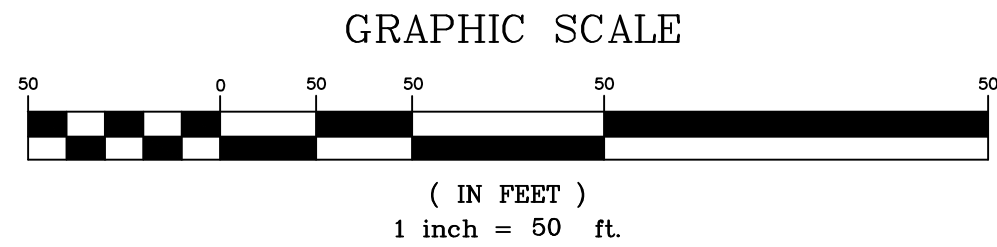
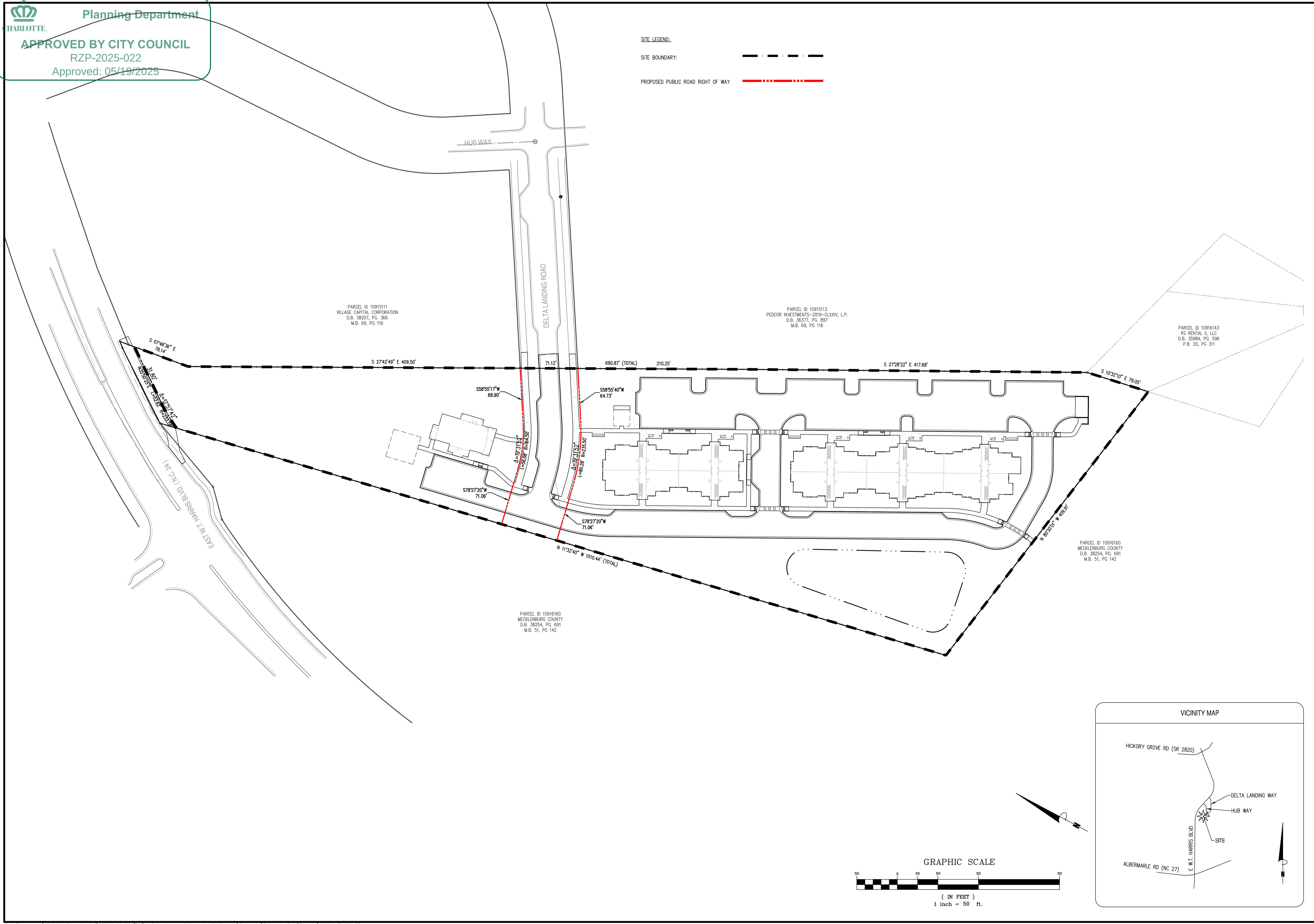
RZP-2025-022

Approved: 05/19/2025

SITE LEGEND:

SITE BOUNDARY:

PROPOSED PUBLIC ROAD RIGHT OF WAY



Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

METES AND BOUNDS
RYANS WAY APARTMENTS
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CHARLOTTE, NC

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XXX	XXX	XXX
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SCALE	H: 1" = 50'	V:
JOB No. 220246-01-001		
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SHEET		RZ-4