

REZONING SUMMARY

PETITIONER: SUNCREST REAL ESTATE AND LAND
2701 EAST CAMELBACK ROAD #180
BILTMORE PARK, PHOENIX, AZ 85016

PROPERTY OWNER: FRANK C. NEWTON, JR & NANCY E. NEWTON
1806 ROCKY RIVER ROAD
CHARLOTTE, NC 28213

TAX PARCEL: 10501231, 10501215, 10501214
10501213, 10501108

EX. ZONING: B-1 (CD) AND O-1 (CD)

GIS ACREAGE: 13.012 ACRES
ADJUSTED ACREAGE: 12.46 ACRES (OUTSIDE OF RAILWAY R/W)

NOTE:
ALL STREAM CENTERLINES AND BUFFERS SHOWN AND LABELED AS PROVIDED BY MECKLENBURG COUNTY GIS DATA

Charlotte Planning Department
APPROVED BY CITY COUNCIL
October 21, 2019

ColeJenest & Stone

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Land Planning
Landscape Architecture
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200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
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SUNCREST REAL ESTATE AND LAND
2701 EAST CAMELBACK ROAD, #180
BILTMORE PARK
PHOENIX, AZ

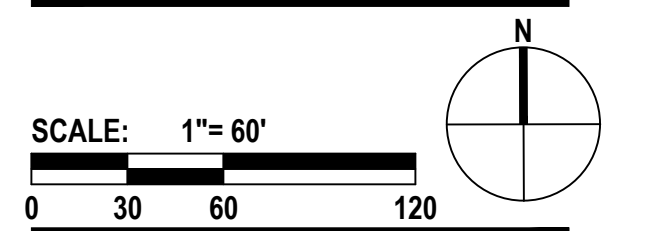
ROCKY RIVER RESIDENTIAL
1806 ROCKY RIVER ROAD
CHARLOTTE, NC 28213

EXISTING CONDITIONS PLAN

Project No.
4648.00

Issued
04/02/19

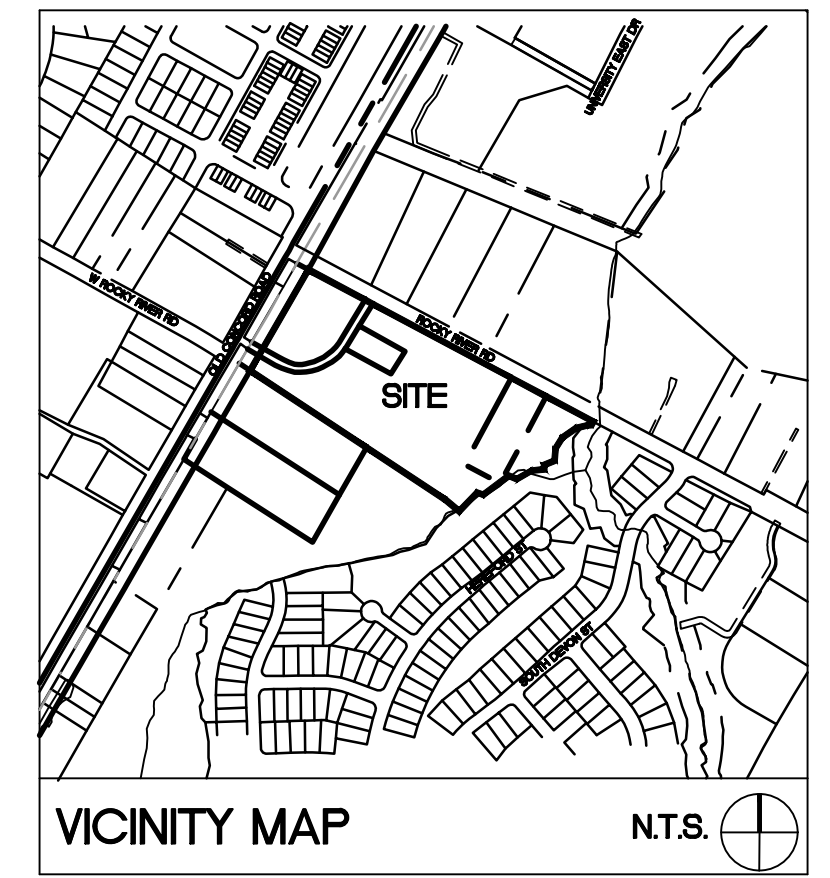
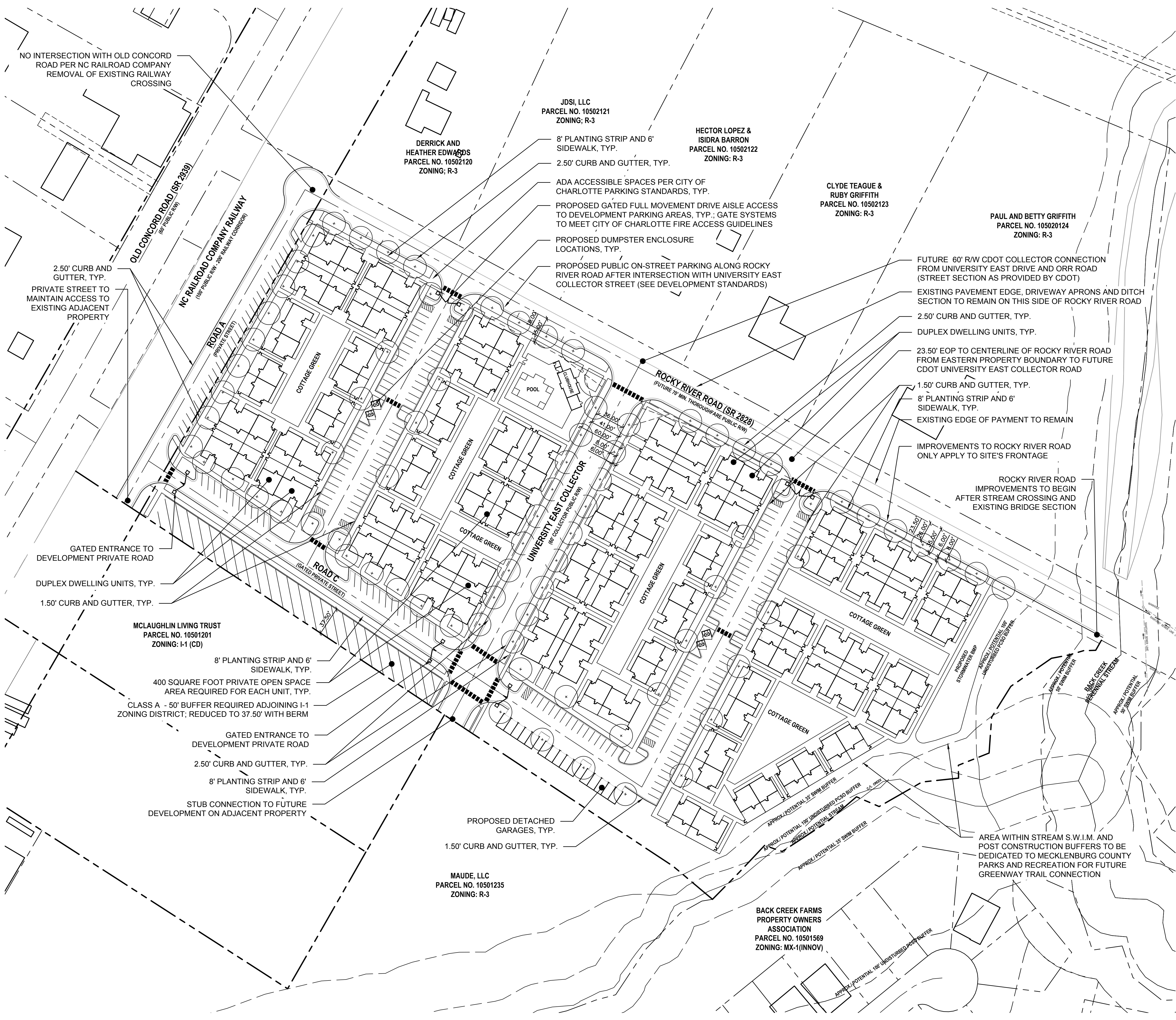
Revised
09-25-19 Revised per City of Charlotte Comments
10-04-19 Revised per City of Charlotte Comments



RZ-1.0

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CHARLOTTE, NC 28213

TAX PARCEL: 10501231, 10501215, 10501214
10501213, 10501108

EX. ZONING: B-1 (CD) AND O-1 (CD)
PROPOSED ZONING: UR-2(CD)

GIS ACREAGE: 13.012 ACRES
ADJUSTED ACREAGE: 12.46 ACRES (OUTSIDE OF RAILWAY R/W)

RESIDENTIAL: UP TO 126 UNITS (10.11 UNITS/ ACRE)

ZONING SETBACKS:
PARCEL: 14' MEASURED FROM BACK OF CURB
SIDE: 5'
REAR: 10'

MIN. BLDG. SEPARATION: 10'

PARKING REQUIRED: PER CITY OF CHARLOTTE STANDARDS
PARKING PROVIDED: PER CITY OF CHARLOTTE STANDARDS

AMENITY AREA: 0.25 ACRES

OPEN SPACE PROVIDED: 2.46 ACRES (19.74%)

CLASS A BUFFER: 50' BUFFER SECTION REDUCED 25%
TO 37.50' WIDTH WITH BERM

STORMWATER: PROPOSED STORMWATER POND AND UNDERGROUND SYSTEMS

*SEE SHEET RZ-3.0 FOR REZONING DEVELOPMENT STANDARDS

NOTE:
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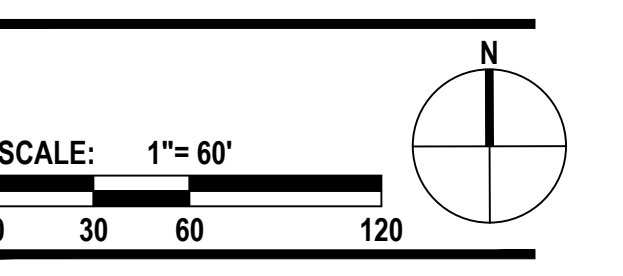
ROCKY RIVER RESIDENTIAL
1806 ROCKY RIVER ROAD
CHARLOTTE, NC 28213

CONDITIONAL REZONING PLAN

Project No.
4648.00

Issued
04/02/19

Revised
08-12-19 Revised per City of Charlotte Comments
09-25-19 Revised per City of Charlotte Comments
10-04-19 Revised per City of Charlotte Comments



RZ-2.0

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DEVELOPMENT STANDARDS

October 4, 2019

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Suncrest Real Estate and Land (the "Petitioner") to accommodate the development of a residential community on that approximately 13.012 acre site located on the south side of Rocky River Road between Old Concord Road and South Devon Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 105-012-31, 105-012-15, 105-012-14, 105-012-13 and 105-011-08.
- The development and use 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").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- 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 internal public street, internal private streets, internal drives and parking areas 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.
- Future 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.

B. Permitted Uses/Development Limitations

- The Site may be devoted only to a residential community containing a maximum of 126 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. Incidental and accessory uses and structures may include, without limitation, a leasing and management office, detached garages and amenities such as a clubhouse, swimming pool and tot lot or playground.
- The dwelling units shall be comprised of duplex-style attached dwelling units.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- As depicted on the Rezoning Plan, the Site will be served by an internal public street (designated as the University East Collector Road on the Rezoning Plan), internal private streets (designated as Road A and Road C on the Rezoning Plan) and internal private drives, and minor adjustments to the locations of the internal public street, the internal private streets and the internal private drives shall be allowed during the construction permitting process.
- The width of the right of way for the University East Collector Road located on the Site shall be 60 feet and in the event that on-street parking is provided on the University East Collector Road it shall be located outside of the required 36 feet edge of pavement to edge of pavement.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- The University East Collector Road located on the Site and depicted on the Rezoning Plan will be approved and constructed prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site.
- Road A will be approved and constructed prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site that abuts Road A.
- The internal private street designated as Road C and the internal private drives may, at the option of Petitioner, be gated.
- The on-street parking on Rocky River Road depicted on the Rezoning Plan may be constructed at the option of Petitioner provided that such on-street parking is approved by CDOT and/or NCDOT and any other applicable governmental agencies. If Petitioner elects not to construct such on-street parking or if such on-street parking is not approved by CDOT and/or NCDOT or any other applicable governmental agencies, Petitioner shall not be required to construct the on-street parking.
- One or both of the two private drives that provide vehicular connectivity to Rocky River Road may, at the option of Petitioner, be restricted to exiting vehicular traffic only.
- Petitioner shall dedicate and convey all relevant right of way to the City of Charlotte and/or NCDOT as applicable prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site. The right of way shall be setback 2 feet behind the back of sidewalk where feasible. If it is not feasible, the sidewalks, or portions thereof, may be located in a sidewalk utility easement.
- With the exception of Road A referenced above in paragraph 6, all transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site.
- Petitioner shall file a Petition with the City of Charlotte requesting the abandonment of Newell Farm Road.

D. Architectural Standards

- The maximum height in stories of the dwelling units constructed on the Site shall be 1.5 stories. The maximum height in feet of the dwelling units constructed on the Site shall be 30 feet as measured under the Ordinance.
- The actual widths and depths of the dwelling units constructed on the Site may vary from the widths and depths depicted on the Rezoning Plan.
- The primary exterior building materials for the buildings constructed on the Site shall be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.

- Vinyl, EIFS or masonite may not be used as an exterior building material on any building constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- 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.
- To provide privacy, all residential entrances located within 15 feet of a sidewalk located adjacent to a public street shall be raised from the average grade of such sidewalk a minimum of 12 inches.
- Usable porches and stoops shall form a predominant feature of the building design and be located on the front of the building facing a public street, a private street or open space. Usable front porches shall be covered and be at least 6 feet deep. Usable front porches shall not be enclosed.
- All corner/end units that face a public or private street shall 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.
- Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- Attached to the Rezoning Plan are conceptual, architectural perspectives of the dwelling units and buildings to be constructed on the Site that are intended to depict the general conceptual architectural style and character of the dwelling units and buildings to be constructed on the Site. Accordingly, the dwelling units and buildings constructed on the Site shall be designed and constructed so that the dwelling units and buildings are substantially similar in appearance to conceptual, architectural perspectives with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

E. Streetscape and Landscaping

- A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontages on Rocky River Road and the University East Collector Road. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into an existing sidewalk located on the Site's frontage on Rocky River Road.
- Portions of the minimum 6 foot wide sidewalk to be installed along the Site's frontage on Rocky River Road may be located in a sidewalk utility easement.
- A minimum 37.5 foot wide Class A buffer shall be established along that portion of the Site's southern boundary line that is more particularly depicted on the Rezoning Plan. The width of this Class A buffer has been reduced by 25% from 50 feet to 37.5 feet by virtue of Petitioner's commitment to install a berm within this Class A buffer that meets the standards of Section 12.302(8A) of the Ordinance.

F. Environmental Features

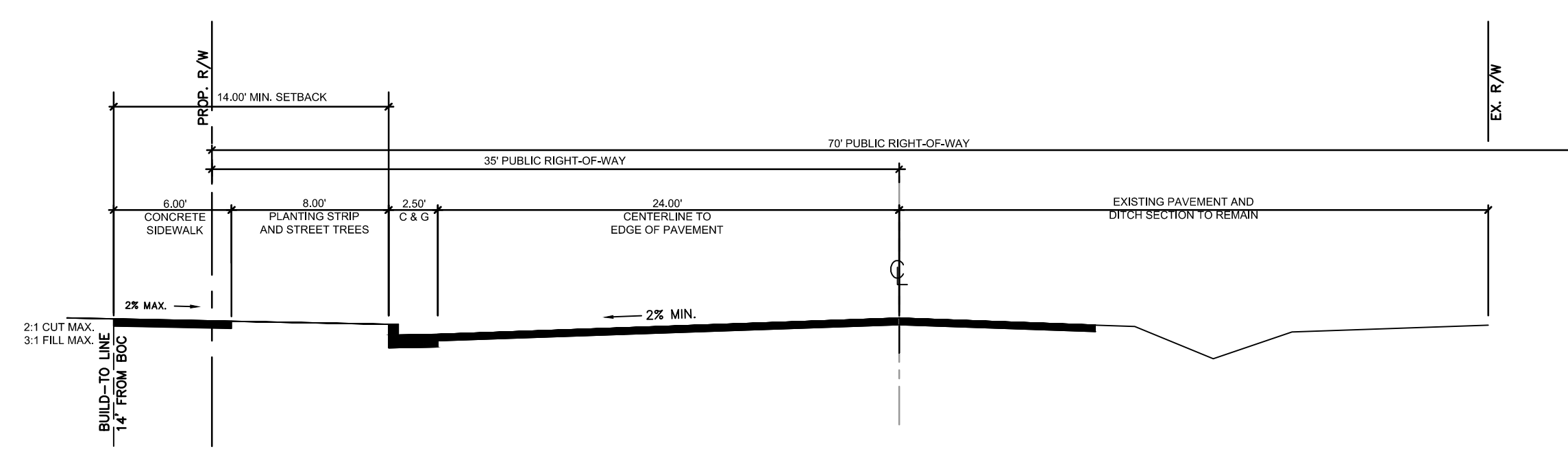
- Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City Ordinance.
- Any increase of impervious area within SWIM/PCSO Buffers may not be allowed and is not approved with the rezoning process. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services (CMSWS) and mitigated if required by City ordinance. Stream Delineation Reports and SWIM/PCSO Buffer location delineations are subject to review and approval by CMSWS.
- 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.

G. Amenities and Greenway

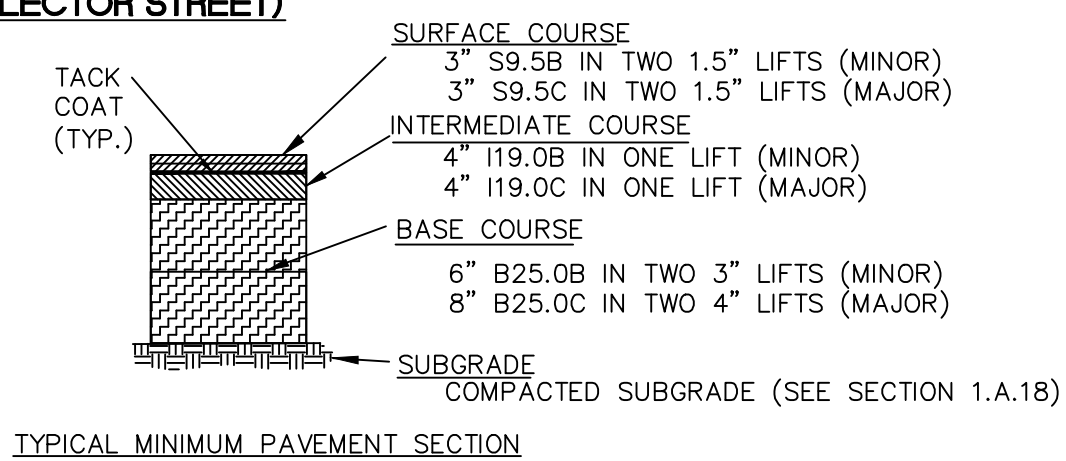
- An amenity area shall be provided on the Site and at a minimum, the amenity area shall contain a swimming pool and a clubhouse.
- Prior to the issuance of the 80th certificate of occupancy for a new dwelling unit constructed on the Site, Petitioner shall dedicate and convey the 100 foot SWIM Buffer of Back Creek located on the Site (the "Greenway Area") to Mecklenburg County for future greenway purposes. Prior to the dedication and conveyance of the Greenway Area to Mecklenburg County and subject to any restrictions imposed by stream buffer regulations, Petitioner shall have the right to install and locate utility lines through the Greenway Area and to reserve such easements over the Greenway Area that are necessary to maintain, repair and replace such utility lines, and to reserve such other easements as may be reasonably necessary in connection with the development of the Site as long as these easements and utility lines do not interfere with the construction and maintenance of the greenway. Any easements must be reviewed prior to the dedication of the Greenway Area to Mecklenburg County.
- The trees located within the Greenway Area shall count towards the Site's minimum tree save requirements.
- The Greenway Area shall count towards the Site's required open space.

H. Binding Effect of the Rezoning Documents and Definitions

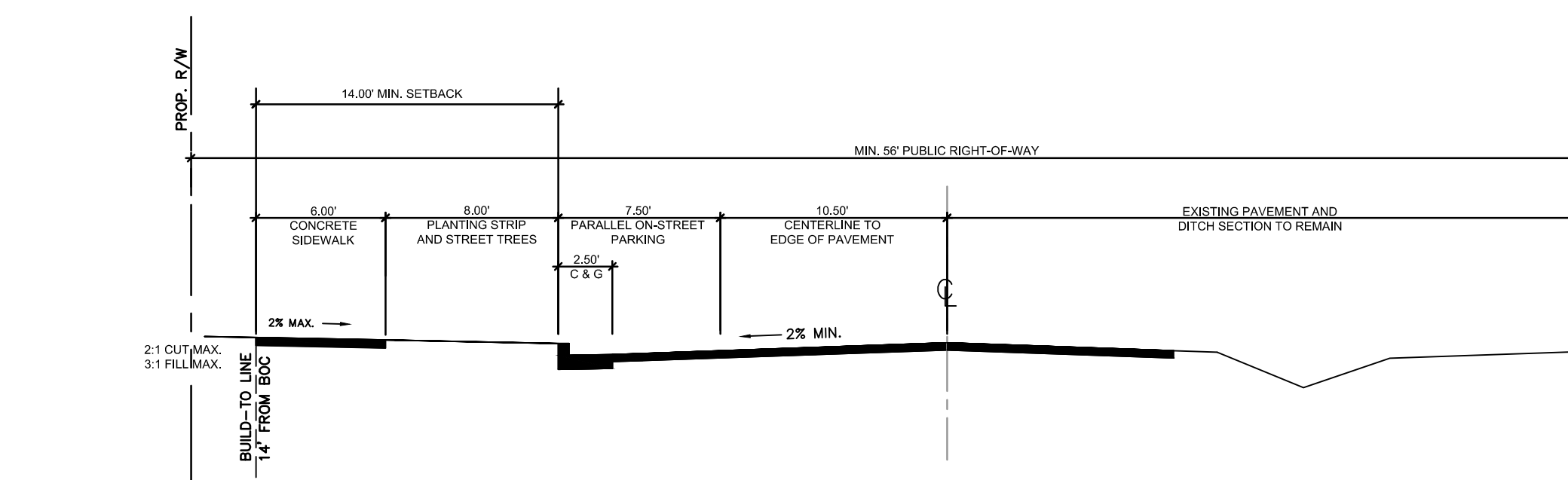
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



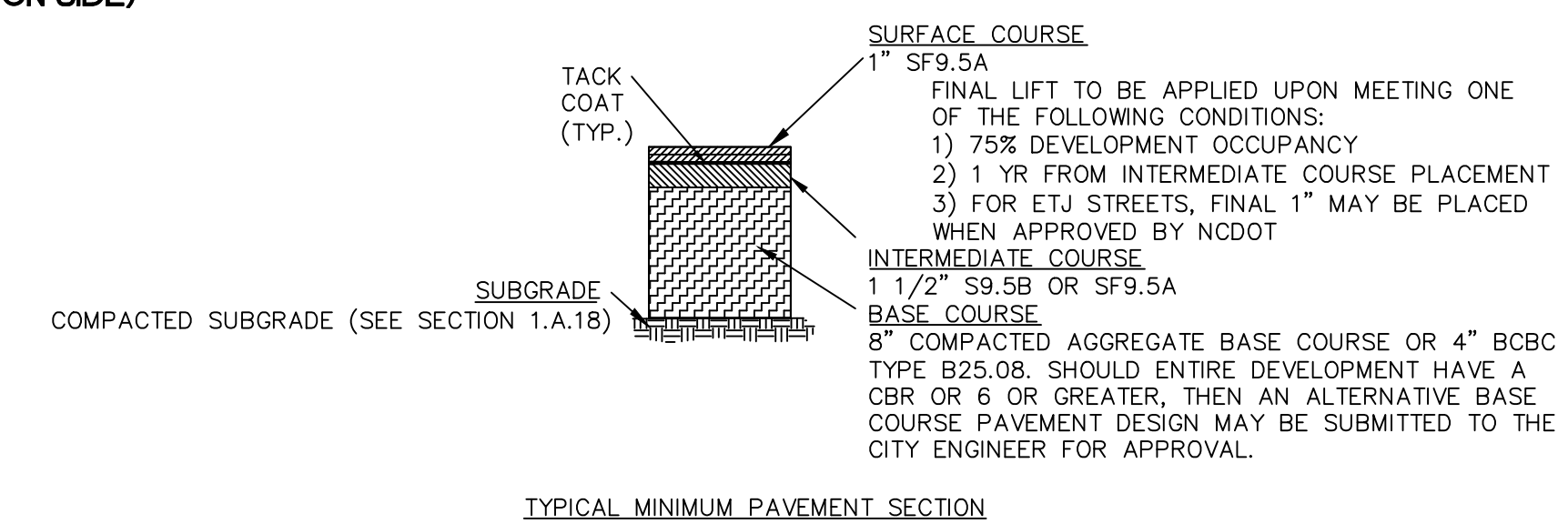
TYPICAL SECTION - ROCKY RIVER ROAD (PROPERTY BOUNDARY TO UNIVERSITY COLLECTOR STREET) MINOR THOROUGHFARE SECTION (NTS)



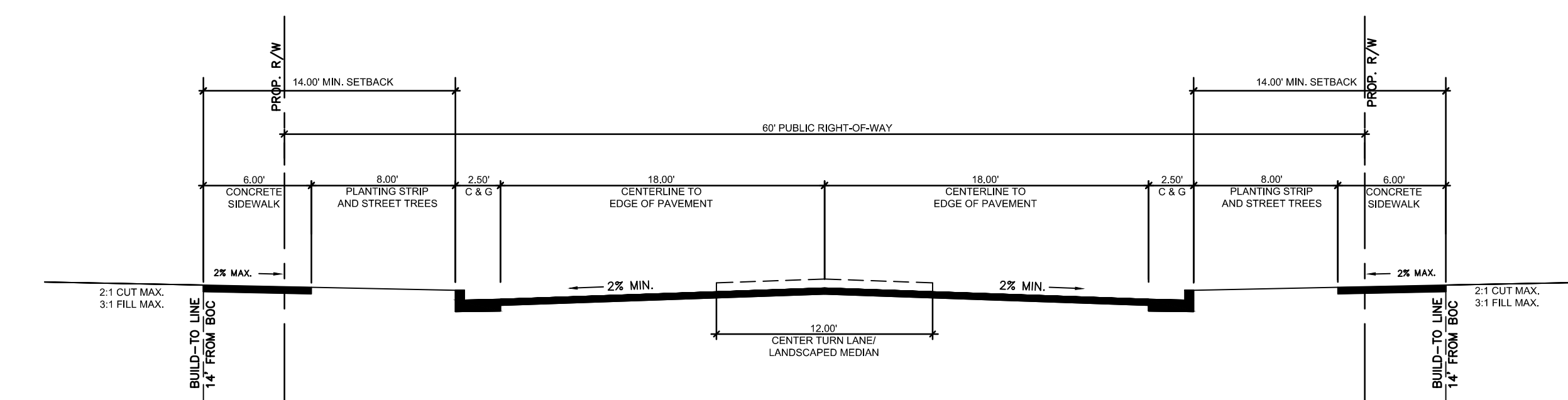
TYPICAL MINIMUM PAVEMENT SECTION



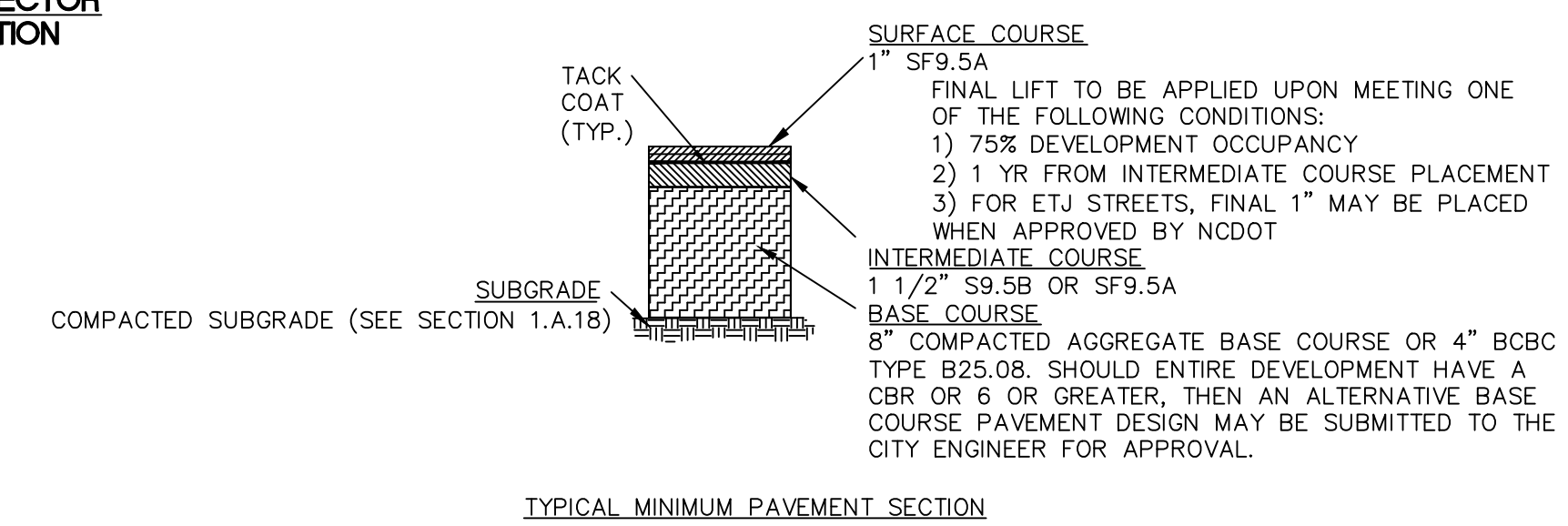
TYPICAL SECTION - ROCKY RIVER ROAD (UNIVERSITY COLLECTOR STREET TO ROAD A) CLDS U-02 SECTION (ON-STREET PARKING ON SIDE) (NTS)



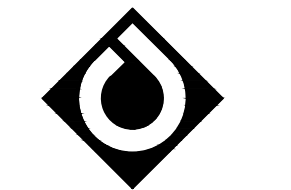
TYPICAL MINIMUM PAVEMENT SECTION



TYPICAL SECTION - UNIVERSITY EAST COLLECTOR CDOT MODIFIED COLLECTOR STREET SECTION (NTS)



TYPICAL MINIMUM PAVEMENT SECTION



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ROCKY RIVER RESIDENTIAL

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REZONING DEVELOPMENT STANDARDS

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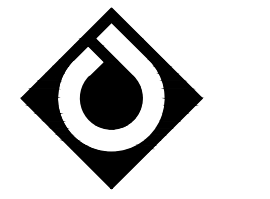
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RZ-3.0

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RESIDENTIAL**

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**REZONING
CONCEPTUAL
ARCHITECTURAL
ELEVATIONS**

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Issued
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Revised
08-12-19 Revised per City of Charlotte Comments

RZ-4.0

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