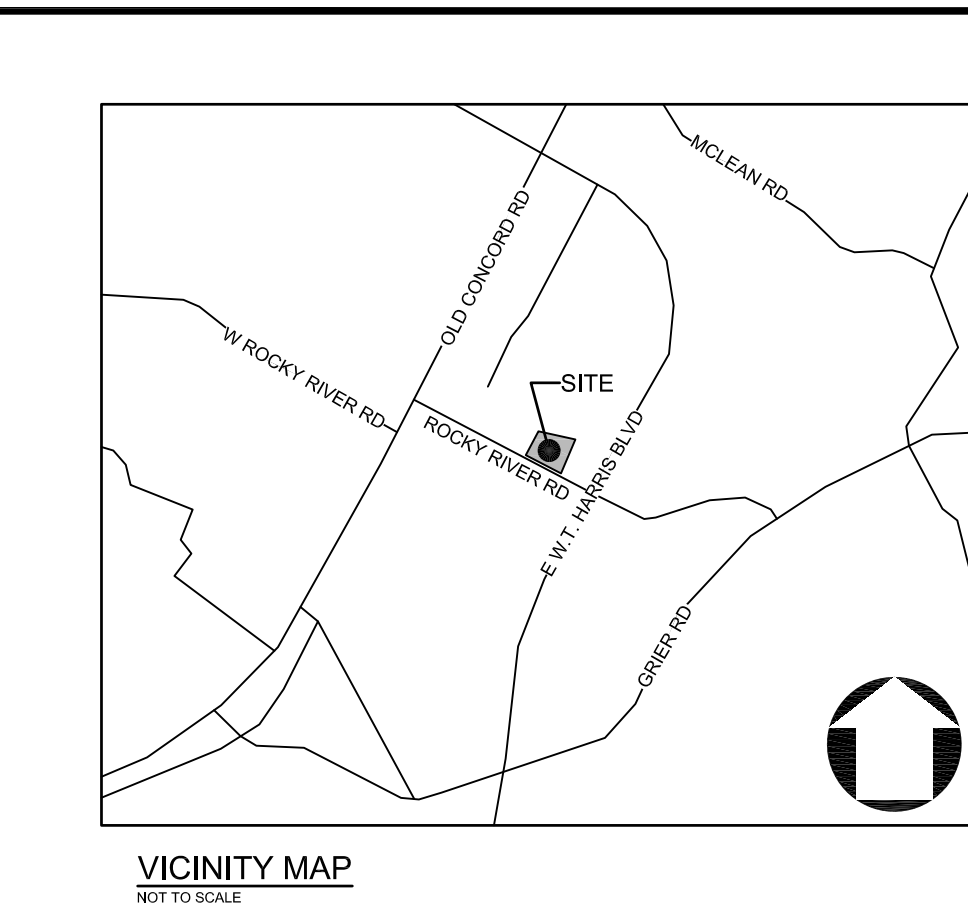
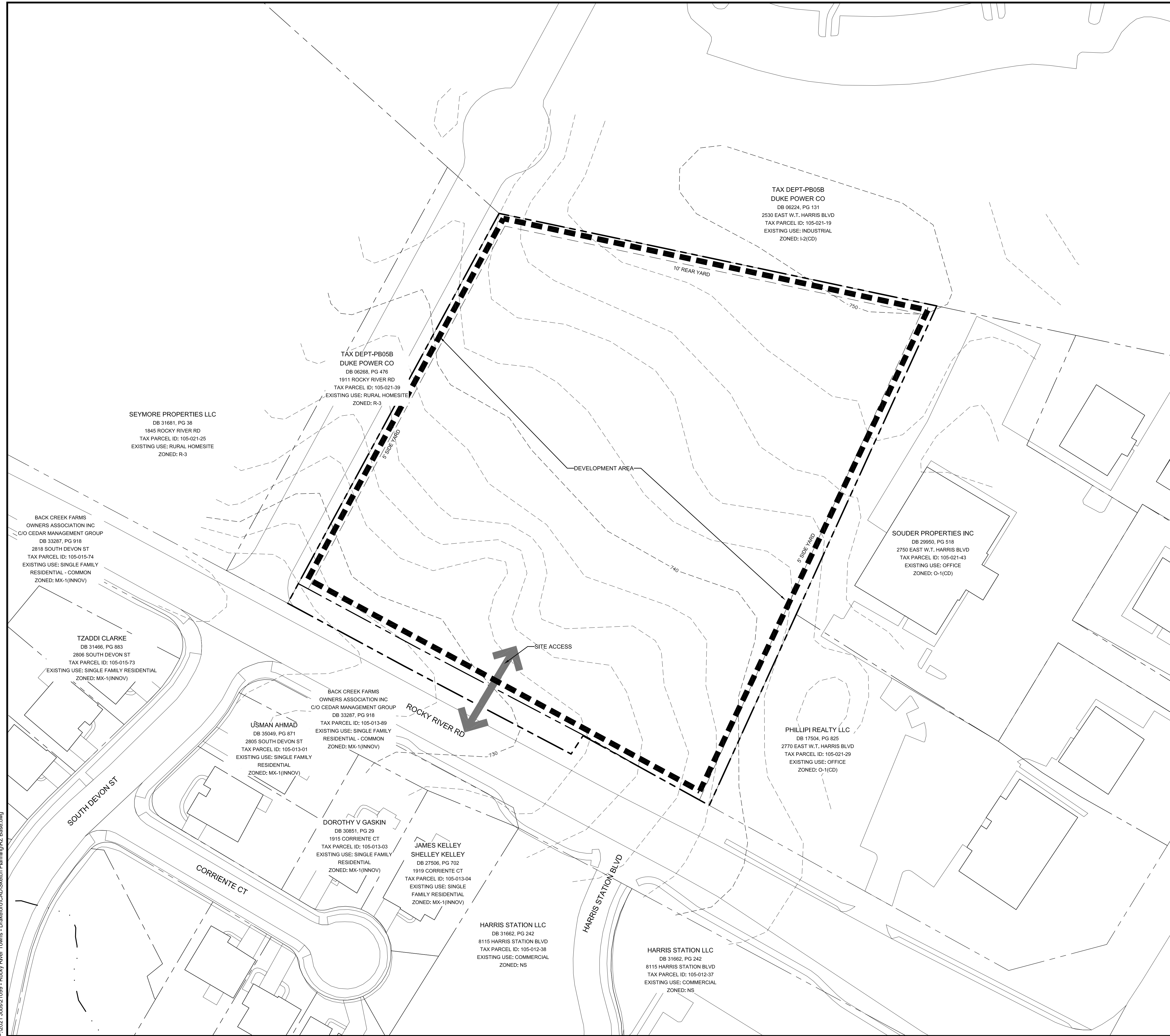


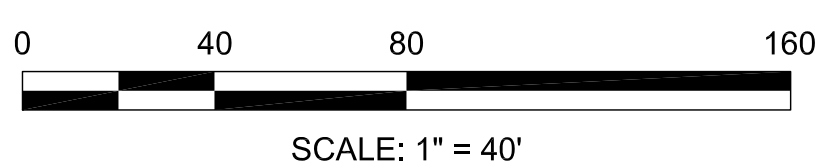
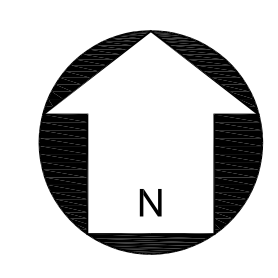
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**DEVELOPMENT STANDARDS**

- I. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Drakeford Company (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 4.09-acre site located on the north side of Rocky River Road, west of the intersection with East W.T. Harris Boulevard, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel 105-021-26 and 105-021-27.
  - 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").
  - 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 and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- II. Permitted Uses**
- The Site may be devoted only to residential uses containing a maximum of fifty-two (52) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the UR-2 zoning district.
- III. Transportation**
- The Site will be served by an internal private drive and/or alley, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
  - The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
3. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are approved and constructed prior to the issuance of the Site's first building certificate of occupancy.
- IV. Architectural Standards**
- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone or its synthetic equivalent, stucco, cementitious siding, fiber cement ("HardPlank") and/or other materials approved by the Planning Director.
  - Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
  - Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
  - Building facades adjacent to Rocky River Road shall either include a front-facing facade, be screened with fencing or landscaping, or provide blank wall provisions that limit the maximum blank wall expanse to a maximum of ten (10) feet on all building levels.
  - Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
  - Attached dwelling units shall be limited to a maximum of four (4) units per building or fewer when fronting a public street.
- V. Environmental Features**
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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.
  - The Petitioner shall comply with the Tree Ordinance.
- VI. Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

This Plan Is A Preliminary Design. NOT Released For Construction.



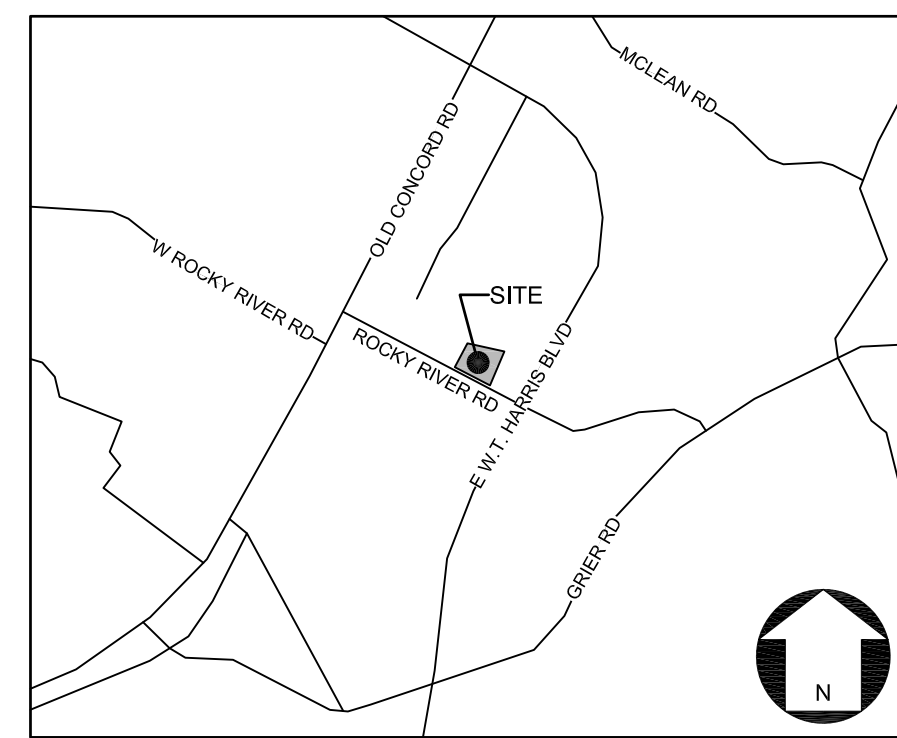
REVISIONS:

No.	Date	By	Description

**REZONING SITE PLAN**



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VICINITY MAP  
NOT TO SCALE

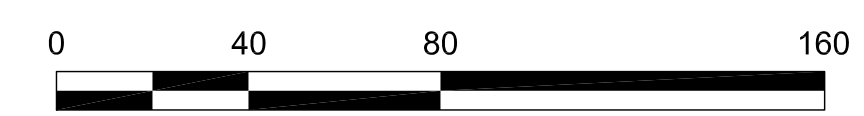
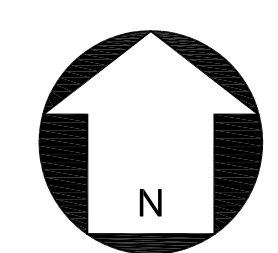
**LEGEND:**

	PROPERTY BOUNDARY
	CONTOUR LINE
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	EXISTING ROW
	PROPOSED ROW
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED WATER QUALITY
	PROPOSED TREE
	EXISTING TREE

**DEVELOPMENT DATA:**

SITE AREA:	±4.09 ACRES (178,334 SF)
TAX PARCELS:	105-021-26, 105-021-27
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2
EXISTING USE:	RURAL HOMESITE
PROPOSED USES:	SINGLE-FAMILY ATTACHED (TOWNHOMES)
PROPOSED UNIT COUNT:	52 UNITS
DENSITY PROPOSED:	12.75 DUA
MIN. FRONT SETBACK:	14' FROM FUTURE BOC
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	10'
MAX. BUILDING HEIGHT ALLOWED:	40'
TREE SAVE REQUIRED:	26,750.11 SF (15% OF SITE)
TREE SAVE PROVIDED:	± 0 SF (0%) (PAY IN LIEU - CORRIDOR)
OPEN SPACE REQUIRED:	10% OF 4.09 AC = 17,833.4 SF
OPEN SPACE PROVIDED:	± 19,406 SF (10.9%)
PARKING REQUIRED:	1 SPACE MIN./UNIT, 2 SPACES MAX./UNIT
PARKING PROVIDED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	PRIVATE ROLLOUT CONTAINERS

This Plan Is A Preliminary Design.  
NOT Released For Construction.



SCALE: 1" = 40'

**REVISIONS:**

No.	Date	By	Description

**ROCKY RIVER TOWNS**  
**THE DRAKEFORD COMPANY**  
1917 ROCKY RIVER ROAD  
CHARLOTTE, NC 28213

**REZONING**  
**SITE PLAN**