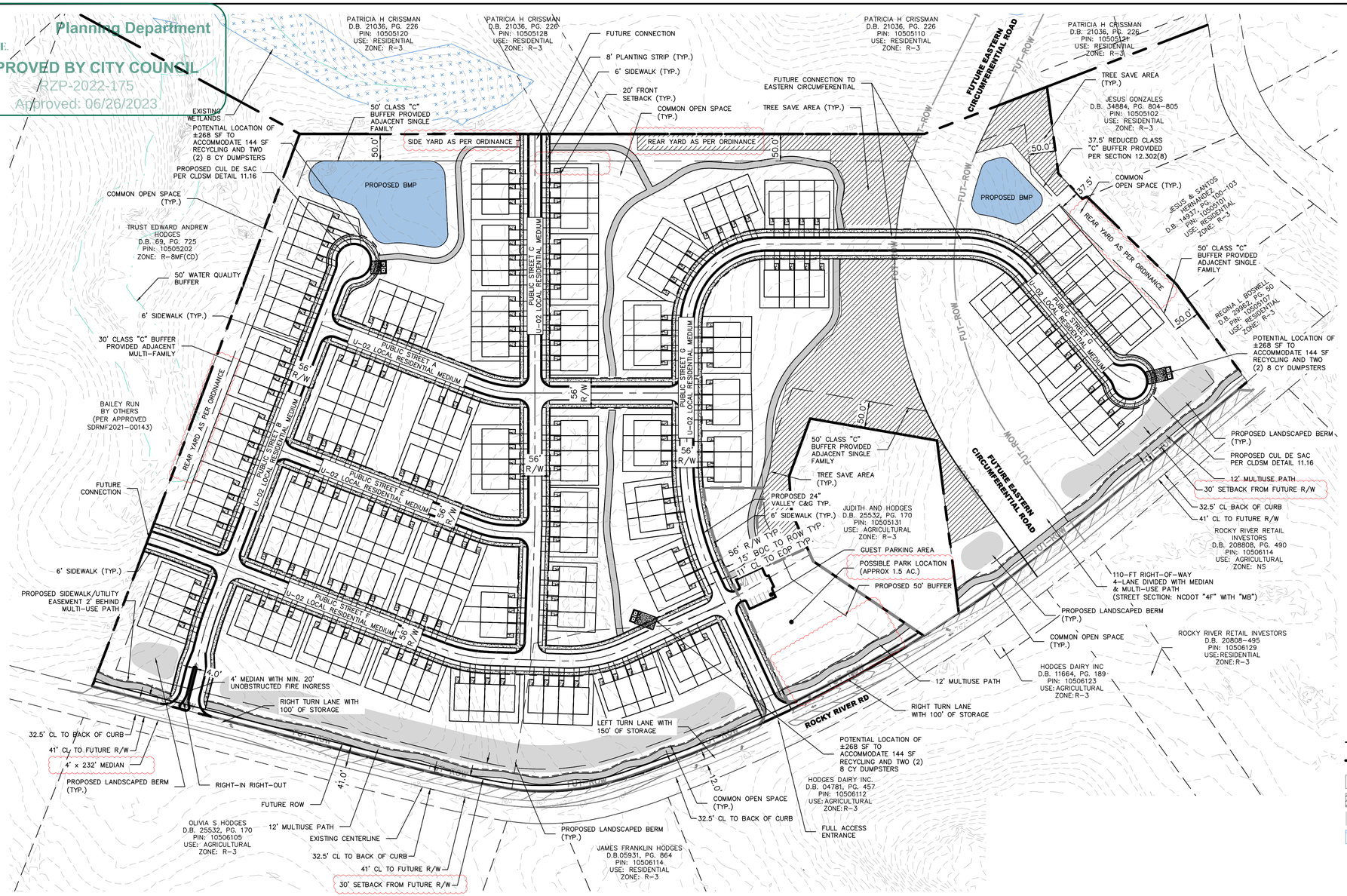
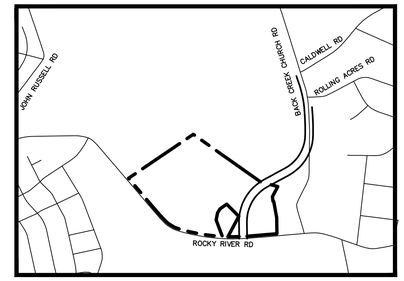
Planning Department
CHARLOTTE.
APPROVED BY CITY COUNCIL
RZP-2022-175
Approved: 06/26/2023





VICINITY MAP
NOT TO SCALE

SITE DATA TABLE

DEVELOPMENT DATA:

TAX PARCEL ID:	105-051-03
LAND USE:	SINGLE-FAMILY ATTACHED-RESIDENTIAL
TOTAL SITE AREA:	±42.46 ACRES
TOTAL LOT AREA:	±12.32 ACRES
TOTAL PROPOSED CDOT R.O.W. AREA:	±7.45 ACRES
TOTAL FUTURE NCDOT R.O.W. AREA:	±2.05 ACRES
TOTAL TREE SAVE REQUIRED:	MIN. 15%
TOTAL TREE SAVE & REPLANTED TREE AREA PROVIDED:	MIN 15% PER ORDINANCE
TOTAL DISTURBED AREA:	±35.69 ACRES
TOTAL ALLOWED UNITS:	UP TO 200 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS

ZONING DATA:

FEMA FLOOD PANEL:	3710459500K
WATERSHED:	MALLARD
PC DISTRICT:	YADKIN-SOUTHEAST
ZONING DISTRICT:	CURRENT: R-3 PROPOSED: R-8MF(CD)

ZONING STANDARDS

MAX. BUILDING HEIGHT:	PER ORDINANCE
MIN. BUILDING SEPARATION:	16'
MAXIMUM ALLOWABLE DENSITY:	8.0 DUA
PROPOSED DENSITY:	4.71 DUA
SETBACK ALONG ROCKY RIVER ROAD:	30'
SETBACK ALONG LOCAL STREETS:	27'
SETBACK ALONG EASTERN CIRCUMFERENTIAL ROAD:	CONTACT STAFF AT TIME OF SITE PLAN SUBMITTAL
FRONT SETBACK:	MIN. 15' AS PER SECTION 9.303(19)(f) ALL GARAGES TO BE 20' MIN. SETBACK AS PER ORDINANCE STNDS.
REAR YARD:	MIN. 40' 50' IF ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
SIDE YARD:	MIN. 10' 20' IF ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
COMMON OPEN SPACE:	
REQUIRED:	50% MIN.
PROVIDED:	WILL MEET ORDINANCE REQUIREMENTS
BUFFERS	50' CLASS C BUFFER ADJ. TO SINGLE-FAMILY REDUCED TO 37.5' AS PER ORDINANCE WHERE NOTED 30' CLASS C BUFFER ADJ. TO MULTI-FAMILY

— FUT-ROW — FUTURE R/W LINE

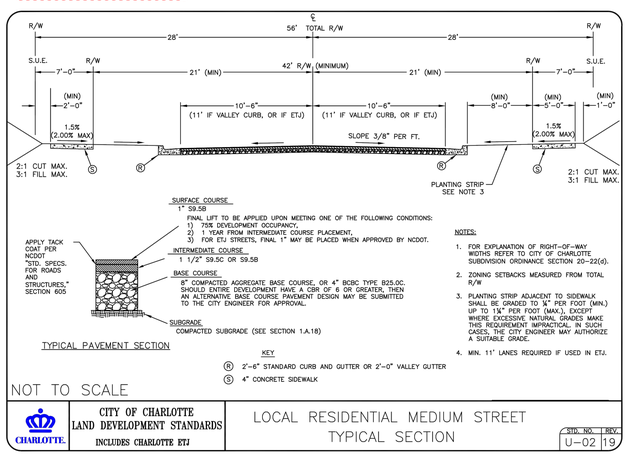
PROPERTY LINE/ REZONING BOUNDARY

COMMON OPEN SPACE

TREE SAVE

LANDSCAPED BERM

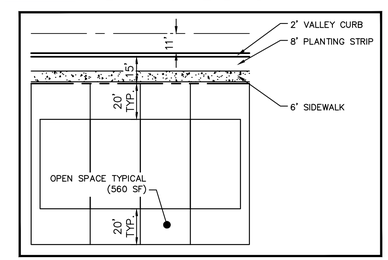
EXISTING WETLAND



TYPICAL PAVEMENT SECTION

NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION	STD. NO. U-02	REV. 19



TYPICAL SUBLOT DETAIL
1"=40'

BUILDING WIDTH TO BE DETERMINED AT TIME OF SITE PLAN SUBMITTAL

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

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REZONING PETITION
RZP-2022-175

KHA PROJECT 014242003
DATE 06/15/2023
SCALE: AS SHOWN
DESIGNED BY: AJG
DRAWN BY: CDA
CHECKED BY: JEH

REZONING PLAN

HODGES FAMILY PROPERTY

PREPARED FOR
ROCKY RIVER HOLDINGS, LLC
CHARLOTTE N.C.

SHEET NUMBER
RZ-01

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CHARLOTTE.
Planning Department
APPROVED BY CITY COUNCIL
RZP-2022-175
Approved: 06/26/2023

ROCKY RIVER HOLDINGS, LLC
REZONING PETITION NO. 2022-175
6/16/2023

DEVELOPMENT DATA TABLE:

SITE AREA:	+/- 42.46 ACRES
TAX PARCEL:	105-051-03
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8MF(CD)
EXISTING USE:	SINGLE-FAMILY ATTACHED RESIDENTIAL/TOWNHOMES
PROPOSED USES:	UP TO TWO HUNDRED (200) SINGLE-FAMILY ATTACHED (TRIPLEX AND QUADRAPLEX) DWELLING UNITS
MAXIMUM BUILDING HEIGHT:	PER ORDINANCE

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY ROCKY RIVER HOLDINGS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TRIPLEX AND QUADRAPLEX) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 42.46-ACRE SITE LOCATED ALONG ROCKY RIVER ROAD, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 105-051-03.
2. 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").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. 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.
5. 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 A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TWO HUNDRED (200) SINGLE-FAMILY ATTACHED (TRIPLEX AND QUADRAPLEX) DWELLING UNITS AND/OR TOWNHOMES AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED BY-RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE R-8MF ZONING DISTRICT.

III. TRANSPORTATION

1. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS AND ALLEYS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL DRIVE AND/OR ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
2. PETITIONER SHALL CONSTRUCT AND MAINTAIN (IF NOT OTHERWISE ACCEPTED FOR MAINTENANCE BY NCDOT/CDOT) A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND TWELVE (12) FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE OF ROCKY RIVER ROAD. PETITIONER SHALL CONSTRUCT BICYCLE FACILITIES BY LOCATING THE CURB AND GUTTER 30' FROM THE ROCKY RIVER ROAD CENTER LINE AND INSTALLING THE 12' MULTI-USE PATH TO MEET THE COUNCIL-ADOPTED CHARLOTTE BIKES POLICY. MULTI-USE PATHS MAINTAINED BY THE CITY SHALL MEET ADA/PROWAG REQUIREMENTS.
3. PETITIONER SHALL PROVIDE MINIMUM SIX (6) FOOT WIDE INTERNAL SIDEWALKS AND EIGHT (8) FOOT WIDE INTERNAL PLANTING STRIPS WITHIN THE SITE, AS GENERALLY DEPICTED ON THE REZONING PLAN.
4. PETITIONER SHALL CONSTRUCT PUBLIC STREET B AS A RIGHT-IN RIGHT-OUT ACCESS POINT AND WIDEN ROCKY RIVER ROAD TO INSTALL A DEDICATED RIGHT TURN LANE INTO THE SITE WITH 100-FEET OF STORAGE IN COORDINATION WITH NCDOT.
5. PETITIONER SHALL WIDEN ROCKY RIVER ROAD TO CONSTRUCT A DEDICATED LEFT TURN LANE WITH 150-FEET OF STORAGE AND RIGHT TURN LANE WITH 100-FEET OF STORAGE AT PUBLIC STREET C IN COORDINATION WITH NCDOT.
6. PETITIONER SHALL DEDICATE 50-FEET OF RIGHT-OF-WAY FROM THE ROCKY RIVER ROAD CENTERLINE ALONG THE SITE'S FRONTAGE, AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER SHALL DEDICATE ALL NECESSARY RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S 50TH BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK OR PROVIDED IN A SIDEWALK UTILITY EASEMENT (SUE).
7. PETITIONER SHALL INSTALL A FOUR (4) FOOT MEDIAN ALONG ROCKY RIVER ROAD AT THE SITE'S ACCESS POINT TO PUBLIC STREET B, AS GENERALLY DEPICTED ON THE REZONING PLAN.
8. THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S 50TH BUILDING CERTIFICATE OF OCCUPANCY OR AS OTHERWISE PHASED.
9. 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 NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
10. 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.) WITHIN 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 COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
11. PETITIONER SHALL CONTRIBUTE $7,500 TO CATS FOR BUS STOP IMPROVEMENTS TO INCLUDE A SHELTER WITH SEATING AT THE INTERSECTION OF ROCKY RIVER ROAD AND GRIER ROAD. CONTRIBUTION SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.
12. PETITIONER SHALL CONTRIBUTE $10,000 TO THE FAR EAST NEIGHBORHOOD COALITION (FENCO). CONTRIBUTION SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.

IV. ARCHITECTURAL STANDARDS

1. 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 ("HARDIPLANK") AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
2. PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING, EXCLUDING VINYL HANDRAILS, WINDOWS, SOFFITS, DOORS OR DOOR TRIM, AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
3. WALKWAYS OR DRIVEWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC OR PRIVATE STREETS.
4. ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF FOUR (4) UNITS PER BUILDING (QUADRAPLEX) OR FEWER.
5. GARAGE DOORS VISIBLE FROM PUBLIC STREETS, IF APPLICABLE, SHALL MINIMIZE THE VISUAL IMPACT BY EITHER PROVIDING A SETBACK OF SIX (6) OR MORE INCHES OR BY PROVIDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
6. ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR.
7. 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.
8. FOR ALL UNITS, PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TWENTY (20) FEET ON ALL BUILDING LEVELS FRONTING NETWORK-REQUIRED STREETS. PROVISIONS SHALL INCLUDE ONE OR MORE OF THE FOLLOWING: DOORS, WINDOWS, SHUTTERS, AWNINGS, MATERIAL OR COLOR CHANGES, BRICK OR STONE FOUNDATION WATER-TABLES, TRIM BANDS, AND/OR ENHANCEMENTS.
9. REFUSE COLLECTION THROUGHOUT THE SITE SHALL BE IN THE FORM OF ROLL-OUT CONTAINERS. SERVICE DUMPSTER LOCATIONS ARE RESERVED ON THE REZONING PLAN, HOWEVER, CONSTRUCTION OF SUCH DUMPSTER PADS SHALL NOT BE REQUIRED IN THE EVENT THAT PRIVATE TRASH COLLECTION IS UTILIZED FOR THE ENTIRE SITE.
10. THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.

V. OPEN SPACE & PARK COMMITMENT

1. THE PETITIONER SHALL PROVIDE A FOUR (4) FOOT MINIMUM BERM ALONG ROCKY RIVER ROAD AS ILLUSTRATED ON THE REZONING PLAN. THE BERM SHALL BE STABILIZED AND LANDSCAPED TO PREVENT EROSION USING REASONABLE BEST PRACTICES.
2. THE PETITIONER SHALL PROVIDE IMPROVED OPEN SPACE AREA(S) WITHIN THE SITE OF A MINIMUM TOTAL SIZE OF 0.25 ACRES AS GENERALLY DEPICTED ON THE REZONING PLAN. AMENITIES SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING ENHANCEMENTS: HARDSCAPE FEATURES, SEATING AREAS, BENCHES, TRAIL NETWORK AND/OR ENHANCED LANDSCAPING.
3. THE PETITIONER SHALL DEDICATE AND CONVEY A MINIMUM TWO (2) ACRES TO MECKLENBURG COUNTY PARK AND RECREATION FOR THE PURPOSE OF A FUTURE NEIGHBORHOOD PARK, LOCATION OF WHICH TO BE DETERMINED DURING THE PERMITTING PHASE OF DEVELOPMENT.

VI. ENVIRONMENTAL FEATURES

1. 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.
2. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.
3. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

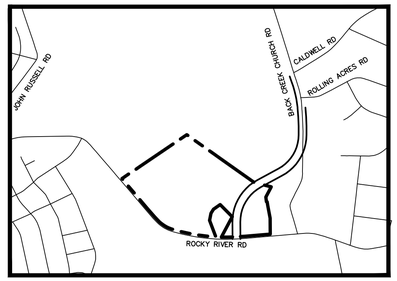
VII. LIGHTING

1. PETITIONER SHALL PROVIDE PEDESTRIAN-SCALE LIGHTING ALONG RESIDENTIAL STREETS THROUGHOUT THE SITE.

VIII. 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.



VICINITY MAP
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REZONING PETITION
RZP-2022-175

KHA PROJECT 014242003
DATE 06/15/2023
SCALE: AS SHOWN
DESIGNED BY: AJG
DRAWN BY: CDA
CHECKED BY: JEH

REZONING PLAN

HODGES FAMILY PROPERTY
PREPARED FOR
ROCKY RIVER HOLDINGS, LLC
CHARLOTTE NC

SHEET NUMBER
RZ-02

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