



- Acreage: ~ 6.16 acres
- Tax Parcels: 10503131
- Existing Zoning: N1-A
- Proposed Zoning: N2-A (CD)
- Existing Uses: Vacant
- Proposed Uses: Medium density attached, quadruplex, triplex, and duplex, as allowed in the N2-A zoning district, not otherwise limited herein
- Maximum Number of Units: 56
- Maximum Building Height: 48 feet
- Parking: Per Ordinance
- Green Area Required: 15% of total site area excluding ROW dedication
- Green Area Provided: Per Ordinance
- Required Open Space: 8,400 SF (150 SF per Dwelling Unit)

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Queen City Land, LLC (“Petitioner”) to accommodate the development of a residential community on an approximately 6.16-acre site located at the corner of the River Road and Seelye Road, and Seelye Drive, more particularly described as Mecklenburg County Tax Parcel Numbers 10503131, (the “Site”).
- b. **Intent.** This Rezoning is intended to accommodate development on the Site of attached (townhomes) residential uses.
- c. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the “UDO”).

d. Planned/Unifed Development. The Site shall be viewed as a planned/unifed development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, height, lot area, lot coverage, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or the Site reserve the right to subdivide portions of all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and to locate streets from the interior of the Site, so long as that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

II. Maximum Development and Prohibited Uses

A maximum of 100 Fifty-Six (56) multi-family attached, quadruplex, triplex, and duplex dwellings, may be provided on the Site

- a. Buildings shall contain a maximum of six (6) single-family attached (townhome) units per building. There will be a maximum of three (3) buildings that contain six (6) units per building; building length of six-unit buildings will not exceed 140 feet in length along the front facade.
- b. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), cement board and/or vinyl siding.
- c. Pitched roofs, if provided, shall be symmetrically sloped to be 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 required.
- d. 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 shall be covered and be at least five (5) feet deep. Stoops and entry - level porches may be covered but should not be fully enclosed.
- e. Garage doors visible from public or private streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- f. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.

a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

b. Unless otherwise stated, all of the following conditions shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site c.

i. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (i) 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 of the encroachment. The agreement must contain information concerning the location of the liability insurance coverage requirement.

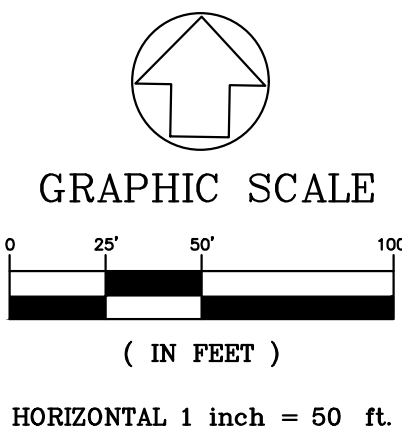
ii. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible

iii. 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 jurisdiction and system authority. It is the intent of this ordinance that any improvements by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad south eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support

a. 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 to accommodate actual storm water treatment requirements and natural site discharge points.

b. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

c. Development within any SWIM/PCSR Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.



REZONING PETITION #: 2025-XXX

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

2601 ROCKY RIVER RD

PROJECT ADDRESS: 2601 Rocky River Rd, Charlotte, NC 28213

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