



**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

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

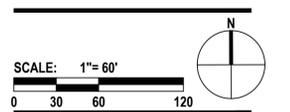
**ROCKY RIVER RESIDENTIAL**  
1806 ROCKY RIVER ROAD  
CHARLOTTE, NC 28213

**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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DEVELOPMENT STANDARDS

October 4, 2019

A. General Provisions

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Suncrest Real Estate and Land...
2. 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...
3. 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.
4. 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.
5. 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.

B. Permitted Uses/Development Limitations

- 1. 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.
2. The dwelling units shall be comprised of duplex-style attached dwelling units.

C. Transportation

- 1. 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...
2. As depicted on the Rezoning Plan, the Site will be served by an internal public street (designated as the University East Collector Road)...
3. 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.
4. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
5. 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.
6. 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.
7. The internal private street designated as Road C and the internal private drives may, at the option of Petitioner, be gated.
8. 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...
9. 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.
10. 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.
11. 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.
12. Petitioner shall file a Petition with the City of Charlotte requesting the abandonment of Newell Farm Road.

D. Architectural Standards

- 1. 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.
2. 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.
3. 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.

- 4. Vinyl, EIFS or masonite may not be used as an exterior building material on any building constructed on the Site.
5. 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.
6. 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.
7. 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.
8. 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.
9. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
10. 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.

E. Streetscape and Landscaping

- 1. 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.
2. 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.
3. 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.

F. Environmental Features

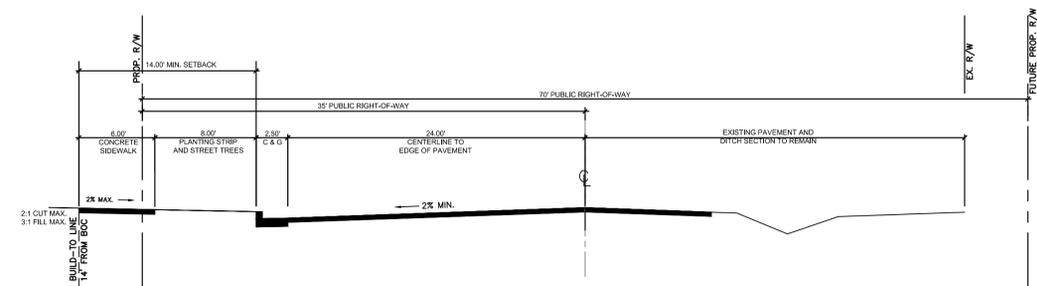
- 1. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City Ordinance.
2. Any increase of impervious area within SWIM/PCSO Buffers may not be allowed and is not approved with the rezoning process.
3. 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.

G. Amenities and Greenway

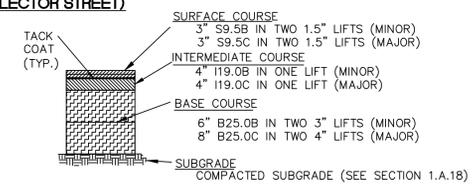
- 1. An amenity area shall be provided on the Site and at a minimum, the amenity area shall contain a swimming pool and a clubhouse.
2. Prior to the issuance of the 80th certificate of occupancy for a new dwelling unit constructed on the Site, Petitioner shall dedicate and convey the 100 foot SWIM Buffer of Back Creek located on the Site.
3. The trees located within the Greenway Area shall count towards the Site's minimum tree save requirements.
4. The Greenway Area shall count towards the Site's required open space.

H. Binding Effect of the Rezoning Documents and Definitions

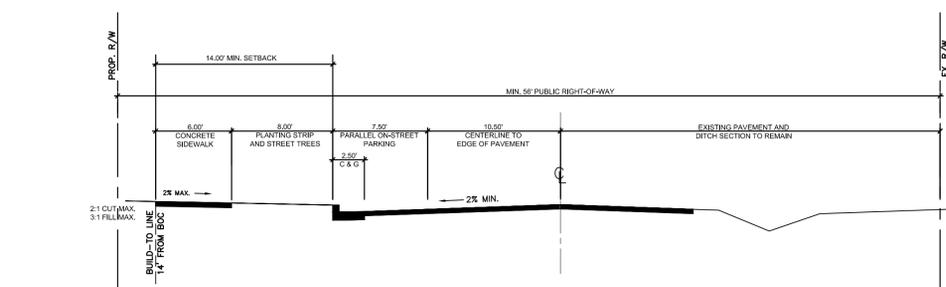
- 1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. 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.
3. 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.



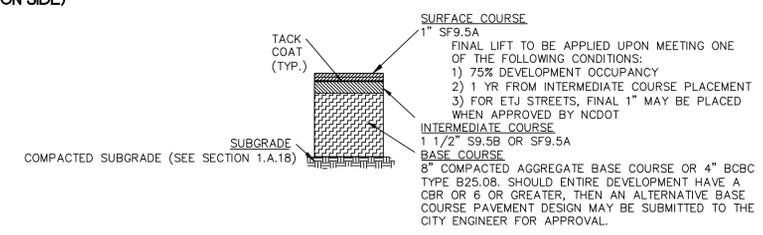
TYPICAL SECTION - ROCKY RIVER ROAD (PROPERTY BOUNDARY TO UNIVERSITY COLLECTOR STREET) MINOR THOROUGHFARE SECTION (NT8)



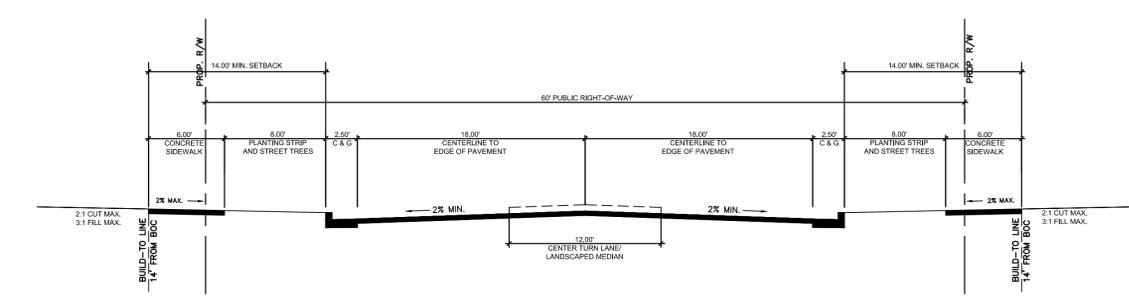
TYPICAL MINIMUM PAVEMENT SECTION



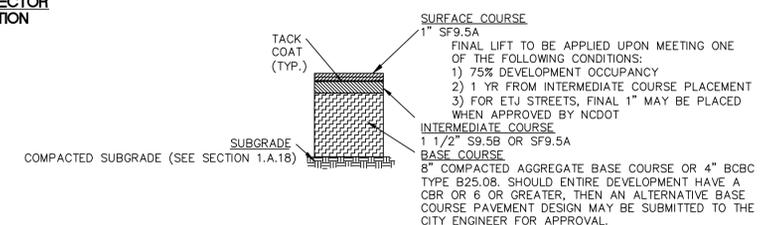
TYPICAL SECTION - ROCKY RIVER ROAD (UNIVERSITY COLLECTOR STREET TO ROAD A) CLDS U-02 SECTION (ON-STREET PARKING ON SIDE) (NT8)



TYPICAL MINIMUM PAVEMENT SECTION



TYPICAL SECTION - UNIVERSITY EAST COLLECTOR CDOT MODIFIED COLLECTOR STREET SECTION (NT8)



TYPICAL MINIMUM PAVEMENT SECTION



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RZ-3.0

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**REZONING  
CONCEPTUAL  
ARCHITECTURAL  
ELEVATIONS**

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