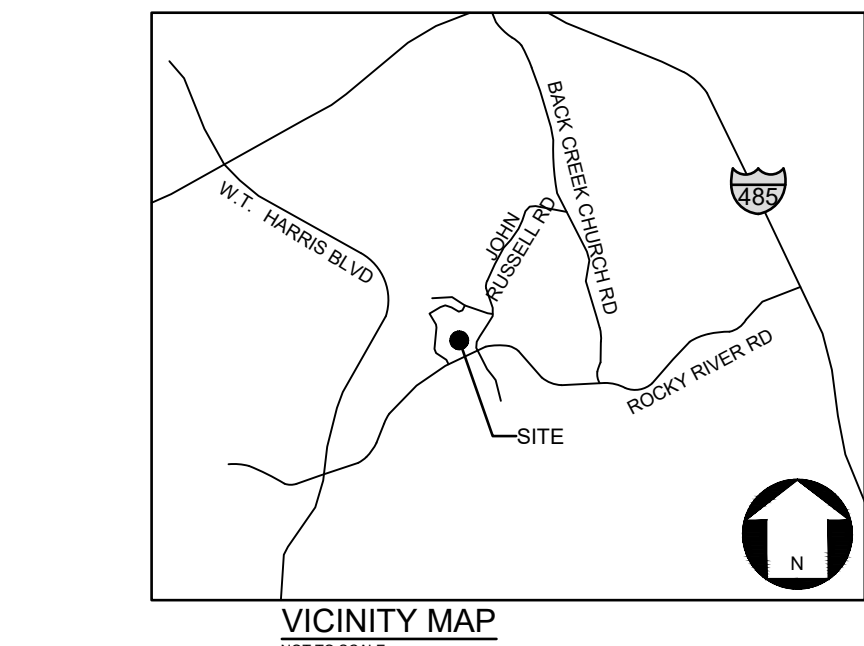
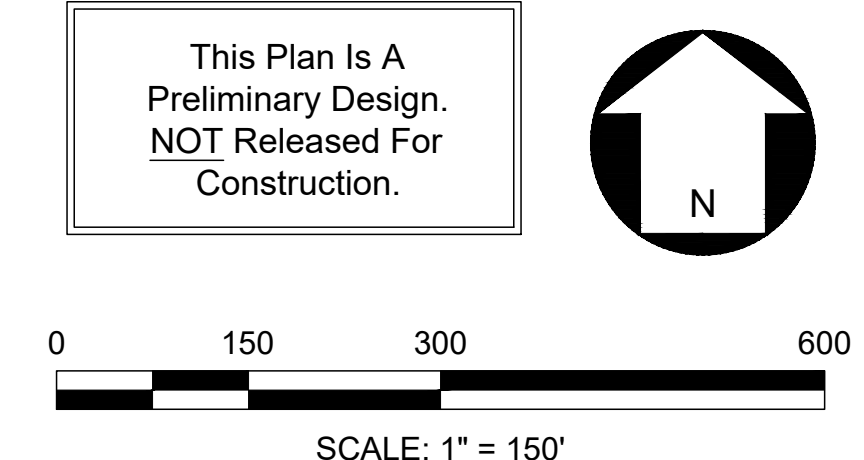


1	105-031-24	9741 JOHN RUSSELL RD CHARLOTTE NC 28213	REDEEMING WORD MINISTRIES
2	105-031-25	3101 ROCKY RIVER RD CHARLOTTE NC 28215/9725	REDWOOD CHARLOTTE ROCKY RIVER ROAD NC P1 LLC
3	105-031-28	3045 ROCKY RIVER RD CHARLOTTE NC 28215	BANNER ROBERT E EDWARDS GINA B THE ROBERT E BANNER REVOCABLE TRUST
4	105-052-03	3301 ROCKY RIVER RD CHARLOTTE NC 28213	BAUCOM REAL ESTATE LIMITED PARTNERSHIP
5	105-065-26	NA	BUCKLEIGH HOMEOWNERS ASSOCIATION INC O HAWTHORNE MANAGEMENT
6	105-032-01	9728 NEEDLEPOINT RD CHARLOTTE NC 28215	MCKOY DONNA
7	105-032-02	9724 NEEDLEPOINT RD CHARLOTTE NC 28215	ROSS ANTHONY J ROSS XENIA A
8	105-032-03	9720 NEEDLEPOINT RD CHARLOTTE NC 28215	SMITH FATIMAH
9	105-032-04	9716 NEEDLEPOINT RD CHARLOTTE NC 28215	HAUGHTON HEATHER HANEY MARCOS
10	105-032-05	9712 NEEDLEPOINT RD CHARLOTTE NC 28215	JOLINE WILFRIDE ALVINZY LYVIE
11	105-032-06	9708 NEEDLEPOINT RD CHARLOTTE NC 28215	CUMMINGS RALPH BROWN JR CUMMINGS ANNE WINSTON
12	105-032-26	3103 GLOXINIA RD CHARLOTTE NC 28215	MEDINA VICTORIA
13	15-032-27	3111 GLOXINIA RD CHARLOTTE NC 28215	LE HUNG QUOC NIE LOAN PHI
14	105-032-28	1936 YAUPON RD CHARLOTTE NC 28215	CHAMBERS CEDRIC CHAMBERS SHALONA K
15	105-032-29	1930 YAUPON RD CHARLOTTE NC 28215	DEAN DONALD E DEAN SABRINA J
16	105-032-65	10004 SEVEN OAKS DR CHARLOTTE NC 28215	RENTHELI ZAIREMMAWIA NEKGEN MAWITEI KHAULENG
17	105-032-66	10000 SEVEN OAKS DR CHARLOTTE NC 28215	CORTEZ SALOMON CORTEZ MARIA I.
18	105-032-67	9928 SEVEN OAKS DR CHARLOTTE NC 28215	MARTINEZ DORIVAL MARTINEZ CLAUDIA Z
19	105-032-69	1907 GALARDIA RD CHARLOTTE NC 28215	GERGES AWAD SJATIA EIVDOON
20	105-032-70	1911 GALARDIA RD CHARLOTTE NC 28215	FKH SFR PROPCO A LP C/O FIRSTKEY HOMES LLC
21	105-032-71	1915 GALARDIA RD CHARLOTTE NC 28215	SMITH SAMUEL ADAM
22	105-032-72	1919 GALARDIA RD CHARLOTTE NC 28215	HART MARCUS G
23	105-032-73	1923 GALARDIA RD CHARLOTTE NC 28215	GOODE DANIEL L GOODE TAMMY F
24	105-032-60	10024 SEVEN OAKS DR CHARLOTTE NC 28215	MBM PROPERTIES LLC
25	105-032-61	10020 SEVEN OAKS DR CHARLOTTE NC 28215	COLLINS NATASHA
26	105-032-62	10016 SEVEN OAKS DR CHARLOTTE NC 28215	MCFARLAND TONY M
27	105-032-63	10012 SEVEN OAKS DR CHARLOTTE NC 28215	JOSEPH LAMONT J DYE MONIFA AYANA
28	105-032-64	10008 SEVEN OAKS DR CHARLOTTE NC 28215	GRAVES JOHN E
29	105-032-53	9814 FERNSPRAY RD CHARLOTTE NC 28215	BROWN ANNE E BROWN LAWRENCE J
30	105-032-54	9810 FERNSPRAY RD CHARLOTTE NC 28215	VILLACIS AGUSTIN FERNANDO VILLACIS MAROLA ARACELY VILLACIS-DAVALOS TRUST
31	105-032-55	9806 FERNSPRAY RD CHARLOTTE NC 28215	TINDLE ISAAC A II
32	105-032-56	9802 FERNSPRAY RD CHARLOTTE NC 28215	KANDURI LAKSHMINARESH
33	105-032-58	10032 SEVEN OAKS DR CHARLOTTE NC 28215	MORANCHEL SANTIAGO MORANCHEL VENTURA M MORANCHEL CARLOS A MORANCHEL JOSE M
34	105-032-59	10028 SEVEN OAKS DR CHARLOTTE NC 28215	DELECIA ALBERT B
35	105-032-52	9820 FERNSPRAY RD CHARLOTTE NC 28215	CARINO-MUCHERU VIVIAN MUCHERU JOSEPH
36	105-032-74	NA	SEVEN OAKS MASTER HOMEOWNERS ASSOCIATION INC
37	105-032-75	NA	SEVEN OAKS MASTER HOMEOWNERS ASSOCIATION INC
38	105-032-98	NA	SEVEN OAKS MASTER HOMEOWNERS ASSOCIATION INC
39	105-032-45	3301 ROCKY RIVER RD CHARLOTTE NC 28213	PARTNERSHIP BAUCOM REAL ESTATE LIMITED
40	105-032-76	10007 SNOWBELL CT CHARLOTTE NC 2815	MERRISHA MCCARTER
41	105-032-77	10013 SNOWBELL CT CHARLOTTE NC 28215	SHAMARA RAY
42	105-032-78	10017 SNOWBELL CT CHARLOTTE NC 28215	ERIC DOUGLAS BALL LYNN KRISTIE BALL
43	105-032-79	10103 SNOWBELL CT CHARLOTTE NC 28215	NAVEEN J SEQUEIRA JOYLIN DSA
44	105-032-80	10107 SNOWBELL CT CHARLOTTE NC 28215	TYSHA D HAGOOD KENNETH HAGOOD
45	105-032-81	10111 SNOWBELL CT CHARLOTTE NC 28215	CRYSTAL CALI MARTINEZ
46	105-032-82	NA	SEVEN OAKS MASTER HOMEOWNERS ASSOCIATION INC
47	105-034-72	NA	SEVEN OAKS MASTER HOMEOWNERS ASSOCIATION INC
48	105-034-76	1733 AMERIA RD CHARLOTTE NC 28215	LARRY GALLOWAY NORMA GALLOWAY



LEGEND:	
	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED SITE ACCESS
	PROPOSED BIKE/PEDESTRIAN ACCESS



REVISIONS:			
No.	Date	By	Description
1	10/14/24	ENL	REVISIONS PER STAFF, CLIENT, AND NEIGHBOR FEEDBACK
2	11/11/24	MDH	NO REVISIONS; AWAITING NCDOT FEEDBACK ON ENTRANCE LOCATION AND TREATMENT
3	12/16/24	KJM	REVISIONS PER STAFF FEEDBACK

3101 ROCKY RIVER ROAD SITE
ROCKY RIVER ROAD PARTNERS, LLC
CHARLOTTE, NC

TECHNICAL
DATA SHEET

RZP: 2024-103

Matthew D. Long

CORPORATE CERTIFICATIONS
NC PE: C-2830 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ADD

Checked By: MDL

Date: 08/14/24

Project Number: 24027

Sheet Number:

P:\2024 Jobs\24027 - 3101 Rocky River - Bck\CAD\Sketch Planning\24027 RZ BASE - 12.12.24.dwg



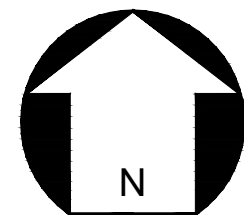
LEGEND:

---	PROPERTY BOUNDARY	---	EXISTING CURBING
---	EXISTING CONTOUR LINES	---	ROAD CENTERLINE
---	EXISTING STREAM / WATER BODY	---	EXISTING FENCE
---	EXISTING LOT LINE	---	PROPOSED BUILDING
---	RIGHT-OF-WAY LINE	---	EXISTING BUILDING
---	SETBACK LINE	---	PROPOSED ASPHALT
---	EXISTING PAVEMENT	---	PROPOSED CONCRETE
---	PROPOSED CURBING	---	PROPOSED TREE SAVE AREA

EXISTING CURBING
ROAD CENTERLINE
EXISTING FENCE
PROPOSED BUILDING
EXISTING BUILDING
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED TREE SAVE AREA

PROPOSED OPEN SPACE
PROPOSED WATER QUALITY

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



DEVELOPMENT DATA:

SITE AREA:	±24.45 ACRES
TAX PARCELS:	105-031-25, 105-031-24 (PARTIAL)
EXISTING ZONING:	R-8MF (CD), N1-A
PROPOSED ZONING:	N2-A (CD)
EXISTING USE:	SINGLE FAMILY, ACREAGE, CHURCH
PROPOSED USES:	SINGLE FAMILY ATTACHED, DUPLEX
PROPOSED UNIT COUNT:	127 UNITS
TREE SAVE PROVIDED:	PER ORDINANCE
OPEN SPACE PROVIDED:	PER ORDINANCE
PARKING PROVIDED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	PRIVATE ROLLOUT CONTAINERS

DEVELOPMENT STANDARDS

- Permitted Uses
 - The Site may be devoted only to a residential community containing a maximum of 127 single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the N2-A zoning district.
- Transportation
 - Rocky River Rd Road ROW: The Petitioner will dedicate ROW 55' from CL for Rocky River Road in fee simple conveyance, in accordance with note II(8) below.
 - Rocky River Rd Road Improvements: The Petitioner will widen the pavement to 35' from CL and shall provide an 8' planting strip and 12' multi-use path along the project's Rocky River Rd frontage.
 - John Russell Rd ROW: The Petitioner will dedicate ROW 39' from CL for John Russell Road in fee simple conveyance, in accordance with note II(8) below.
 - John Russell Rd Road Improvements: The Petitioner will widen the pavement to 19' from CL and shall provide an 8' planting strip and 12' multi-use path along the project's John Russell Rd frontage.
 - Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's third (3rd) building certificate of occupancy.
 - Internal public streets shall meet CLDSM standards for residential wide (U-03).
 - Petitioner agrees to curb ramp improvements on the project side at the intersection of John Russell Road and Rocky River Road.
 - Petitioner agrees to extend a 6' sidewalk from the project's NE corner along John Russell Rd, within the existing ROW, to connect to the existing John Russell Rd sidewalk.
 - Petitioner will coordinate with CDOT to make a good-faith effort to provide a sidewalk connector between the project entrance along Rocky River Rd, and the existing sidewalk stub to the west, so that the sidewalk work may be contained within the existing ROW, without the need for additional ROW from the adjoiner.
 - Petitioner agrees to coordinate with NCDOT and CDOT re: milling/overlay areas, where roadway improvements related to this project are constructed.
 - Final locations of proposed stub connection(s) shall be coordinated with the City of Charlotte Subdivision Services.
 - 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.
 - 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.
 - 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 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.
- Environmental Features
 - The petitioner shall comply with the City of Charlotte Post Construction Stormwater Regulations (UDO Article 25).
 - The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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.
 - As part of the code-required planting plan, Petitioner will ensure the Site has internal tree plantings (including parking trees, internal trees, and non-code required trees) totaling a minimum equivalent of 40' spacing along the total measured centerlines of internal private alleys and streets (e.g. 2000 linear feet internal alley centerline = 50 internal trees minimum to be planted).
- Design Standards
 - Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
 - Meter banks shall be located outside of the setback and screened from view from all public rights-of-way and abutting properties.
 - 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.
 - Stoops may be covered but shall not be enclosed. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops should be at least 4 feet deep.
 - For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or architectural design elements.
 - For all corner/end units that face a public street shall provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
 - Garage doors proposed along public or private streets should minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
 - All garages shall be 2-car garages.
 - Townhouse and Attached Single Family buildings fronting public or private network-required streets should be limited to 5 individual units or fewer.
 - To provide privacy, all residential entrances within 15 feet of the public sidewalk shall be raised or lowered a minimum of 12 inches.
 - Publicly accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the open space shall consist of four (4) or more of the following potential components:
 - Enhanced plantings in excess of minimum planting standards required of the ordinance.
 - Enhanced plantings may take the form of trees and/or planting beds (standard, raised and/or terraced with native species).
 - Specialty paving materials (not including standard finished concrete or asphalt)
 - Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
 - Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls and immovable benches.
 - Consist of a minimum dimension of 20 feet or more measured in all directions.
 - Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.
- Blinding 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.

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation		
Land Uses	Density	Daily Trips/Peak Hour Trips
1) SF Attached	127 DU	917 ADT/60 AM PHT/72 PM PHT
2)		
3)		
4)		
5)		
Total:		
Multimodal Mitigation		Tier: 1
Required Points:		3
List of Mitigations:		
1) Sidewalk improvements along frontage of 3045 Rocky River Road (150 feet - 3 points)		
2) Sidewalk improvements along frontage of 9725 John Russell Road (350 feet - 7 points)		
3)		
4)		
5)		
Transportation Demand Management Mitigation		Tier: N/A
Required Points:		N/A
List of Mitigations:		
1)		
TIS Required (Yes/No): NO		
CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable):		
1)		

3101 ROCKY RIVER ROAD SITE ROCKY RIVER ROAD PARTNERS, LLC CHARLOTTE, NC

REZONING SITE PLAN

RZP-2024-103



CORPORATE CERTIFICATIONS
NC PE: C-2530 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ADD

Checked By: MDL

Date: 01/23/25

Project Number: 24027

Sheet Number:

RZ-2

SHEET # 02 OF 02