

SITE LEGEND

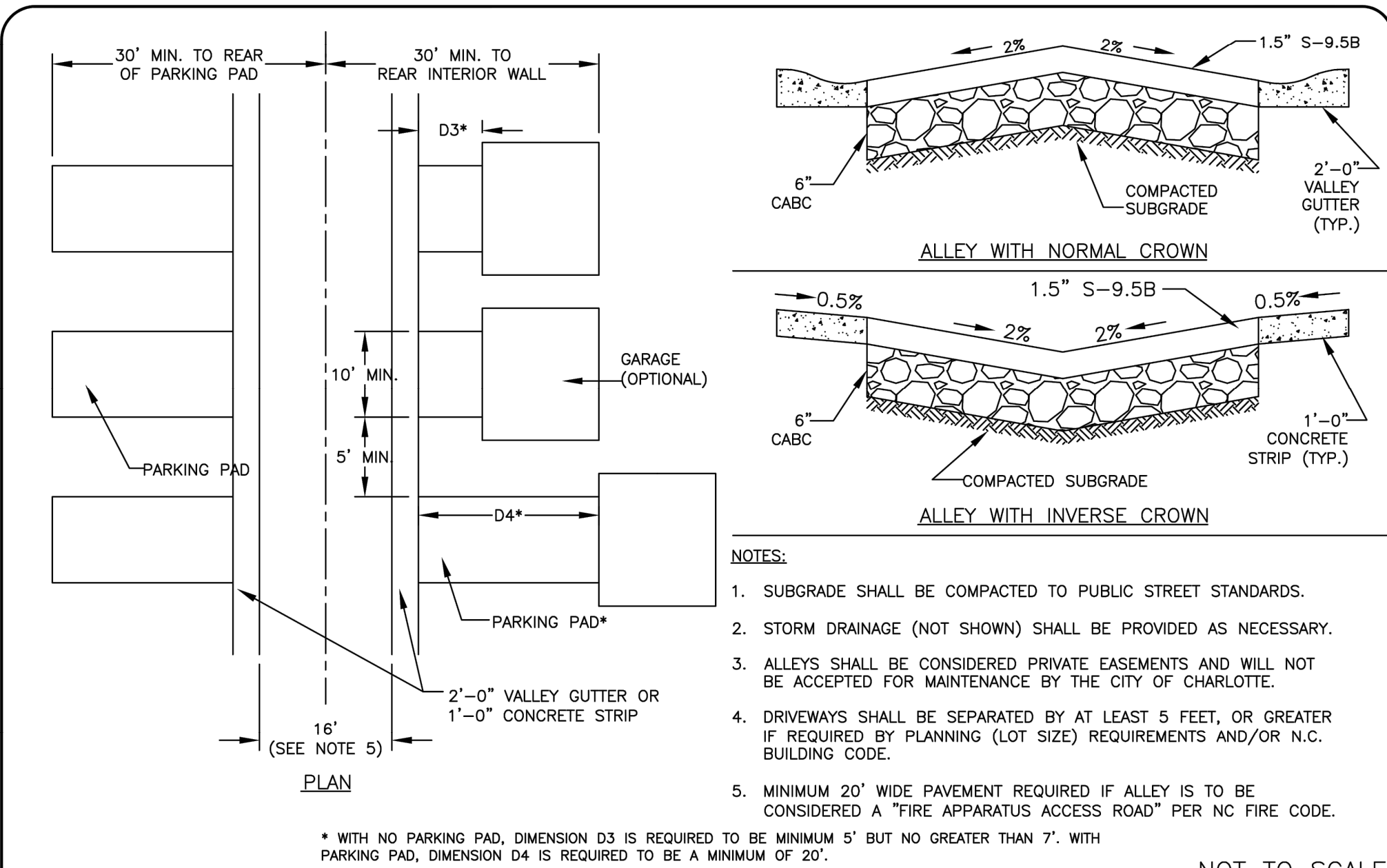
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SUBLOT LINE
	EASEMENT LINE
	BUFFER LINE
	CENTERLINE
	STREAM BUFFER
	TREE SAVE
	OPEN SPACE

SITE DATA

DEVELOPER: MR. BOBBY DRAKEFORD
THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE, 1A
CHARLOTTE, NORTH CAROLINA 28207

PREPARED BY: MCADAMS COMPANY
2100 SOUTH TRYON STREET, SUITE 400
CHARLOTTE, NC 28203
704.527.0800

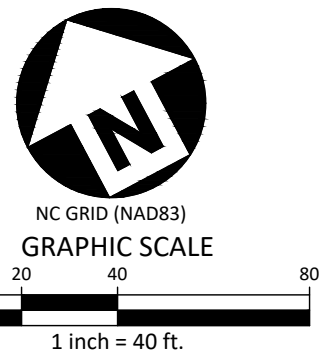
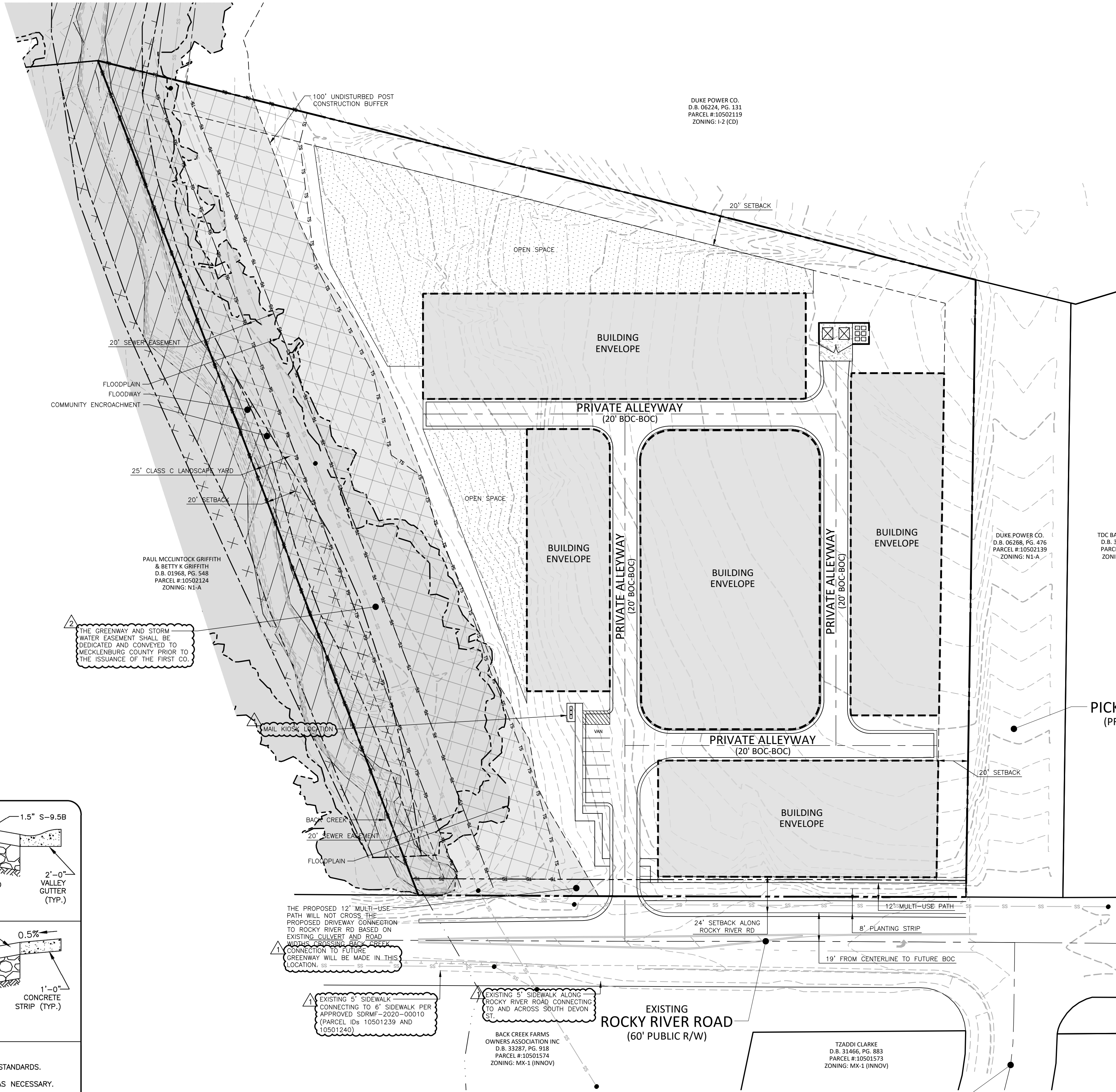
PARCEL NUMBER: 10502125	
TOTAL SITE ACREAGE:	± 5.83 AC
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A (CD)
PROPOSED USE:	SINGLE-FAMILY ATTACHED AND/OR DETACHED RESIDENTIAL UNITS ALONG WITH OTHER USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN N2-A
MAXIMUM NUMBER OF UNITS:	65 UNITS
SETBACK REQUIREMENTS:	
FRONT:	24' FROM BACK OF CHBB ALONG ROCKY RIVER RD
REAR:	20' - UNITS NOT FACING ROCKY RIVER RD
SIDE:	5'
REQUIRED OPEN SPACE:	250 SF PER UNIT - MAY BE PRIVATE, COMMON, PUBLIC OR A COMBINATION THEREOF
REQUIRED GREEN AREA (15 % OF SITE):	± 0.87 AC
PROPOSED GREEN AREA:	± 0.99 AC
STORMWATER MANAGEMENT:	UNDERGROUND



CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

RESIDENTIAL ALLEY DETAIL
DOUBLE LOADED W/ TWO-WAY OPERATION

STD. NO. 11.19B
REV. 17



McADAMS
The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MR. BOBBY DRAKEFORD
THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE, 1A
CHARLOTTE, NORTH CAROLINA 28207

ROCKY RIVER TOWNS II REZONING PETITION # 2024-106 1845 ROCKY RIVER ROAD CHARLOTTE, NORTH CAROLINA 28213

REVISIONS

NO.	DATE	PER CITY COMMENTS
1	02.10.2025	PER CITY COMMENTS
2	03.20.2025	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC-23896
FILENAME	SPEC23896-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=40'
DATE	05.28.2024

SHEET

REZONING PLAN

RZ.01

\\A:\Projects\SP\EC\SP\EC-2023\SP\EC-23896_R21-01_Prior to Beginning_CDA\Rezoning\SP\EC23896-R21-01.dwg, 3/19/2025 11:04:45 AM, Drew Singleton

1845 Rocky River Road
DEVELOPMENT STANDARDS
Petitioner: Drakeford Communities
Rezoning Petition No. 2024-106
3/20/2025

Site Development Data:

--Acreage: ± 5.8 acres
--Tax Parcel: 105-021-25
--Existing Zoning: N-1A
--Proposed Zoning: N2-A(CD)
--Existing Uses: Vacant
--Proposed Uses: Maximum of sixty-five (65) single-family attached and/or detached residential units along with other uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the zoning district, not otherwise limited herein
Maximum Building Height: Per the UDO
--Parking: Per the UDO

I. General Provisions:

- 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 Drakeford Communities ("Petitioner") to accommodate the development of a residential community on an approximately 5.8-acre site located on the north side of Rocky River Road, west of E W T Harris Boulevard, more particularly described as Mecklenburg County Tax Parcel Number 105-021-25 (the "Site").
- b. **Intent.** This Rezoning is intended to accommodate development on the Site of single-family attached and/or detached residential uses, as generally consistent with the N1 placetype.
- 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").
- Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-A zoning district shall govern development taking place on the designated portion of the Site.
- d. **Planned/Unified Development.** The Site shall be viewed as a planned/unified 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, building height separation standards, 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 owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, 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. Architecture and Design

- a. Buildings shall contain a maximum of five (5) single-family attached (townhome) units per building.
- b. To provide privacy, all residential entrances within 15 feet of the public sidewalks must be raised or lowered from the average sidewalk grade a minimum of 24 inches.
- c. 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.
- d. Usable porches and stoops may form a predominant feature of the building design and be located on the front and/or side of the building that face public streets. Usable front porches, when provided, should be covered and be at least 4 feet deep. Stoops and entry-level porches may be covered but should not be enclosed. Alternatively to a usable porch or stoop, the maximum blank wall expanse shall be limited to ten (10) feet on all building levels.
- e. All corner/end units that face Rocky River Road 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.
- f. Garage doors proposed along public streets should minimize the visual impact by providing a setback of 6 to 12 inches from the front wall plane or provide an additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

III. Buffers, Landscaping, and Open Space

- a. Petitioner shall provide a minimum twenty-five (25) foot wide Class C landscape yard on the western portion of the property line as generally depicted on the Rezoning Plan.
- b. The design of the open space area(s) shall consist of a minimum of three (3) 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;
 - Public art/sculpture; and/or
 - 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.

IV. Greenway

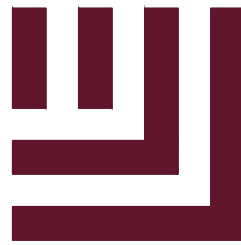
- a. Petitioner shall dedicate the area of the Back Creek Greenway as generally depicted on the Rezoning Plan. The greenway and storm water easement shall be dedicated and coveyed to Mecklenburg County prior to the issuance of the first building certificate of occupancy for the Site. Greenway dedication area may overlap with required tree save areas.

V. Transportation

- 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. As depicted on the Rezoning Plan, the Site will be served by internal private streets/alleys and minor adjustments to the location of the internal streets/alleys shall be allowed during the construction permitting process.
- c. Petitioner shall construct a minimum twelve (12) foot wide multi-use path and eight (8) foot wide planting strip along the Site's frontage of Rocky River Road to the east of the greenway path and Back Creek, as generally depicted on the Rezoning Plan. The streetscape shall not be required to cross the greenway connection and west side of Back Creek along the Site's Rocky River Road frontage.
- d. 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.
- e. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- f. Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site.
- g. 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 area, by way of a private/public partnership effort or other public sector project support.
- h. Petitioner shall contribute \$25,000 to the Back Creek Church HOA for the purposes of a traffic improvement at the intersection of Rocky River Road and E W T Harris Boulevard and/or other neighborhood improvements in coordination with the Charlotte Department of Transportation (CDOT).
- If, as of the time of the issuance of the first building certificate of occupancy for the Site, no other zoning petitions are pending or have been approved that would utilize this intersection as a natural traffic pattern at the time of the issuance of the Site's first certificate of occupancy, the Petitioner contribution may increase to \$40,000 to the City of Charlotte if needed, as determined in coordination with the HOA and CDOT.

V. Environmental

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations (PCSR) UDO Article 25.
- b. 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.
- c. 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.
- d. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.



McADAMS

The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MR. BOBBY DRAKEFORD
THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE, 1A
CHARLOTTE, NORTH CAROLINA 28207

ROCKY RIVER TOWNS II
REZONING PETITION # 2024-106
1845 ROCKY RIVER ROAD
CHARLOTTE, NORTH CAROLINA 28213

REVISIONS

NO.	DATE	
1	02.10.2025	PER CITY COMMENTS
2	03.20.2025	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC-23896
FILENAME	SPEC23896-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	05.28.2024

SHEET

REZONING NOTES

RZ.02



www.mcadamsco.com

CLIENT

MR. BOBBY DRAKEFORD
THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE, 1A
CHARLOTTE, NORTH CAROLINA 28207

ROCKY RIVER TOWNS II
REZONING PETITION # 2024-106
1845 ROCKY RIVER ROAD
CHARLOTTE, NORTH CAROLINA 28213

REVISIONS

NO.	DATE	
1	02. 10. 2025	PER CITY COMMENT:
2	03. 20. 2025	PER CITY COMMENT:

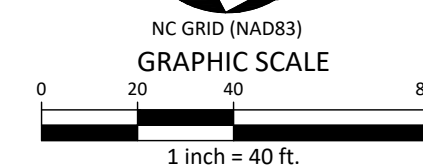
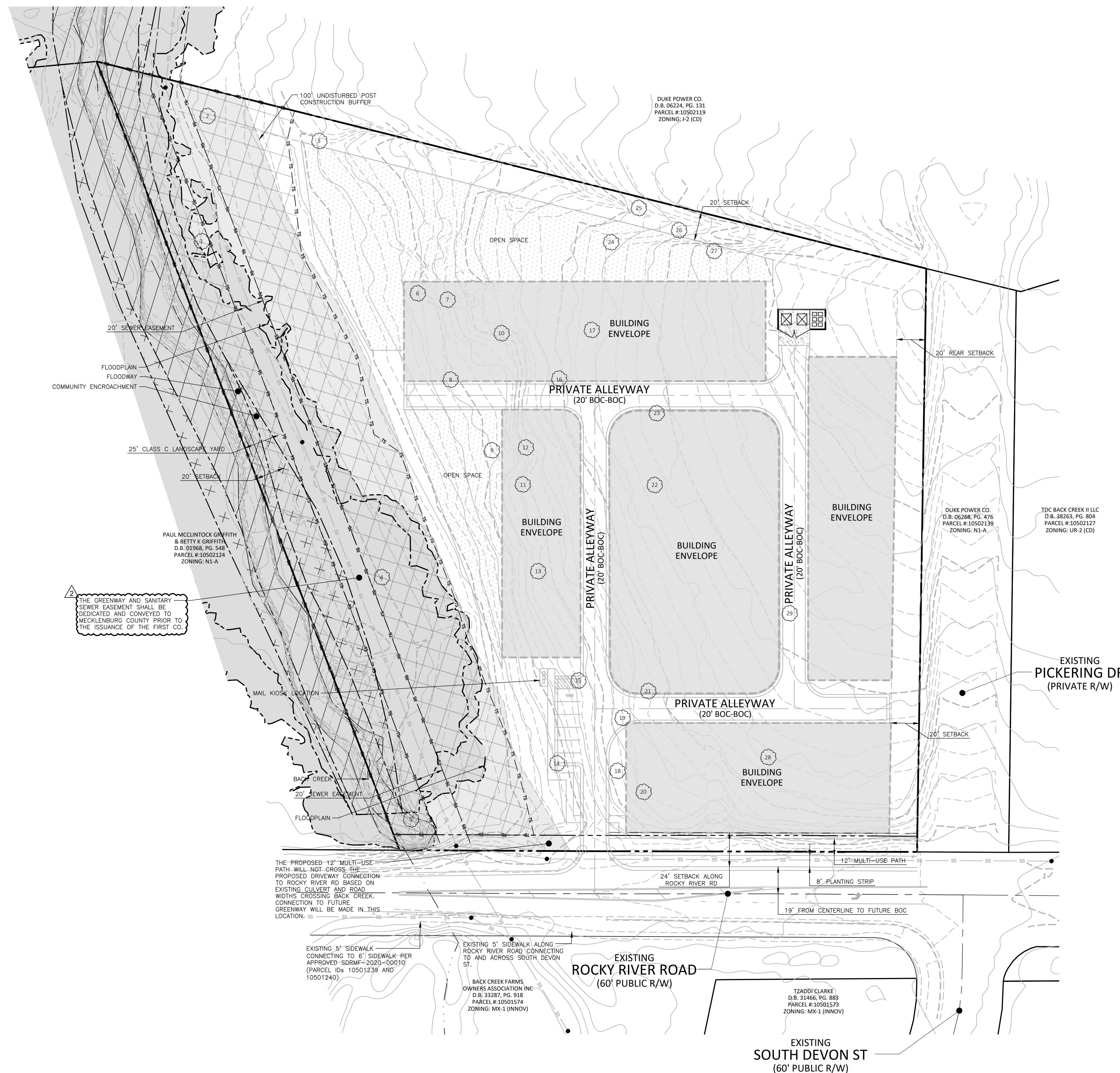
PLAN INFORMATION

PROJECT NO.	SPEC-23896
FILENAME	SPEC23896-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=40'
DATE	05. 28. 2024

SHEET








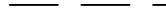
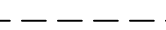
TREE SURVEY

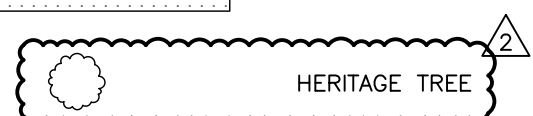
RZ.03



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SITE LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SUBLOT LINE
	EASEMENT LINE
	BUFFER LINE
	CENTERLINE
	STREAM BUFFER
	TREE SAVE
	OPEN SPACE



SITE DATA

DEVELOPER: MR. BOBBY DRAKEFORD
THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE, 1A
CHARLOTTE, NORTH CAROLINA 28207

PREPARED BY: MCADAMS COMPANY
2100 SOUTH TRYON STREET, SUITE 400
CHARLOTTE, NC 28203
704.527.0800

PARCEL NUMBER: 10502125	
TOTAL SITE ACREAGE:	± 5.83 AC
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A (CD)
PROPOSED USE:	SINGLE-FAMILY ATTACHED AND/OR DETACHED RESIDENTIAL UNITS ALONG WITH OTHER USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN N2-A.
MAXIMUM NUMBER OF UNITS:	65 UNITS
SETBACK REQUIREMENTS:	
FRONT:	24' FROM BACK OF CURB ALONG ROCKY RIVER RD
FRONT:	20' - UNITS NOT FACING ROCKY RIVER RD
REAR:	20'
SIDE:	5'
REQUIRED OPEN SPACE:	250 SF PER UNIT - MAY BE PRIVATE, COMMON, PUBLIC OR A COMBINATION THEREOF
REQUIRED GREEN AREA (15 % OF SITE):	± 0.87 AC
PROPOSED GREEN AREA:	± 0.97 AC
STORMWATER MANAGEMENT:	UNDERGROUND

HERITAGE TREE TABLE

Tree #	Diameter	Species
1	30"	POPLAR
2	30"	OAK
3	36"	OAK
4	36"	POPLAR
5	30"	GUM
6	30"	OAK
7	30"	OAK
8	36"	OAK
9	30"	OAK
10	30"	OAK
11	36"	OAK
12	30"	POPLAR
13	36"	POPLAR
14	30"	GUM
15	30"	OAK
16	30"	OAK
17	36"	POPLAR
18	30"	HICKORY
19	30"	OAK
20	30"	HICKORY
21	40"	POPLAR
22	36"	OAK
23	30"	POPLAR
24	36"	POPLAR
25	36"	POPLAR
26	36"	POPLAR
27	30"	OAK
28	30"	MAPLE
29	30"	POPLAR

A:\Projects\ISPEC\SPEC 2023\SPEC23896 Rocky River II Towns\04-Production\Engineering\Construction Drawings\Snapshot\2025-03-10 Prior to Beginning CDs\Rezoning\SPEC23896-R21-alt.dwg, 3/19/2025 11:04:50 AM, Drew Singleton