

DEVELOPMENT DATA TABLE:

PARCEL INFORMATION	
ADDRESS	3101 ROCKY RIVER ROAD
TAX PARCEL ID	10503127, 10503126, 10503125
EXISTING ZONING DISTRICT	R-3 (SINGLE FAMILY RESIDENTIAL WITH MAX 3 UNITS PER ACRE)
PROPOSED ZONING DISTRICT	R8-MF (CD) (MULTI FAMILY RESIDENTIAL WITH MAX 8 UNITS PER ACRE)
SITE DATA	
TOTAL AREA	±21.30 AC
OPEN SPACE REQUIRED	50%
RESIDENTIAL DWELLINGS (FOR RENT SINGLE FAMILY ATTACHED UNITS)	75
PROPOSED DENSITY	75 UNITS/21.30 AC = ±3.52DUA
MINIMUM BUILDING SEPARATION	16'
MAXIMUM BUILDING HEIGHT	ALLOWED - 40'
NATURAL AREA/TREE SAVE REQUIRED	15%
PARKING DATA	
AUTO PARKING REQUIRED	1.5 SPACE/UNIT
GUEST PARKING REQUIRED	1 SPACE / 20 UNITS
BICYCLE PARKING REQUIRED	5 (SHORT TERM)
LANDSCAPE BUFFERS	
WEST (R-3)	50 FT (CLASS C)
EAST (ROCKY RIVER RD)	N/A
NORTH (R-3)	50 FT (CLASS C)
SOUTH (R-3)	50 FT (CLASS C)
BUILDING SETBACKS	
FRONT	30 FT, 27 FT
REAR	50 FT
SIDE	20 FT

PURPOSE:
 THE CONDITIONAL DISTRICT ZONING OF (3) PARCELS TOTALING 21.30 ACRES FOR THE PURPOSES OF FOR RENT SINGLE FAMILY ATTACHED UNITS.
 WORK TO INCLUDE 75 TOWNHOUSE STYLE APARTMENTS.

- NOTES:**
- SITE PLAN IS SCHEMATIC IN NATURE, SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY AND NCDOT SHALL BE PROVIDED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 - ALL BUILDINGS ON SITE SHALL BE SPRINKLERED WITH 130 SPRINKLER SYSTEM. PER IFC APPENDIX D107 EXCEPTION 1, PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC).
 - SETBACKS SHALL BE MEASURED FROM THE FULL RIGHT-OF-WAY.
 - PRIVATE STREETS AND SURFACE PARKING WILL COMPLY WITH THE UDO SECTION 9.303.19(i).

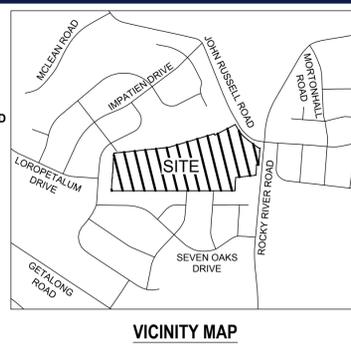
Redwood
 APARTMENT NETWORKS

707 EAST PLEASANT VALLEY ROAD
 INDEPENDENCE, OH 44131
 Phone: (216) 360-9441

BOHLER
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1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
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MPG
 MANN • PARSONS • GRAY
 ARCHITECTS
 3660 EMBASSY PARKWAY
 AKRON, OH 44333
 Phone: (330) 666-7770



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SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/31/2021	Rezoning SUB2		
2	11/01/2021	Rezoning SUB3		
3	11/30/2021	Rezoning SUB4		
4	01/20/2022	Rezoning SUB5		

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCC203008
 DRAWN BY: AF
 CHECKED BY: SS
 DATE: 01/20/2022
 CAD ID:

REZONING PLANS
 RPZ 21-089

FOR

Redwood
 APARTMENT NETWORKS

REDWOOD ROCKY RIVER
 3101 ROCKY RIVER RD
 CITY OF CHARLOTTE
 CHARLOTTE, NC 28262

BOHLER
 BOHLER ENGINEERING NC, PLLC
 NCBELS P-1132

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SHEET TITLE:
**CONDITIONAL
 REZONING:
 CONCEPTUAL
 SITE PLAN**

SHEET NUMBER:
RZ1.0

ORG. DATE - 03/24/2021

