

DEVELOPMENT STANDARDS

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Drakeford Company (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 4.09-acre site located on the north side of Rocky River Road, west of the intersection with East W.T. Harris Boulevard, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel 105-021-26 and 105-021-27.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Development 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.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

- The Site may be devoted only to residential uses containing a maximum of forty-eight (48) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the UR-2 zoning district.

III. Transportation

- The Site will be served by an internal private drive and/or alley, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
- Petitioner shall provide 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.
- The proposed internal sidewalk through the Site shall connect to the sidewalk along the Site's frontage of Rocky River Road, as generally depicted on the Rezoning Plan.
- Petitioner shall construct a left-turn lane into the Site off Rocky River Road, creating a 3-lane section along the site frontage, as generally depicted on the Rezoning Plan. These improvements will be coordinated and approved by NCDOT.
- Petitioner shall relocate the existing storm drainage infrastructure to a location to be determined during permitting, as reasonably feasible and not to unreasonably delay the permitting process.
- Petitioner shall install ADA curb ramps at the proposed street intersections, as generally depicted on the Rezoning Plan.
- The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
- The Petitioner shall ensure that all transportation improvements are approved and constructed prior to the issuance of the Site's first building certificate of occupancy.
- 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 broad northeastern Mecklenburg area, by way of a public/private partnership or other public sector project support.

IV. Architectural Standards

- Prohibited Exterior Building Material: concrete masonry units not architecturally finished.
- 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.
- Building facades adjacent to Rocky River Road shall either include a front-facing facade, be screened with fencing or landscaping, or provide blank wall provisions that limit the maximum blank wall exposure to a maximum of ten (10) feet on all building levels.
- Corner/end units that face a public street shall have a porch or stoop that wraps a portion of the front and side of the unit or shall provide blank wall provisions that limit the maximum blank wall exposure to ten (10) feet on all building levels.
- Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
- Attached dwelling units shall be limited to a maximum of five (5) units per building or fewer.
- To provide privacy, all residential entrances within fifteen (15) feet of the public sidewalks must be raised or lowered from the average sidewalk grade a minimum of six (6) inches.
- Garage doors fronting a public street shall minimize the visual impact by providing a setback of 6-12 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

V. Environmental Features, Amenity Areas & Buffering

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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.
- The Petitioner shall comply with the Tree Ordinance.
- The Petitioner shall provide a minimum fifteen (15) foot wide Class C buffer along the Site's northern property boundary adjacent to industrially-zoned property, with a fence, and a minimum ten (10) foot wide Class C buffer along the Site's east and west property boundaries, with a fence, as generally depicted on the Rezoning Plan.
- Petitioner shall provide amenitized open space areas as generally depicted on the Rezoning Plan as Possible UCOS A and Possible UCOS B. Amenities in these areas may include, but shall not be limited to, seating, walkways or paths, and/or enhanced landscaping.
- Petitioner shall provide enhanced landscaping along water quality areas as generally depicted on the Rezoning Plan where abutting public streets or single-family residential properties.

VI. Binding Effect of the Rezoning Documents and Definitions

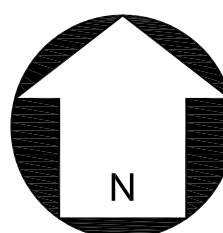
- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners 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.

LEGEND:

- PROPERTY BOUNDARY
- CONTOUR LINE
- EXISTING LOT LINE
- PROPOSED ROW
- SETBACK LINE
- EXISTING PAVEMENT
- PROPOSED CURBING
- EXISTING CURBING
- ROAD CENTERLINE
- PROPOSED BUILDING
- EXISTING BUILDING TO BE REMOVED
- PROPOSED CONCRETE
- PROPOSED WATER QUALITY
- PROPOSED ADA ACCESSIBLE CURB RAMP

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

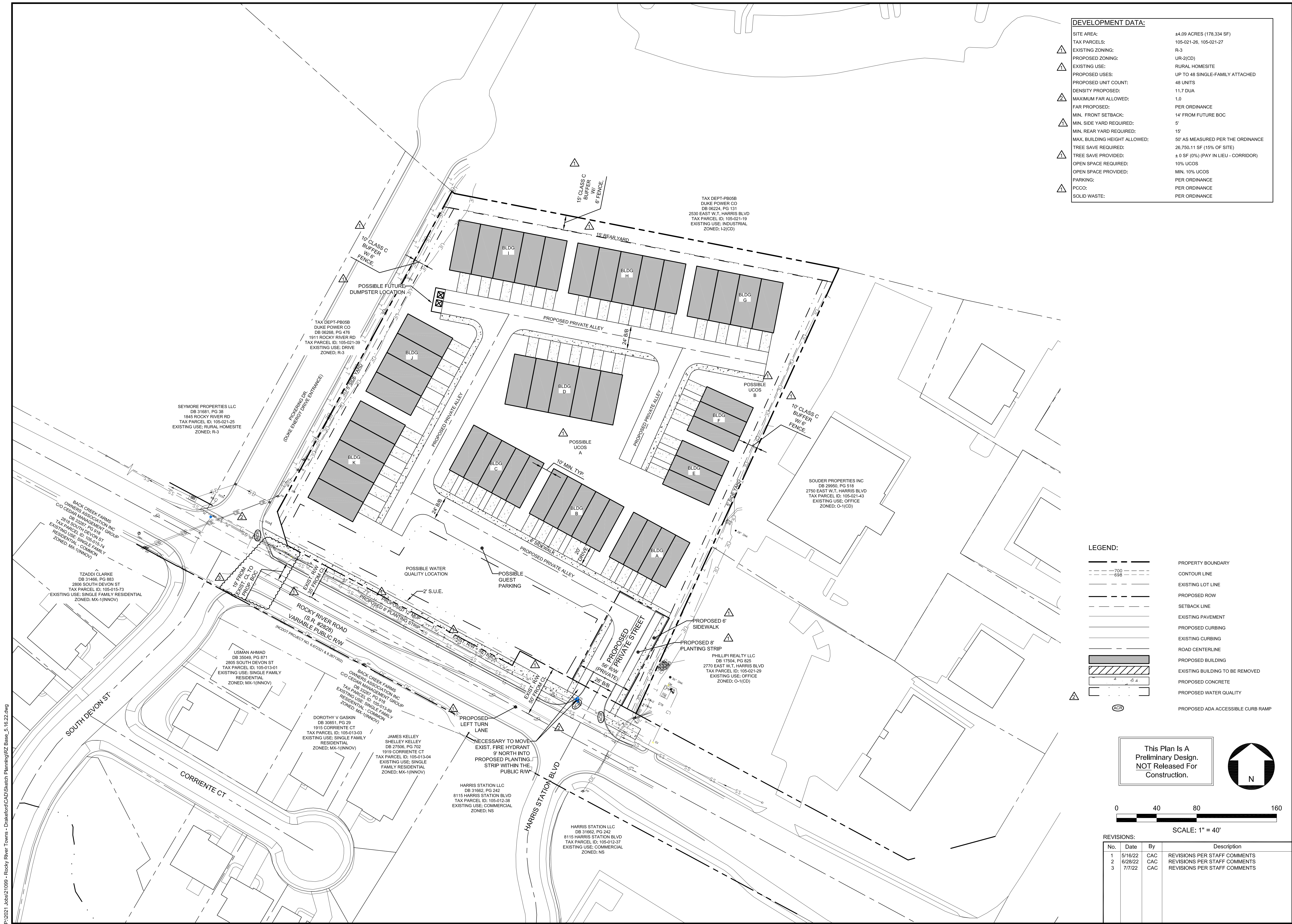


0 40 80 160
SCALE: 1" = 40'

REVISIONS:

No.	Date	By	Description
1	5/16/22	CAC	REVISIONS PER STAFF COMMENTS
2	6/28/22	CAC	REVISIONS PER STAFF COMMENTS
3	7/7/22	CAC	REVISIONS PER STAFF COMMENTS

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DEVELOPMENT DATA:	
SITE AREA:	±4.09 ACRES (178,334 SF)
TAX PARCELS:	105-021-26, 105-021-27
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	RURAL HOMESITE
PROPOSED USES:	UP TO 48 SINGLE-FAMILY ATTACHED
PROPOSED UNIT COUNT:	48 UNITS
DENSITY PROPOSED:	11.7 DUA
MAXIMUM FAR ALLOWED:	1.0
FAR PROPOSED:	PER ORDINANCE
MIN. FRONT SETBACK:	14' FROM FUTURE BOC
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	15'
MAX. BUILDING HEIGHT ALLOWED:	50' AS MEASURED PER THE ORDINANCE
TREE SAVE REQUIRED:	26,750.11 SF (15% OF SITE)
TREE SAVE PROVIDED:	± 0 SF (0%) (PAY IN LIEU - CORRIDOR)
OPEN SPACE REQUIRED:	10% UCOS
OPEN SPACE PROVIDED:	MIN. 10% UCOS
PARKING:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	PER ORDINANCE

ROCKY RIVER TOWNS
THE DRAKEFORD COMPANY
1917 ROCKY RIVER ROAD
CHARLOTTE, NC 28213

REZONING
SITE PLAN
REZONING PETITION:
2021-270

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

Project Manager: MDL

Drawn By: CAC

Checked By: MDL

Date: 07/07/22

Project Number: 21099

Sheet Number:

RZ-2