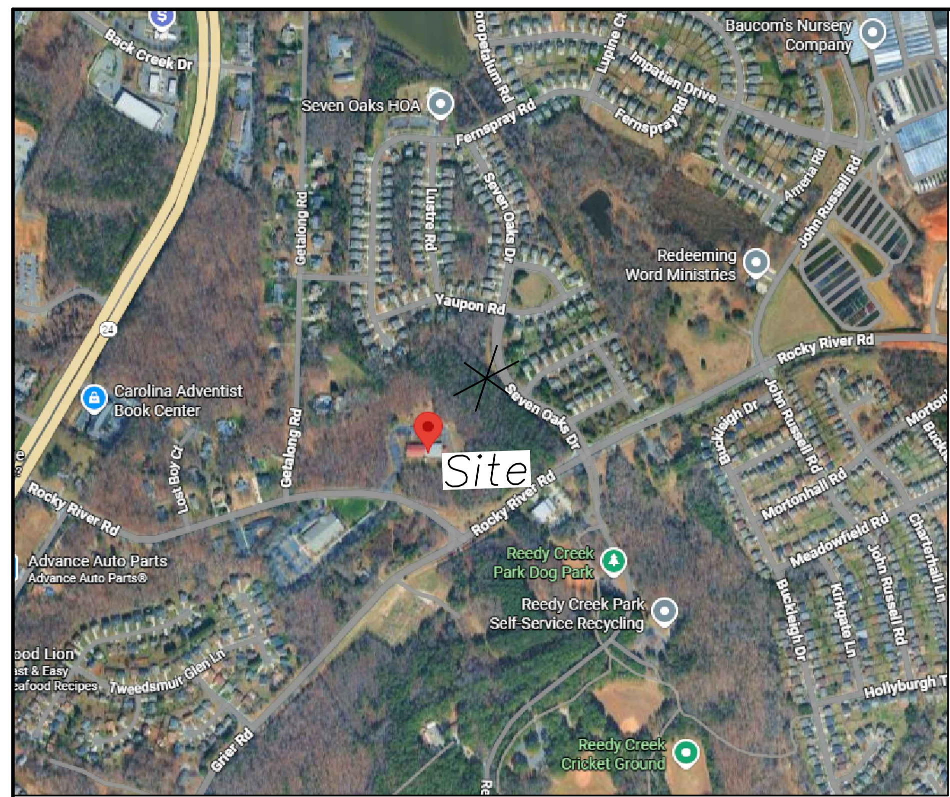
REZONING PETITION #: RZP-2025-131



VICINITY MAP

N.T.S.

Site Development Data:

-- Acreage: ~ 6.00 acres
-- Tax Parcels: 10503131
-- Existing Zoning: N1-A
-- Proposed Zoning: N2-A (CD)
-- Existing Uses: Vacant
-- Proposed Uses: Multi-family attached, quadraplex, triplex, and duplex as allowed in the N2-A zoning district, not otherwise limited herein
-- Maximum Number of Units: 56
-- Maximum Number of Buildings: 14
-- Maximum Building Height: 48 feet
-- Parking: Per Ordinance
-- Green Area Required: 15% of total site area excluding existing ROW/easements
-- Green Area Provided: Per Ordinance
-- Required Open Space: 8,400 SF (150 SF per Dwelling Unit)

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 Queen City Land, LLC ("Petitioner") to accommodate the development of a residential community on an approximately 6.16-acre site located at the corner of Rocky River Road and Seven Oaks Drive, more particularly described as Mecklenburg County Tax Parcel Numbers 10503131, (the "Site").

b. Intent. This Rezoning is intended to accommodate development on the Site of attached (townhomes) residential uses.

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").

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. Maximum Development and Prohibited Uses

A maximum of Fifty-Six (56) multi-family attached, quadraplex, triplex, and duplex dwellings, may be provided on the Site

III. Architecture and Design

a. Buildings shall contain a maximum of six (6) single-family attached (townhome) units per building. There will be a maximum of three (3) buildings that contain six (6) units per building; building length of six-unit buildings will not exceed 140 feet in length along the façade.

b. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), cement board and/or vinyl siding.

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 shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and be at least six (6) feet deep. Stoops shall be at least three(3) feet deep. Stoops and entry-level porches may be covered but should not be fully enclosed.

e. Garage doors visible from public or private streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

f. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.

IV. 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. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

c. 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

d. 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

e. 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 south eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support

f. The petitioner shall construct back of curb 19 feet from the existing centerline along Rocky River Rd with an 8' planting strip and a 12' multi-use path.

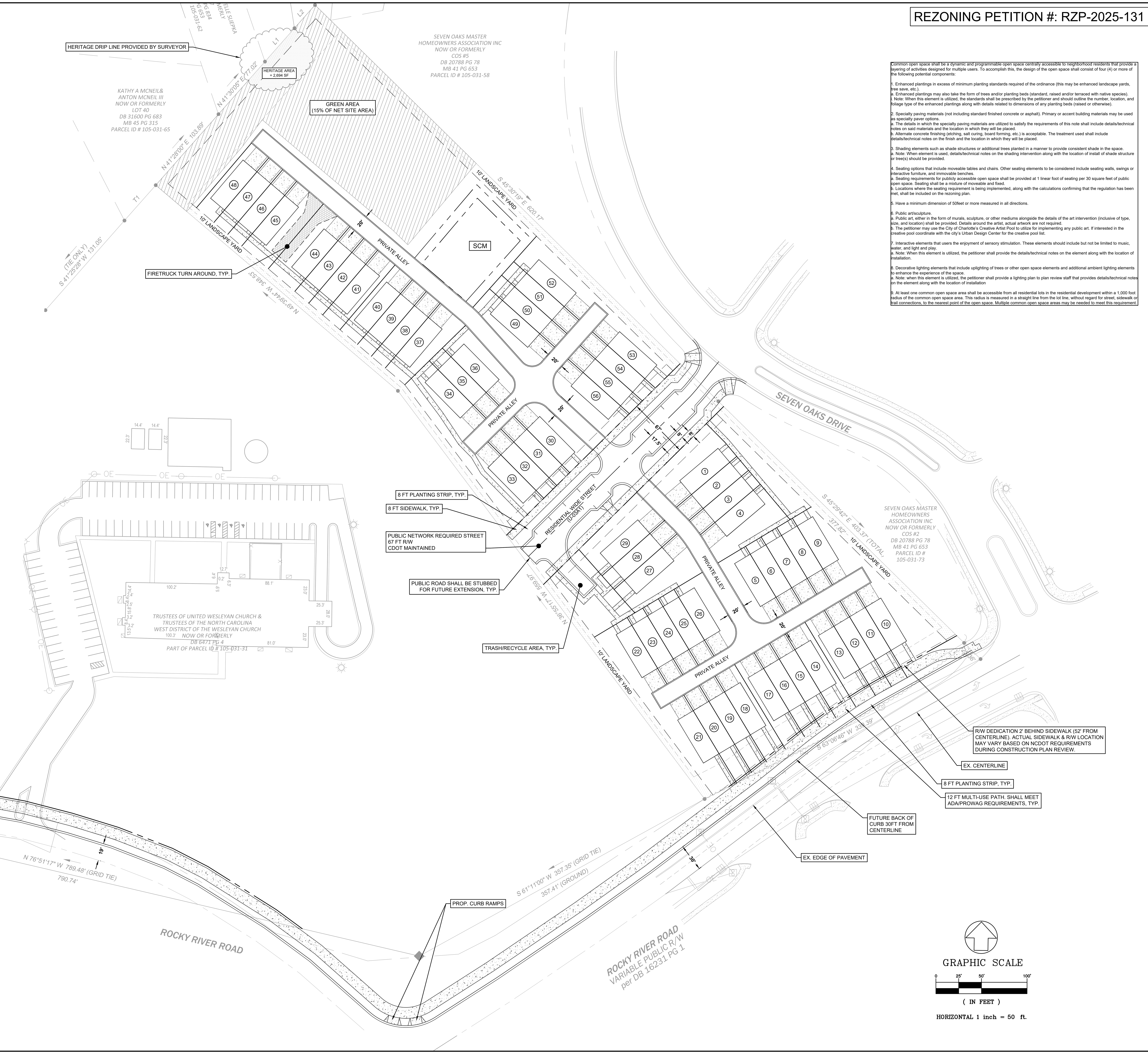
g. The petitioner shall construct back of curb 30 feet from the existing centerline along Grier Rd/Rocky River Rd with an 8' planting strip and a 12' multi-use path.

V. Environmental

f. 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.

g. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

h. Development within any SWIM/PCSR Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance



Common 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:

1. Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, tree save, etc.).
a. Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native species).
i. Note: When this element is utilized, the standards shall be prescribed by the petitioner and should outline the number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or otherwise).

2. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options.
a. The details in which the specialty paving materials are utilized to satisfy the requirements of this note shall include details/technical notes on said materials and the location in which they will be placed.
b. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable. The treatment used shall include details/technical notes on the finish and the location in which they will be placed.

3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
a. Note: When element is used, details/technical notes on the shading intervention along with the location of install of shade structure or tree(s) should be provided.

4. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.
a. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 30 square feet of public open space. Seating shall be a mixture of moveable and fixed.
b. Locations where the seating requirement is being implemented, along with the calculations confirming that the regulation has been met, shall be included on the rezoning plan.

5. Have a minimum dimension of 50feet or more measured in all directions.

6. Public art/sculpture.
a. Public art, either in the form of murals, sculpture, or other mediums alongside the details of the art intervention (inclusive of type, size, and location) shall be provided. Details around the artist, actual artwork are not required.
b. The petitioner may use the City of Charlotte's Creative Artist Pool to utilize for implementing any public art. If interested in the creative pool coordinate with the city's Urban Design Center for the creative pool list.

7. Interactive elements that users the enjoyment of sensory stimulation. These elements should include but not be limited to music, water, and light and play.
a. Note: When this element is utilized, the petitioner shall provide the details/technical notes on the element along with the location of installation.

8. 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.
a. Note: when this element is utilized, the petitioner shall provide a lighting plan to plan review staff that provides details/technical notes on the element along with the location of installation

9. At least one common open space area shall be accessible from all residential lots in the residential development within a 1,000 foot radius of the common open space area. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space. Multiple common open space areas may be needed to meet this requirement.

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PRELIMINARY NOT FOR CONSTRUCTION

2601 ROCKY RIVER RD

PROJECT ADDRESS: 2601 Rocky River Rd, Charlotte, NC 28213

NO.	BY	DATE	REVISION

PROJECT #: 2025-145 DATE: 3/30/2026
DRAWN BY: JB CHECKED BY: JB

TITLE
REZONING PLAN

SHEET NO.
RZ-1

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