

REZONING SUMMARY

PETITIONER: SUNCREST REAL ESTATE AND LAND
2701 EAST CAMELBACK ROAD #180
BILTMORE PARK, PHOENIX, AZ 85016

PROPERTY OWNER: FRANK C. NEWTON, JR & NANCY E. NEWTON
1806 ROCKY RIVER ROAD
CHARLOTTE, NC 28213

TAX PARCEL: 10501231, 10501215, 10501214
10501213, 10501108

EX. ZONING: B-1 (CD) AND O-1 (CD)

GIS ACREAGE: 13.012 ACRES
ADJUSTED ACREAGE: 12.46 ACRES (OUTSIDE OF RAILWAY R/W)



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2701 EAST CAMELBACK ROAD, #180
BILTMORE PARK
PHOENIX, AZ

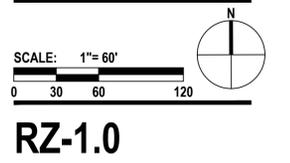
ROCKY RIVER RESIDENTIAL
1806 ROCKY RIVER ROAD
CHARLOTTE, NC 28213

EXISTING CONDITIONS PLAN

Project No.
4648.00

Issued
04/02/19

Revised



RZ-1.0

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DEVELOPMENT STANDARDS

April 22, 2019

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Suncrest Real Estate and Land (the "Petitioner") to accommodate the development of a residential community on that approximately 13.012 acre site located on the south side of Rocky River Road between Old Concord Road and South Devon Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 105-012-31, 105-012-15, 105-012-14, 105-012-13 and 105-011-08.
2. The development and use 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").
3. Unless the Rezoning 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.
4. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal public streets, internal private street, internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

1. The Site may be devoted only to a residential community containing a maximum of 126 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as detached garages, a clubhouse, swimming pool and tot lot.
2. The dwelling units shall be comprised of duplex dwelling units.

C. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
2. As depicted on the Rezoning Plan, the Site will be served by two internal public streets (designated as Road A and Road B on the Rezoning Plan), an internal private street (designated as Road C on the Rezoning Plan) and internal private drives, and minor adjustments to the locations of the internal public streets, internal private street and internal private drives shall be allowed during the construction permitting process.
3. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
4. Road B shall be substantially completed prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site.
5. Road A shall be substantially completed prior to the issuance of the 80th certificate of occupancy for a new dwelling unit constructed on the Site.
6. Road C may, at the option of Petitioner, be gated as generally depicted on the Rezoning Plan.
7. The on-street parking on Road B and on Rocky River Road depicted on the Rezoning Plan may be constructed at the option of Petitioner provided that such on-street parking is approved by CDOT and/or NCDOT and any other applicable governmental agencies. If Petitioner elects not to construct such on-street parking or if such on-street parking is not approved by CDOT and/or NCDOT or any other applicable governmental agencies, Petitioner shall not be required to construct the on-street parking.

D. Architectural Standards

1. The maximum height in stories of the duplex dwelling units constructed on the Site shall be one story.
2. The actual widths of the duplex dwelling units constructed on the Site may vary from the widths depicted on the Rezoning Plan.
3. The primary exterior building materials for the duplex dwelling units constructed on the Site shall be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
4. Vinyl, EIFS or masonite may not be used as an exterior building material on any building constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, soffits, trim and railings.

E. Streetscape and Landscaping

1. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontages on Rocky River Road, Road A and Road B. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into an existing sidewalk located on the Site's frontage on Rocky River Road.
2. Portions of the minimum 6 foot wide sidewalk to be installed along the Site's frontage on Rocky River Road may be located in a sidewalk utility easement.
3. A minimum 37.5 foot wide Class A buffer shall be established along that portion of the Site's southern boundary line that is more particularly depicted on the Rezoning Plan. The width of this Class A buffer has been reduced by 25% from 50 feet to 37.5 feet by virtue of Petitioner's commitment to install a berm within this Class A buffer that meets the standards of Section 12.302(8A) of the Ordinance.

F. Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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