



Charlotte-Mecklenburg Planning, Design, & Development

DATE: September 15, 2021

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2019-062 Suncrest Real Estate and Land

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

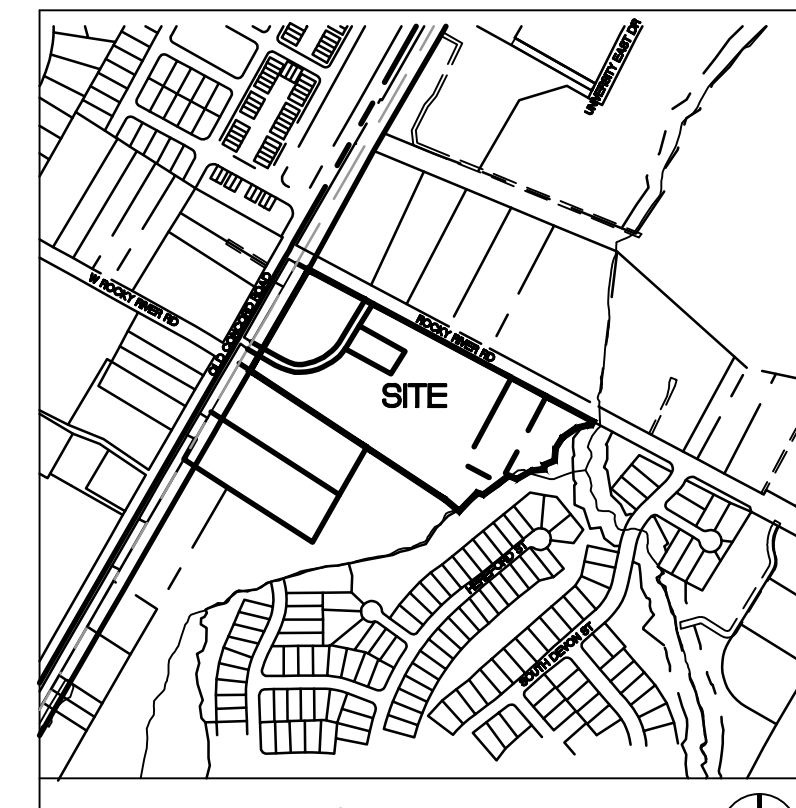
- Modification to the overall site plan to adjust proposed road network and remove a proposed road out of the railroad right-of-way.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

Signage was not reviewed as part of this request.



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)

NOTE:
ALL STREAM CENTERLINES AND BUFFERS SHOWN AND LABELED AS PROVIDED BY MECKLENBURG COUNTY GIS DATA

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

ROCKY RIVER RESIDENTIAL
1806 ROCKY RIVER ROAD
CHARLOTTE, NC 28213

Attached to Administrative
Approval

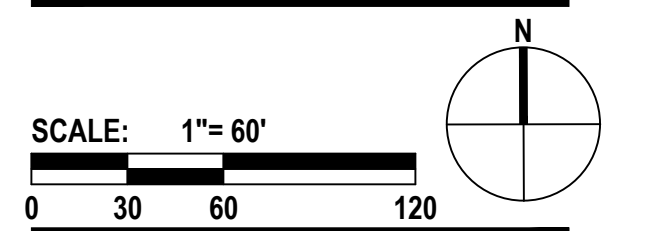
Solomon A. Fortune SF
Solomon A. Fortune

EXISTING CONDITIONS PLAN

Project No.
4648.00

Issued
04/02/19

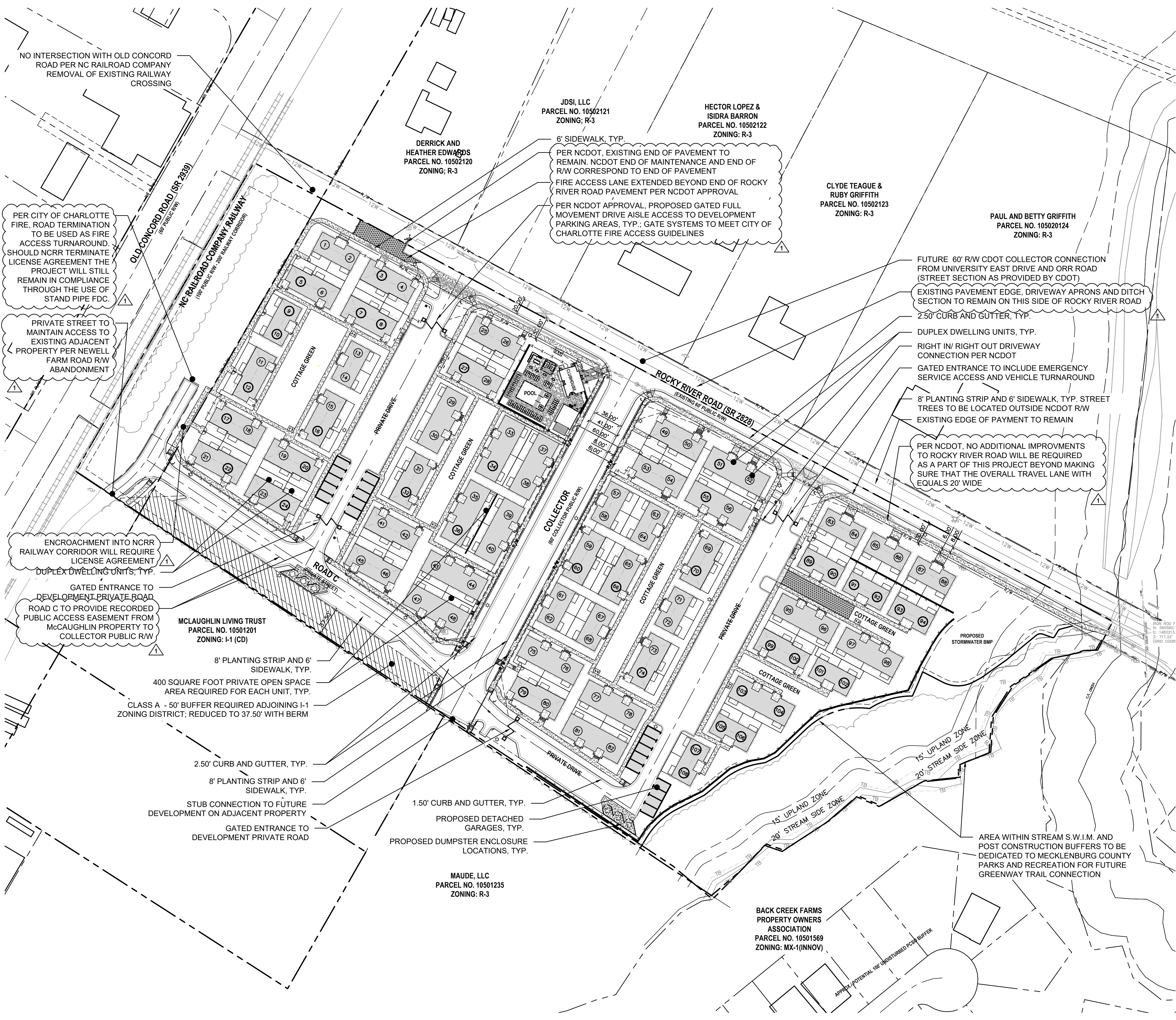
Revised
09-25-19 Revised per City of Charlotte Comments
10-04-19 Revised per City of Charlotte Comments



RZ-1.0

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PER CITY OF CHARLOTTE FIRE, ROAD TERMINATION TO BE USED AS FIRE ACCESS TURNAROUND. SHOULD NCCR TERMINATE LICENSE AGREEMENT THE PROJECT WILL STILL REMAIN IN COMPLIANCE THROUGH THE USE OF STAND PIPE FDC.

PRIVATE STREET TO MAINTAIN ACCESS TO EXISTING ADJACENT PROPERTY PER NEWELL FARM ROAD R/W ABANDONMENT

ENCROACHMENT INTO NCCR RAILWAY CORRIDOR WILL REQUIRE LICENSE AGREEMENT

GATED ENTRANCE TO DEVELOPMENT PRIVATE ROAD ROAD C TO PROVIDE RECORDED PUBLIC ACCESS EASEMENT FROM McCAUGHLIN PROPERTY TO COLLECTOR PUBLIC R/W

8' PLANTING STRIP AND 6' SIDEWALK, TYP.
 400 SQUARE FOOT PRIVATE OPEN SPACE AREA REQUIRED FOR EACH UNIT, TYP.
 CLASS A - 50' BUFFER REQUIRED ADJOINING I-1 ZONING DISTRICT; REDUCED TO 37.50' WITH BERM

2.50' CURB AND GUTTER, TYP.
 8' PLANTING STRIP AND 6' SIDEWALK, TYP.
 STUB CONNECTION TO FUTURE DEVELOPMENT ON ADJACENT PROPERTY
 GATED ENTRANCE TO DEVELOPMENT PRIVATE ROAD

1.50' CURB AND GUTTER, TYP.
 PROPOSED DETACHED GARAGES, TYP.
 PROPOSED DUMPSTER ENCLOSURE LOCATIONS, TYP.

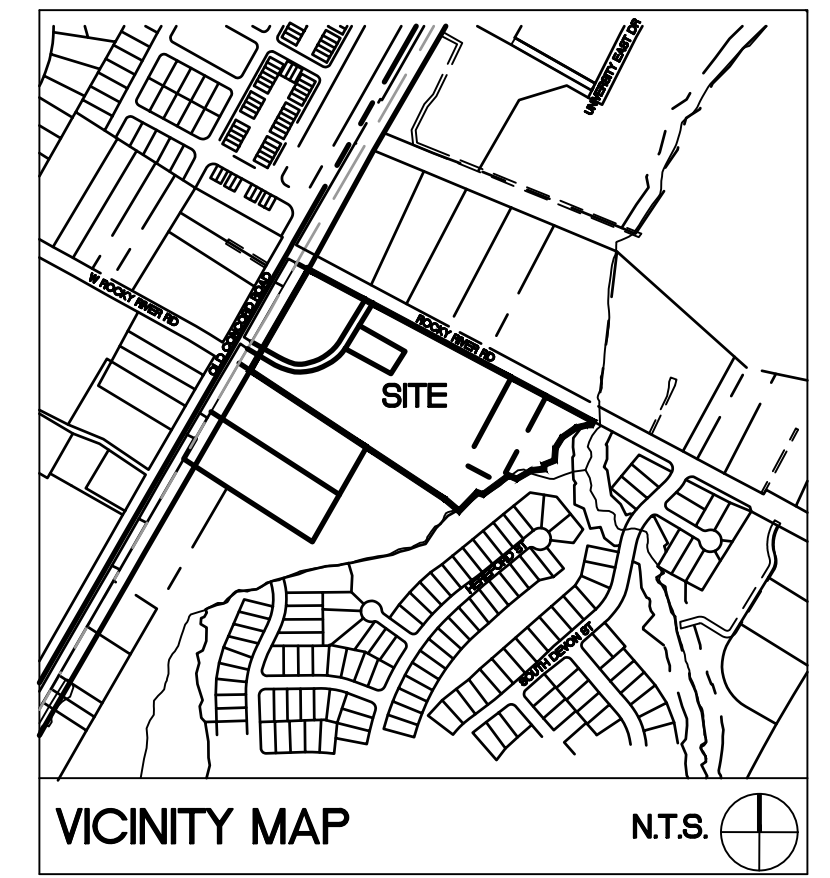
6' SIDEWALK, TYP.
 PER NCDOT, EXISTING END OF PAVEMENT TO REMAIN. NCDOT END OF MAINTENANCE AND END OF R/W CORRESPOND TO END OF PAVEMENT
 FIRE ACCESS LANE EXTENDED BEYOND END OF ROCKY RIVER ROAD PAVEMENT PER NCDOT APPROVAL
 PER NCDOT APPROVAL, PROPOSED GATED FULL MOVEMENT DRIVE AISLE ACCESS TO DEVELOPMENT PARKING AREAS, TYP.; GATE SYSTEMS TO MEET CITY OF CHARLOTTE FIRE ACCESS GUIDELINES

FUTURE 60' R/W CDOT COLLECTOR CONNECTION FROM UNIVERSITY EAST DRIVE AND ORR ROAD (STREET SECTION AS PROVIDED BY CDOT)
 EXISTING PAVEMENT EDGE, DRIVEWAY APRONS AND DITCH SECTION TO REMAIN ON THIS SIDE OF ROCKY RIVER ROAD
 2.50' CURB AND GUTTER, TYP.
 DUPLEX DWELLING UNITS, TYP.
 RIGHT IN/ RIGHT OUT DRIVEWAY CONNECTION PER NCDOT
 GATED ENTRANCE TO INCLUDE EMERGENCY SERVICE ACCESS AND VEHICLE TURNAROUND

8' PLANTING STRIP AND 6' SIDEWALK, TYP. STREET TREES TO BE LOCATED OUTSIDE NCDOT R/W
 EXISTING EDGE OF PAYMENT TO REMAIN

PER NCDOT, NO ADDITIONAL IMPROVEMENTS TO ROCKY RIVER ROAD WILL BE REQUIRED AS A PART OF THIS PROJECT BEYOND MAKING SURE THAT THE OVERALL TRAVEL LANE WITH EQUALS 20' WIDE

AREA WITHIN STREAM S.W.I.M. AND POST CONSTRUCTION BUFFERS TO BE DEDICATED TO MECKLENBURG COUNTY PARKS AND RECREATION FOR FUTURE GREENWAY TRAIL CONNECTION



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 BILTMORE PARK, PHOENIX, AZ 85016

PROPERTY OWNER: FRANK C. NEWTON, JR & NANCY E. NEWTON
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 CHARLOTTE, NC 28213

TAX PARCEL: 10501231, 10501215, 10501214
 10501213, 10501108

EX. ZONING: B-1 (CD) AND O-1 (CD)
 PROPOSED ZONING: UR-2(CD)

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

RESIDENTIAL: UP TO 126 UNITS (10.11 UNITS/ ACRE)

ZONING SETBACKS:
 PARCEL: 14' MEASURED FROM BACK OF CURB
 SIDE: 5'
 REAR: 10'

MIN. BLDG. SEPARATION: 10'

PARKING REQUIRED: PER CITY OF CHARLOTTE STANDARDS
 PARKING PROVIDED: PER CITY OF CHARLOTTE STANDARDS

AMENITY AREA: 0.25 ACRES

OPEN SPACE PROVIDED: 2.46 ACRES (19.74%)

CLASS A BUFFER: 50' BUFFER SECTION REDUCED 25% TO 37.50' WIDTH WITH BERM

STORMWATER: PROPOSED STORMWATER POND AND UNDERGROUND SYSTEMS

*SEE SHEET RZ-3.0 FOR REZONING DEVELOPMENT STANDARDS

NOTE:
 ALL STREAM CENTERLINES AND BUFFERS SHOWN AND LABELED AS PROVIDED BY MECKLENBURG COUNTY GIS DATA

Attached to Administrative Approval

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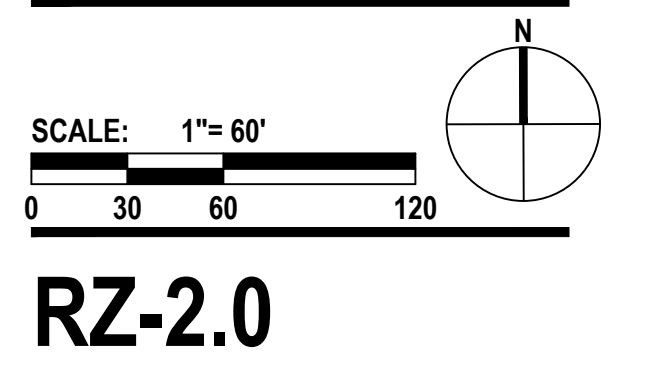
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 2701 EAST CAMELBACK ROAD, #180
 BILTMORE PARK
 PHOENIX, AZ

ROCKY RIVER RESIDENTIAL
 1806 ROCKY RIVER ROAD
 CHARLOTTE, NC 28213

REZONING ADMINISTRATIVE AMENDMENT PETITION 2019-062

Project No. 4648.00
 Issued 04/02/19

Revised 09-14-21 Administrative Amendment per City of Charlotte Zoning requirement



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DEVELOPMENT STANDARDS

October 4, 2019
September 14, 2021

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...
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...
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...
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...
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.

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...
2. The dwelling units shall be comprised of duplex-style attached 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...
2. As depicted on the Rezoning Plan, the Site will be served by an internal public street (designated as the University East Collector Road on the Rezoning Plan), internal private streets (designated as Road A and Road C on the Rezoning Plan) and internal private drives...
3. The width of the right of way for the University East Collector Road located on the Site shall be 60 feet and in the event that on-street parking is provided on the University East Collector Road it shall be located outside of the required 36 feet edge of pavement to edge of pavement...
4. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan...
5. The University East Collector Road located on the Site and depicted on the Rezoning Plan will be approved and constructed prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site...
6. Road A will be approved and constructed prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site that abuts Road A...
7. The internal private street designated as Road C and the internal private drives may, at the option of Petitioner, be gated...
8. The on-street parking 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...
9. One or both of the two private drives that provide vehicular connectivity to Rocky River Road may, at the option of Petitioner, be restricted to exiting vehicular traffic only...
10. Petitioner shall dedicate and convey all relevant right of way to the City of Charlotte and/or NCDOT as applicable prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site...
11. With the exception of Road A referenced above in paragraph 6, all transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site...
12. Petitioner shall file a Petition with the City of Charlotte requesting the abandonment of Newell Farm Road...
13. Newell Farm Rd shall not be closed without providing an alternate route for public access. CDOT cannot abandon R/W until an alternate route is provided.

D. Architectural Standards

- 1. The maximum height in stories of the dwelling units constructed on the Site shall be 1.5 stories. The maximum height in feet of the dwelling units constructed on the Site shall be 30 feet as measured under the Ordinance...
2. The actual widths and depths of the dwelling units constructed on the Site may vary from the widths and depths depicted on the Rezoning Plan.

- 3. The primary exterior building materials for the buildings 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...
5. 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...
6. To provide privacy, all residential entrances located within 15 feet of a sidewalk located adjacent to a public street shall be raised from the average grade of such sidewalk a minimum of 12 inches...
7. Usable porches and stoops shall form a predominant feature of the building design and be located on the front of the building facing a public street...
8. All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit...
9. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets...
10. Attached to the Rezoning Plan are conceptual, architectural perspectives of the dwelling units and buildings to be constructed on the Site that are intended to depict the general conceptual architectural style and character of the dwelling units and buildings to be constructed on the Site.

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 and the University East Collector 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.

F. Environmental Features

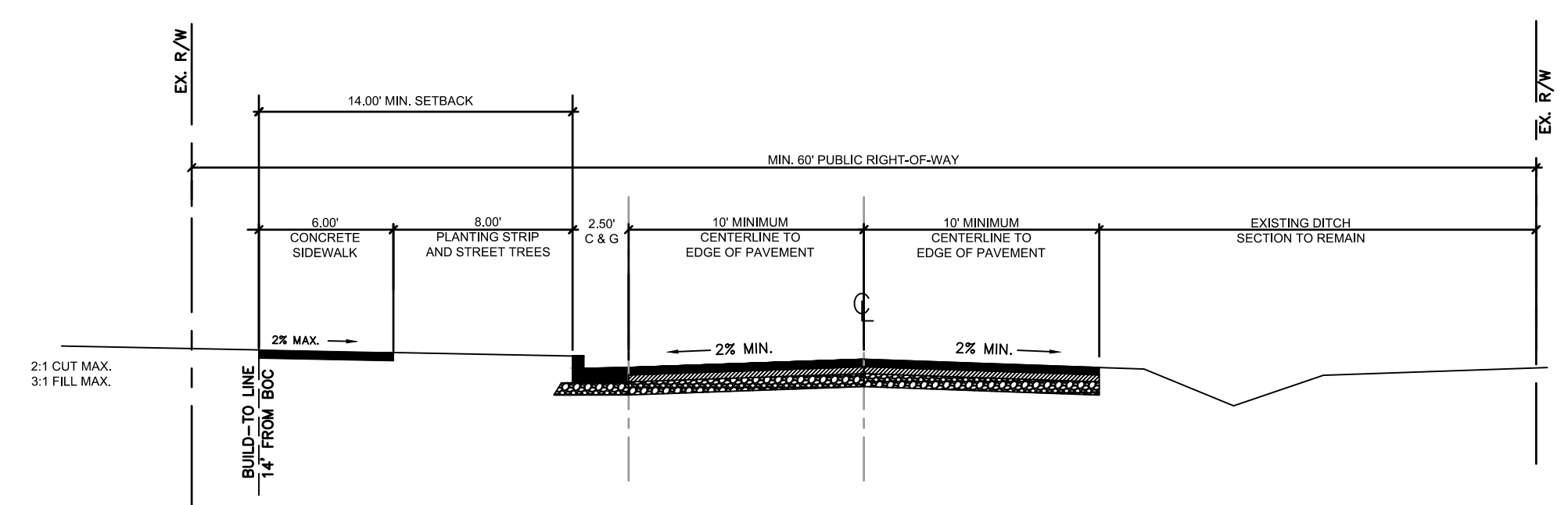
- 1. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City Ordinance...
2. Any increase of impervious area within SWIM/PCSO Buffers may not be allowed and is not approved with the rezoning process...
3. 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.

G. Amenities and Greenway

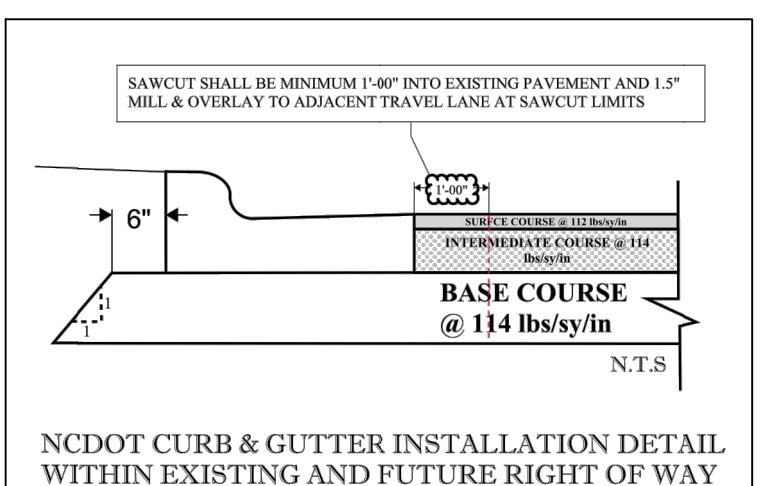
- 1. An amenity area shall be provided on the Site and at a minimum, the amenity area shall contain a swimming pool and a clubhouse...
2. Prior to the issuance of the 80th certificate of occupancy for a new dwelling unit constructed on the Site, Petitioner shall dedicate and convey the 100 foot SWIM Buffer of Back Creek...
3. The trees located within the Greenway Area shall count towards the Site's minimum tree save requirements...
4. The Greenway Area shall count towards the Site's required open space.

H. Binding Effect of the Rezoning Documents and Definitions

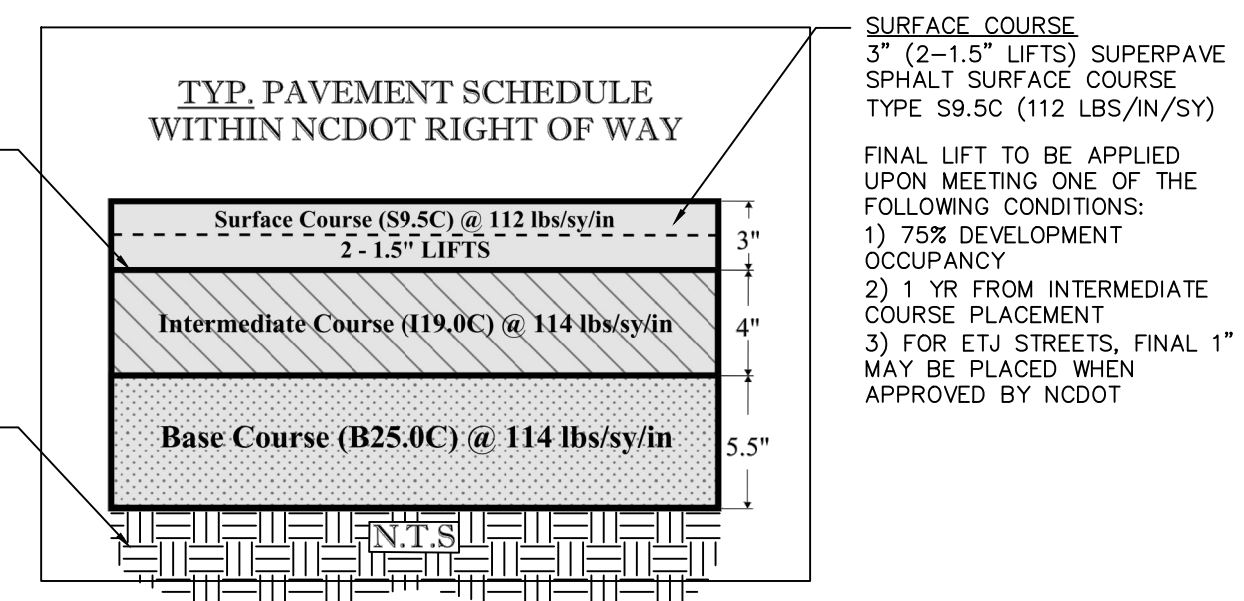
- 1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner...
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner...
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.



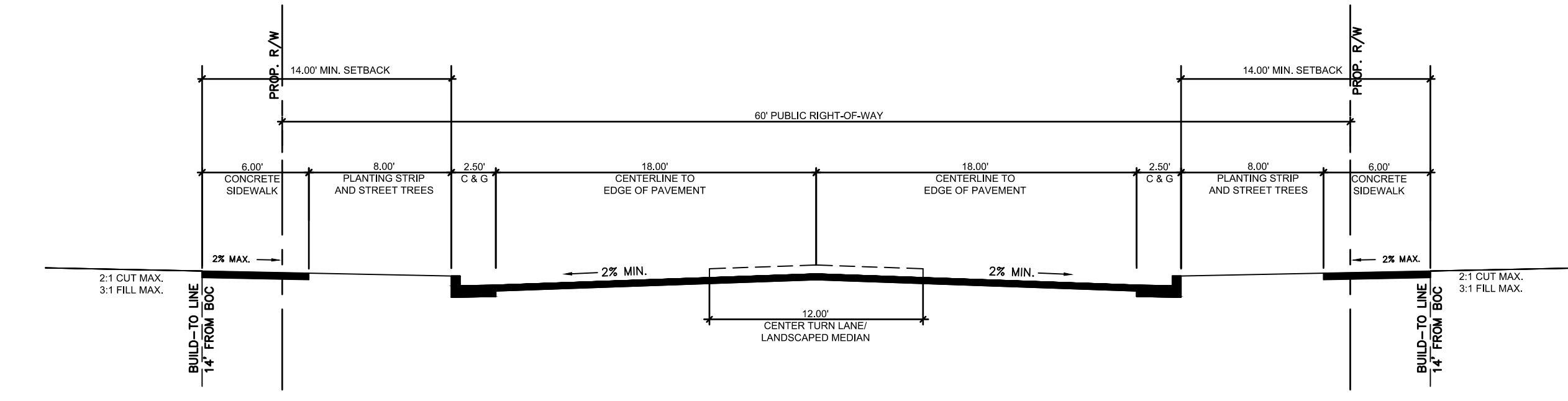
TYPICAL SECTION - ROCKY RIVER ROAD (STA. 9+17 TO STA. 10+48) MINOR THOROUGHFARE SECTION (N.T.S.)



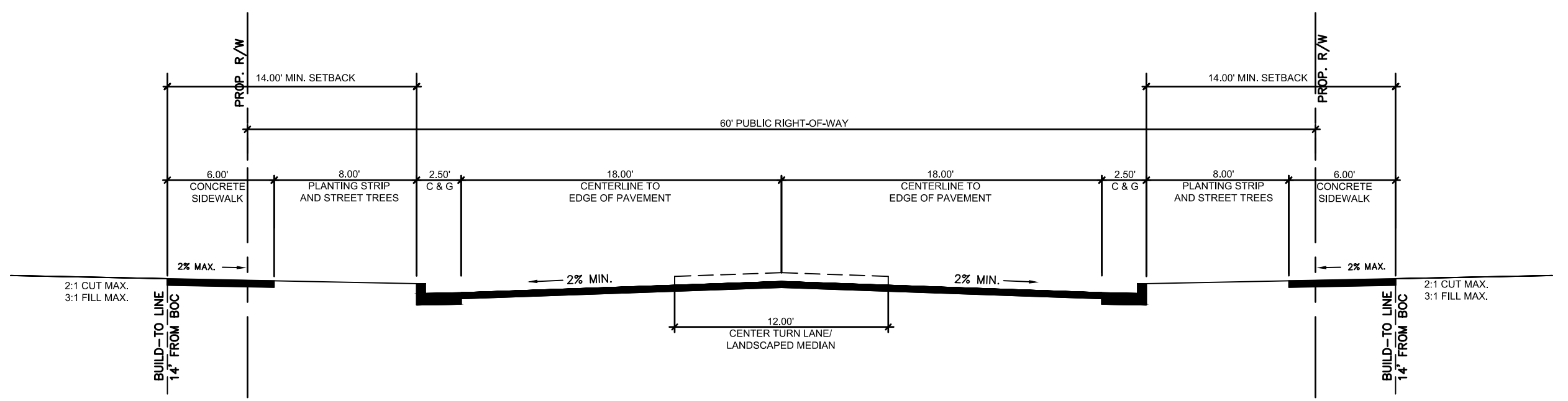
TYPICAL SECTION - ROCKY RIVER ROAD CURB + GUTTER



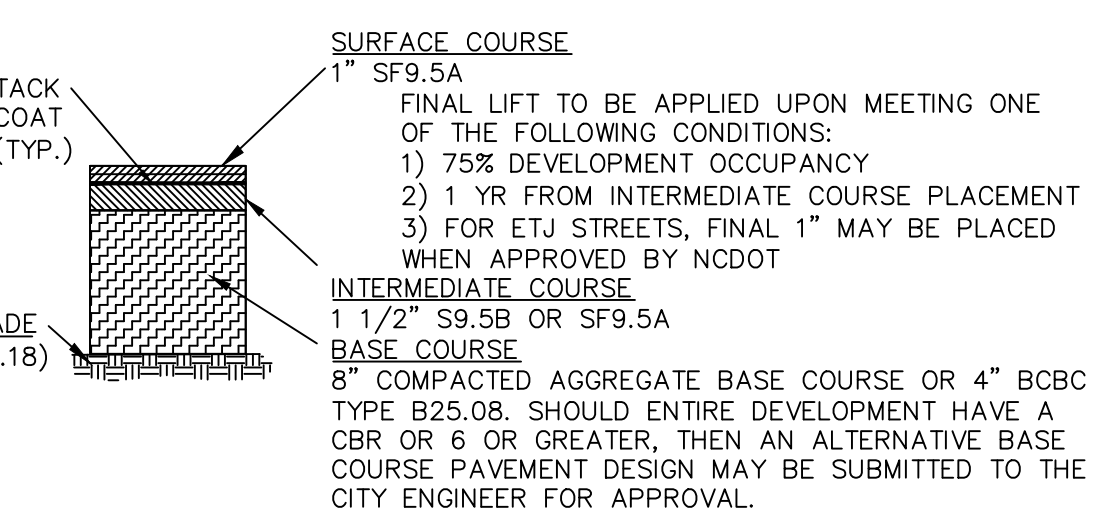
TYPICAL NCDOT PAVEMENT SECTION - ROCKY RIVER ROAD



TYPICAL SECTION - UNIVERSITY EAST COLLECTOR EXTENSION CDOT MODIFIED COLLECTOR STREET SECTION (N.T.S.)



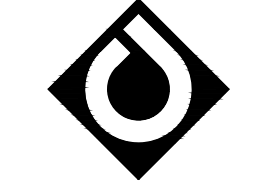
TYPICAL SECTION - UNIVERSITY EAST COLLECTOR EXTENSION CDOT MODIFIED COLLECTOR STREET SECTION (N.T.S.)



TYPICAL MINIMUM PAVEMENT SECTION

Attached to Administrative Approval

Solomon A. Fortune



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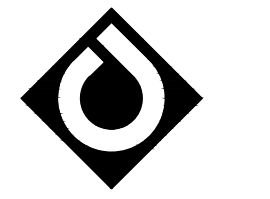
Revised

09-14-21 Administrative Amendment per City of Charlotte Zoning requirement

RZ-3.0

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RESIDENTIAL**

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**REZONING
CONCEPTUAL
ARCHITECTURAL
ELEVATIONS**

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Issued
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Revised
08-12-19 Revised per City of Charlotte Comments

RZ-4.0

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