

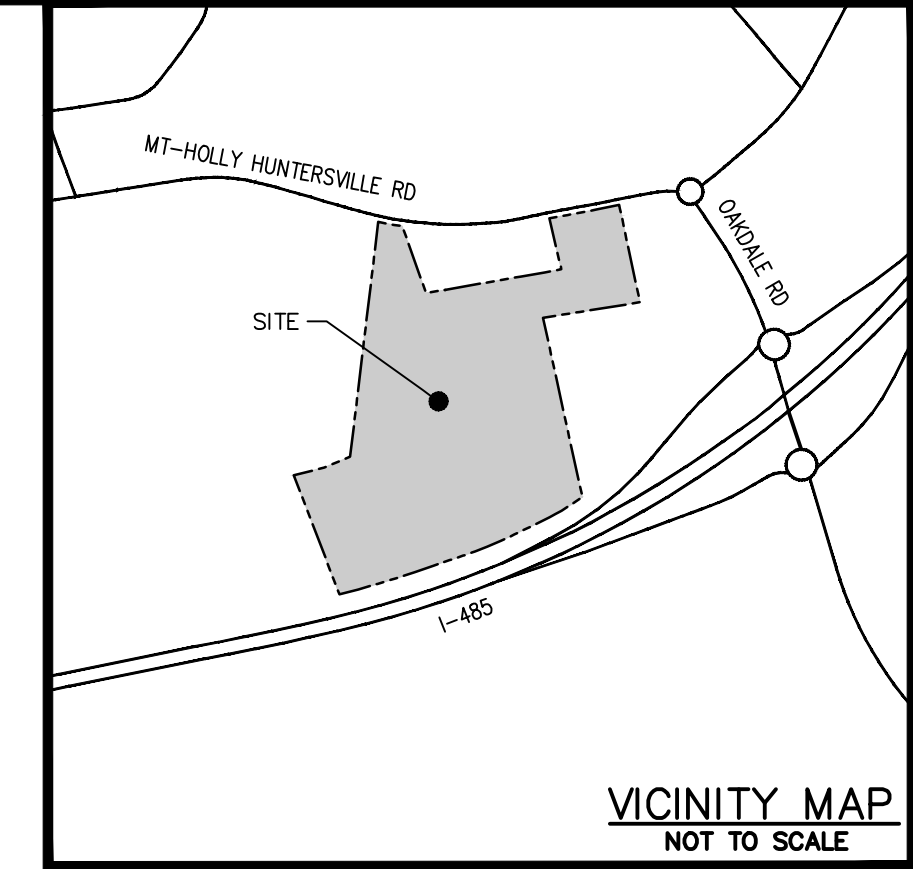


## Planning Department





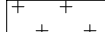
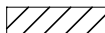
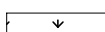




**APPROVED BY CITY COUNCIL**

RZP-2022-089

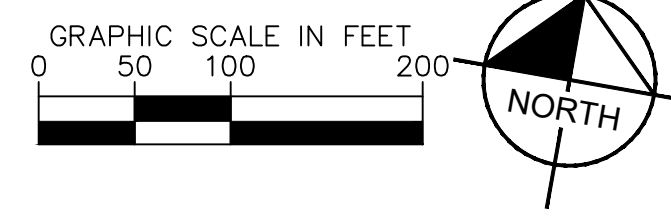
Approved: 05/15/2023



SITE DATA TABLE	
<b>DEVELOPMENT DATA:</b>	
TAX PARCEL ID:	03324105, 03324111, 03324116, 03324124, 03324125, & 03324126
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
TOTAL SITE AREA (PER GIS LINEWORK):	143.72 ACRES
TOTAL BUILDING AREA:	7.63 ACRES
MINIMUM GROSS OPEN SPACE AREA:	17.32 ACRES
TOTAL DISTURBED AREA:	143.72 ACRES
TOTAL IMPERVIOUS AREA:	±18.55 ACRES
TOTAL NUMBER OF UNITS:	
- SINGLE:	322
- DUPLEX:	55 (17.0 %)
- TRIPLEX:	138 (43.0 %)
	129 (40.0 %)
MINIMUM PARKING RATIO PER UNITS: 2.0	
<b>ZONING DATA:</b>	
FEMA FLOOD PANEL:	3710152800L
STREAM WATERSHED:	LONG
PC DISTRICT:	WESTERN CATAWBA
EXISTING ZONING DISTRICT:	R-3 (SINGLE FAMILY)
PROPOSED ZONING DISTRICT:	MX-2 (INNVO)
BUFFER ALLOW NEIGHBORING:	50' MIN (CLASS C BUFFER)
RESIDENTIALLY ZONED PARCELS (UTILITY USE)	
BUFFER ALLOW NEIGHBORING:	50' OR 37.5' MIN (CLASS C BUFFER)
RESIDENTIALLY ZONED PARCELS (RESIDENTIAL USE)	
<b>DEVELOPMENT STANDARDS</b>	
MAX HEIGHT:	48'
MINIMUM BUILDING SEPARATION:	10'
PROPOSED DENSITY:	7.37 DU/A
MINIMUM SETBACK FROM BACK OF CURB:	10' MIN.

LEGEND	
	SINGLE BUILDING
	DUPLEX BUILDING
	TRIPLEX BUILDING
	R/W DEDICATION
	COMMON OPEN SPACE
	TREE SAVE AREA
	WETLANDS
	AMENITY CORRIDOR
	RIGHT OF WAY LINE
	SETBACK LINE
	PROPOSED 25% BUFFER REDUCTION

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±43.72 AC
TREE SAVE CALCULATIONS:	
TOTAL TREE SAVE REQUIRED (15% OF 43.72 AC):	6.56 AC
TOTAL TREE SAVE PROVIDED:	6.87 AC
COMMON OPEN SPACE	
COMMON OPEN SPACE REQUIRED (15% OF 43.72 AC):	6.56 AC
COMMON OPEN SPACE PROVIDED:	17.32 AC



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NC LICENSE #F-0102

TM - OAKDALE

PREPARED FOR  
TAYLOR MORRISON

CITY OF CHARLOTTE  
NORTH CAROLINA

SHEET NUMBER

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RZP-2022-089

Approved: 05/15/2023

**SITE DEVELOPMENT DATA:**

1. SITE AREA: +/- 43.72 ACRES
2. PARCEL NUMBER: 03324111, 03324105, 03324125, 03324126, 03324124, AND 03324116
3. EXISTING ZONING: R-3
4. PROPOSED ZONING: MX-2(INNOV)
5. EXISTING USE: VACANT; SINGLE FAMILY RESIDENTIAL - ACREAGE
6. PROPOSED USES: UP TO THREE HUNDRED TWENTY-TWO (322) SINGLE-FAMILY DETACHED AND/OR ATTACHED DWELLING UNITS AND/OR MULTI-FAMILY DWELLING UNITS (TRIPLEXES)
7. MAXIMUM BUILDING HEIGHT: UP TO FORTY EIGHT (48) FEET AS MEASURED PER THE ORDINANCE

## I. GENERAL PROVISIONS

3. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TAYLOR MORRISON (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 43.72-ACRE SITE LOCATED ON THE SOUTH SIDE OF MT. HOLLY HUNTERSVILLE ROAD, WEST OF OAKDALE ROAD, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF PORTIONS OF THE FOLLOWING TAX PARCEL NUMBERS: 03324111, 03324105, 03324125, 03324126, 03324124, AND 03324116.
2. 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 REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, OR AS OTHERWISE PROVIDED IN THE INNOVATIVE STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
3. 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.
4. 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. INNOVATIVE STANDARDS

THE PETITIONER REQUESTS TO USE THE INNOVATIVE PROVISIONS OF THE MX-2 ZONING DISTRICT FOR THE FOLLOWING ACCOMMODATIONS:

1. STREET TYPE AND CONSTRUCTION STANDARDS:
  - a. INTERNAL PRIVATE STREETS SHALL HAVE PUBLIC ACCESS EASEMENTS.
  - b. THE SECTION OF THESE ROADS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN CROSS-SECTION.
  - c. NO MINIMUM LOT SIZE.
  - d. NO MINIMUM LOT WIDTH.
2. PUBLIC STREET FRONTAGE:
  - a. NOT REQUIRED FOR INDIVIDUAL UNITS. FRONTAGE WILL BE REVIEWED AS ONE UNIFIED DEVELOPMENT (TO ADDRESS THE ISSUE THAT EVERY LOT MUST HAVE A STREET).
  - b. INDIVIDUAL UNITS WILL NOT BE REQUIRED TO HAVE FRONTAGE ON PUBLIC OR PRIVATE STREETS.
  - c. ALL UNITS WILL COMPLY WITH THE 400' RULE (ALL UNITS WITHIN 400' OF A PUBLIC OR PRIVATE STREET).
3. SETBACKS AND YARDS AND BUILDING SEPARATION:
  - a. REDUCTION OF SETBACK ALONG PRIVATE STREETS TO FOURTEEN (14) FEET FROM BACK OF CURB.
  - b. ALL YARDS AND SETBACKS WILL BE PROVIDED FOR THE OVERALL PARCELS AND NOT APPLIED TO INDIVIDUAL UNITS. IN THE CASE:
    - i. MINIMUM THIRTY (30) FOOT SETBACK FROM THE *EXISTING* RIGHT-OF-WAY FOR MOUNT HOLLY-HUNTERSVILLE ROAD.
    - ii. NO OTHER MINIMUM SETBACKS WILL BE PROVIDED.
    - iii. MINIMUM FIVE (5) FOOT SIDE YARD AND TEN (10) FOOT REAR YARD SHALL BE PROVIDED AS A SETBACK FROM THE PROPERTY LINE (NOT APPLICABLE FOR INDIVIDUAL UNITS).
  - c. BUILDING SEPARATION INTERNAL TO THE SITE SHALL BE A MINIMUM OF TEN (10) FEET OF SEPARATION.

**DEVELOPMENT STANDARDS**  
**TM - OAKDALE**  
**REZONING PETITION NO. 2022-089**  
**05/04/2023**

### III. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF THREE HUNDRED TWENTY-TWO (322) SINGLE-FAMILY DETACHED AND/OR ATTACHED DWELLING UNITS AND/OR MULTI-FAMILY ATTACHED (UP TO TRIPLEX) UNITS, INCLUDING ANY INCIDENTAL AND ACCESSORY USES PERMITTED BY-RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MX-2 ZONING DISTRICT.

#### IV. TRANSPORTATION

3. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC/PRIVATE STREETS AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS. PETITIONER SHALL CONSTRUCT PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN TO MODIFIED U-03 STANDARDS.
4. PETITIONER SHALL CONSTRUCT AND MAINTAIN A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND TWELVE (12) FOOT WIDE MULTI-USE PATH ON MOUNT HOLLY-HUNTERSVILLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
5. PETITIONER SHALL INSTALL TURN LANE IMPROVEMENTS AS GENERALLY DEPICTED ON THE REZONING PLAN AS FURTHER COORDINATED WITH NCDOT DURING THE PERMITTING PHASE OF DEVELOPMENT:
  - a. LEFT TURN LANE AT THE EASTERN ACCESS POINT (PROPOSED FULL ACCESS) FROM MT. HOLLY-HUNTERSVILLE ROAD WITH 100' OF STORAGE AND APPROPRIATE TAPER;
  - b. RIGHT TURN LANE AT THE EASTERN ACCESS POINT (PROPOSED FULL ACCESS) FROM MT. HOLLY-HUNTERSVILLE ROAD WITH 100' OF STORAGE AND APPROPRIATE TAPER;
  - c. RIGHT TURN LANE AT WESTERN ACCESS (PROPOSED RIGHT IN/RIGHT OUT ACCESS) FROM MT. HOLLY-HUNTERSVILLE ROAD WITH 100' OF STORAGE AND APPROPRIATE TAPER.
6. 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. PETITIONER SHALL DEDICATE A MINIMUM OF FIFTY (50) FEET OF RIGHT-OF-WAY FROM THE ROAD CENTERLINE OF MOUNT HOLLY-HUNTERSVILLE ROAD.
7. UNLESS STATED OTHERWISE HEREIN, 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 FOR THE ASSOCIATED PHASE OF DEVELOPMENT AS GENERALLY DEPICTED ON THE REZONING PLAN.
8. 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 NORTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

## V. ARCHITECTURAL STANDARDS

1. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDIPLANK"), METAL, AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
2. PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING, EXCLUDING VINYL HANDRAILS, WINDOWS, SOFFITS, DOORS OR DOOR TRIM, AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
3. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 4:12, EXCEPT THAT ROOFS FOR PORCHES (IF PROVIDED) MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
4. USABLE PORCHES AND STOOPS MAY BE INCORPORATED AS A FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST FOUR (4) FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.
5. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
6. THE MAXIMUM NUMBER OF UNITS PER BUILDING SHALL BE THREE (3) UNITS (I.E. TRIPLEX).
7. THE ENTRANCES (FRONT DOOR ENTRANCES) FOR THE PROPOSED UNITS LOCATED WITHIN FIFTEEN (15) FEET OF A SIDEWALK WILL BE RAISED A MINIMUM OF TWELVE (12) INCHES ABOVE THE AVERAGE GRADE OF THE SIDEWALK.

## VI. OPEN SPACE AND AMENITIES

1. A MINIMUM OF 10% OF THE SITE AS COMMON OPEN SPACE, WHICH MAY OVERLAP WITH TREE SAVE AREAS, SHALL BE PROVIDED THROUGHOUT THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
2. THE AMENITY AREA SHALL INCLUDE A MINIMUM OF THREE (3) OF THE FOLLOWING ELEMENTS: COVERED PAVILION/SHELTER, BENCHES, PICNIC TABLES, LEASING OFFICE, MAINTENANCE BUILDING(S), FITNESS FACILITY/YOGA ROOM, GATHERING ROOM, POOL, BUTTERFLY GARDEN, AND/OR DOG PARK.
3. PETITIONER SHALL PROVIDE AN EASEMENT OVER THE AMENITY CORRIDOR FOR PUBLIC ACCESS, IN COORDINATION WITH MECKLENBURG COUNTY PARK AND RECREATION DEPARTMENT. THE EASEMENT AREA SHALL BE A MINIMUM OF 2.01 ACRES AS GENERALLY DEPICTED ON THE REZONING PLAN.

## VII. ENVIRONMENTAL FEATURES

1. 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.
2. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER, IF APPLICABLE, SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.
3. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

## VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. 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.
2. 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.



KH PROJECT	DATE
017270021	05/04/2023

TM - OAKDALE

PREPARED FOR  
TAYLOR MORRISON

CITY OF CHARLOTTE NORTH CAROLINA

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Planning Department

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- SINGLE BUILDING
- DUPLEX BUILDING
- TRIPLEX BUILDING
- COMMON OPEN SPACE
- TREE SAVE AREA
- RIGHT OF WAY LINE
- SETBACK LINE

