

SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	03324105, 03324111, 03324116, 03324124, 03324125, & 03324126
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
TOTAL SITE AREA (PER GIS LINEWORK):	±43.72 ACRES
TOTAL BUILDING AREA:	7.10 ACRES
MINIMUM GROSS OPEN SPACE AREA:	4.37 ACRES
TOTAL DISTURBED AREA:	±43.72 ACRES
TOTAL IMPERVIOUS AREA:	±16.11 ACRES
TOTAL NUMBER OF UNITS:	313
- SINGLE:	56 (18.0 %)
- DUPLEX:	116 (37.0 %)
- TRIPLEX:	141 (45.0 %)
STREET PARKING PROVIDED:	376
DRIVEWAY PARKING PROVIDED:	141
GARAGE PARKING PROVIDED:	201
TOTAL PARKING PROVIDED:	718
MINIMUM PARKING RATIO PER UNITS:	2.0
ZONING DATA:	
FEMA FLOOD PANEL:	3710152800L
STREAM WATERSHED:	LONG
PC DISTRICT:	WESTERN CATAWBA
EXISTING ZONING DISTRICT:	R-3 (SINGLE FAMILY)
PROPOSED ZONING DISTRICT:	MX-2 (INNOV)
BUFFER ALONG NEIGHBORING:	50' MIN (CLASS C BUFFER)
RESIDENTIALLY ZONED PARCELS (UTILI	
BUFFER ALONG NEIGHBORING: 50' RESIDENTIALLY ZONED PARCELS (RESI	OR 37.5' MIN (CLASS C BUFFER) DENTIAL LISE)
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MAX HEIGHT:	48'
MINIMUM BUILDING SEPARATION:	10'
PROPOSED DENSITY:	7.16 DUA
MINIMUM SETBACK FROM BACK OF CUR	RB: 10' MIN.

LEGEND	
	SINGLE BUILDING
	DUPLEX BUILDING
	TRIPLEX BUILDING
	R/W DEDICATION
+ + + + + + + +	COMMON OPEN SPACE
	TREE SAVE AREA
· · · · · · · · · · · · · · · · · · ·	WETLANDS
	RIGHT OF WAY LINE
	SETBACK LINE

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:	6.56 AC
COMMON OPEN SPACE	
COMMON OPEN SPACE REQUIRED (15% OF 43.72 AC):	6.56 AC
COMMON OPEN SPACE PROVIDED:	14.6 AC

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S			ENT DATA:	FO					III. Thi	PERMI E SITE M	
			+/- 43.72 ACR MBER: 03324)5, 03324125,	03324126, 0	3324124, AND	03324116	MA	XIMUM C Fached	OF TH
			ONING: R-3							ITS, INCLU DER PRES	
		PROPOSED Z	ZONING: M SE: VACANT	IX-2(INNOV ; SINGLE FA	,	DENTIAL - A	ACREAGE		137	TRANSPO	
	6. F	ROPOSED	USES: UP	TO THREE	E HUNDRE	D THIRTER	N (313) SIN	IGLE-FAMILY ULTI-FAMILY	1	. VEHICU	JLAF
	Ι	OWELLING	UNITS (TRIPI	LEXES)						MINOR CDOT R	
		THE ORDINA		EIGH1: UP	TO FORTY	EIGHT (48)	FEET AS ME	ASURED PER	2	2. AS DEP PUBLIC INTERN	PRI
I	. GEN	ERAL PRO	VISIONS							PERMIT	TIN
								ONING PLAN		3. PETITIC STRIP HOLLY	AN
	"	PETITIONE	R") TO AC	COMMODA	TE THE E	DEVELOPME	NT OF A	RRISON (THE RESIDENTIAL N THE SOUTH	2	4. THE PI	ETIT
	S F	DE OF MI ARTICULA	T. HOLLY HU RLY DEPICT	UNTERSVIL ED ON TH	LE ROAD, V E REZONIN	WEST OF O. IG PLAN (T	AKDALE ROA HE "SITE").	AD, AS MORE THE SITE IS		SIMPLE BUILDI	NG (
	(COMPRISED		NS OF THE	FOLLOWIN	IG TAX PÀI	,	ERS: 03324111,		A MINI OF MOU	
	Ι	DEVELOPM	ENT STANDA	ARDS AND	THE APPLI	CABLE PRO	VISIONS OF	PLAN, THESE THE CITY OF		5. UNLESS	
	F	PLAN OR	THESE DEV	ELOPMENT	STANDAL	RDS ESTAE	LISH MORE	E REZONING STRINGENT		TRANS THE ISS THE AS	SUAN
	F	REGULATIO		ISHED UNI	DER THE C	RDINANCE	FOR THE M	NDARDS, THE 1X-2 ZONING		REZON	
	3. 7	THE DEVEL	OPMENT AN	D STREET L	AYOUT DE	PICTED ON	THE REZONI	NG PLAN ARE		ARCHITE	CTU
	A	ARRANGEM	IENT OF SUC	H USES AN	D IMPROVE	MENTS ON	THE SITE. AC	E GENERAL CORDINGLY, NT AND SITE	1	. PREFER BUILDI	
	E	ELEMENTS	DEPICTED O	N THE REZ	CONING PLA	AN ARE GR	APHIC REPRE	ESENTATIONS		NATUR	AL
	A I	ALTERED LANDSCAPI	OR MODIF	IED IN A EE SAVE R	ACCORDAN EQUIREME	CE WITH NTS SET FO	THE SETE ORTH ON TH	ACK, YARD, IS REZONING		APPRO [®] 2. PROHIE	VED
	S	UCH ALTE	RATIONS AN	D MODIFIC	CATIONS SH	ALL BE MI	NOR IN NATU	2, THAT ANY VRE AND NOT ED ON THE		VINYL CONCR	HA
	F	REZONING I	PLAN.							3. PITCHE 4:12, EX	D R
	S	TANDARD	S MAY BE	APPLIED F	OR BY TH	E THEN OV	WNER(S) OF	EVELOPMENT THE SITE IN NCE. MINOR		2:12, UN	ILES
	A		NS TO THE					6.207 OF THE	4	4. USABLI BUILDI BUILDI	NG
-	I. INN	OVATIVE S	STANDARDS							BE AT COVER	
	THE	PETITION		TS TO USE				OF THE MX-2	2	5. WALKW SIDEWA	
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		REZONI	NG PLAN CR	OSS-SECTIO		E AS GENEI	CALLI DEFIC	CTED ON THE		WITHIN TWELV	
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		ONE UN	IFIED DEVEI					EVIEWED AS RY LOT MUST		GENER. 2. THE A	
		b. INDIVID			BE REQUIR	ED TO HAV	Æ FRONTAG	E ON PUBLIC		FOLLO LEASIN	WING GO
		c. ALL UN		OMPLY WIT	TH THE 400'	RULE (ALI	UNITS WITH	HIN 400' OF A		GATHE 3. PETITIC	ONEI
	3 5	PUBLIC	OR PRIVATE	STREET).		× ×				PUBLIC RECREA	C AC
		a. REDUCT		BACK ALC			TO FOURTE	EN (14) FEET		ACRES	AS (
		b. ALL YA	RDS AND SE	TBACKS W				ALL PARCELS		. ENVIRO	
			OT APPLIED T JM THIRTY (3					OF-WAY FOR		AND AI SIZE, A	DOPT ND
		MOUNT	HOLLY-HUN ER MINIMUN	TERSVILLI	E ROAD.					REZON DEVEL	OPM
		iii. MINIM	10M FIVE (5)	FOOT SID	e yard an	D TEN (10)		YARD SHALL		REZON ACTUA DISCHA	L S
		FOR INE	DIVIDUAL UN	IITS).			× ×	APPLICABLE		2. DEVEL	OPM
			G SEPARATI OF SEPARA		AL TO THE	SITE SHALI	BE A MINIM	UM OF TEN		COORD STORM STREAN	WA
										CHARL CHARL	OTTI

LOPMENT STANDARDS <u>TM - OAKDALE</u> <u>NG PETITION NO. 2022-089</u> <u>01/16/2023</u>

TED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A NDRED THIRTEEN (313) SINGLE-FAMILY DETACHED AND/OR NITS AND/OR MULTI-FAMILY ATTACHED (UP TO TRIPLEX) NCIDENTAL AND ACCESSORY USES PERMITTED BY-RIGHT OR DITIONS IN THE MX-2 ZONING DISTRICT.

SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. ONS TO THE ACCESS POINT SHALL BE PERMITTED BASED ON TS AND DURING PERMITTING.

E REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL REETS AND MINOR ADJUSTMENTS TO THE LOCATION OF THE S SHALL BE ALLOWED DURING THE CONSTRUCTION S.

CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE PLANTING VE (12) FOOT WIDE MULTI-USE PATH ON MOUNT LE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

HALL DEDICATE ALL NECESSARY RIGHTS-OF-WAY IN FEE CE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST ATE OF OCCUPANCY IS ISSUED. PETITIONER SHALL DEDICATE Y (50) FEET OF RIGHT-OF-WAY FROM THE ROAD CENTERLINE UNTERSVILLE ROAD.

HERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL MPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO HE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR HASE OF DEVELOPMENT AS GENERALLY DEPICTED ON THE

NDARDS

OR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS IENT ("HARDIPLANK"), METAL, AND/OR OTHER MATERIALS PLANNING DIRECTOR.

IOR BUILDING MATERIALS: (I) VINYL SIDING, EXCLUDING WINDOWS, SOFFITS, DOORS OR DOOR TRIM, AND (II) Y UNITS NOT ARCHITECTURALLY FINISHED.

ROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN ROOFS FOR PORCHES (IF PROVIDED) MAY BE NO LESS THAN ROOF ARCHITECTURAL STYLE IS EMPLOYED.

ND STOOPS MAY BE INCORPORATED AS A FEATURE OF THE AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND (4) FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE LD NOT BE ENCLOSED.

BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO PUBLIC AND PRIVATE STREETS.

BER OF UNITS PER BUILDING SHALL BE THREE (3) UNITS (I.E.,

ONT DOOR ENTRANCES) FOR THE PROPOSED UNITS LOCATED 5) FEET OF A SIDEWALK WILL BE RAISED A MINIMUM OF ABOVE THE AVERAGE GRADE OF THE SIDEWALK.

MENITIES

OF THE SITE AS COMMON OPEN SPACE, WHICH MAY OVERLAP AREAS, SHALL BE PROVIDED THROUGHOUT THE SITE AS ED ON THE REZONING PLAN.

EA SHALL INCLUDE A MINIMUM OF THREE (3) OF THE NTS: COVERED PAVILION/SHELTER, BENCHES, PICNIC TABLES, AINTENANCE BUILDING(S), FITNESS FACILITY/YOGA ROOM, POOL, BUTTERFLY GARDEN, AND/OR DOG PARK.

PROVIDE AN EASEMENT OVER THE AMENITY CORRIDOR FOR COORDINATION WITH MECKLENBURG COUNTY PARK AND TMENT. THE EASEMENT AREA SHALL BE A MINIMUM OF 1.66 LY DEPICTED ON THE REZONING PLAN.

EATURES

ALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE E SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL N SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS FMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE VATER TREATMENT REQUIREMENTS AND NATURAL SITE

HIN ANY SWIM/PCSO BUFFER, IF APPLICABLE, SHALL BE I AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG VICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. ON REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY WATER SERVICES.

ALL COMPLY WITH THE TREE ORDINANCE.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITION

- 1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APP DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNI UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BEN PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR SUCCESSORS IN INTEREST AND ASSIGNS.
- 2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETI" "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIR PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASS PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FI TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THERE

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OAKDALE REZONING PLAN | CHARLOTTE, NC



DEVELOPMENT DATA:	
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MINIMUM SETBACK FROM BACK OF CUP	RB: 10' MIN



SINGLE BUILDING DUPLEX BUILDING TRIPLEX BUILDING COMMON OPEN SPACE tree save area RIGHT OF WAY LINE SETBACK LINE



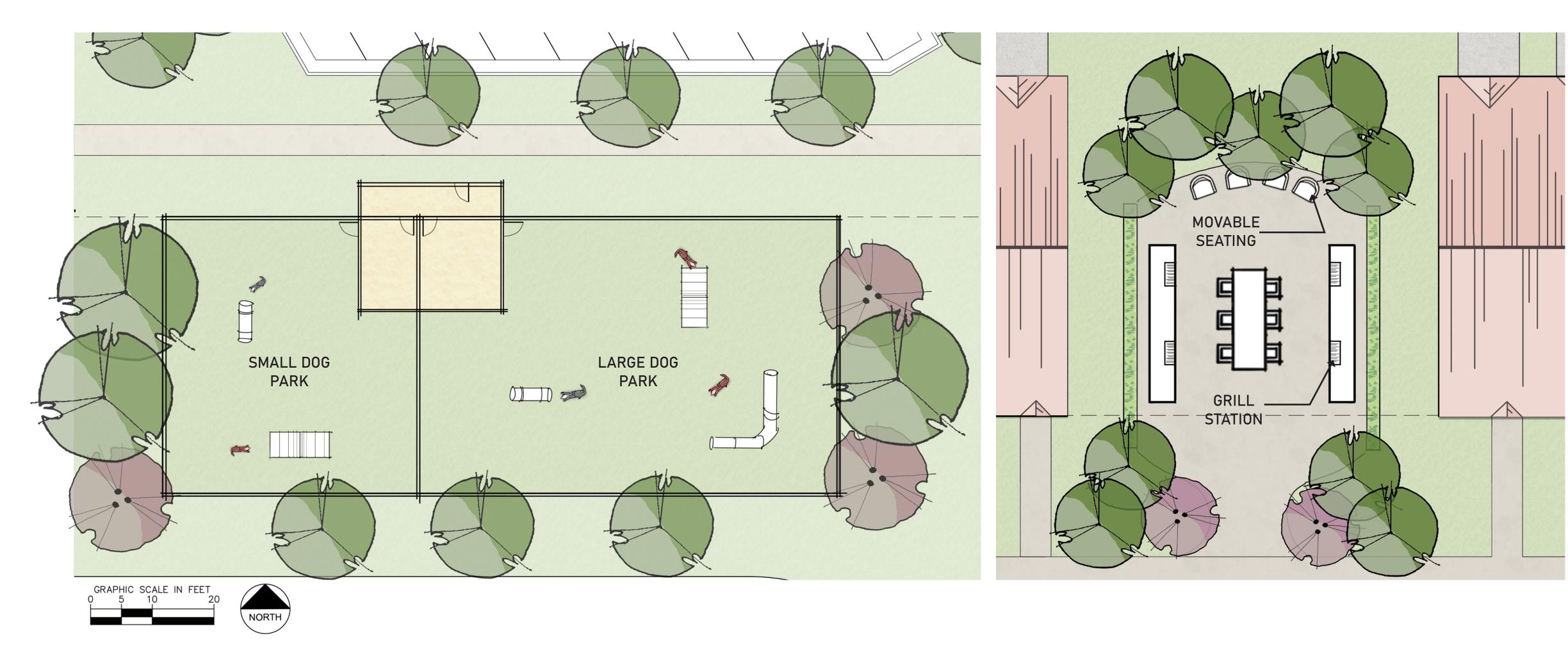
Kimley»Horn



OAKDALE DOG PARK & COURTYARD | CHARLOTTE, NC







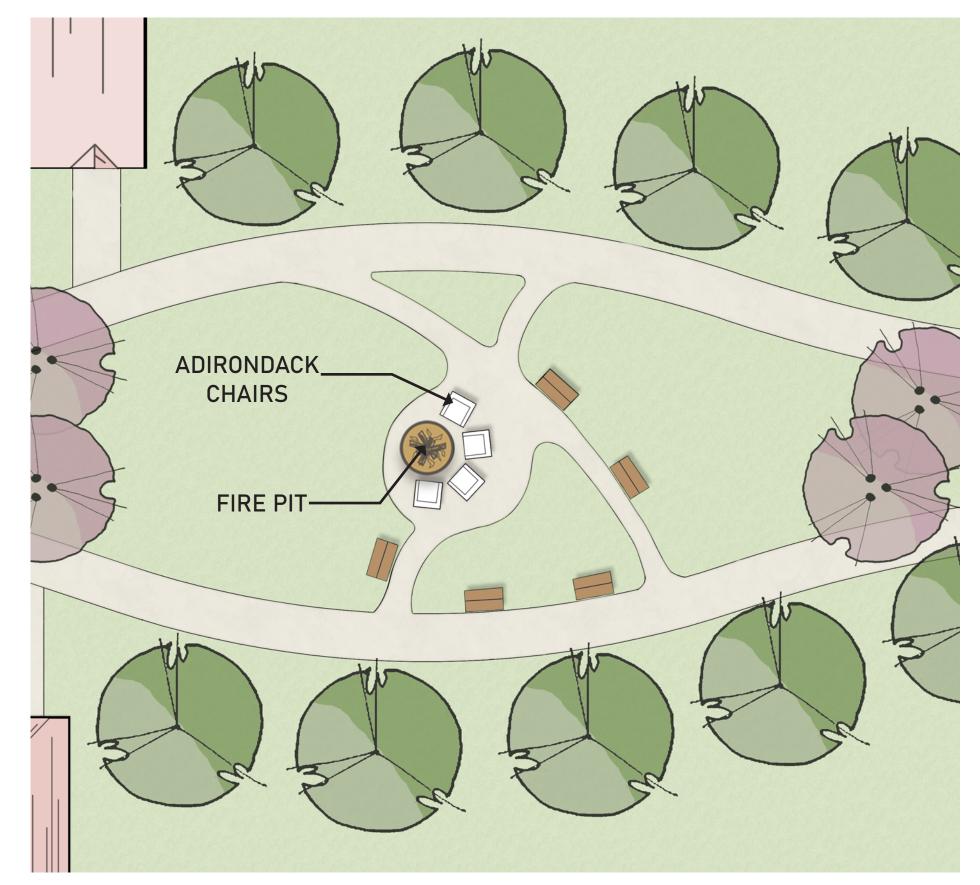








NOVEMBER 2022







AMENITY AREA SKETCHES

Kimley»Horn