

	RE
SITE DEVELOPMENT DATA:	III. PERMITTE
1. SITE AREA: +/- 43.72 ACRES	THE SITE MAY I MAXIMUM OF TH
<ol> <li>PARCEL NUMBER: 03324111, 03324105, 03324125, 03324126, 03324124, AND 03324116</li> <li>EXISTING ZONING: R-3</li> </ol>	ATTACHED DWE UNITS, INCLUDIN
4. PROPOSED ZONING: MX-2(INNOV)	UNDER PRESCRIE
5. EXISTING USE: VACANT; SINGLE FAMILY RESIDENTIAL - ACREAGE	IV. TRANSPORTA
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)	1. VEHICULAR MINOR MOI CDOT REQU
7. MAXIMUM BUILDING HEIGHT: UP TO FORTY EIGHT (48) FEET AS MEASURED PER THE ORDINANCE	2. AS DEPICTE PUBLIC/PRI INTERNAL
I. GENERAL PROVISIONS	PERMITTIN GENERALL
1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TAYLOR MORRISON (THE	3. PETITIONER PLANTING
"PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 43.72-ACRE SITE LOCATED ON THE SOUTH	HOLLY-HUN
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,	4. PETITIONER DEPICTED ( DURING TH
<ul><li>03324105, 03324125, 03324126, 03324124, AND 03324116.</li><li>2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE</li></ul>	a. LEFT TU FROM APPROF
DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING	b. RIGHT
PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, OR AS OTHERWISE PROVIDED IN THE INNOVATIVE STANDARDS, THE	FROM Approp
REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.	c. RIGHT ACCESS
3. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL	APPROF
ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE	5. THE PETITI SIMPLE CO
ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE	BUILDING C A MINIMUN
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	OF MOUNT
SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE	6. UNLESS ST. TRANSPORT
REZONING PLAN.	THE ISSUAN THE ASSOC
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	REZONING 7. ALL PUBLI
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.	AND CRITH Improvem
	UNDERSTO PETITIONEF
II. INNOVATIVE STANDARDS	ROADWAY MECKLENB
THE PETITIONER REQUESTS TO USE THE INNOVATIVE PROVISIONS OF THE MX-2 ZONING DISTRICT FOR THE FOLLOWING ACCOMMODATIONS:	OTHER PUB
1. STREET TYPE AND CONSTRUCTION STANDARDS:	V. ARCHITECTU
a. INTERNAL PRIVATE STREETS SHALL HAVE PUBLIC ACCESS EASEMENTS. b. THE SECTION OF THESE ROADS SHALL BE AS GENERALLY DEPICTED ON THE	1. PREFERRED
REZONING PLAN CROSS-SECTION.	BUILDINGS NATURAL SIDING, FII
c. NO MINIMUM LOT SIZE. d. NO MINIMUM LOT WIDTH.	APPROVED
2. PUBLIC STREET FRONTAGE:	2. PROHIBITEI VINYL HA
a. NOT REQUIRED FOR INDIVIDUAL UNITS. FRONTAGE WILL BE REVIEWED AS ONE UNIFIED DEVELOPMENT (TO ADDRESS THE ISSUE THAT EVERY LOT MUST	CONCRETE 3. PITCHED RO
ABUT A STREET). b. INDIVIDUAL UNITS WILL NOT BE REQUIRED TO HAVE FRONTAGE ON PUBLIC	4:12, EXCEP 2:12, UNLES
OR PRIVATE STREETS.	4. USABLE PO BUILDING
c. ALL UNITS WILL COMPLY WITH THE 400' RULE (ALL UNITS WITHIN 400' OF A PUBLIC OR PRIVATE STREET).	BUILDING. BE AT LEAS
<ol> <li>SETBACKS AND YARDS AND BUILDING SEPARATION:</li> <li>a. REDUCTION OF SETBACK ALONG PRIVATE STREETS TO FOURTEEN (14) FEET</li> </ol>	COVERED B 5. WALKWAY
FROM BACK OF CURB. b. ALL YARDS AND SETBACKS WILL BE PROVIDED FOR THE OVERALL PARCELS	SIDEWALKS 6. THE MAXIM
AND NOT APPLIED TO INDIVIDUAL UNITS. IN THE CASE:	TRIPLEX).
i. MINIMUM THIRTY (30) FOOT SETBACK FROM THE <i>EXISTING</i> RIGHT-OF-WAY FOR MOUNT HOLLY-HUNTERSVILLE ROAD.	7. THE ENTRA WITHIN FIF TWELVE (12
ii. NO OTHER MINIMUM SETBACKS WILL BE PROVIDED.	TWELVE (12
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.	

#### ELOPMENT STANDARDS TM - OAKDALE ING PETITION NO. 2022-089 05/04/2023

TED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A IDRED TWENTY-TWO (322) SINGLE-FAMILY DETACHED AND/OR INITS 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 IS AND DURING PERMITTING.

IE 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 ESS. PETITIONER SHALL CONSTRUCT PUBLIC STREETS AS ED ON THE REZONING PLAN TO MODIFIED U-03 STANDARDS.

CONSTRUCT AND MAINTAIN A MINIMUM EIGHT (8) FOOT WIDE ND TWELVE (12) FOOT WIDE MULTI-USE PATH ON MOUNT LLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

INSTALL TURN LANE IMPROVEMENTS AS GENERALLY REZONING PLAN AS FURTHER COORDINATED WITH NCDOT TING PHASE OF DEVELOPMENT:

E AT THE EASTERN ACCESS POINT (PROPOSED FULL ACCESS) LLY-HUNTERSVILLE ROAD WITH 100' OF STORAGE AND APER;

NE AT THE EASTERN ACCESS POINT (PROPOSED FULL ACCESS) LLY-HUNTERSVILLE ROAD WITH 100' OF STORAGE AND APER;

ANE AT WESTERN ACCESS (PROPOSED RIGHT IN/RIGHT OUT MT. HOLLY-HUNTERSVILLE ROAD WITH 100' OF STORAGE AND APER.

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 TY (50) FEET OF RIGHT-OF-WAY FROM THE ROAD CENTERLINE IUNTERSVILLE ROAD.

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

VAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY THIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS T SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR TS TAKING PLACE WITHIN THE BROAD NORTHWESTERN EA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OR PROJECT SUPPORT.

#### 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.

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

AND 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 JLD NOT BE ENCLOSED.

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

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

CONT 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.

#### VI. OPEN SPACE AND AMENITIES

- 1. A MINIMUM OF 10% OF THE SITE AS COMMON OPEN SPACE, WHICH M WITH TREE SAVE AREAS, SHALL BE PROVIDED THROUGHOUT 7 GENERALLY DEPICTED ON THE REZONING PLAN.
- 2. THE AMENITY AREA SHALL INCLUDE A MINIMUM OF THREE FOLLOWING ELEMENTS: COVERED PAVILION/SHELTER, BENCHES, PIC LEASING OFFICE, MAINTENANCE BUILDING(S), FITNESS FACILITY/Y GATHERING ROOM, POOL, BUTTERFLY GARDEN, AND/OR DOG PARK.
- 3. PETITIONER SHALL PROVIDE AN EASEMENT OVER THE AMENITY CO PUBLIC ACCESS, IN COORDINATION WITH MECKLENBURG COUNTY RECREATION DEPARTMENT. THE EASEMENT AREA SHALL BE A MIN ACRES AS GENERALLY DEPICTED ON THE REZONING PLAN.

#### VII. ENVIRONMENTAL FEATURES

- 1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNC AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. TH SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPIC REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVI REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACC ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NA DISCHARGE POINTS.
- 2. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER, IF APPLICABLE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-ME STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND A CHARLOTTE STORM WATER SERVICES.
- 3. THE PETITIONER SHALL 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 MANNE 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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LE, SHALL BI MECKLENBURG Y ORDINANCE APPROVAL BY	<b>j</b>								mlev	© 2022 KIMLEY-HORN AND South Tryon ST, Suite 200, Phone: 704-333	WWW.KIMLE NC LICEN	н
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## OAKDALE REZONING PLAN | CHARLOTTE, NC

**REZONING PLAN** MAY 2023

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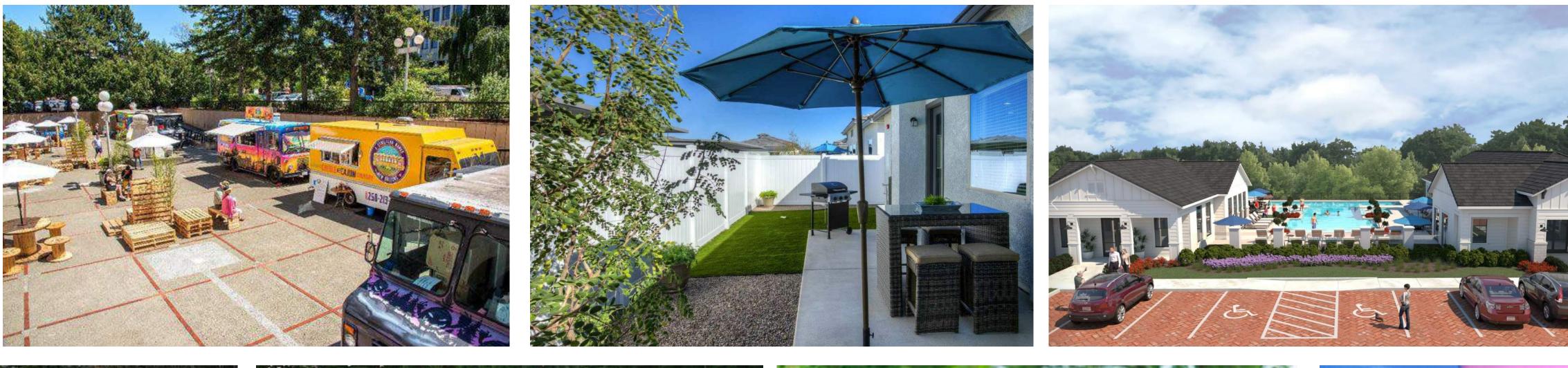
SINGLE BUILDING DUPLEX BUILDING TRIPLEX BUILDING COMMON OPEN SPACE tree save area - RIGHT OF WAY LINE SETBACK LINE

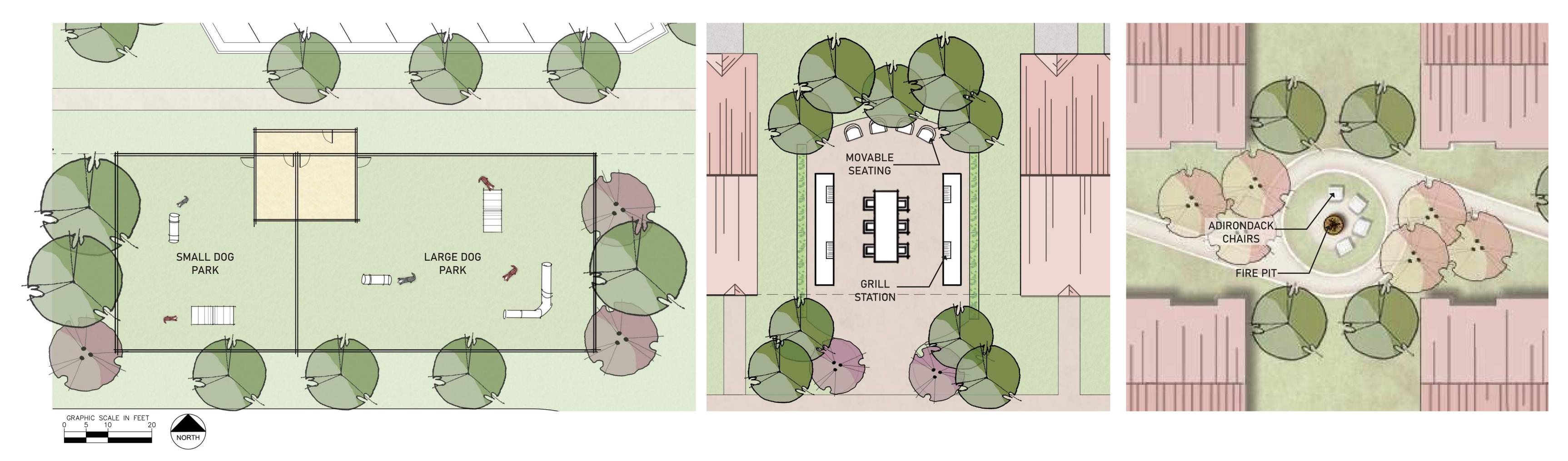




## OAKDALE DOG PARK & COURTYARD | CHARLOTTE, NC











MAY 2023

### AMENITY AREA SKETCHES

# Kimley»Horn