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**VISION STATEMENT:**

Rezoning of the Cato Farms property will create a master planned residential community that will be integrated into the mixed residential community that has developed south of I-485 and east and west of Providence Rd. Cato Farms planned community will celebrate its natural features, preservation areas and open space with the development of an incredibly robust walking trail system both within the approximately 13-acre natural preserve area and throughout the Site as a principal organizing element for a planned CMS Middle school and a mixed of residential uses. This walking trail system will not only enhance the accessibility within the community but also create opportunities for active lifestyle, pedestrian, and bike access from other nearby existing residential communities and from nearby school, park, and greenway facilities. As a further embrace of the Cato Farms history, the pastoral theme will be on display with possible features such as split rail fences, community amenity buildings with rural designs, and the like.

DATE: 12/23

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 TITLE: RZ # DATE:

**NOT FOR CONSTRUCTION**

**CATO TRAILS**

CHILDRESS KLIEN  
 RZ #2023-046  
 CHARLOTTE, NC

DESIGNER PROJECT # 1022250

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	01/24/22
1	REZONING SUBMITTAL	09/11/23
2	REZONING SUBMITTAL	11/14/23
3	REZONING SUBMITTAL	12/12/23

DESIGNED BY: KST  
 DRAWN BY: ZJK  
 CHECKED BY: KST

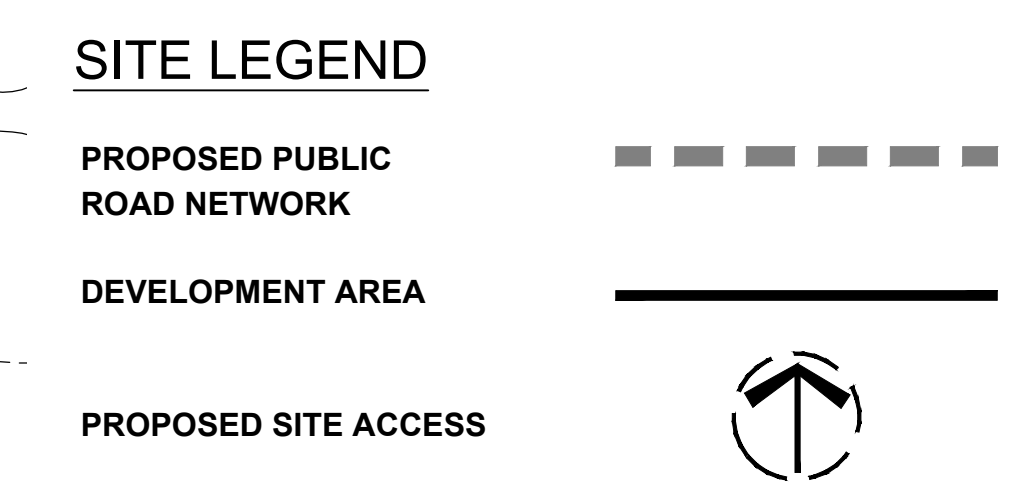
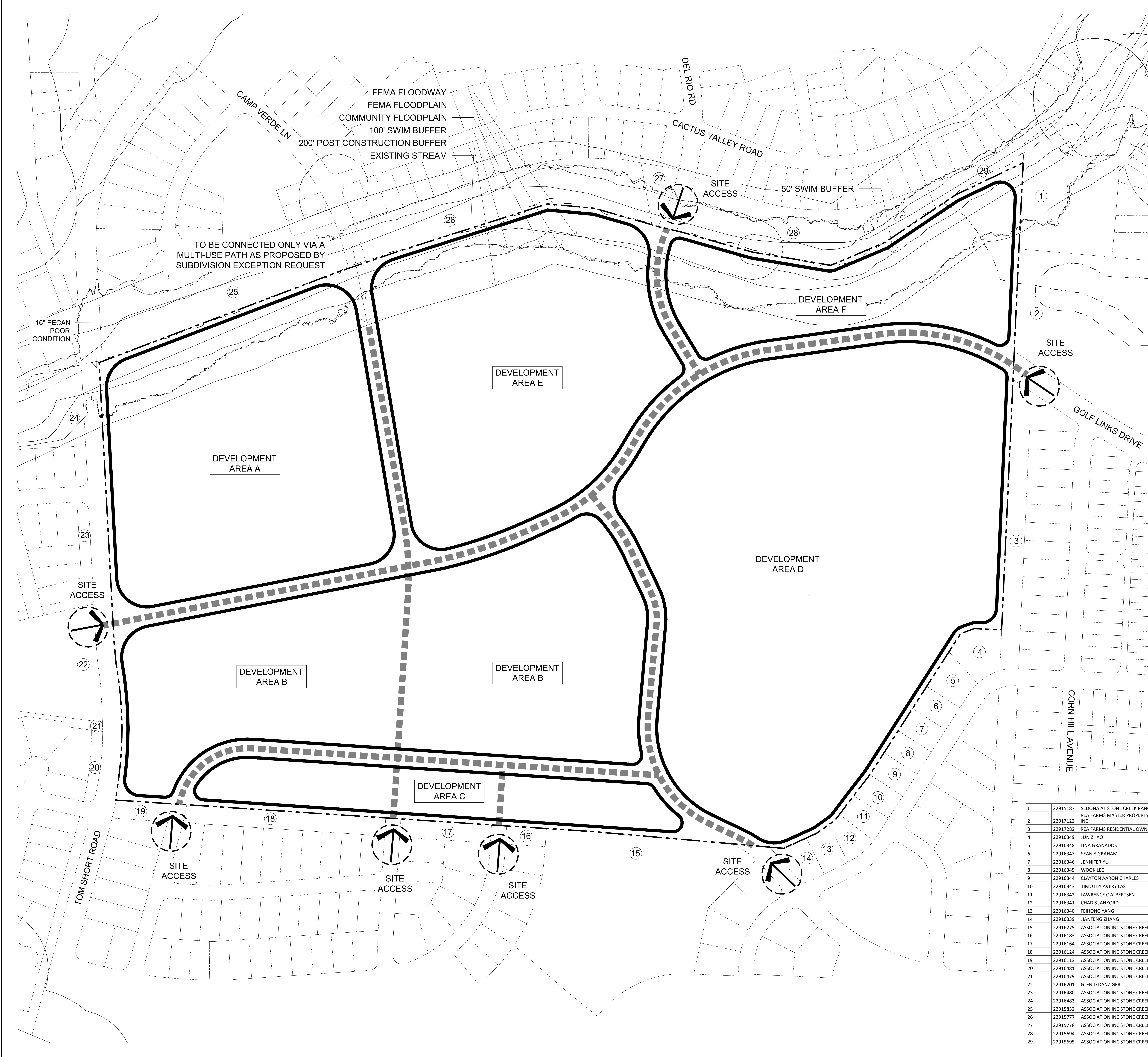
SCALE: NONE NORTH:

VERT: N/A  
 HORZ:

SHEET TITLE: VISION STATEMENT

SHEET NUMBER: RZ-0

**SITE DEVELOPMENT DATA**  
 ACREAGE: ± 124.916 AC  
 TAX PARCEL #S: 229-161-01, 229-161-03, 229-161-05, AND 229-161-84  
 EXISTING ZONING: MX-1 (INNOVATIVE)  
 PROPOSED ZONING: MX-2 (INNOVATIVE)  
 EXISTING USES: THREE SINGLE-FAMILY HOMES AND RELATED STRUCTURES  
 PROPOSED USES: A SECONDARY SCHOOL CONSISTING OF CLASSROOMS, CAFETERIA, ACTIVITY ROOMS AND ASSOCIATED USES, AND UP TO 917 RESIDENTIAL DWELLING UNITS MADE UP OF A MIX OF RESIDENTIAL UNIT TYPES AS DESCRIBED BELOW, THAT MAY INCLUDE UP TO 682 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, 211 ATTACHED DWELLING UNITS, 24 SINGLE-FAMILY DETACHED RESIDENTIAL DWELLING UNITS, TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE MX-2 INNOVATIVE ZONING DISTRICT, SUBJECT TO THE RIGHT TO ALTER THE NUMBER OF RESIDENTIAL UNITS LOCATED WITHIN DEVELOPMENT AREAS AND OTHERWISE AS MORE PARTICULARLY DESCRIBED IN SECTION 3 BELOW.  
 MAXIMUM BUILDING HEIGHT: THE FOLLOWING MAXIMUM BUILDING HEIGHTS SHALL APPLY TO THE DEVELOPMENT AREAS (BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE):  
 DEVELOPMENT AREA A: [60']; DEVELOPMENT AREA B: [65']; DEVELOPMENT AREA C: [40']; DEVELOPMENT AREA D: [50']; DEVELOPMENT AREA E: [65']; AND DEVELOPMENT AREA F: [50']  
 PARKING: AS REQUIRED BY THE ORDINANCE.  
 TREE SAVE: AS REQUIRED BY THE ORDINANCE - 15% OF TOTAL ACREAGE TO BE PROVIDED.  
 REQUIRED: 15% X 124.916 AC = 18.74 AC



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NO.	DESCRIPTION	DATE		
1	SEDONA AT STONE CREEK RANCH HOA INC	30498-930	MX-1(INNOV)	COMMON AREA
2	REA FARMS MASTER PROPERTY OWNERS ASSOCIATION INC	32375-181	MUDD-O	COMMON AREA
3	REA FARMS RESIDENTIAL OWNERS ASSOCIATION INC	34173-249	MUDD-O	COMMON AREA
4	JUN ZHAO	31848-695	MX-1(INNOV)	SINGLE FAMILY
5	LINA GRANADOS	34791-653	MX-1(INNOV)	SINGLE FAMILY
6	SEAN Y GRAHAM	22848-51	MX-1(INNOV)	SINGLE FAMILY
7	JENNIFER YU	34073-913	MX-1(INNOV)	SINGLE FAMILY
8	WOOK LEE	2737-103	MX-1(INNOV)	SINGLE FAMILY
9	CLAYTON AARON CHARLES	37836-992	MX-1(INNOV)	SINGLE FAMILY
10	TIMOTHY AVERY LAST	32847-683	MX-1(INNOV)	SINGLE FAMILY
11	LAWRENCE C ALBERTSEN	25443-164	MX-1(INNOV)	SINGLE FAMILY
12	CHAD S JANKORD	35864-411	MX-1(INNOV)	SINGLE FAMILY
13	FEIHONG YANG	29134-604	MX-1(INNOV)	SINGLE FAMILY
14	JIANFENG ZHANG	27491-348	MX-1(INNOV)	SINGLE FAMILY
15	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-191	MX-1(INNOV)	COMMON AREA
16	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-191	MX-1(INNOV)	COMMON AREA
17	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-191	MX-1(INNOV)	COMMON AREA
18	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-191	MX-1(INNOV)	COMMON AREA
19	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-191	MX-1(INNOV)	COMMON AREA
20	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-188	R-3	COMMON AREA
21	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-188	R-3	COMMON AREA
22	GLEN D DANZIGER	32121-468	R-3	SINGLE FAMILY
23	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-188	R-3	COMMON AREA
24	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-188	R-3	COMMON AREA
25	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	27040-935	MX-1(INNOV)	COMMON AREA
26	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	27040-935	MX-1(INNOV)	COMMON AREA
27	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	27040-935	MX-1(INNOV)	COMMON AREA
28	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	27040-935	MX-1(INNOV)	COMMON AREA
29	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	27040-935	MX-1(INNOV)	COMMON AREA

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**CATO TRAILS**  
 CHILDRESS KLIEN  
 RZ #2023-046  
 CHARLOTTE, NC

DESIGNED BY: KST  
 DRAWN BY: ZJK  
 CHECKED BY: KST

VERT: N/A  
 HORZ: 1" = 100'

TECHNICAL DATA

**RZ-1**



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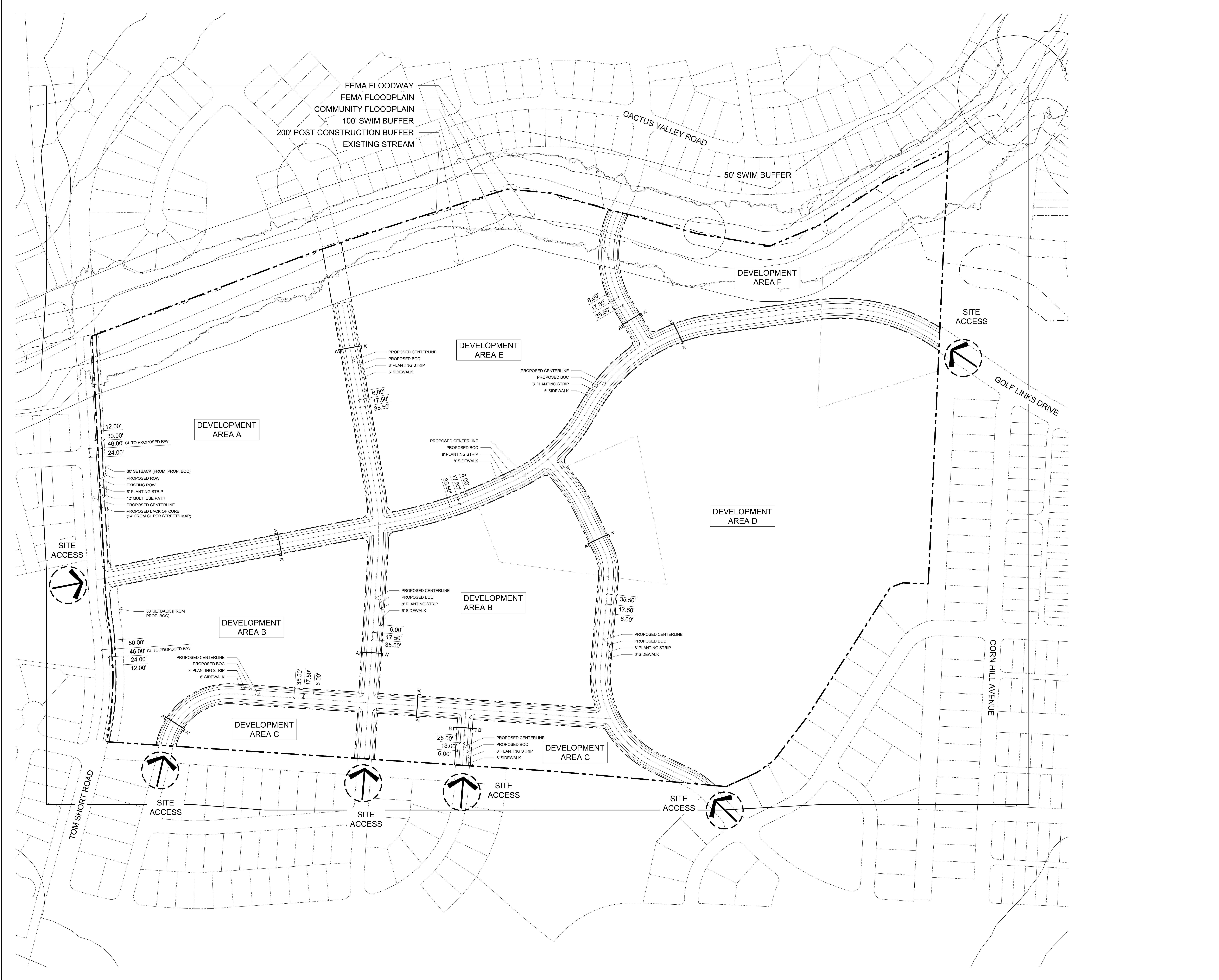
DESIGNED BY: KST  
 DRAWN BY: ZJK  
 CHECKED BY: KST

VERT: N/A  
 HORZ: 1" = 100'  
 0 50 100 200

**SITE LEGEND**

- PROPOSED PUBLIC ROAD NETWORK: Dashed line
- DEVELOPMENT AREA: Solid black outline
- PROPOSED SITE ACCESS: Arrow in a circle
- POTENTIAL PASSIVE OPEN SPACE: Grid pattern
- POTENTIAL ACTIVE OPEN SPACE: Grid pattern
- PEDESTRIAN CONNECTIONS: Solid yellow line
- POTENTIAL TRAIL NETWORK: Dashed yellow line





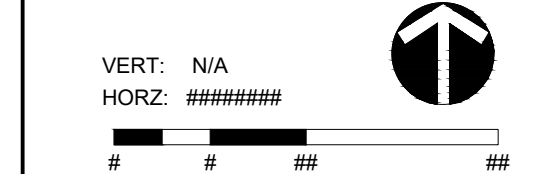
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 TITLE SHEET DATE

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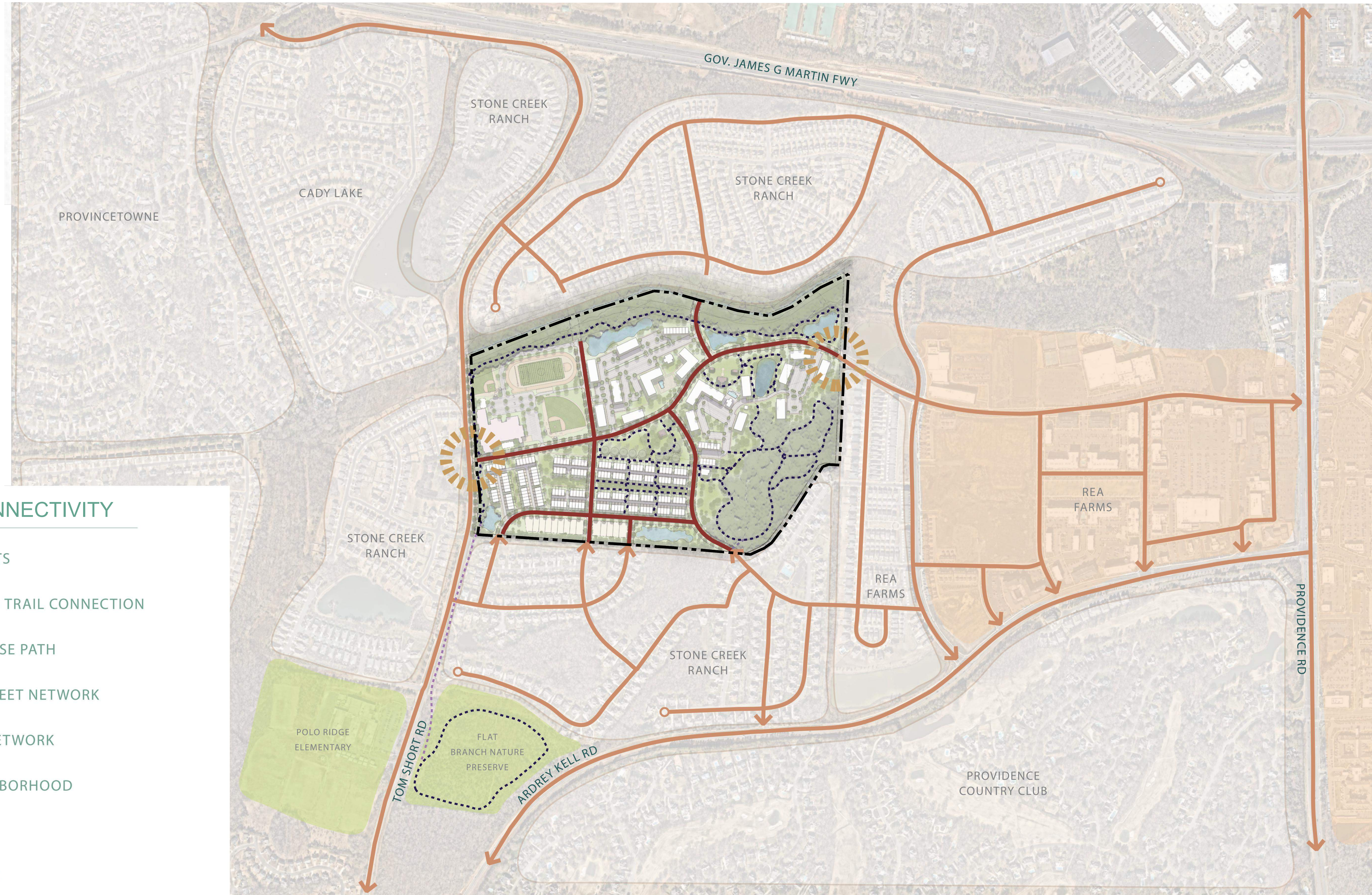
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PROPOSED STREET DIMENSIONS



CONCEPTUAL CONNECTIVITY

- MAIN ACCESS POINTS
- INTERNAL/EXISTING TRAIL CONNECTION
- POTENTIAL MULTI USE PATH
- PROPOSED SITE STREET NETWORK
- EXISTING STREET NETWORK
- RESIDENTIAL NEIGHBORHOOD
- COMMERCIAL USE
- PUBLIC OPEN SPACE

**NOTE:** THIS SHEET RZ-5 GENERALLY DEPICTS THE INTERNAL PEDESTRIAN/TRAIL NETWORK ASSOCIATED WITH THE MASTER PLAN FOR THE SITE CONTEMPLATED BUT ADJUSTMENTS TO THIS INTERNAL PEDESTRIAN/TRAIL NETWORK MAY BE MADE AS LONG AS THE OVERALL DESIGN INTENT IS SUBSTANTIALLY MAINTAINED. IN ADDITION, THIS SHEET RZ-6 GENERALLY DEPICTS BROADER EXTERNAL PEDESTRIAN NETWORK, SOME COMPONENTS OF WHICH CURRENTLY EXIST, TO PROVIDE A VISION FOR POSSIBLE OVERALL PEDESTRIAN CONNECTIVITY IN THE AREA, BUT IT IS UNDERSTOOD THAT THIS BROADER NETWORK IS ASPIRATIONAL IN NATURE AND IS NOT TO BE CONSIDERED TO SET FORTH COMMITMENTS TO SPECIFIC PEDESTRIAN IMPROVEMENTS.

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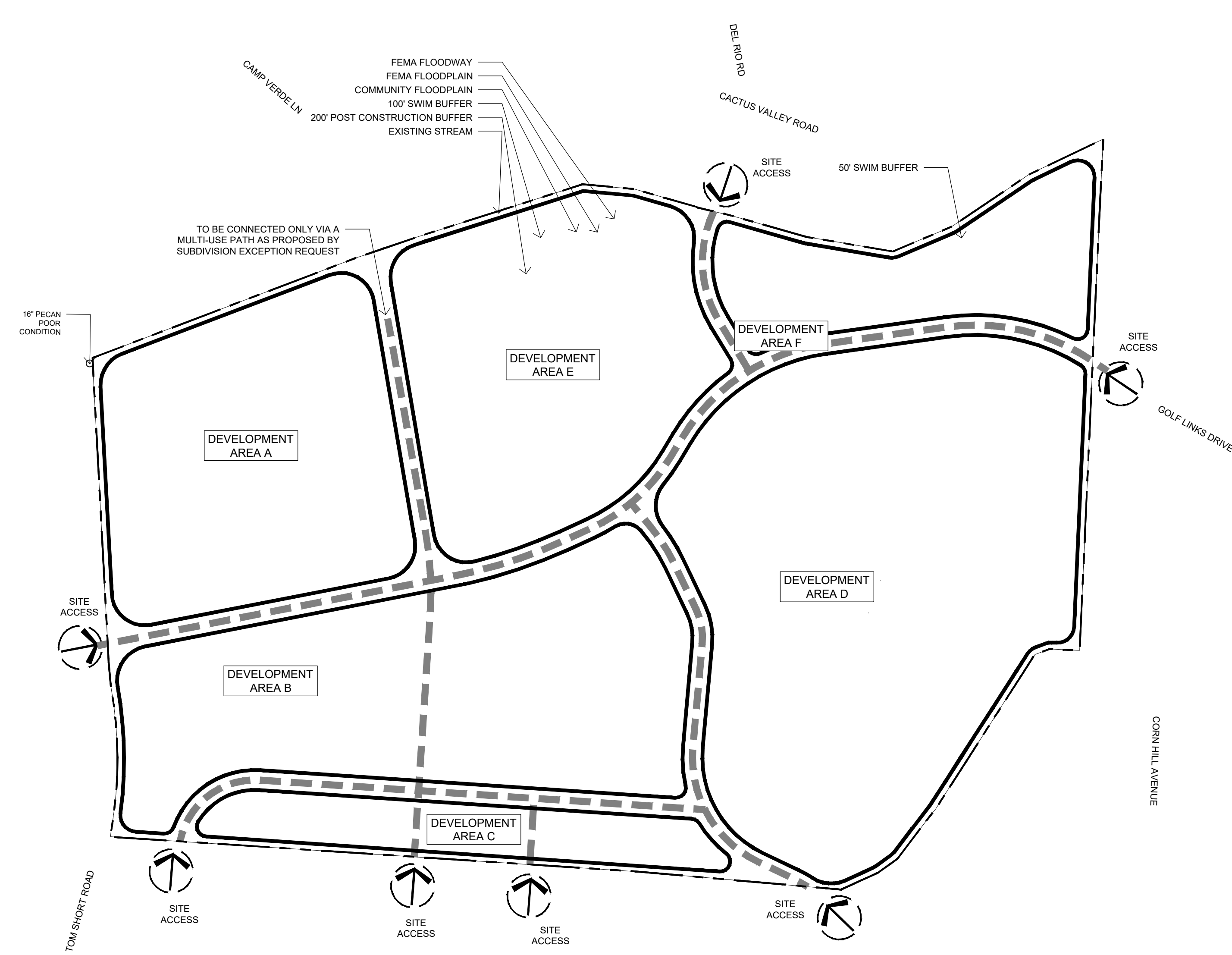
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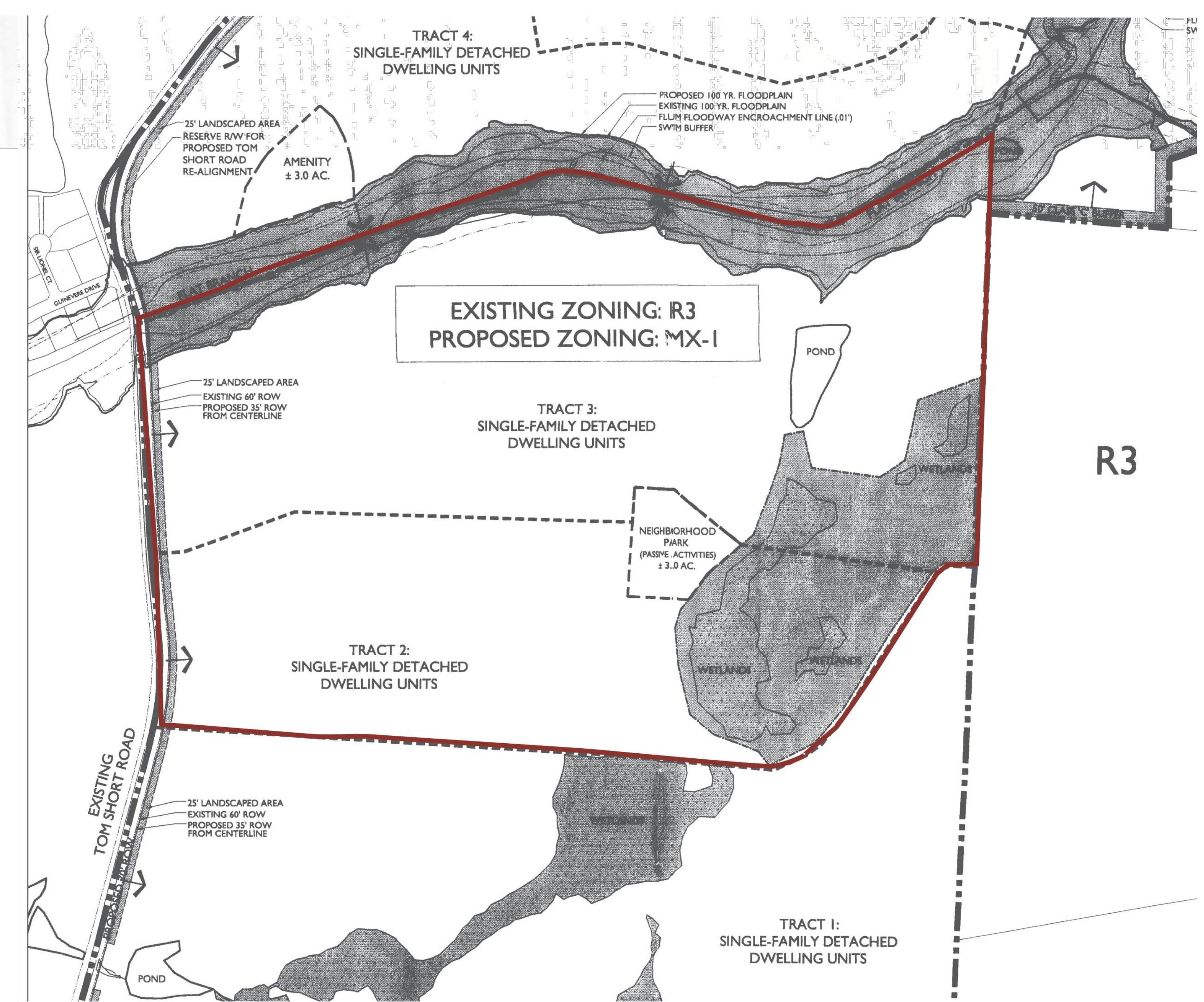
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SHEET TITLE  
 CONCEPTUAL - ASPIRATIONAL ACTIVITY

SHEET NUMBER  
 RZ-5



PROPOSED TECHNICAL DATA SHEET



PREVIOUS TECHNICAL DATA SHEET



PROPOSED MASTER PLAN



PREVIOUS ZONING MASTER PLAN

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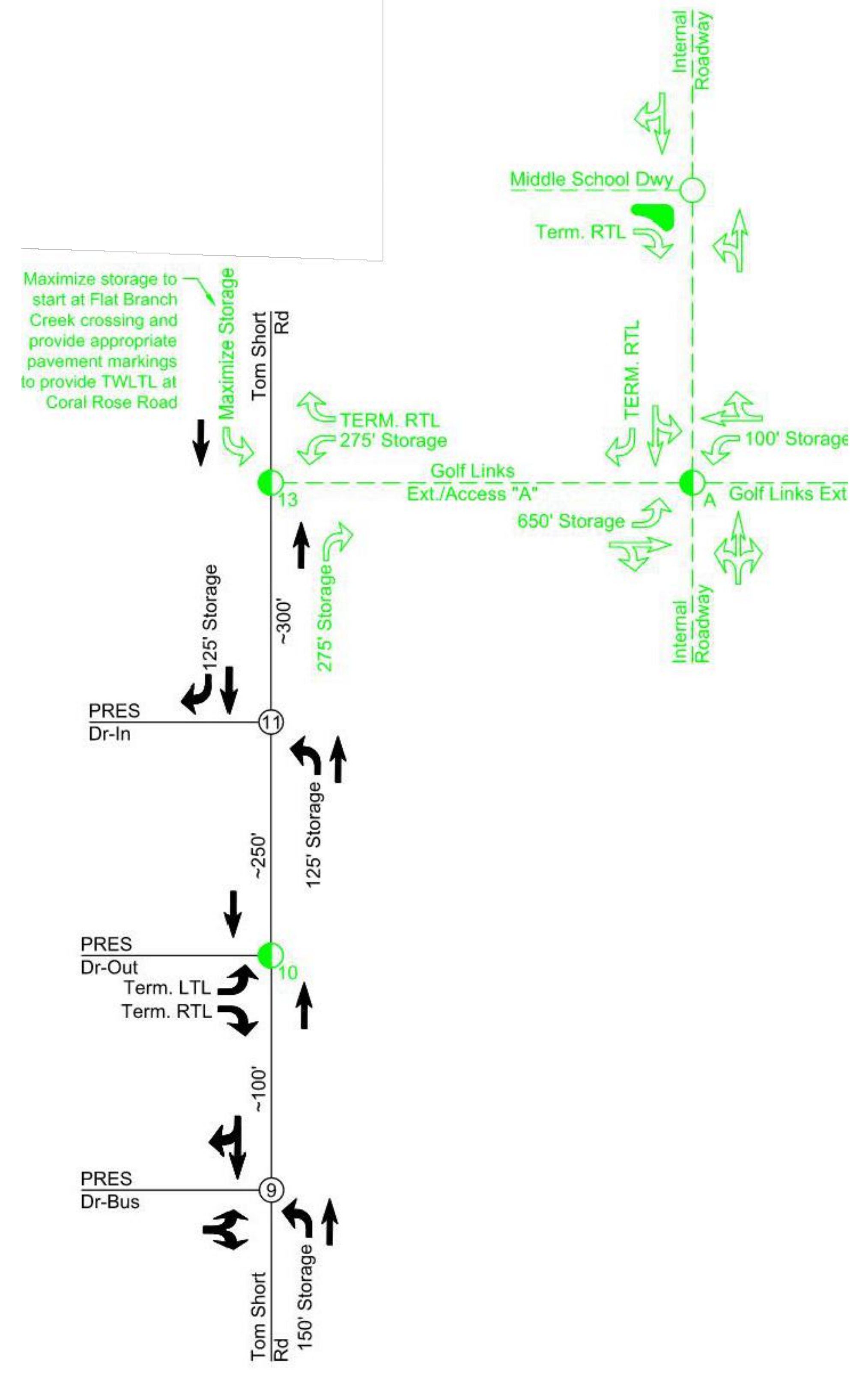
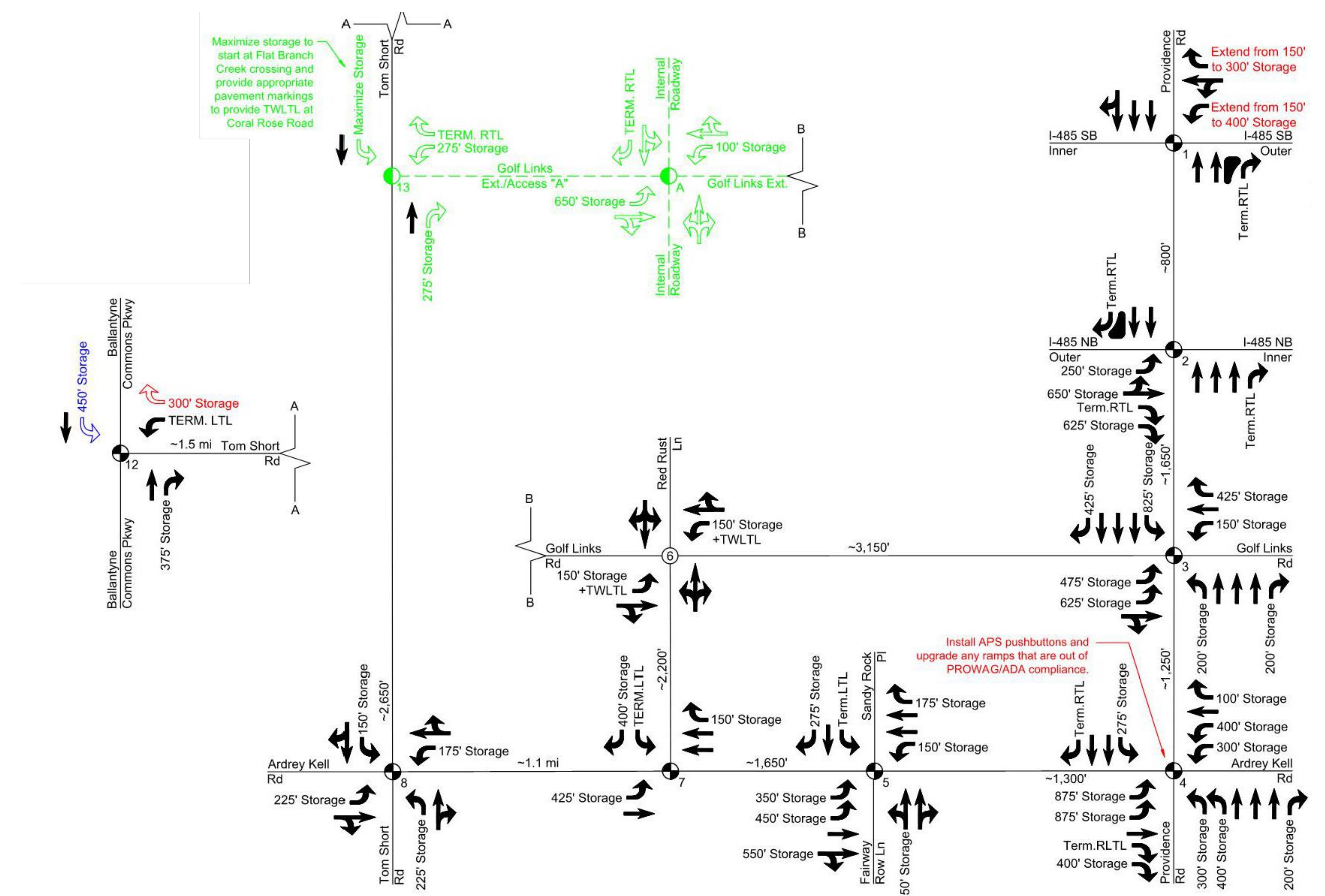
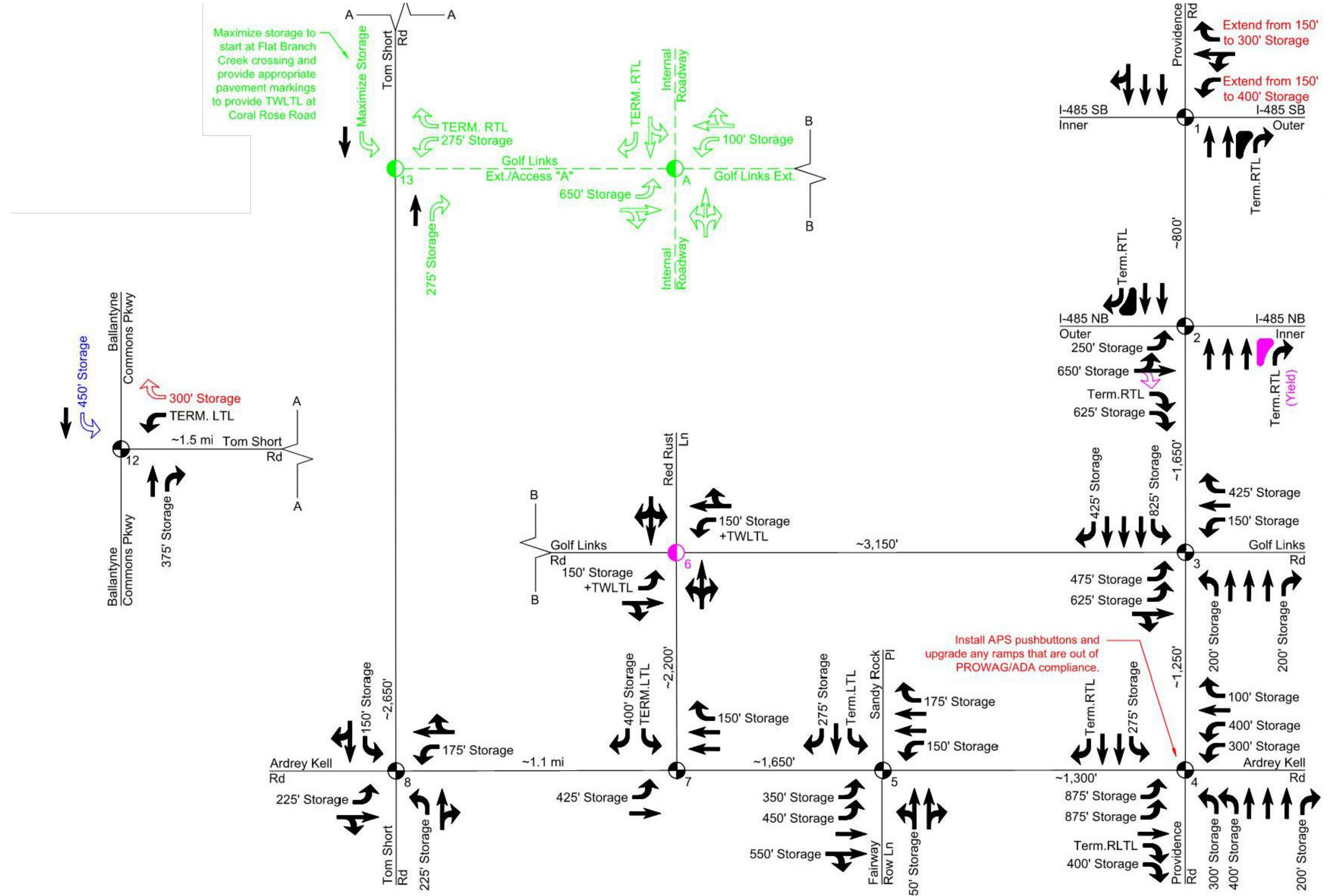
VERT: N/A  
 HORZ:

MISC. EXISTING ZONING

RZ-6

**LEGEND**

- Traffic Signal
- Stop Sign Control
- Proposed Signal
- Existing Laneage
- STIP I-6030
- Phase 1 Suggested Laneage
- Phase 2 Suggested Laneage
- Phase 3 Suggested Laneage



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 DRAWN BY: JJK  
 CHECKED BY: KST

VERT: N/A  
 HORZ: N/A

**LANEAJE**

**RZ-7**



LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 TRANSPORTATION PLANNING

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