

**TABLE OF CONTENTS:**

- RZ-0 VISION STATEMENT
- RZ-1 TECHNICAL DATA SHEET
- RZ-2 SCHEMATIC SITE PLAN
- RZ-3 DEVELOPMENT STANDARDS
- RZ-4 PROPOSED STREET DIMENSIONS
- RZ-5 CONCEPTUAL / ASPIRATIONAL CONNECTIVITY
- RZ-6 MISC. EXISTING ZONING
- RZ-7 LANEAGE

**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.

**PRELIMINARY  
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 XXXXX XXXXXXXX ### 1/2/23  
 REGISTERED REG. # DATE

**NOT FOR CONSTRUCTION**  
**CATO TRAILS**

CHILDRESS KLIEN  
 RZ #2023-046  
 CHARLOTTE, NC

LANDDESIGN PROJECT # 1022250

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	01/24/22
1	REZONING SUBMITTAL	08/11/23
2	REZONING SUBMITTAL	11/14/23

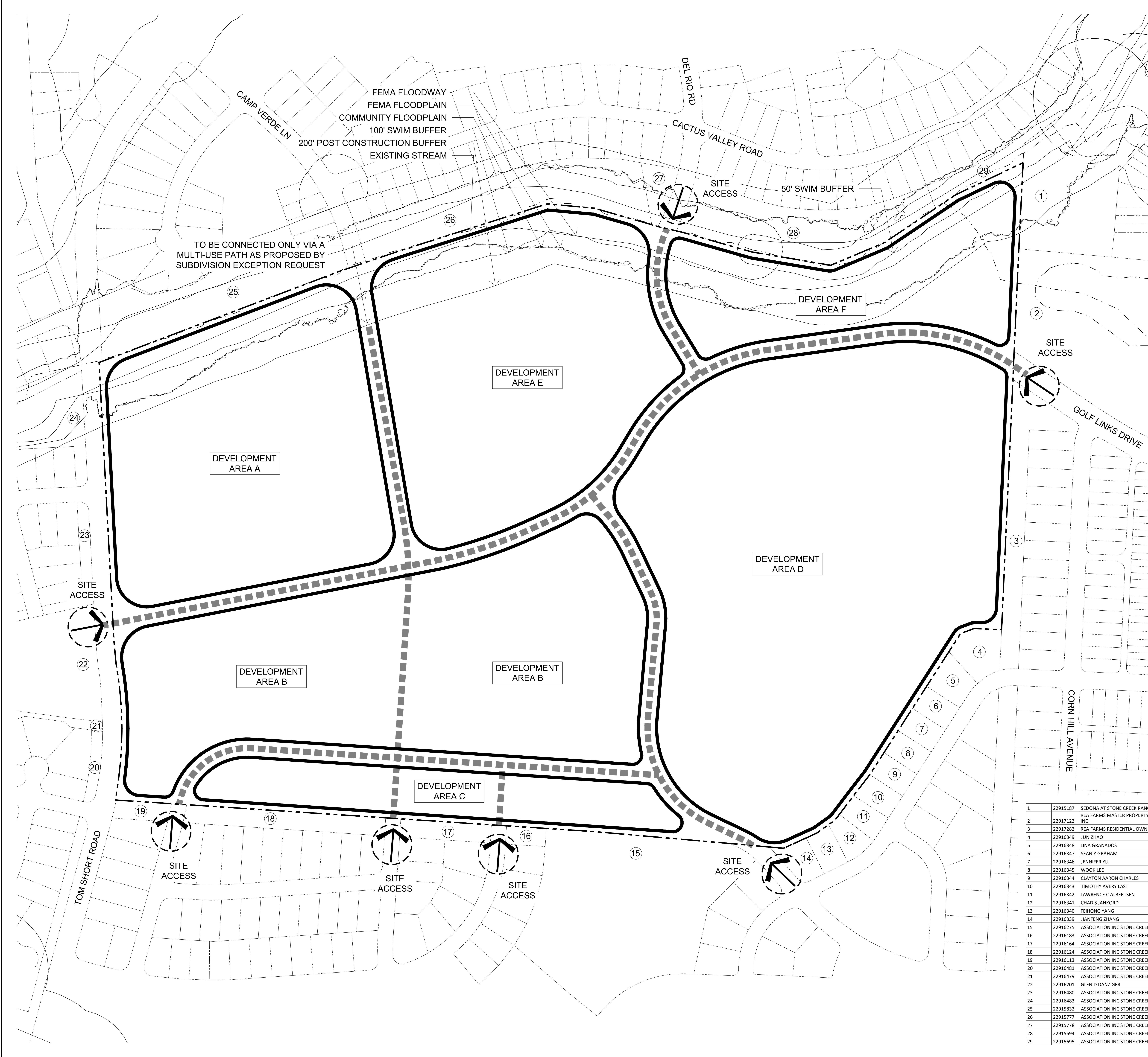
DESIGNED BY: KST  
 DRAWN BY: ZJK  
 CHECKED BY: KST

SCALE: NONE  
 VERT: N/A  
 HORZ:

SHEET TITLE  
 VISION STATEMENT

SHEET NUMBER  
 RZ-0

**SITE DEVELOPMENT DATA**  
 ACREAGE: ± 124.602 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.  
 GENERAL NOTES:  
 - LOCATION OF EXISTING TREES IN THE TOM SHORT R/W TO BE FORTHCOMING



**SITE LEGEND**  
 PROPOSED PUBLIC ROAD NETWORK: - - - - -  
 DEVELOPMENT AREA: ————  
 PROPOSED SITE ACCESS: ↗

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NO.	TAX PARCEL #	OWNER	AREA	ZONING	USE
1	22915187	SEDONA AT STONE CREEK RANCH HOA INC	30498-930	MX-1(INNOV)	COMMON AREA
2	22917122	REA FARMS MASTER PROPERTY OWNERS ASSOCIATION INC	32375-181	MUDD-O	COMMON AREA
3	22917282	REA FARMS RESIDENTIAL OWNERS ASSOCIATION INC	34173-249	MUDD-O	COMMON AREA
4	22916349	JUN ZHAO	31848-695	MX-1(INNOV)	SINGLE FAMILY
5	22916348	LINA GRANADOS	34791-653	MX-1(INNOV)	SINGLE FAMILY
6	22916347	SEAN Y GRAHAM	22848-51	MX-1(INNOV)	SINGLE FAMILY
7	22916346	JENNIFER YU	34073-913	MX-1(INNOV)	SINGLE FAMILY
8	22916345	WOOK LEE	22737-103	MX-1(INNOV)	SINGLE FAMILY
9	22916344	CLAYTON AARON CHARLES	37836-992	MX-1(INNOV)	SINGLE FAMILY
10	22916343	TIMOTHY AVERY LAST	32847-583	MX-1(INNOV)	SINGLE FAMILY
11	22916342	LAWRENCE C ALBERTSEN	25443-164	MX-1(INNOV)	SINGLE FAMILY
12	22916341	CHAD S JANKORD	35864-411	MX-1(INNOV)	SINGLE FAMILY
13	22916340	FEIHONG YANG	29134-604	MX-1(INNOV)	SINGLE FAMILY
14	22916339	JIANFENG ZHANG	27491-348	MX-1(INNOV)	SINGLE FAMILY
15	22916275	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-191	MX-1(INNOV)	COMMON AREA
16	22916183	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-191	MX-1(INNOV)	COMMON AREA
17	22916164	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-191	MX-1(INNOV)	COMMON AREA
18	22916134	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-191	MX-1(INNOV)	COMMON AREA
19	22916113	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-191	MX-1(INNOV)	COMMON AREA
20	22916461	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-188	R-3	COMMON AREA
21	22916479	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-188	R-3	COMMON AREA
22	22916201	GLEN D DANZIGER	32121-468	R-3	SINGLE FAMILY
23	22916480	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-188	R-3	COMMON AREA
24	22916483	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	26813-188	R-3	COMMON AREA
25	22915832	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	27040-935	MX-1(INNOV)	COMMON AREA
26	22915777	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	27040-935	MX-1(INNOV)	COMMON AREA
27	22915778	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	27040-935	MX-1(INNOV)	COMMON AREA
28	22915694	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	27040-935	MX-1(INNOV)	COMMON AREA
29	22915695	ASSOCIATION INC STONE CREEK RANCH HOMEOWNERS	27040-935	MX-1(INNOV)	COMMON AREA

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 XXXXX XXXXXXXX ### 10/23  
 ENGINEER REG # DATE

**NOT FOR CONSTRUCTION**  
**CATO TRAILS**  
 CHILDRESS KLIEN  
 RZ #2023-046  
 CHARLOTTE, NC

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

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

**TECHNICAL DATA**  
**RZ-1**



FEMA FLOODWAY  
 FEMA FLOODPLAIN  
 COMMUNITY FLOODPLAIN  
 100' SWIM BUFFER  
 200' POST CONSTRUCTION BUFFER  
 EXISTING STREAM

TO BE CONNECTED ONLY VIA A  
 MULTI-USE PATH AS PROPOSED BY  
 SUBDIVISION EXCEPTION REQUEST

SITE ACCESS 50' SWIM BUFFER

DEVELOPMENT AREA F

DEVELOPMENT AREA E

EXISTING POND TO REMAIN

DEVELOPMENT AREA D

POTENTIAL ACTIVE OPEN SPACE

WETLAND / POTENTIAL PASSIVE OPEN SPACE +/- 12 AC

DEVELOPMENT AREA A

DEVELOPMENT AREA B

DEVELOPMENT AREA B

DEVELOPMENT AREA C

SITE ACCESS

SITE ACCESS

SITE ACCESS

SITE ACCESS

SITE ACCESS

SITE ACCESS

SITE ACCESS

SITE ACCESS

SITE ACCESS

CAMP VERDE LN

DEL RIO RD







CACTUS VALLEY ROAD

TOM SHORT ROAD

CORN HILL AVENUE

GOLF LINKS DRIVE

**SITE LEGEND**

- PROPOSED PUBLIC ROAD NETWORK 
- DEVELOPMENT AREA 
- PROPOSED SITE ACCESS 
- POTENTIAL PASSIVE OPEN SPACE 
- POTENTIAL ACTIVE OPEN SPACE 
- POTENTIAL TRAIL NETWORK 

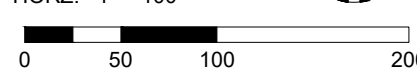
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DESIGNED BY: KST  
 DRAWN BY: ZJK  
 CHECKED BY: KST

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


SCHEMATIC SITE PLAN

RZ-2



FEMA FLOODWAY  
 FEMA FLOODPLAIN  
 COMMUNITY FLOODPLAIN  
 100' SWIM BUFFER  
 200' POST CONSTRUCTION BUFFER  
 EXISTING STREAM

CACTUS VALLEY ROAD

50' SWIM BUFFER

DEVELOPMENT AREA F

SITE ACCESS

GOLF LINKS DRIVE

DEVELOPMENT AREA E

DEVELOPMENT AREA D

DEVELOPMENT AREA B

DEVELOPMENT AREA A

DEVELOPMENT AREA B

DEVELOPMENT AREA C

DEVELOPMENT AREA C

CORN HILL AVENUE

TOM SHORT ROAD

12.00'  
 30.00'  
 46.00' CL TO PROPOSED RW  
 24.00'

30' SETBACK (FROM PROP. BOC)  
 PROPOSED ROW  
 EXISTING ROW  
 8' PLANTING STRIP  
 12' MULTIUSE PATH  
 PROPOSED CENTERLINE  
 PROPOSED BACK OF CURB  
 (24' FROM CL PER STREETS MAP)

50.00'  
 46.00' CL TO PROPOSED RW  
 24.00'  
 12.00'

PROPOSED CENTERLINE  
 PROPOSED BOC  
 8' PLANTING STRIP  
 6' SIDEWALK

6.00'  
 17.50'  
 35.50'

PROPOSED CENTERLINE  
 PROPOSED BOC  
 8' PLANTING STRIP  
 6' SIDEWALK

6.00'  
 17.50'  
 35.50'

PROPOSED CENTERLINE  
 PROPOSED BOC  
 8' PLANTING STRIP  
 6' SIDEWALK

6.00'  
 17.50'  
 35.50'

PROPOSED CENTERLINE  
 PROPOSED BOC  
 8' PLANTING STRIP  
 6' SIDEWALK

6.00'  
 17.50'  
 35.50'

PROPOSED CENTERLINE  
 PROPOSED BOC  
 8' PLANTING STRIP  
 6' SIDEWALK

35.50'  
 17.50'  
 6.00'

PROPOSED CENTERLINE  
 PROPOSED BOC  
 8' PLANTING STRIP  
 6' SIDEWALK

6.00'  
 17.50'  
 35.50'

PROPOSED CENTERLINE  
 PROPOSED BOC  
 8' PLANTING STRIP  
 6' SIDEWALK

28.00'  
 13.00'  
 6.00'

PROPOSED CENTERLINE  
 PROPOSED BOC  
 8' PLANTING STRIP  
 6' SIDEWALK

SITE ACCESS

SITE ACCESS

SITE ACCESS

SITE ACCESS

SITE ACCESS

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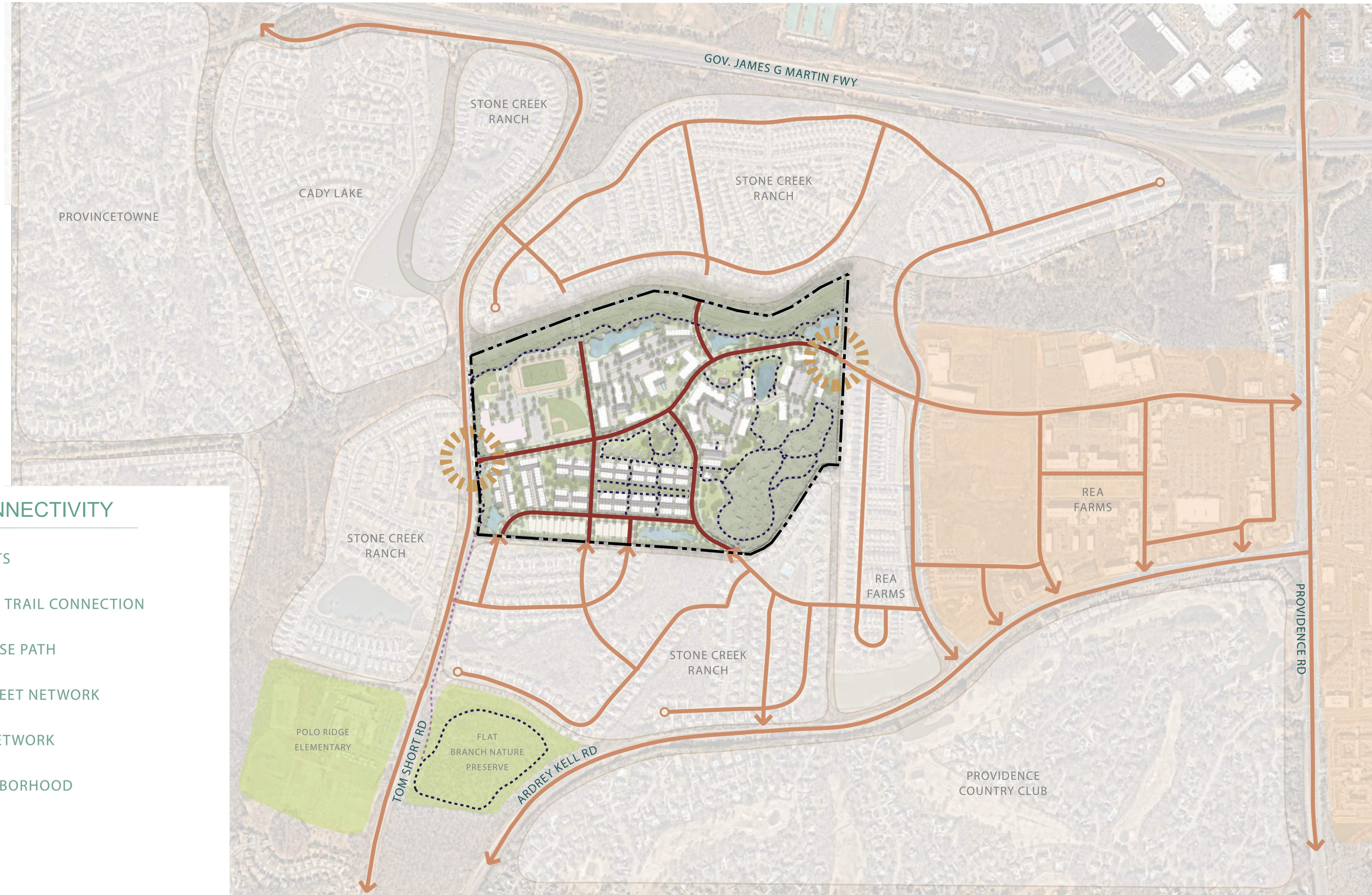
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 DRAWN BY: ZJK  
 CHECKED BY: KST

VERT: N/A  
 HORZ: #####

PROPOSED STREET DIMENSIONS

RZ-4



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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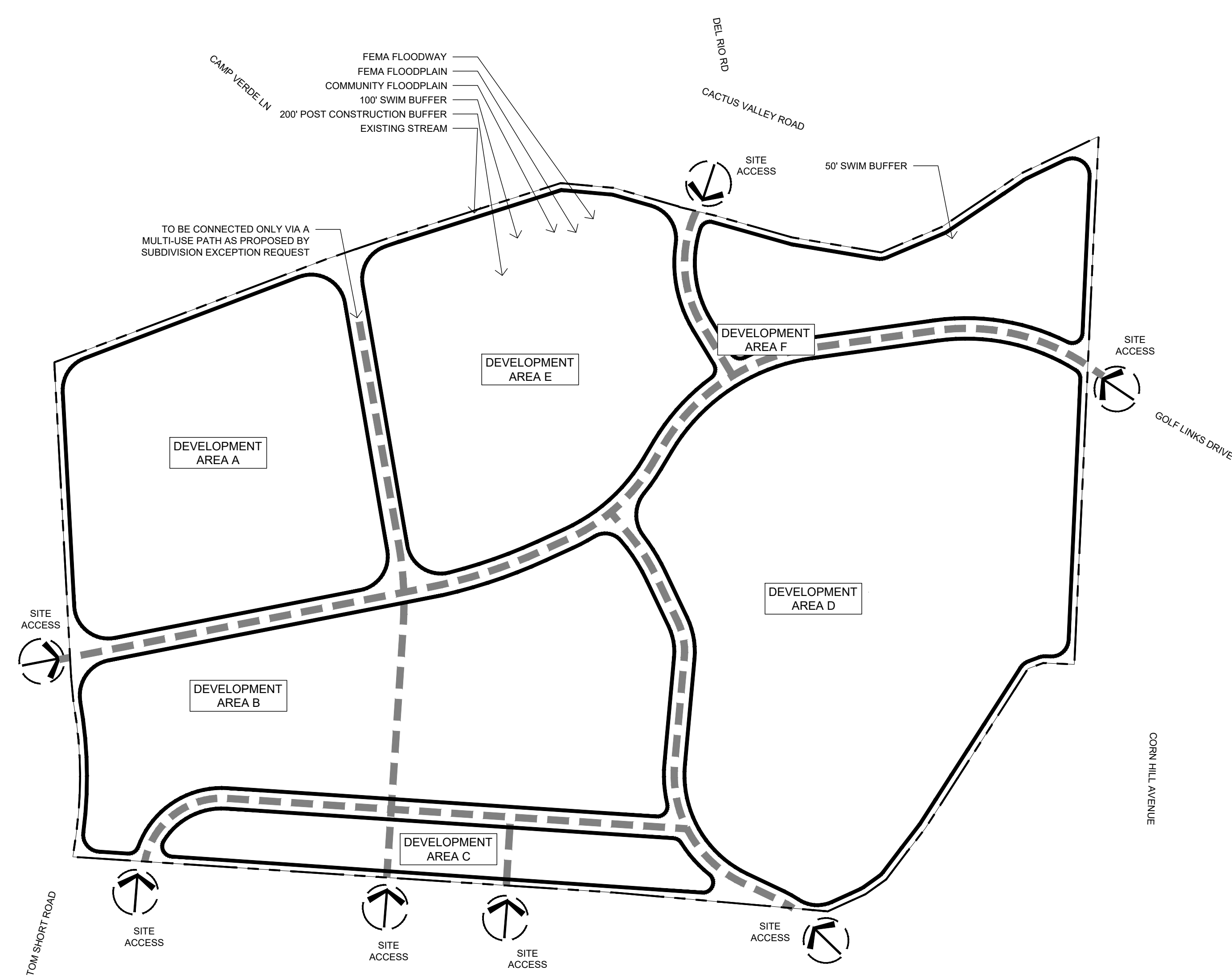
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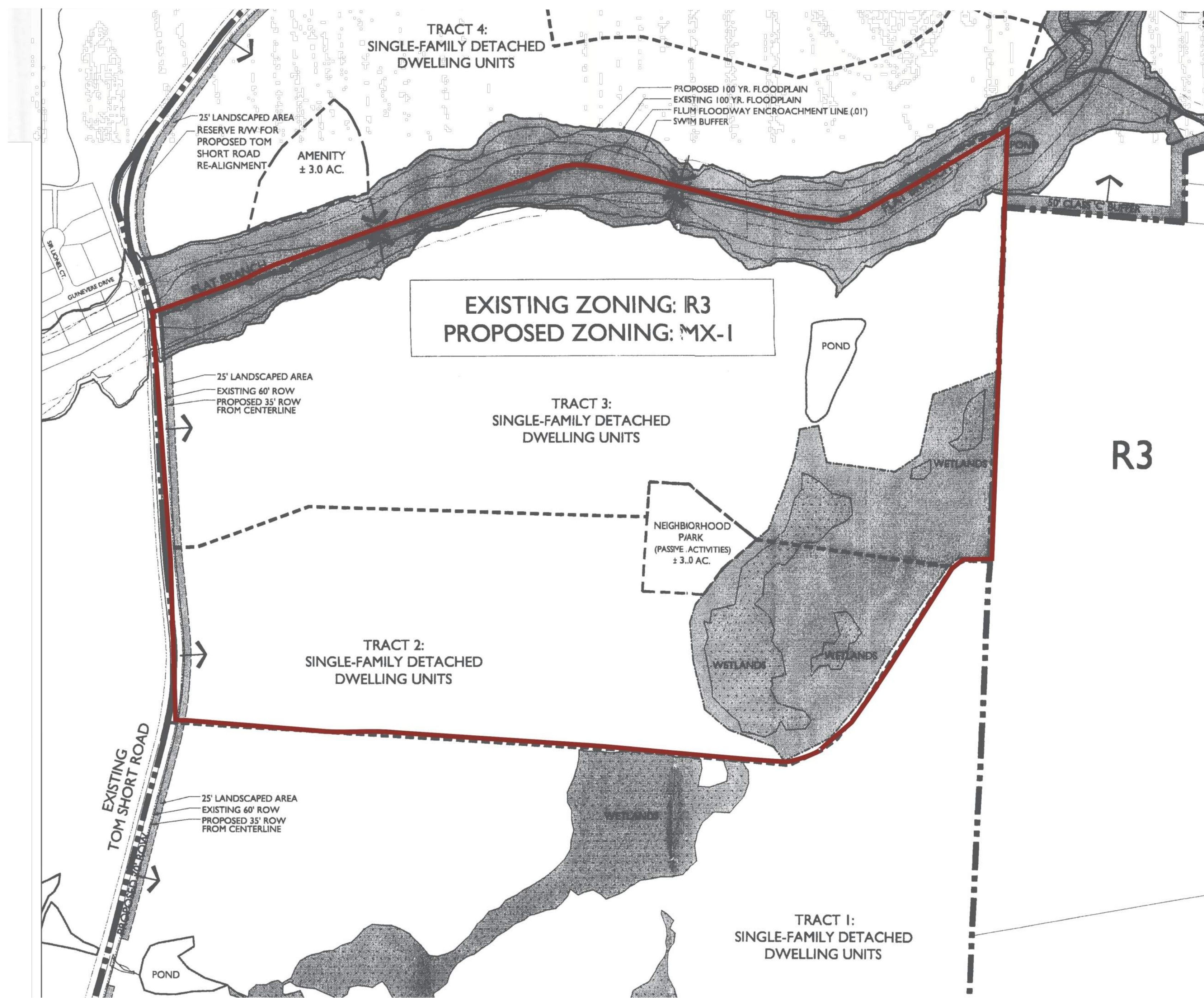
VERT: N/A  
 HORZ:

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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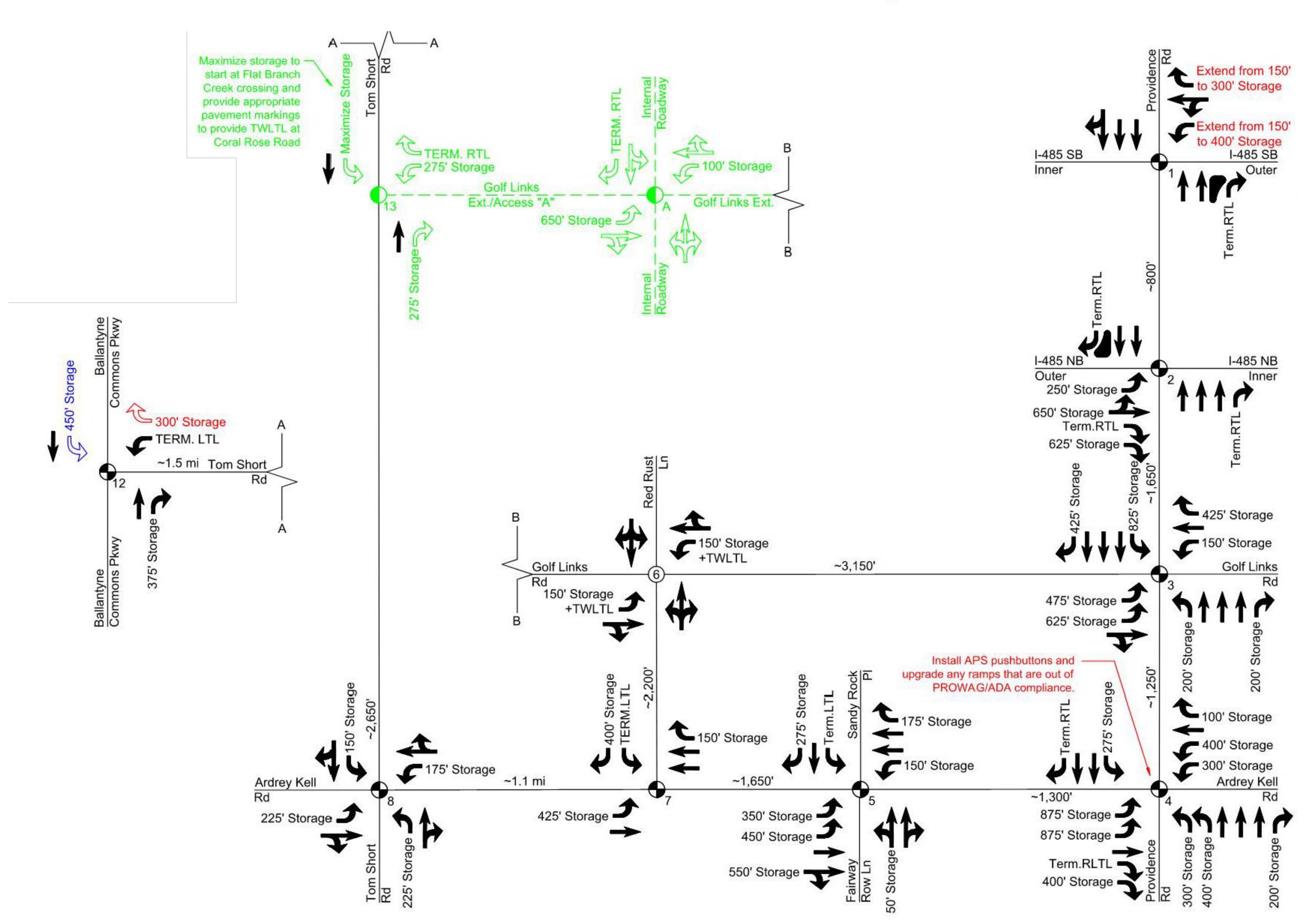
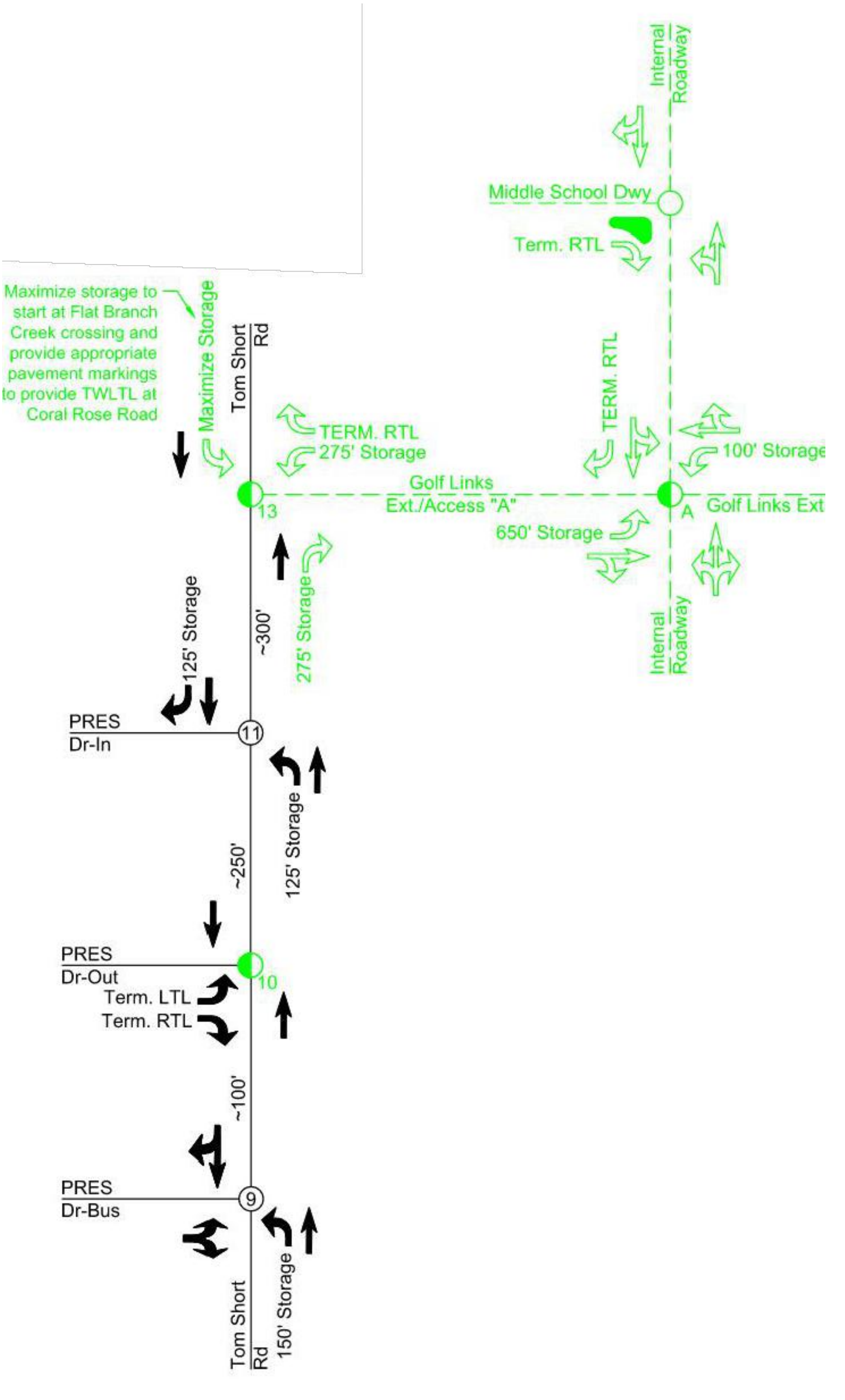
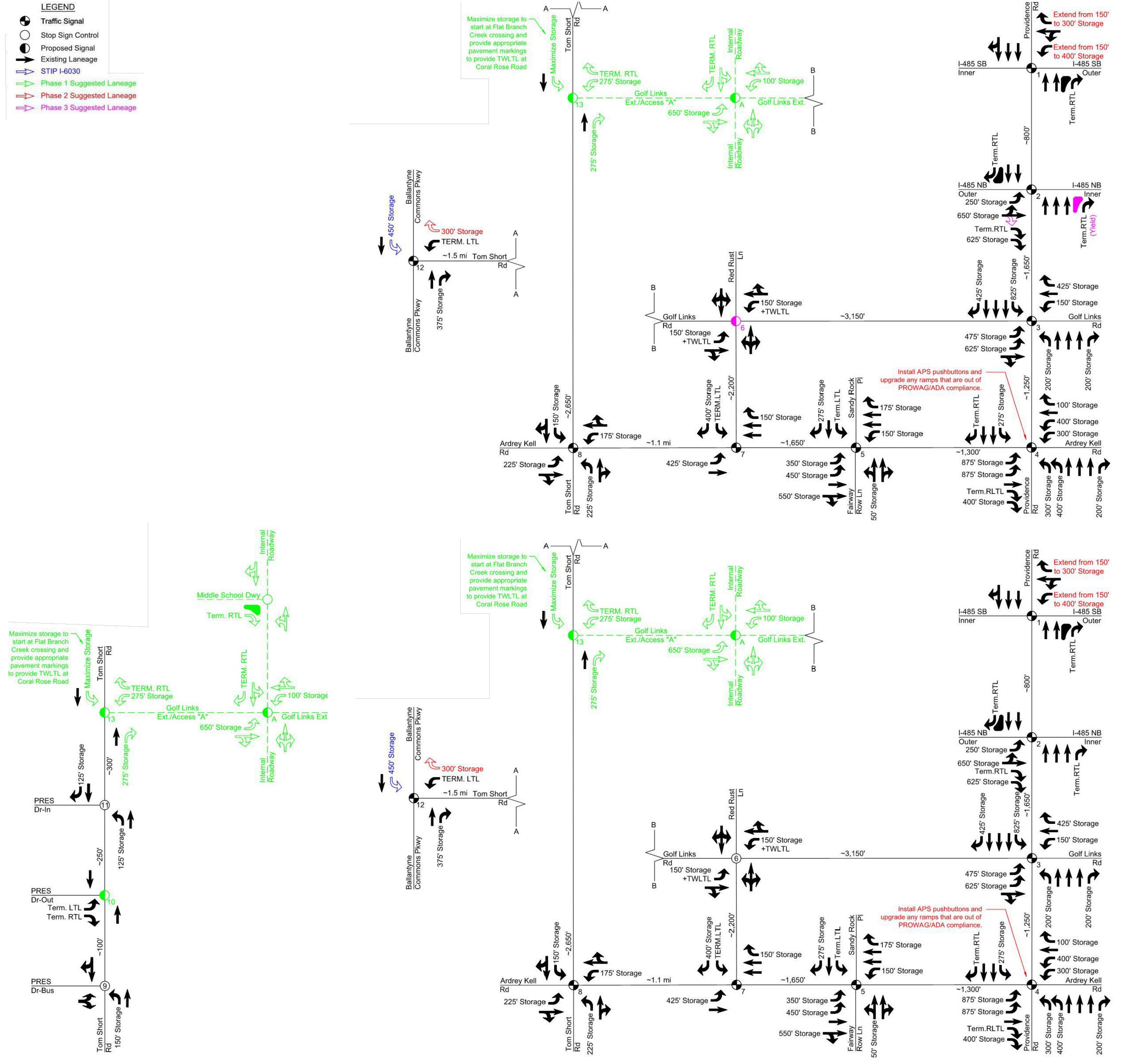
VERT: N/A  
 HORZ:

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



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2425 WILSON BLVD, SUITE 200 CHARLOTTE, NC 28208  
704.333.0205  
WWW.DRG.COM

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DRAWN BY: ZJK  
CHECKED BY: KST

VERT: N/A  
HORIZ: N/A

LANEAUGE

RZ-7