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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.

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 XXXXX XXXXXXXX ### 1/2/23  
 REGISTERED PROFESSIONAL ENGINEER

**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
4	REZONING SUBMITTAL	01/16/24

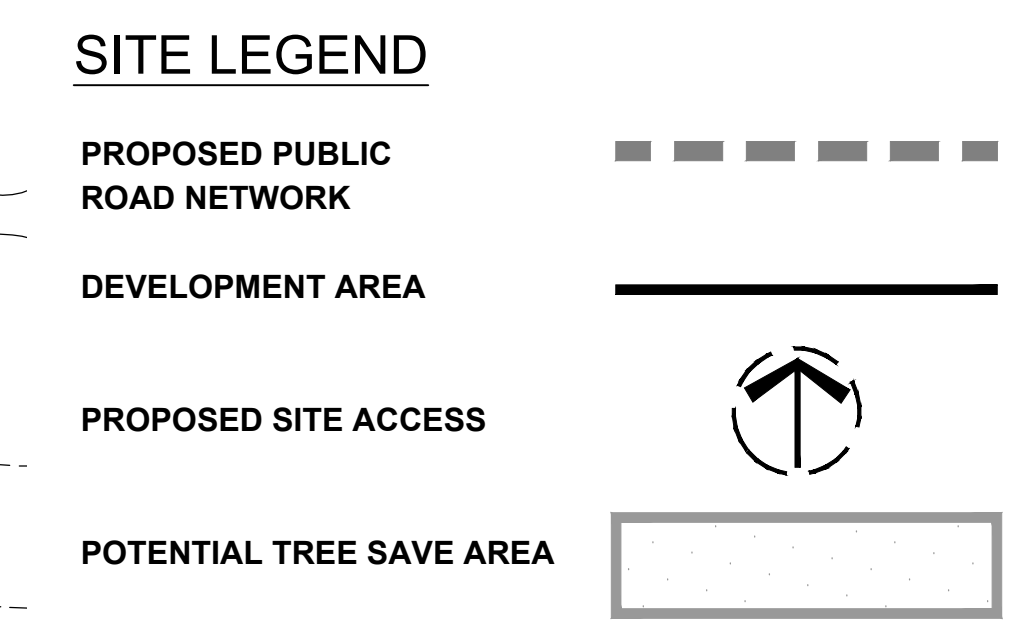
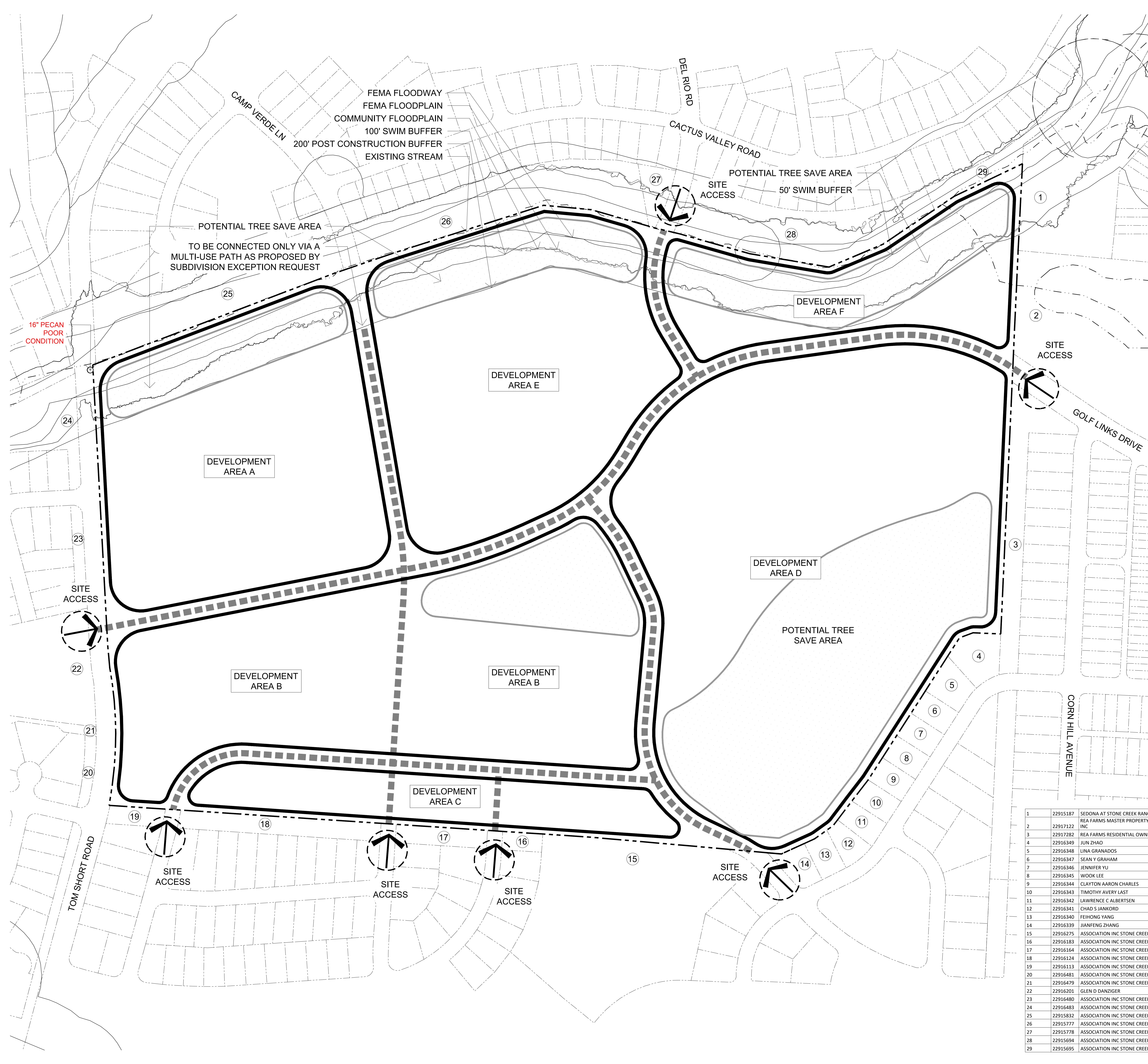
DESIGNED BY: KST  
 DRAWN BY: ZJK  
 CHECKED BY: KST

SCALE: NONE  
 VERT: N/A  
 HORZ:

SHEET TITLE  
**VISION STATEMENT**

SHEET NUMBER  
**RZ-0**

**SITE DEVELOPMENT DATA**  
 ACREAGE: ± 124.916 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: [80']; DEVELOPMENT AREA B: [65']; DEVELOPMENT AREA C: [40']; DEVELOPMENT AREA D: [50']; DEVELOPMENT AREA E: [85']; 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



NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	01/26/22
1	REZONING SUBMITTAL	09/11/23
2	REZONING SUBMITTAL	11/14/23
3	REZONING SUBMITTAL	12/12/23
4	REZONING SUBMITTAL	01/16/24

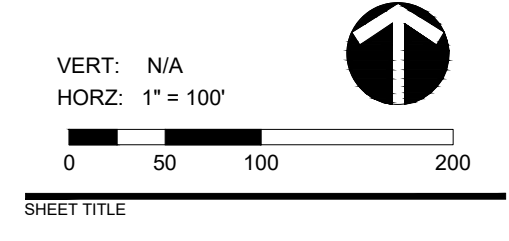
  

NO.	PARCEL #	OWNER	AREA	ZONING	USE
1	22915187	SEDONA AT STONE CREEK RANCH HOA INC	30498-930	MX-1(INNOV)	COMMON AREA
2	22917122	REA FARMS MASTER PROPERTY OWNERS ASSOCIATION INC	32375-181	MUDD-O	COMMON AREA
3	22917282	REA FARMS RESIDENTIAL OWNERS ASSOCIATION INC	34173-249	MUDD-O	COMMON AREA
4	22916349	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	27377-103	MX-1(INNOV)	SINGLE FAMILY
9	22916344	CLAYTON AARON CHARLES	37836-992	MX-1(INNOV)	SINGLE FAMILY
10	22916343	TIMOTHY AVERY LAST	32847-683	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	22916481	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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**NOT FOR CONSTRUCTION**  
**CATO TRAILS**  
 CHILDRESS KLIEN  
 RZ #2023-046  
 CHARLOTTE, NC

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



TECHNICAL DATA  
**RZ-1**



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

16" PECAN POOR CONDITION

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

SITE ACCESS

50' SWIM BUFFER

DEVELOPMENT AREA F

SITE ACCESS

GOLF LINKS DRIVE

DEVELOPMENT AREA A

DEVELOPMENT AREA E

EXISTING POND TO REMAIN

DEVELOPMENT AREA D

POTENTIAL ACTIVE OPEN SPACE

WETLAND / POTENTIAL PASSIVE OPEN SPACE +/- 12 AC

DEVELOPMENT AREA B

DEVELOPMENT AREA B

DEVELOPMENT AREA C

SITE ACCESS

SITE ACCESS



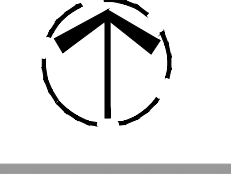

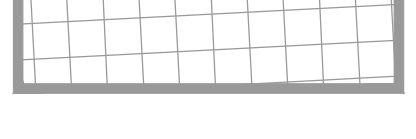


SITE ACCESS

SITE ACCESS

TOM SHORT ROAD

CORN HILL AVENUE

**SITE LEGEND**

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

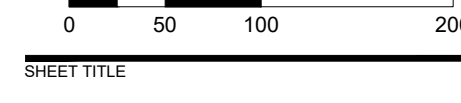
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 XXXXX XXXXXXXX REG # 121223  
 TRAINER REG # DATE

**NOT FOR CONSTRUCTION**  
 PROJECT: **CATO TRAILS**

CHILDRESS KLIEN  
 RZ #2023-046  
 CHARLOTTE, NC

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3	REZONING SUBMITTAL	12/12/23
4	REZONING SUBMITTAL	01/16/24

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

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


SHEETS TITLE: **SCHEMATIC SITE PLAN**

SHEET NUMBER: **RZ-2**

CHILDRESS KLIEN PROPERTIES & CHARLOTTE-MECKLENBURG SCHOOLS - TOM SHORT RD

REVISION STANDARDS  
REZONING PETITION NO. 2023-046  
(01/15/24)

SITE DEVELOPMENT DATA:

- ACRAGE = 124.62 ACRES
-TAX PARCEL #S: 229-161-01, 229-161-02, 229-161-03, AND 229-161-04
-EXISTING ZONING: M2 (INNOVATIVE)
-PROPOSED ZONING: M2 (INNOVATIVE)
-EXISTING USES: THREE SINGLE-FAMILY HOMES AND RELATED STRUCTURES
-PROPOSED USES: A SECONDARY SCHOOL, CONSISTING OF CLASSROOMS INCLUDING MOBILE CLASS ROOMS, CAFETERIA, ACTIVITY ROOMS AND ASSOCIATED USES, UP TO 917 RESIDENTIAL DWELLING UNITS, MADE UP OF A MIX OF RESIDENTIAL UNIT TYPES AS DESCRIBED BELOW. THIS MAY INCLUDE UP TO 682 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, 211 ATTACHED DWELING UNITS, 24 SINGLE-FAMILY DETACHED RESIDENTIAL DWELLING UNITS, TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE M2 (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: 40'; DEVELOPMENT AREA B: 45'; DEVELOPMENT AREA C: 40'; DEVELOPMENT AREA D: 50'; DEVELOPMENT AREA E: 65'; AND DEVELOPMENT AREA F: 50'.
-PARKING: AS REQUIRED BY THE ORDINANCE.

- 1. GENERAL PROVISIONS:
a. SITE LOCATION, THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE REZONING PLAN) ASSOCIATED WITH THE REZONING PETITION FILED BY CHILDRESS KLIEN PROPERTIES & CHARLOTTE-MECKLENBURG SCHOOLS TOGETHER (THE "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY AND A SECONDARY SCHOOL ON THE APPROXIMATELY 124.602-ACRE SITE LOCATED ON TOM SHORT ROAD (THE "SITE").

- b. ZONING DISTRICTS/ORDINANCE: DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE IN EXISTENCE AS OF THE FILING OF THE REZONING (THE "ORDINANCE"). NOT THE UNIFORM DEVELOPMENT ORDINANCE UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE M2 (INNOVATIVE) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE INNOVATIVE PROVISIONS PROVIDED BELOW.

- c. DEVELOPMENT AREAS: FOR EASE OF REFERENCE AND AS AN ORGANIZING PRINCIPAL ASSOCIATED WITH THE MASTER PLANNED COMMUNITY, THE REZONING PLAN SETS FORTH FIVE (5) GENERAL DEVELOPMENT AREAS (AND OTHER SUB-AREAS WITHIN THE DEVELOPMENT AREAS) AS GENERALLY DEPICTED ON THE ATTACHED GRAPHICS AND DEVELOPMENT AREAS A, B, C, D, E AND F (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").
d. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW), OPEN SPACE AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT(S) ELEMENTS") SET FORTH ON THE REZONING PLAN SHALL BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THE DEVELOPMENT STANDARDS, THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT(S) ELEMENTS DEPICTED ON THE REZONING PLAN ARE REPRESENTATIONS OF THE DEVELOPMENT(S) ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
e. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES (IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT(S) ELEMENTS THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT THE NEED OF REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
i. EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR
ii. MINOR AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
f. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSE TO ADJACENT PROPERTIES IN A RESIDENTIAL DISTRICT OR ABUTTING RESIDENTIAL USE BUT NO CLOSER THAN THE EXTERNAL BUILDING LINE, IN THIS CASE THE EXTERNAL SETBACKS, REAR YARDS, OR BUFFER AREAS INDICATED ON THE REZONING PLAN.

- g. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE MET PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPLICABLE RIGHTS SET FORTH IN THE ORDINANCE, THE PETITIONER SHALL BE RESPONSIBLE FOR:
i. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY, NOTWITHSTANDING THE NUMBER OF BUILDINGS OR LOTS SHOWN ON THE REZONING PLAN, THE NUMBER OF PRINCIPLE USE BUILDINGS CONSTRUCTED ON THE SITE SHALL NOT EXCEED 120 (INCLUDING ACCESSORY USE BUILDINGS AND MOBILE CLASSROOM BUILDINGS);
ii. PLANNED/UNIFIED DEVELOPMENT: THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE DEVELOPMENT(S) ELEMENTS, DEVELOPMENT AREAS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN, AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, PUBLIC/Private STREET FRONTAGE REQUIREMENTS, AND OTHER SIMILAR ZONING/SUBDIVISION STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER DEVELOPMENT(S) ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNERS OF THE PORTION OF THE SITE UNDER DEVELOPMENT RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS, AND PUBLIC/Private STREET FRONTAGE REQUIREMENTS, HOWEVER, ALL SUCH SEPARATION STANDARDS LOCATED ON THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AS A WHOLE AND NOT INDIVIDUAL PORTIONS, DEVELOPMENT AREAS OR LOTS LOCATED THEREIN.

- h. GROSS FLOOR AREA CLARIFICATION: WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE SETBACKS OR STRUCTURES INCLUDING LIMITATION CORRIDORS, AND ELEVATORS WITHIN SUCH FACILITIES), AND OUTDOOR DRINKING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR OTHERWISE.
i. PROJECT VISUAL OVERALL DESIGN INTENT: THE DEVELOPMENT(S) ELEMENTS DEPICTED ON THE REZONING PLAN ARE REPRESENTATIONS OF THE DEVELOPMENT(S) ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
j. CATO FARMS WILL BE A MASTER PLANNED RESIDENTIAL COMMUNITY THAT WILL BE INTEGRATED INTO THE RESIDENTIAL COMMUNITY THAT HAS DEVELOPED SOUTH OF I-85 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 AND THROUGHOUT THE DEVELOPMENT 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 PROVIDE OPPORTUNITIES FOR ACTIVE LIFESTYLES, PEDESTRIAN, AND BIKE ACCESS FROM OTHER NEARBY EXISTING RESIDENTIAL COMMUNITIES AND FROM NEARBY SCHOOL, PARK, AND GREENWAY FACILITIES. THE CATO FARMS HISTORY, THE PASTORAL HISTORY, THE PASTORAL HISTORY WILL BE ON DISPLAY WITH POSSIBLE FEATURES SUCH AS SPILT RAIL FENCES, COMMUNITY AMENITY BUILDINGS WITH RURAL DESIGNS, AND THE LIKE.

- k. LOT STANDARDS AND INNOVATIVE PROVISIONS FOR M2 (INNOVATIVE) AREA:
i. SINGLE-FAMILY DETACHED: THE PETITIONER HEREBY SEEKS THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS IN CONNECTION WITH SINGLE-FAMILY DETACHED DEVELOPMENT TAKING PLACE WITHIN DEVELOPMENT AREAS B, D AND E TO ACCOMMODATE A VARIETY OF SETBACK AND YARD WIDTHS AND OTHER DEVELOPMENT ELEMENTS SO AS TO ALLOW FOR A PEDESTRIAN FRIENDLY RESIDENTIAL COMMUNITY. IT IS UNDERSTOOD THAT CERTAIN BARRIERS DESCRIBED BELOW ARE STANDARD ORDINANCE REQUIREMENTS AND ARE INCLUDED WITHIN THIS SECTION FOR EASE OF REVIEW.
1. A MINIMUM LOT SIZE FOR SINGLE-FAMILY DETACHED LOTS OF 4,500 SQUARE FEET.
2. A MINIMUM LOT WIDTH FOR SINGLE-FAMILY DETACHED LOTS OF FORTY (40) FEET.
3. A MINIMUM FRONT SETBACK FOR SINGLE-FAMILY DETACHED LOTS OF 16 FEET AS MEASURED FROM THE PROPOSED BACK OF CURB; IN THE EVENT A DRIVEWAY IS PROVIDED WITHOUT A GARAGE, THE SETBACK SHALL BE INCREASED TO TWENTY (20) FEET AS MEASURED FROM THE BACK OF THE SIDEWALK.
4. A MINIMUM REAR YARD FOR SINGLE-FAMILY DETACHED LOTS OF TWENTY (20) FEET UNLESS LOT HAS ALLEY ACCESS IN WHICH A REAR YARD OF FIVE (5) FEET IS ALLOWED.
5. A MINIMUM SIDE YARD OF FIVE (5) FEET FOR SINGLE FAMILY DETACHED LOTS (INCLUDING ALONG PUBLIC STREETS);
6. SINGLE-FAMILY DETACHED LOTS MAY BE GATED OR ON PUBLIC OR PRIVATE STREETS (IF PRIVATE STREETS ARE USED, THEY WILL NOT BE GATED) OR COMMON OPEN SPACE.
7. PRIVATE ALLEYS SHALL FOLLOW CLOSDS STANDARDS; AND
8. MAXIMUM BUILDING COVERAGE FOR SINGLE FAMILY DETACHED SHALL BE SEVENTY (70%) PERCENT.

- ii. ATTACHED DWELLING UNITS: THE PETITIONER HEREBY SEEKS THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS IN CONNECTION WITH ATTACHED DWELLING UNIT DEVELOPMENT TAKING PLACE WITHIN DEVELOPMENT AREAS B, D AND E TO ACCOMMODATE A VARIETY OF SETBACK AND YARD WIDTHS AND OTHER DEVELOPMENT ELEMENTS SO AS TO ALLOW FOR A PEDESTRIAN FRIENDLY RESIDENTIAL COMMUNITY. IT IS UNDERSTOOD THAT CERTAIN BARRIERS DESCRIBED BELOW ARE STANDARD ORDINANCE REQUIREMENTS AND ARE INCLUDED WITHIN THIS SECTION FOR EASE OF REVIEW.
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- iii. ATTACHED DWELLING UNITS: THE PETITIONER HEREBY SEEKS THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS IN CONNECTION WITH ATTACHED DWELLING UNIT DEVELOPMENT TAKING PLACE WITHIN DEVELOPMENT AREAS B, D AND E TO ACCOMMODATE A VARIETY OF SETBACK AND YARD WIDTHS AND OTHER DEVELOPMENT ELEMENTS SO AS TO ALLOW FOR A PEDESTRIAN FRIENDLY RESIDENTIAL COMMUNITY. IT IS UNDERSTOOD THAT CERTAIN BARRIERS DESCRIBED BELOW ARE STANDARD ORDINANCE REQUIREMENTS AND ARE INCLUDED WITHIN THIS SECTION FOR EASE OF REVIEW.
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3. A MINIMUM FRONT SETBACK FOR SINGLE-FAMILY DETACHED LOTS OF 16 FEET AS MEASURED FROM THE PROPOSED BACK OF CURB; IN THE EVENT A DRIVEWAY IS PROVIDED WITHOUT A GARAGE, THE SETBACK SHALL BE INCREASED TO TWENTY (20) FEET AS MEASURED FROM THE BACK OF THE SIDEWALK.
4. A MINIMUM REAR YARD FOR SINGLE-FAMILY DETACHED LOTS OF TWENTY (20) FEET UNLESS LOT HAS ALLEY ACCESS IN WHICH A REAR YARD OF FIVE (5) FEET IS ALLOWED.
5. A MINIMUM SIDE YARD OF FIVE (5) FEET FOR SINGLE FAMILY DETACHED LOTS (INCLUDING ALONG PUBLIC STREETS);
6. SINGLE-FAMILY DETACHED LOTS MAY BE GATED OR ON PUBLIC OR PRIVATE STREETS (IF PRIVATE STREETS ARE USED, THEY WILL NOT BE GATED) OR COMMON OPEN SPACE.
7. PRIVATE ALLEYS SHALL FOLLOW CLOSDS STANDARDS; AND
8. MAXIMUM BUILDING COVERAGE FOR SINGLE FAMILY DETACHED SHALL BE SEVENTY (70%) PERCENT.

- iv. ATTACHED DWELLING UNITS: THE PETITIONER HEREBY SEEKS THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS IN CONNECTION WITH ATTACHED DWELLING UNIT DEVELOPMENT TAKING PLACE WITHIN DEVELOPMENT AREAS B, D AND E TO ACCOMMODATE A VARIETY OF SETBACK AND YARD WIDTHS AND OTHER DEVELOPMENT ELEMENTS SO AS TO ALLOW FOR A PEDESTRIAN FRIENDLY RESIDENTIAL COMMUNITY. IT IS UNDERSTOOD THAT CERTAIN BARRIERS DESCRIBED BELOW ARE STANDARD ORDINANCE REQUIREMENTS AND ARE INCLUDED WITHIN THIS SECTION FOR EASE OF REVIEW.
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3. A MINIMUM FRONT SETBACK FOR SINGLE-FAMILY DETACHED LOTS OF 16 FEET AS MEASURED FROM THE PROPOSED BACK OF CURB; IN THE EVENT A DRIVEWAY IS PROVIDED WITHOUT A GARAGE, THE SETBACK SHALL BE INCREASED TO TWENTY (20) FEET AS MEASURED FROM THE BACK OF THE SIDEWALK.
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- v. ATTACHED DWELLING UNITS: THE PETITIONER HEREBY SEEKS THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS IN CONNECTION WITH ATTACHED DWELLING UNIT DEVELOPMENT TAKING PLACE WITHIN DEVELOPMENT AREAS B, D AND E TO ACCOMMODATE A VARIETY OF SETBACK AND YARD WIDTHS AND OTHER DEVELOPMENT ELEMENTS SO AS TO ALLOW FOR A PEDESTRIAN FRIENDLY RESIDENTIAL COMMUNITY. IT IS UNDERSTOOD THAT CERTAIN BARRIERS DESCRIBED BELOW ARE STANDARD ORDINANCE REQUIREMENTS AND ARE INCLUDED WITHIN THIS SECTION FOR EASE OF REVIEW.
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- vi. ATTACHED DWELLING UNITS: THE PETITIONER HEREBY SEEKS THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS IN CONNECTION WITH ATTACHED DWELLING UNIT DEVELOPMENT TAKING PLACE WITHIN DEVELOPMENT AREAS B, D AND E TO ACCOMMODATE A VARIETY OF SETBACK AND YARD WIDTHS AND OTHER DEVELOPMENT ELEMENTS SO AS TO ALLOW FOR A PEDESTRIAN FRIENDLY RESIDENTIAL COMMUNITY. IT IS UNDERSTOOD THAT CERTAIN BARRIERS DESCRIBED BELOW ARE STANDARD ORDINANCE REQUIREMENTS AND ARE INCLUDED WITHIN THIS SECTION FOR EASE OF REVIEW.
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- ix. ATTACHED DWELLING UNITS: THE PETITIONER HEREBY SEEKS THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS IN CONNECTION WITH ATTACHED DWELLING UNIT DEVELOPMENT TAKING PLACE WITHIN DEVELOPMENT AREAS B, D AND E TO ACCOMMODATE A VARIETY OF SETBACK AND YARD WIDTHS AND OTHER DEVELOPMENT ELEMENTS SO AS TO ALLOW FOR A PEDESTRIAN FRIENDLY RESIDENTIAL COMMUNITY. IT IS UNDERSTOOD THAT CERTAIN BARRIERS DESCRIBED BELOW ARE STANDARD ORDINANCE REQUIREMENTS AND ARE INCLUDED WITHIN THIS SECTION FOR EASE OF REVIEW.
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- x. ATTACHED DWELLING UNITS: THE PETITIONER HEREBY SEEKS THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS IN CONNECTION WITH ATTACHED DWELLING UNIT DEVELOPMENT TAKING PLACE WITHIN DEVELOPMENT AREAS B, D AND E TO ACCOMMODATE A VARIETY OF SETBACK AND YARD WIDTHS AND OTHER DEVELOPMENT ELEMENTS SO AS TO ALLOW FOR A PEDESTRIAN FRIENDLY RESIDENTIAL COMMUNITY. IT IS UNDERSTOOD THAT CERTAIN BARRIERS DESCRIBED BELOW ARE STANDARD ORDINANCE REQUIREMENTS AND ARE INCLUDED WITHIN THIS SECTION FOR EASE OF REVIEW.
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7. PRIVATE ALLEYS SHALL FOLLOW CLOSDS STANDARDS; AND
8. MAXIMUM BUILDING COVERAGE FOR SINGLE FAMILY DETACHED SHALL BE SEVENTY (70%) PERCENT.

NOTE: THE LOCATIONS AND NUMBER OF RESIDENTIAL UNITS ALLOCATED TO INDIVIDUAL DEVELOPMENT AREAS BELOW AND WITHIN THE DEVELOPMENT AREAS ON THE REZONING PLAN MAY BE INCREASED BY THE NUMBER LISTED BELOW AS THE "ADJUSTED INCREASE AMOUNT" PROVIDED THAT OTHER UNIT AMOUNTS ARE REDUCED AS DESCRIBED BELOW AND IN ANY EVENT THE TOTAL NUMBER OF MULTI-FAMILY UNITS ON THE SITE DOES NOT EXCEED 682 UNITS AND THE TOTAL NUMBER OF ALL DWELLING UNITS ON THE SITE DOES NOT EXCEED 917 UNITS.

- b. DENSITY BONUS: TO ACCOMMODATE THE PROPOSED CMS SCHOOL ON THE SITE THE PETITIONER REQUESTS A DENSITY BONUS AS ALLOWED BY THE ORDINANCE BY INCREASING THE AMOUNT OF REQUIRED COMMON OPEN SPACE FROM 10% TO 19.7% (24.54 ACRES). THEREFORE, THE PETITIONER REQUESTS AN INCREASE IN THE NUMBER OF ALLOWED UNITS FROM 636 UNITS TO 917 UNITS (AN INCREASE OF #1 UNITS). THE PROPOSED COMMON OPEN SPACE MAY BE LOCATED THROUGHOUT THE SITE.
c. DEVELOPMENT AREA A MAY BE DEVELOPED AS A SECONDARY SCHOOL CONSISTING OF CLASSROOMS INCLUDING CLASSROOMS, CAFETERIA, ACTIVITY ROOMS AND ASSOCIATED USES TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE M2-2 INNOVATIVE ZONING DISTRICT, AS MORE PARTICULARLY DESCRIBED IN THESE DEVELOPMENT STANDARDS.
d. DEVELOPMENT AREA D & E MAY BE DEVELOPED WITH (I) UP TO 682 MULTI-FAMILY AND/OR ATTACHED DWELLING UNITS AND ASSOCIATED USES SUCH AS CLUBHOUSE AND AMENITY AREAS TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE M2-2 INNOVATIVE ZONING DISTRICT. HOWEVER, THE NUMBER OF PERMITTED UNITS MAY BE INCREASED FOR DEVELOPMENT AREA D & E BY UP TO 68 UNITS BY WAY OF A REDUCTION IN THE NUMBER OF RESIDENTIAL UNITS LOCATED IN THE AGGREGATE TO DEVELOPMENT AREA B UP PROVIDED THAT THE TOTAL OF MULTI-FAMILY UNITS DOES NOT EXCEED 682 MULTI-FAMILY UNITS, AND (II) A 1/2 ACRE NATURAL PRESERVE AREA THAT WILL CONTAIN TRAILS AND OTHER NATURAL AMENITIES.
e. DEVELOPMENT AREA C MAY BE DEVELOPED WITH UP TO 24 SINGLE FAMILY DETACHED HOMES/LOTS TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE M2-2 INNOVATIVE ZONING DISTRICT. HOWEVER, THE NUMBER OF SINGLE FAMILY DETACHED HOMES MAY BE INCREASED FOR DEVELOPMENT AREA C BY UP TO (21) UNITS UNLESS THE TOTAL OF MULTI-FAMILY UNITS LOCATED IN THE AGGREGATE TO DEVELOPMENT AREAS C, D AND E, AND (II) OPEN SPACE/COMMUNITY AMENITIES WHICH SHALL INCLUDE AN IMPROVE ACTIVE OPEN SPACE AREA(S) WITH 1/4 ACRES.
f. DEVELOPMENT AREA B MAY BE DEVELOPED WITH (I) UP TO 210 ATTACHED DWELLING UNITS OR SINGLE FAMILY DETACHED HOMES/LOTS TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE M2-2 INNOVATIVE ZONING DISTRICT, PROVIDED, HOWEVER, THE NUMBER OF ATTACHED DWELLING UNITS OR SINGLE FAMILY DETACHED HOMES/LOTS WILL BE CONSTRUCTED ON THE SITE WITH UNITS UNLESS THE TOTAL OF MULTI-FAMILY UNITS LOCATED IN THE AGGREGATE TO DEVELOPMENT AREAS C, D AND E, AND (II) OPEN SPACE/COMMUNITY AMENITIES WHICH SHALL INCLUDE AN IMPROVE ACTIVE OPEN SPACE AREA(S) WITH 1/4 ACRES.
g. DEVELOPMENT AREA F MAY BE DEVELOPED WITH OPEN SPACE, STORM WATER STRUCTURES AND TRAILS AND OTHER ASSOCIATED OPEN SPACE AMENITIES.
h. ATTACHED SINGLE-FAMILY DETACHED HOMES/LOTS NO LESS THAN 125 ATTACHED DWELLING UNITS OR SINGLE FAMILY DETACHED HOMES/LOTS WILL BE CONSTRUCTED ON THE SITE WITH UNITS UNLESS THE TOTAL OF MULTI-FAMILY UNITS LOCATED IN THE AGGREGATE TO DEVELOPMENT AREAS C, D AND E, AND (II) OPEN SPACE/COMMUNITY AMENITIES WHICH SHALL INCLUDE AN IMPROVE ACTIVE OPEN SPACE AREA(S) WITH 1/4 ACRES.

- i. DEVELOPMENT AREA B MAY BE DEVELOPED WITH (I) UP TO 210 ATTACHED DWELLING UNITS OR SINGLE FAMILY DETACHED HOMES/LOTS TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE M2-2 INNOVATIVE ZONING DISTRICT, PROVIDED, HOWEVER, THE NUMBER OF ATTACHED DWELLING UNITS OR SINGLE FAMILY DETACHED HOMES/LOTS WILL BE CONSTRUCTED ON THE SITE WITH UNITS UNLESS THE TOTAL OF MULTI-FAMILY UNITS LOCATED IN THE AGGREGATE TO DEVELOPMENT AREAS C, D AND E, AND (II) OPEN SPACE/COMMUNITY AMENITIES WHICH SHALL INCLUDE AN IMPROVE ACTIVE OPEN SPACE AREA(S) WITH 1/4 ACRES.
j. DEVELOPMENT AREA F MAY BE DEVELOPED WITH OPEN SPACE, STORM WATER STRUCTURES AND TRAILS AND OTHER ASSOCIATED OPEN SPACE AMENITIES.
k. ATTACHED SINGLE-FAMILY DETACHED HOMES/LOTS NO LESS THAN 125 ATTACHED DWELLING UNITS OR SINGLE FAMILY DETACHED HOMES/LOTS WILL BE CONSTRUCTED ON THE SITE WITH UNITS UNLESS THE TOTAL OF MULTI-FAMILY UNITS LOCATED IN THE AGGREGATE TO DEVELOPMENT AREAS C, D AND E, AND (II) OPEN SPACE/COMMUNITY AMENITIES WHICH SHALL INCLUDE AN IMPROVE ACTIVE OPEN SPACE AREA(S) WITH 1/4 ACRES.

- l. TRANSPORTATION IMPROVEMENTS, ACCESS AND MULTIMODAL/PEDESTRIAN IMPROVEMENTS:
1. PROPOSED IMPROVEMENTS:
IMPROVEMENTS GENERALLY PHASES OF DEVELOPMENT, THE PETITIONER MAY PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS. THE IMPROVEMENTS SET FORTH BELOW IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS, IF IT IS DETERMINED THAT THE FOLLOWING SECTION AND THE IMPROVEMENTS MAY BE AMENDED TO ALIGN WITH FINAL APPROVED TRANSPORTATION ACTING STUDY (THE "ITS").
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- 7. TRANSPORTATION IMPROVEMENTS, ACCESS AND MULTIMODAL/PEDESTRIAN IMPROVEMENTS:
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- 12. TRANSPORTATION IMPROVEMENTS, ACCESS AND MULTIMODAL/PEDESTRIAN IMPROVEMENTS:
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FEMA FLOODWAY  
 FEMA FLOODPLAIN  
 COMMUNITY FLOODPLAIN  
 100' SWIM BUFFER  
 200' POST CONSTRUCTION BUFFER  
 EXISTING STREAM

CACTUS VALLEY ROAD

50' SWIM BUFFER

16" PECAN  
 POOR  
 CONDITION

DEVELOPMENT  
 AREA F

SITE  
 ACCESS

GOLF LINKS DRIVE

DEVELOPMENT  
 AREA E

DEVELOPMENT  
 AREA D

DEVELOPMENT  
 AREA A

DEVELOPMENT  
 AREA B

DEVELOPMENT  
 AREA B

DEVELOPMENT  
 AREA C

DEVELOPMENT  
 AREA C

CORN HILL AVENUE

TOM SHORT ROAD

SITE  
 ACCESS

SITE  
 ACCESS

SITE  
 ACCESS

SITE  
 ACCESS

SITE  
 ACCESS

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

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 XXXXX XXXXXXXX ### 12/23  
 TITLE SHEET DATE

NOT FOR  
 CONSTRUCTION  
 CATO TRAILS

CHILDRESS KLIEN  
 RZ #2023-046  
 CHARLOTTE, NC

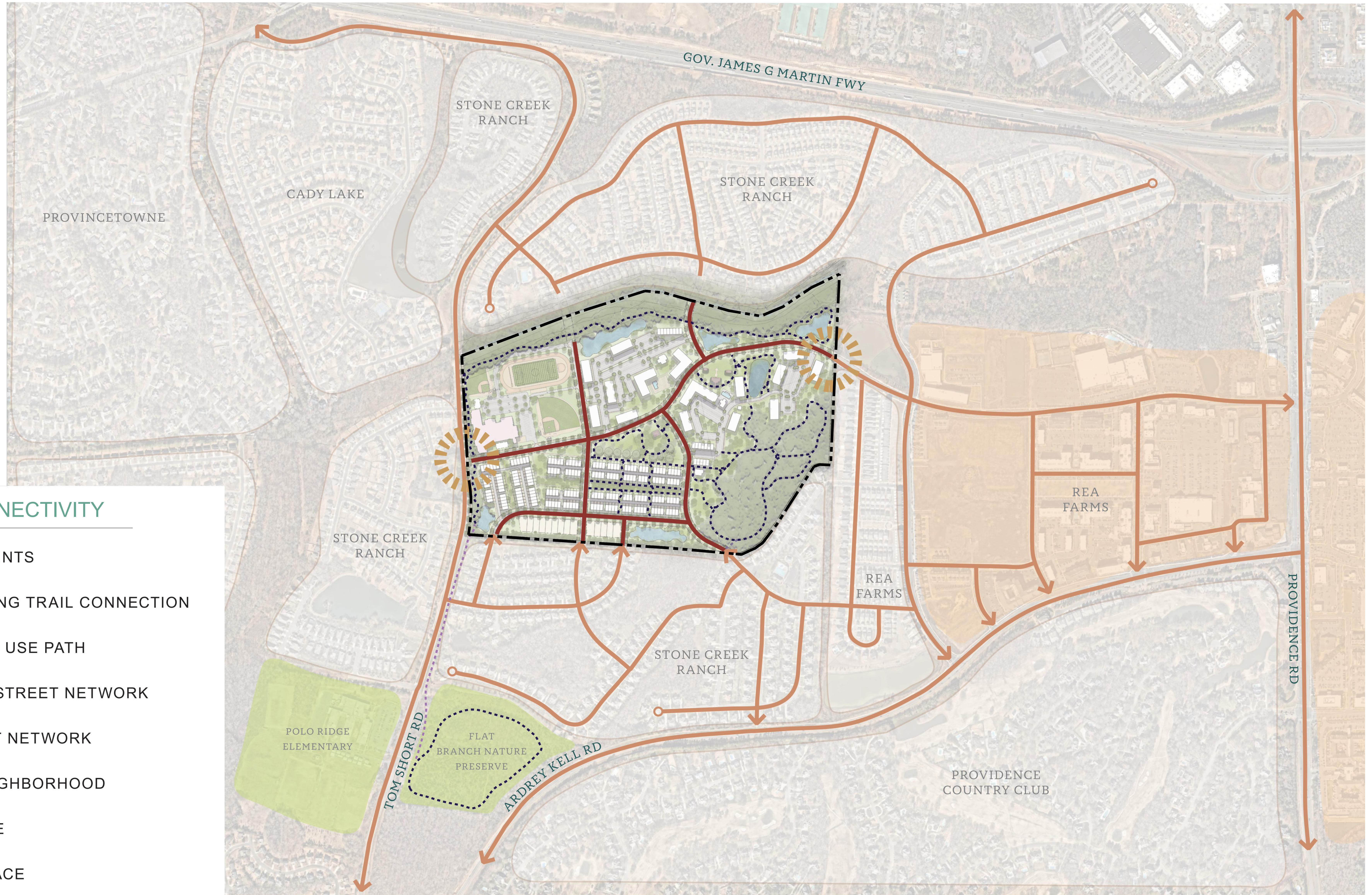
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	01/24/22
1	REZONING SUBMITTAL	09/11/23
2	REZONING SUBMITTAL	11/14/23
3	REZONING SUBMITTAL	12/12/23
4	REZONING SUBMITTAL	01/16/24

DESIGNED BY: KST  
 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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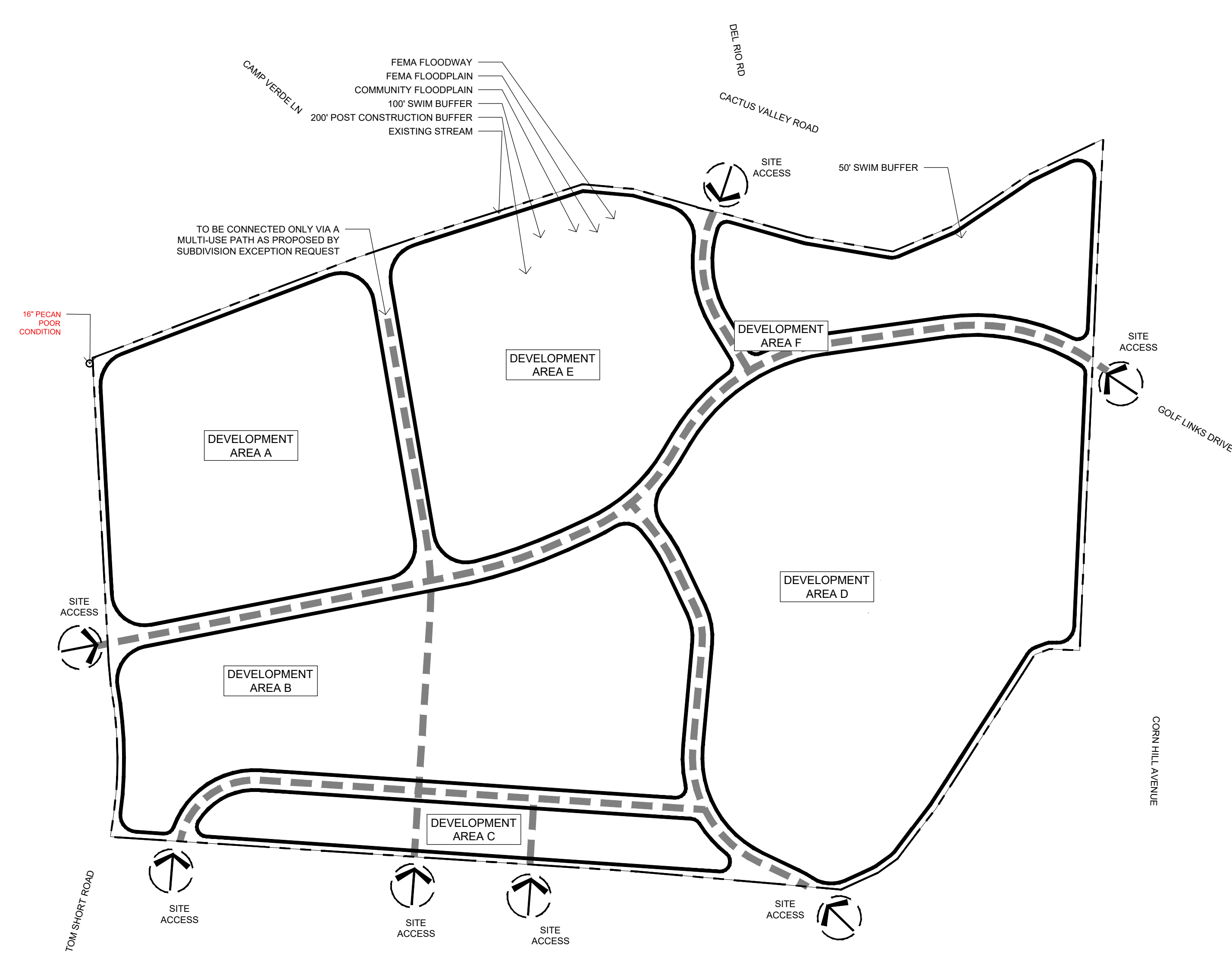
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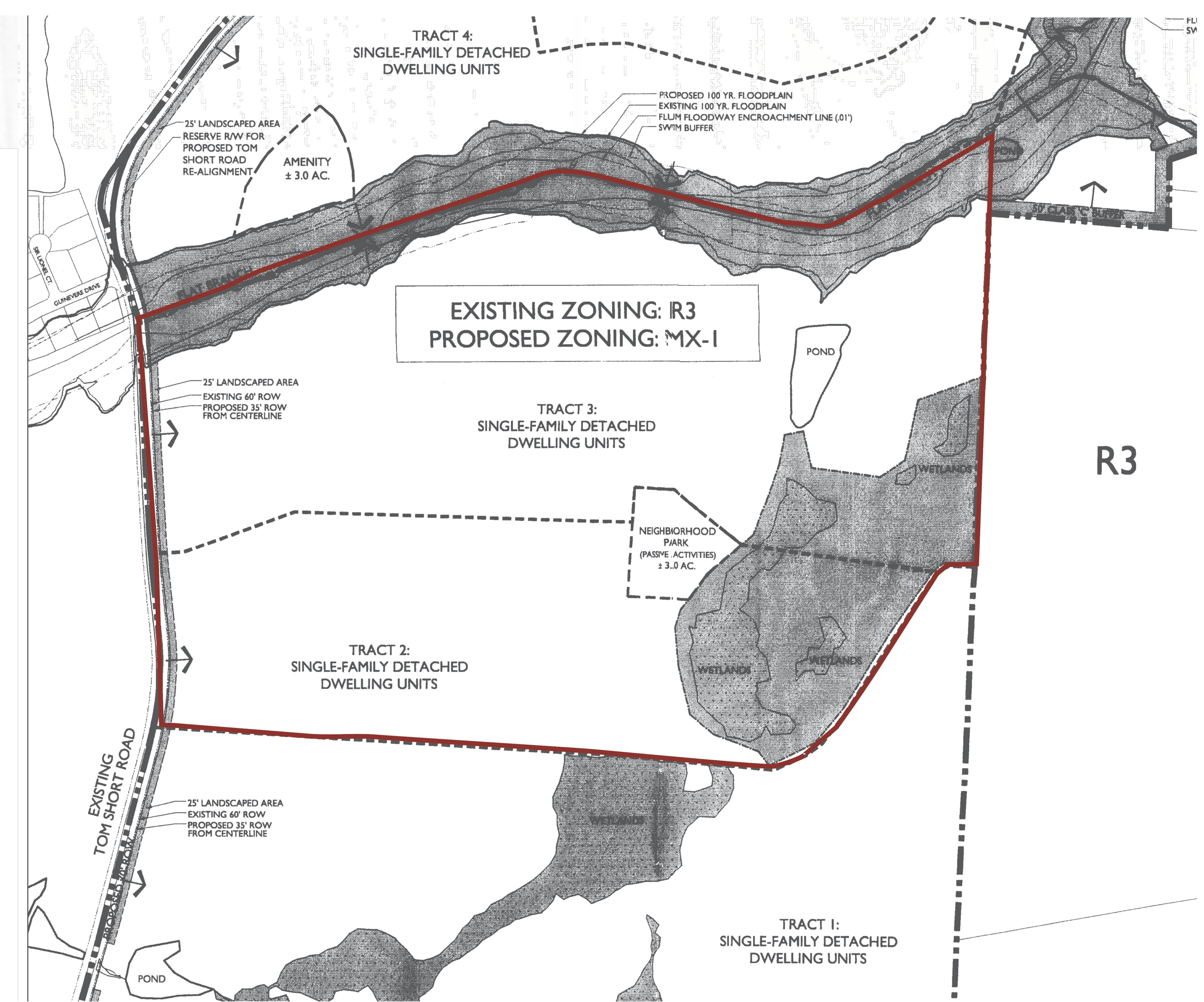
VERT: N/A  
 HORZ:

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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DESIGNER PROJECT: 1022250

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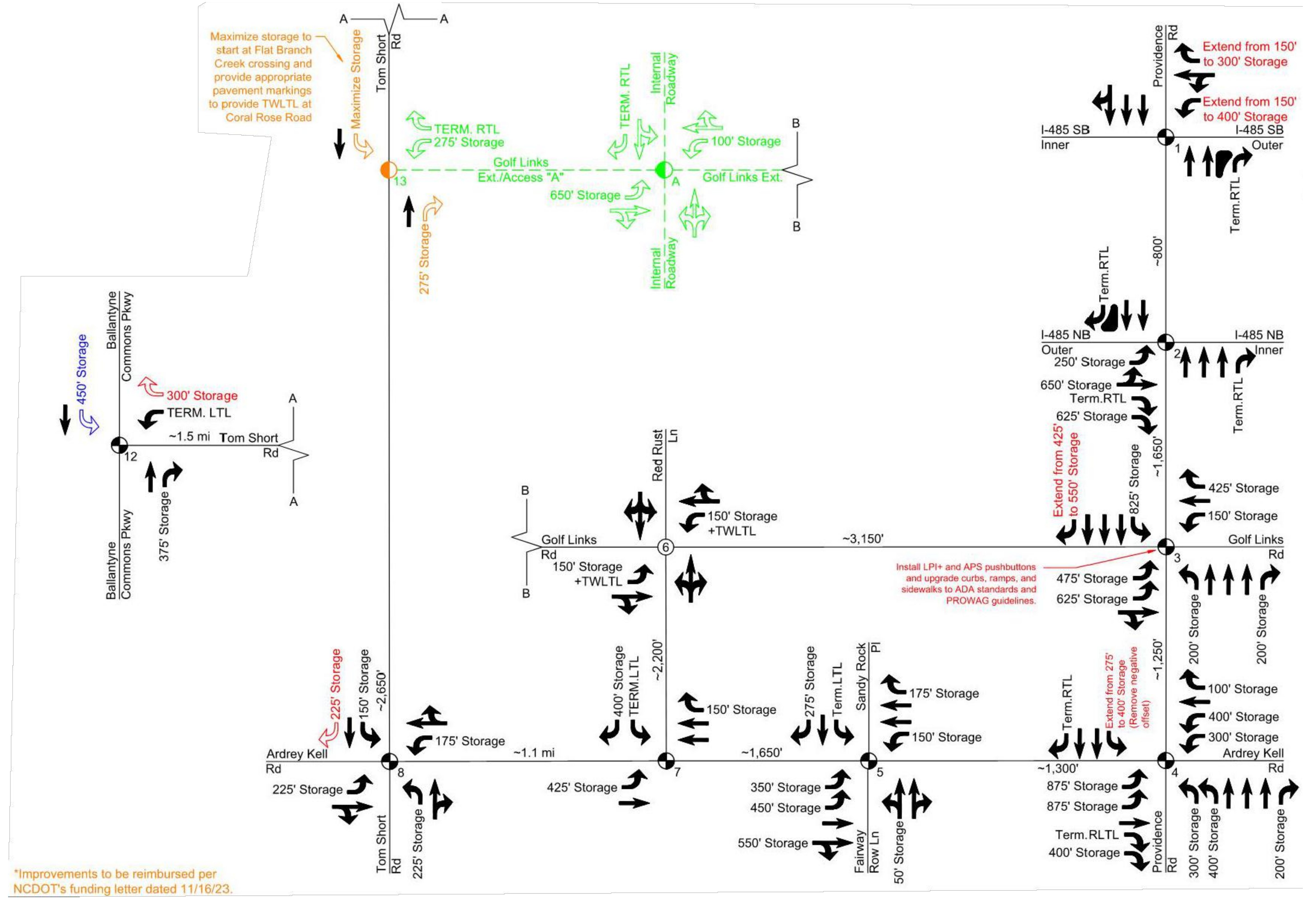
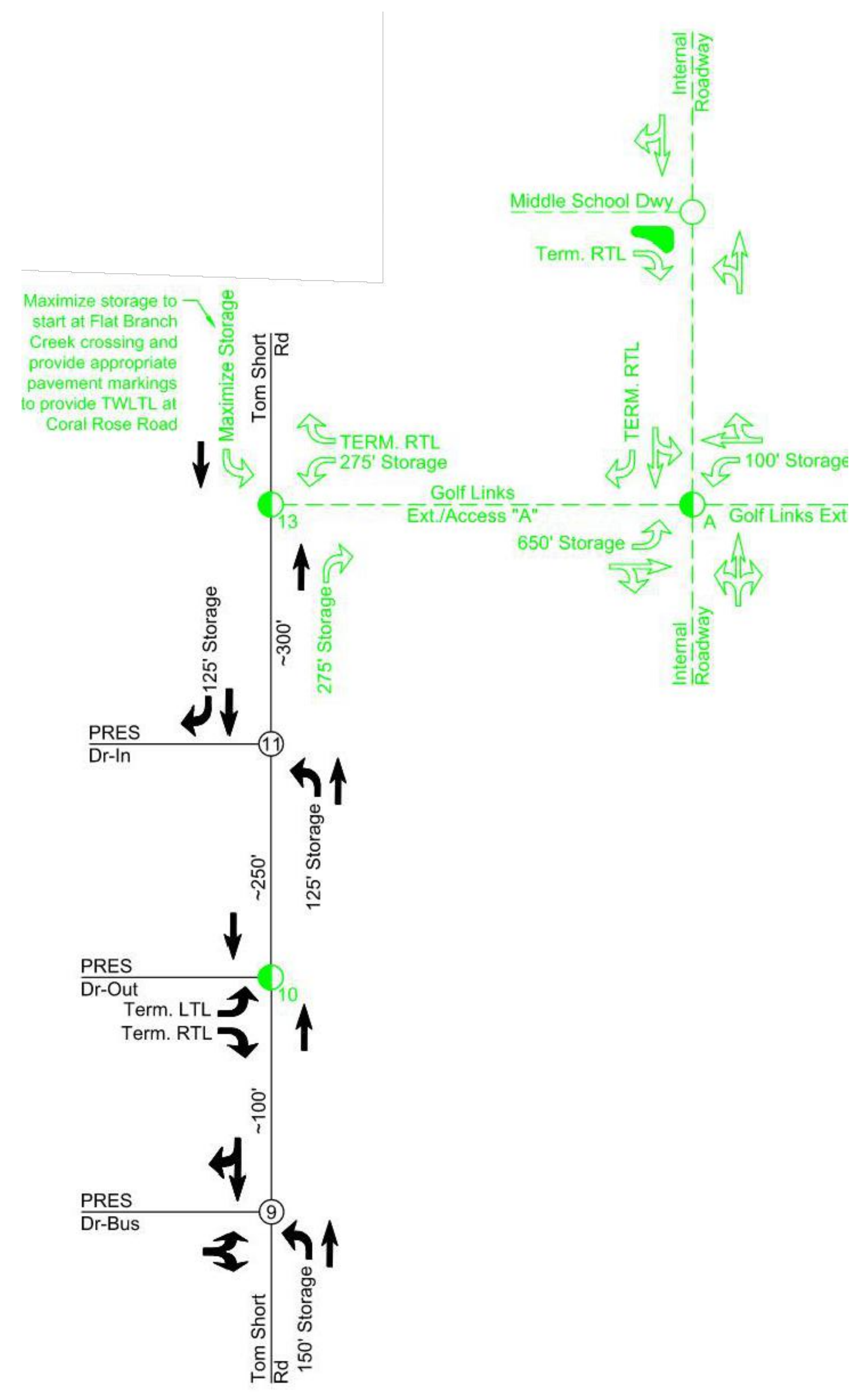
VERT: N/A  
 HORZ:

MISC. EXISTING ZONING

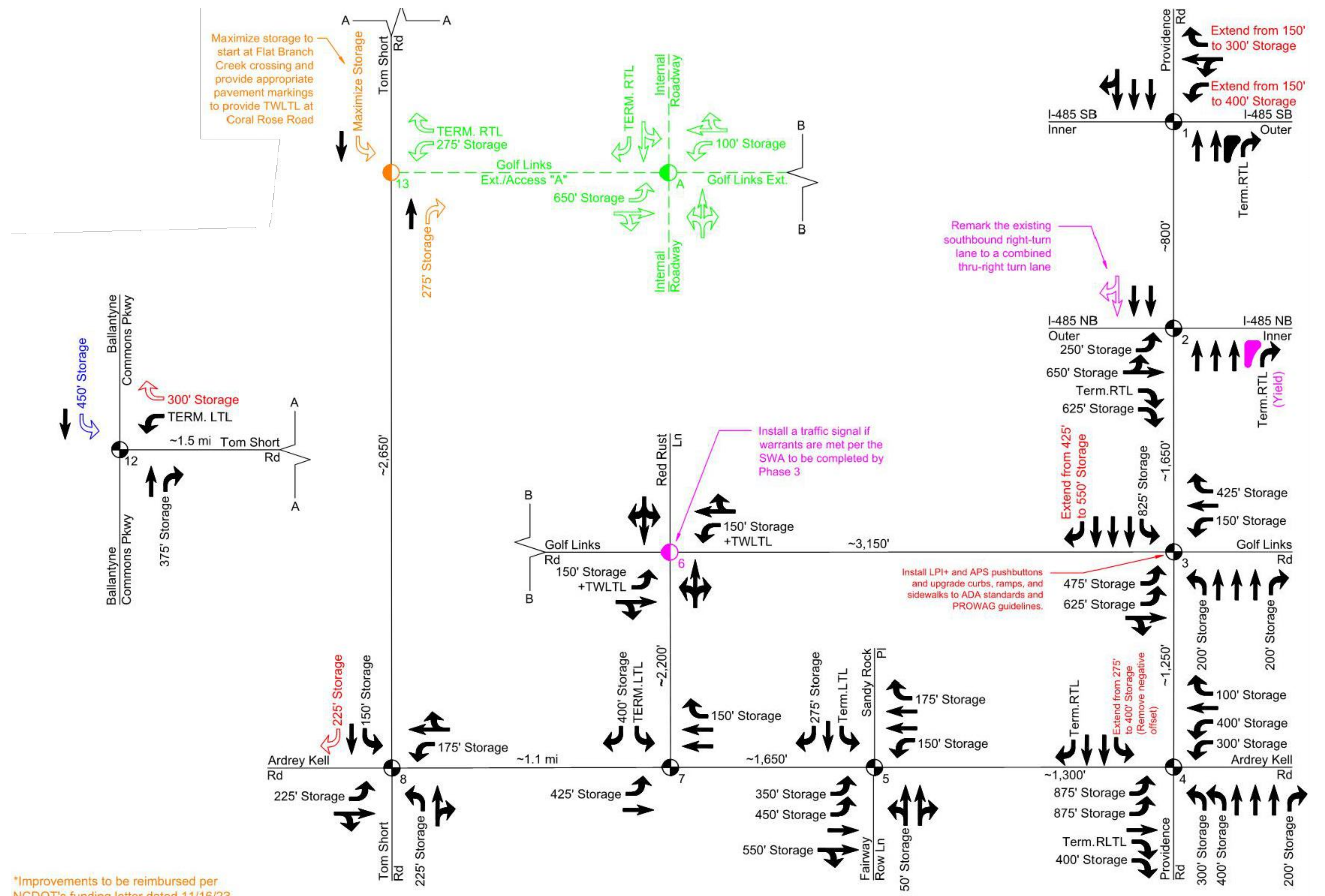
RZ-6

LEGEND

- Traffic Signal
- Stop Sign Control
- Proposed Signal
- Existing Laneage
- STIP I-6030
- Improvements to be Reimbursed\*
- Phase 1 Suggested Laneage
- Phase 2 Suggested Laneage
- Phase 3 Suggested Laneage



\*Improvements to be reimbursed per NCDOT's funding letter dated 11/16/23.



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

DATE: 11/16/23

VERT: N/A  
HORZ: N/A

SHEET TITLE: LANEAGE

SHEET NUMBER: RZ-7



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2405 WILSON BLVD, SUITE 200 CHARLOTTE, NC 28208  
704.333.0205  
WWW.DRG.COM