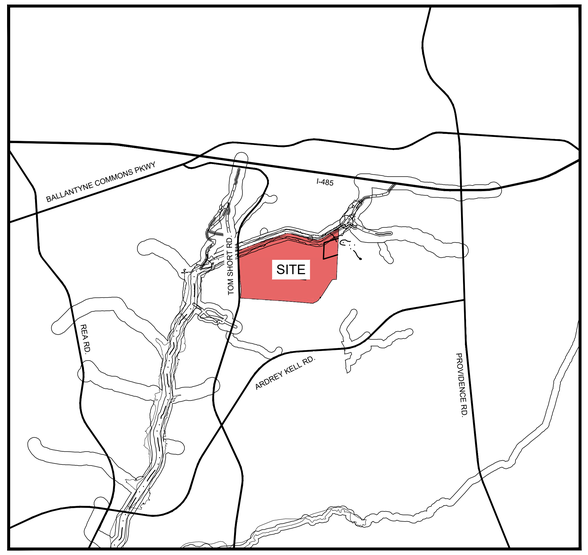

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VISION STATEMENT:

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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KEY MAP

SEAL

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PROGRESS	REV. #	DATE
XXXXX XXXXXXXX	####	1/27/23

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PROJECT

CATO TRAILS

CHILDRESS KLIEN

RZ #2023-XXX

CHARLOTTE, NC

LANDDESIGN PROJ.#
1022250

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	—	

DESIGNED BY: KST
DRAWN BY: JYK
CHECKED BY: KST

SCALE
VERT: N/A
HORZ:

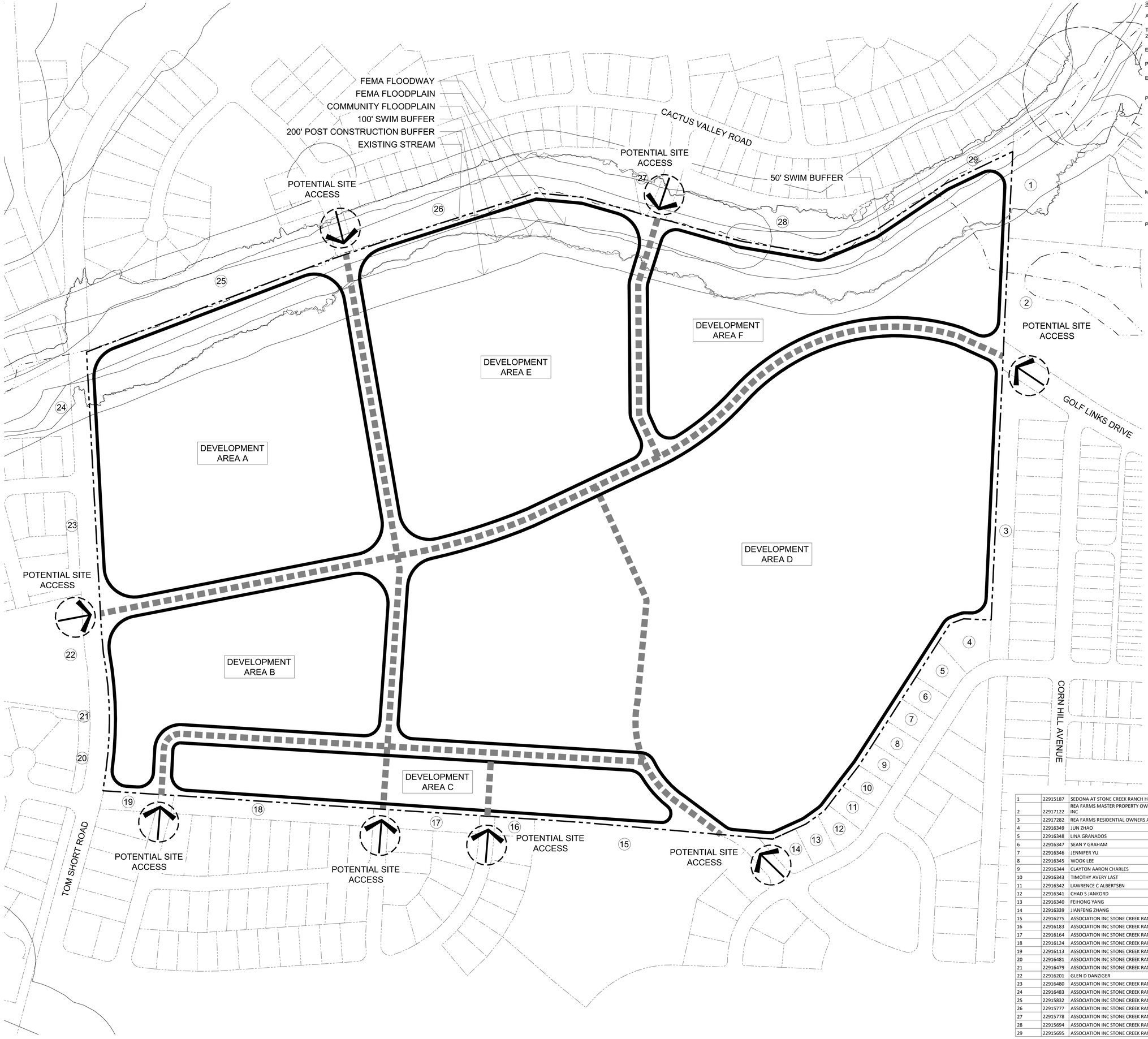
NORTH

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: BUILDING HEIGHT AS SPECIFIED BY THE ORDINANCE WILL BE ALLOWED. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE.

SITE LEGEND

PROPOSED PUBLIC ROAD NETWORK

DEVELOPMENT AREA

PROPOSED SITE ACCESS

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	32847-683	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	22916124	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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PROJECT

CATO TRAILS

CHILDRESS KLIEN

RZ #2023-XXX

CHARLOTTE, NC

LANDDESIGN PROJ #
1022250

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	—	

DESIGNED BY: KST
DRAWN BY: JYK
CHECKED BY: KST

SCALE

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

0 50 100 200

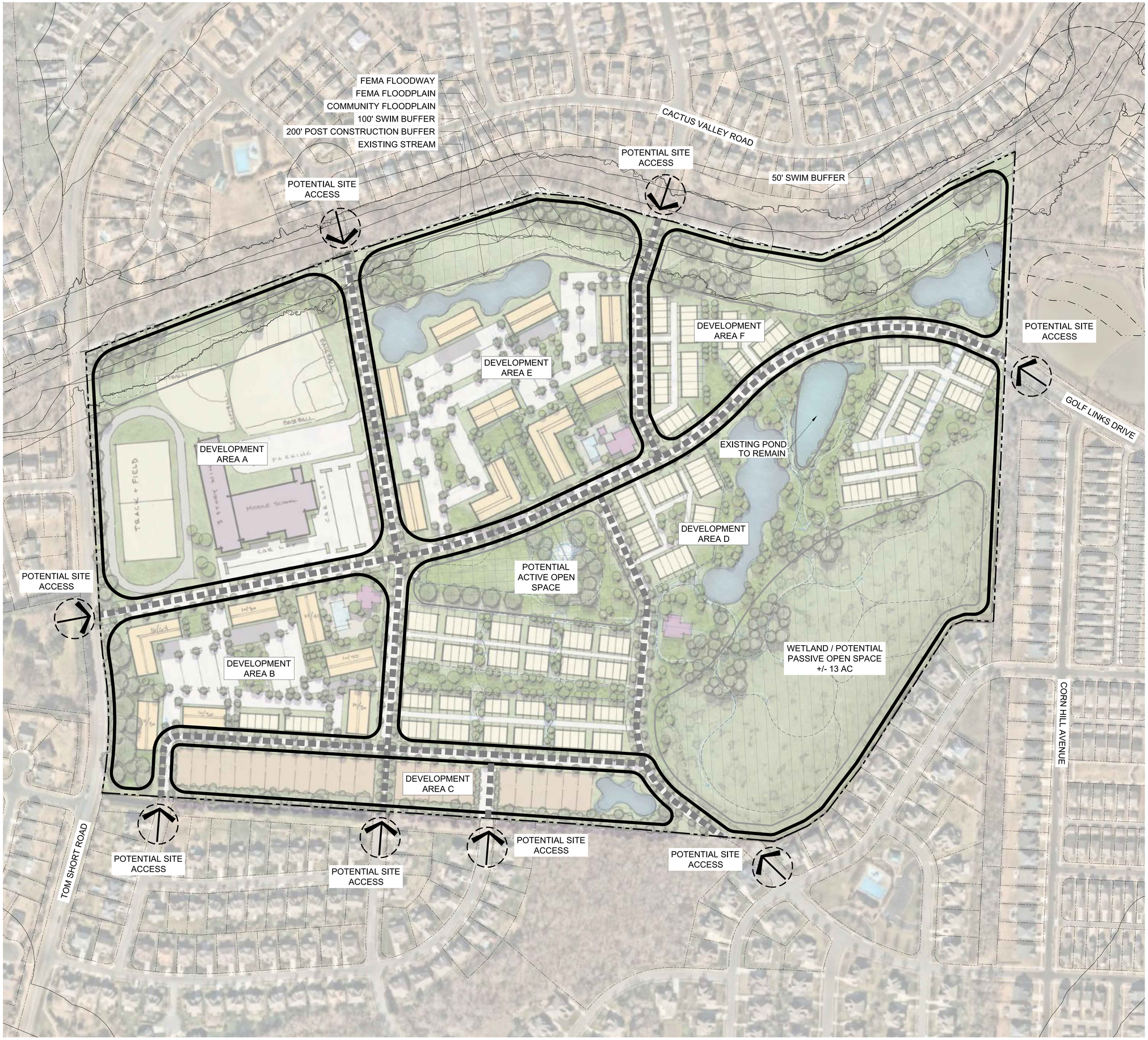
NORTH

SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

RZ-1



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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SCALE

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

NORTH

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2

CHILDRESS KLEIN PROPERTIES & CHARLOTTE-MECKLENBURG SCHOOLS - TOM SHORT RD
DEVELOPMENT STANDARDS
01/24/2022
REZONING PETITION NO. 2023-XXX

SITE DEVELOPMENT DATA:

--ACREAGE: ± 124.602 ACRES
--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: BUILDING HEIGHT AS SPECIFIED BY THE ORDINANCE WILL BE ALLOWED. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
--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 CHILDREN KLEIN 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 MX-2 (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 TECHNICAL DATA SHEET AS 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/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHALL BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE 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.
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/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT 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 DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
iii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER 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.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED 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 APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

e. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY; NOTWITHSTANDING THE NUMBER OF BUILDINGS OR LOTS SHOWN ON THE REZONING PLAN, THE NUMBER OF BUILDINGS CONSTRUCTED ON THE SITE IS NOT LIMITED BY THIS GRAPHIC ILLUSTRATION OF BUILDINGS INDICATED ON THE REZONING PLAN.

f. PLANNED/UNIFIED DEVELOPMENT. THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE DEVELOPMENT/SITE 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/SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNERS OF THE APPLICABLE 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, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AS A WHOLE AND NOT INDIVIDUAL PORTIONS, DEVELOPMENT AREAS OR LOTS LOCATED THEREIN.

g. 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 ANY -SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS, AND ELEVATORS WITHIN SUCH FACILITIES), AND OUTDOOR DINING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL.
h. PROJECT VISION OVERALL DESIGN INTENT
CATO FARMS WILL BE 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.

2. LOT STANDARDS AND INNOVATIVE PROVISIONS FOR MX-2 (INNOVATIVE) AREA:

a. 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, C AND D 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 PROVISIONS LISTED BELOW ARE STANDARD ORDINANCE REQUIREMENTS AND ARE INCLUDED WITHIN THIS SECTION FOR EASE OF REVIEW.

i. A MINIMUM LOT SIZE FOR SINGLE-FAMILY DETACHED LOTS OF 4,500 SQUARE FEET.

ii. A MINIMUM LOT WIDTH FOR SINGLE-FAMILY DETACHED LOTS OF FORTY (40') FEET.

iii. 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. IF A GARAGE IS PROVIDED, THE GARAGE FACE WILL COMPLY WITH THE CHAPTER 12 OF THE ORDINANCE.

iv. 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;

v. A MINIMUM SIDE YARD OF FIVE (5') FEET FOR SINGLE FAMILY DETACHED LOTS (INCLUDING ALONG PUBLIC STREETS);

v. SINGLE-FAMILY DETACHED LOTS MAY FRONT ON PUBLIC OR PRIVATE STREETS (IF PRIVATE STREETS ARE USED, THEY WILL NOT BE GATED) OR COMMON OPEN SPACE;

vi. PRIVATE ALLEYS SHALL FOLLOW CLDSM STANDARDS; AND

vii. MAXIMUM BUILDING COVERAGE FOR SINGLE FAMILY DETACHED SHALL BE SEVENTY (70%) PERCENT.

b. 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 AND D TO ACCOMMODATE A VARIETY OF SETBACK AND YARD WIDTHS AND OTHER DEVELOPMENT ELEMENTS SO AS TO ALLOW FOR A PEDESTRIAN FRIENDLY RESIDENTIAL COMMUNITY:

i. PETITIONER SHALL PROVIDE A MINIMUM OF A 16-FOOT SETBACK AS MEASURED FROM THE PROPOSED BACK OF CURB. STOOPS AND STAIRS MAY ENCROACH THREE (3) FEET INTO THE SETBACK AS A "TRANSITION ZONE.";

ii. FOR ALLEY LOADED ATTACHED DWELLING UNITS, DRIVEWAY LENGTHS SHALL BE A MINIMUM OF 5-7' OR 20' AND GREATER MEASURED FROM THE BACK OF CURB TO THE FACE OF GARAGE;

iii. A MINIMUM REAR YARD FOR ATTACHED DWELLING UNITS OF TWENTY (20') FEET UNLESS LOT HAS ALLEY ACCESS IN WHICH A REAR YARD OF FIVE (5') FEET IS ALLOWED;

iv. A MINIMUM SIDE YARD OF FIVE (5') FEET FOR ATTACHED DWELLING UNITS (INCLUDING ALONG PUBLIC STREETS);

v. PRIVATE ALLEYS SHALL FOLLOW CLDSM STANDARDS; AND

vi. ATTACHED DWELLING UNITS MAY FRONT ON PUBLIC OR PRIVATE STREETS (IF PRIVATE STREETS ARE USED, THEY WILL NOT BE GATED) OR COMMON OPEN SPACE.

c. IN ADDITION, THE PETITIONER RESERVES THE RIGHT TO MODIFY THE INNOVATIVE PROVISIONS DESCRIBED ABOVE OR SEEK OTHER INNOVATIVE DEVELOPMENT STANDARDS IN THE FUTURE PURSUANT TO THE APPLICABLE PROCESS SET FORTH IN THE ORDINANCE.

3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS, AND TRANSFER & CONVERSION RIGHTS:

a. THE SITE MAY BE DEVELOPED WITH UP TO 917 RESIDENTIAL DWELLING UNITS THAT MAY INCLUDE UP TO 682 MULTI-FAMILY RESIDENTIAL UNITS, 211 ATTACHED DWELLING UNITS, 24 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, AND A SECONDARY SCHOOL CONSISTING OF CLASSROOMS, CAFETERIA, ACTIVITY ROOMS AND OTHER ASSOCIATED USES, IN ACCORDANCE WITH THE INNOVATIVE PROVISIONS DESCRIBED ABOVE; EACH SUCH USE AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS PERMITTED IN THE MX-2 INNOVATIVE ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSE, RECREATION, OPEN SPACE AND RELATED USES (E.G. IMPROVED PASSIVE AND ACTIVE OPEN SPACES, GATHERING SHELTERS, GAZEBOS, BALL FIELDS, MAINTENANCE BUILDINGS, OUTDOOR RECREATIONAL USES, AND OTHER USES TYPICALLY ASSOCIATED WITH RESIDENTIAL COMMUNITIES).

NOTE: THE LOCATIONS AND NUMBER OF RESIDENTIAL UNITS ALLOCATED TO INDIVIDUAL DEVELOPMENT AREAS AS DESCRIBED BELOW 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 ATTACHED DWELLING UNITS AND SINGLE-FAMILY DETACHED UNITS DOES NOT EXCEED 235 UNITS; 211 UNITS + 24 LOTS/HOMES.

b. DEVELOPMENT AREA A MAY BE DEVELOPED AS A SECONDARY SCHOOL CONSISTING OF CLASSROOMS, CAFETERIA, ACTIVITY ROOMS AND ASSOCIATED USES, TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE MX-2 INNOVATIVE ZONING DISTRICT, AS MORE PARTICULARLY DESCRIBED IN THESE DEVELOPMENT STANDARDS.

c. DEVELOPMENT AREA B & E MAY BE DEVELOPED WITH 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 MX-2 INNOVATIVE ZONING DISTRICT, PROVIDED, HOWEVER THE NUMBER OF PERMITTED UNITS MAY BE INCREASED FOR DEVELOPMENT AREA B & E BY UP TO 68 UNITS BY WAY OF A REDUCTION IN THE NUMBER OF RESIDENTIAL UNITS ALLOCATED IN THE AGGREGATE TO DEVELOPMENT AREAS C, D AND F.

d. DEVELOPMENT AREA C MAY BE DEVELOPED WITH UP TO 24 SINGLE FAMILY DETACHED HOMES/LOTS TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE MX-2 INNOVATIVE ZONING DISTRICT, PROVIDED, HOWEVER THE NUMBER OF SINGLE FAMILY DETACHED HOMES MAY BE INCREASED FOR DEVELOPMENT AREA C BY UP TO 3 HOMES/LOTS BY WAY OF A REDUCTION IN THE NUMBER OF RESIDENTIAL UNITS ALLOCATED IN THE AGGREGATE TO DEVELOPMENT AREAS B, D AND E.

e. DEVELOPMENT AREA D & F 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 MX-2 INNOVATIVE ZONING DISTRICT, PROVIDED, HOWEVER THE NUMBER OF ATTACHED DWELLING UNITS OR SINGLE FAMILY DETACHED HOMES/LOTS MAY BE INCREASED FOR DEVELOPMENT AREA D & F BY UP TO (21) UNITS/HOMES BY WAY OF A REDUCTION IN THE NUMBER OF RESIDENTIAL UNITS/HOMES ALLOCATED IN THE AGGREGATE TO DEVELOPMENT AREAS B, C AND E; AND (II) OPEN SPACE/COMMUNITY AMENITIES WHICH SHALL INCLUDE AN IMPROVE ACTIVE OPEN SPACE AREA WITH ±--- ACRES AND A (±X) ACRE NATURAL PRESERVE AREA THAT WILL CONTAIN TRAILS AND OTHER NATURAL AMENITIES.

4. TRANSPORTATION IMPROVEMENTS, ACCESS AND MULTIMODAL/PEDESTRIAN IMPROVEMENTS:

I. PROPOSED IMPROVEMENTS -

IMPROVEMENTS GENERALLY. 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. IT IS UNDERSTOOD THE FOLLOWING SECTION AND SPECIFIC IMPROVEMENTS MAY BE AMENDED TO ALIGN WITH FINAL APPROVED TRANSPORTATION IMPACT STUDY (THE "TIS"). ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

a. REQUIRED IMPROVEMENTS:

(i) [TBD]
(ii) [TBD]

b. SUBSTANTIAL COMPLETION. REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 4.I ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 4.I.A ABOVE PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH THE DEVELOPMENT IMPROVEMENTS DESCRIBED ABOVE, THEN CDOT MAY INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

c. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION 4.I.A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60-DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY MAY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH THE DEVELOPMENT IMPROVEMENTS DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

IN ADDITION TO THE FOREGOING, IN THE EVENT THE RIGHT OF WAY IS NOT AVAILABLE FOR ANY REASON AFTER THE GOOD FAITH EFFORTS OF THE PETITIONER, THE PETITIONER WILL WORK WITH CDOT AND/OR NCDOT AS APPLICABLE TO EITHER (I) IDENTIFY ALTERNATIVE IMPROVEMENTS TO IMPLEMENT TRAFFIC MITIGATION IN LIEU OF THE IMPROVEMENTS IMPACTED BY THE LACK OF RIGHT OF WAY AS DESCRIBED IN SUBSECTION F. BELOW; OR (II) CONTRIBUTE TO CDOT AND/OR NCDOT AS APPLICABLE, AN AMOUNT EQUAL TO THE ESTIMATED COST OF THE ROAD IMPROVEMENTS NOT COMPLETED DUE TO THE LACK OF AVAILABLE RIGHT OF WAY, SUCH FUNDS TO BE USED TO COMPLETE SUCH ALTERNATIVE ROADWAY IMPROVEMENTS IN THE GENERAL AREA OF THE SITE IN A MANNER REASONABLE AGREEABLE TO THE PETITIONER, CDOT AND/OR NCDOT AS APPLICABLE.

d. RIGHT-OF-WAY CONVEYANCE. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY WHERE ROW DEDICATION IS NOT PROVIDED. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

e. ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT AND THE PLANNING DIRECTOR; PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION IN THE OVERALL AREA OF THE REZONING.

FOR EXAMPLE, TRANSPORTATION IMPROVEMENTS MAY BE SUBSTITUTED AND/OR PAYMENT IN LIEU FOR OTHER IMPROVEMENTS IN THE OVERALL AREA OF THE REZONING MAY BE IMPLEMENTED AS DESCRIBED IN SUBSECTION (D) ABOVE.

f. ROADWAY STANDARDS. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

II. ACCESS, STREETSCAPE AND SETBACKS.

a. ACCESS TO THE SITE WILL BE FROM TOM SHORT ROAD AND AN EXTENSION OF GOLF LINKS DRIVE AS WELL AS OTHER PUBLIC STREET EXTENSIONS AND CONNECTIONS MADE FROM THE SITE AND INTO THE SITE FROM ADJOINING PROPERTIES AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE NEW INTERNAL NETWORK REQUIRED PUBLIC STREETS WILL BE DESIGNED AND BUILT TO THE RESIDENTIAL WIDE STREET STANDARDS.

c. THE NEW INTERNAL NETWORK REQUIRED PUBLIC STREETS, EXCEPT FOR GOLF LINKS DR. EXTENSION, WILL BE IMPROVED WITH AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK. GOLF LINKS DRIVE EXTENSION WILL BE IMPROVED WITH AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK.

d. THE SITE'S FRONTAGE ALONG TOM SHORT RD. WILL BE IMPROVED WITH AN EIGHT (8) FOOT PLANTING STRIP AND A 12-FOOT MULTI-USE PATH.

e. A 16-FOOT SETBACK AS MEASURED FROM THE BACK OF THE PROPOSED CURB WILL BE ESTABLISHED ALONG THE INTERNAL NETWORK REQUIRED PUBLIC STREETS FOR ALL THE PROPOSED USES.

f. ALONG TOM SHORT RD. THE FOLLOWING SETBACKS WILL BE ESTABLISHED: (I) FOR DEVELOPMENT AREA B A 50-FOOT SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB WILL BE PROVIDED; AND (II) FOR DEVELOPMENT AREA A A 30-FOOT SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB WILL BE PROVIDED. .

g. THE NUMBER AND LOCATION OF ACCESS POINTS TO THE INTERNAL PUBLIC STREETS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND THEREAFTER ADDITIONAL OR FEWER DRIVEWAYS AND/OR ADDITIONAL PRIVATE/PUBLIC STREETS MAY BE INSTALLED OR REMOVED WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES SUBJECT TO APPLICABLE STATUTES, ORDINANCES AND REGULATIONS.

h. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

III. PEDESTRIAN IMPROVEMENTS.

[SHEET RZ-6 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, 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.]

5. GENERAL ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:

a. VINYL AS A BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS AND SOFFITS.

b. THE FOLLOWING STANDARDS SHALL APPLY TO THE MULTI-FAMILY RESIDENTIAL UNITS:

i. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:

- BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE)
- BUILDINGS SHALL FRONT A MINIMUM OF SIXTY (50%) PERCENT OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES)

ii. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET; AND

c. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:

i. BUILDINGS EXCEEDING ONE HUNDRED TWENTY (120') FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS); AND

ii. MODULATIONS SHALL BE A MINIMUM OF TEN (10') FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF SIX (6) FEET EXTENDING THROUGH THE BUILDING.

d. ATTACHED DWELLING UNIT BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO FIVE (5) INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHALL BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE FIVE UNIT BUILDINGS ARE ADJACENT TO EACH OTHER.

e. THE FOLLOWING STANDARDS SHALL APPLY TO ATTACHED DWELLING UNIT:

i. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN FIFTEEN FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF TWENTY-FOUR INCHES;

ii. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 4:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED;

iii. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING;

iv. USABLE FRONT PORCHES SHALL BE COVERED AND BE AT LEAST SIX (6) FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES SHALL BE COVERED AND BE AT LEAST THREE FEET DEEP BUT SHALL NOT BE ENCLOSED;

v. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TEN FEET ON ALL BUILDING LEVELS;

vi. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS;

vii. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET;

viii. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES.;

ix. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS; AND

x. GARAGE DOORS PROPOSED ALONG PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING ONE OR MORE OF THE FOLLOWING:
- ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS AND PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING;
- A GARAGE DOOR WITH WINDOWS AND LIGHT FIXTURES ON EITHER SIDE OR ABOVE THE GARAGE DOOR.

f. THE FOLLOWING STANDARDS SHALL APPLY TO SINGLE FAMILY DETACHED UNITS:

i. VEHICULAR ENTRANCES TO GARAGES SHALL BE LOCATED TO THE REAR OF THE BUILDING AND SHALL NOT FACE A MAIN STREET FRONTAGE, PRIMARY STREET FRONTAGE, OR COMMON OPEN SPACE. A RESIDENTIAL ALLEY SHALL NOT BE CONSIDERED A FRONTAGE;

ii. SURFACE PARKING LOTS SHALL BE LOCATED TO THE REAR OR SIDE OF THE BUILDING;
iii. THE PRIMARY PEDESTRIAN ENTRY TO EACH DWELLING UNIT SHALL FACE A FRONTAGE OR A COMMON OPEN SPACE IF THE OPEN SPACE IS A MINIMUM OF 20' IN DEPTH;
iv. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 12 INCHES, SUBJECT TO APPLICABLE DEVIATIONS TO ADDRESS SITE CONSTRAINTS;
v. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 6:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOD ARCHITECTURAL STYLE IS EMPLOYED;
vi. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINATE FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES ARE COVERED AND ARE AT LEAST 4 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT NOT BE ENCLOSED;
vii. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR BLANK WALL PROVISIONS SHALL BE IMPLEMENTED THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS AND/OR ALLOWS ACCEPTABLE LANDSCAPING TREATMENTS ALONG SUCH AREAS;
viii. SIDEWALKS SHOULD BE PROVIDED TO CONNECT ONE RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS; AND
ix. BUILDINGS MAY ORIENT TO OPEN SPACE IN LIEU OF A PUBLIC STREET.

6. STREETSCAPE, LANDSCAPING AND BUFFER:

a. SETBACKS AND YARDS AS REQUIRED BY THE MX-2 (INNOVATIVE) ZONING DISTRICT AND AS ALLOWED BY THE INNOVATIVE PROVISIONS ABOVE WILL BE PROVIDED.

b. [THE PETITIONER SHALL DEDICATE [NUMBER] (XX) FEET OF RIGHT-OF-WAY FROM THE EXISTING CENTERLINE OF TOM SHORT ROAD AND SHALL PROVIDE FOR THE CROSS-SECTION IMPROVEMENTS AS GENERALLY DEPICTED ON THE REZONING PLAN.] [TBD DURING THE REZONING PROCESS]

c. AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK SHALL BE PROVIDED ON TOM SHORT ROAD.

d. AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK SHALL BE PROVIDED ON GOLF LINKS EXTENSION.

e. ALONG THE SITE'S INTERNAL PUBLIC STREETS, THE PETITIONER SHALL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS ALL OF THE PRINCIPAL BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC OR PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS SHALL BE A MINIMUM OF SIX (6') FEET.

f. A 200' WIDE BUFFER AREA WILL BE PROVIDED ALONG THE NORTHERLY BOUNDARY OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN; IMPROVEMENTS TO THE BUFFER MAY BE MADE AS ALLOWED BY CITY STORM WATER SERVICES REGULATIONS AND ORDINANCES.

7. ENVIRONMENTAL FEATURES:

a. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED FROM AND ENGINEERING PERSPECTIVE WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

b. THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND THE CITY POST CONSTRUCTION STORMWATER ORDINANCE.

c. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATE IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.

9. OPEN SPACE & TRAILS/AMENITIES:

a. THE PETITIONER WILL PROVIDE A SERIES OF PASSIVE AND ACTIVE OPEN SPACE AREAS THROUGHOUT THE SITE WITH AN EMPHASIS ON DEVELOPMENT AREA D WHICH SHALL INCLUDE APPROXIMATELY 13-ACRES OF NATURAL PRESERVE AREAS TO INCLUDE TRAILS AND OTHER NATURAL AREA RELATED AMENITIES (THE EXACT LOCATION AND CONFIGURATION OF THESE OPEN SPACE AREAS MAY VARY; THE FINAL LOCATIONS AND CONFIGURATION OF THE OPEN SPACE AREAS WILL BE DETERMINED/FINALIZED DURING EACH PHASE OF THE SUBDIVISION APPROVAL PROCESS). A MINIMUM OF [25] % OF THE SITE WILL BE PROVIDED AS PASSIVE OPEN SPACE AREAS AND A MINIMUM OF [20] % OF THE SITE AREA WILL PROVIDED AND IMPROVED AS ACTIVE OPEN SPACE AREAS. ACTIVE OPEN SPACE AREAS WILL BE AREAS IMPROVED WITH SEATING AREAS, TRAILS, RECREATION FIELDS, TENNIS COURTS, PLAYGROUNDS, SWIMMING POOLS, AMENITIZED PONDS (I.E. WATER QUALITY PONDS/AREAS IMPROVED WITH TRAILS, SEATING AREAS AND OTHER AMENITIES), A CLUB HOUSE OR OTHER AMENITY AREAS DESIGNED TO BE USED AND ENJOYED BY THE RESIDENTS AND GUESTS OF THE COMMUNITY. PASSIVE OPEN SPACE AREAS WILL BE ENVIRONMENTAL AREAS SUCH AS TREE SAVE AREAS, WATER QUALITY BUFFERS, SLOPES, TREE SAVE AREAS, WATER QUALITY AREAS OR OTHER OPEN SPACE AREAS OF THE COMMUNITY. IT IS UNDERSTOOD PASSIVE OPEN SPACES WITHIN THE TREE SAVE AREA SHALL ADHERE TO THE TREE SAVE STANDARDS.

10. SIGNAGE:
a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

11. LIGHTING:

a. ALL NEW LIGHTING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.

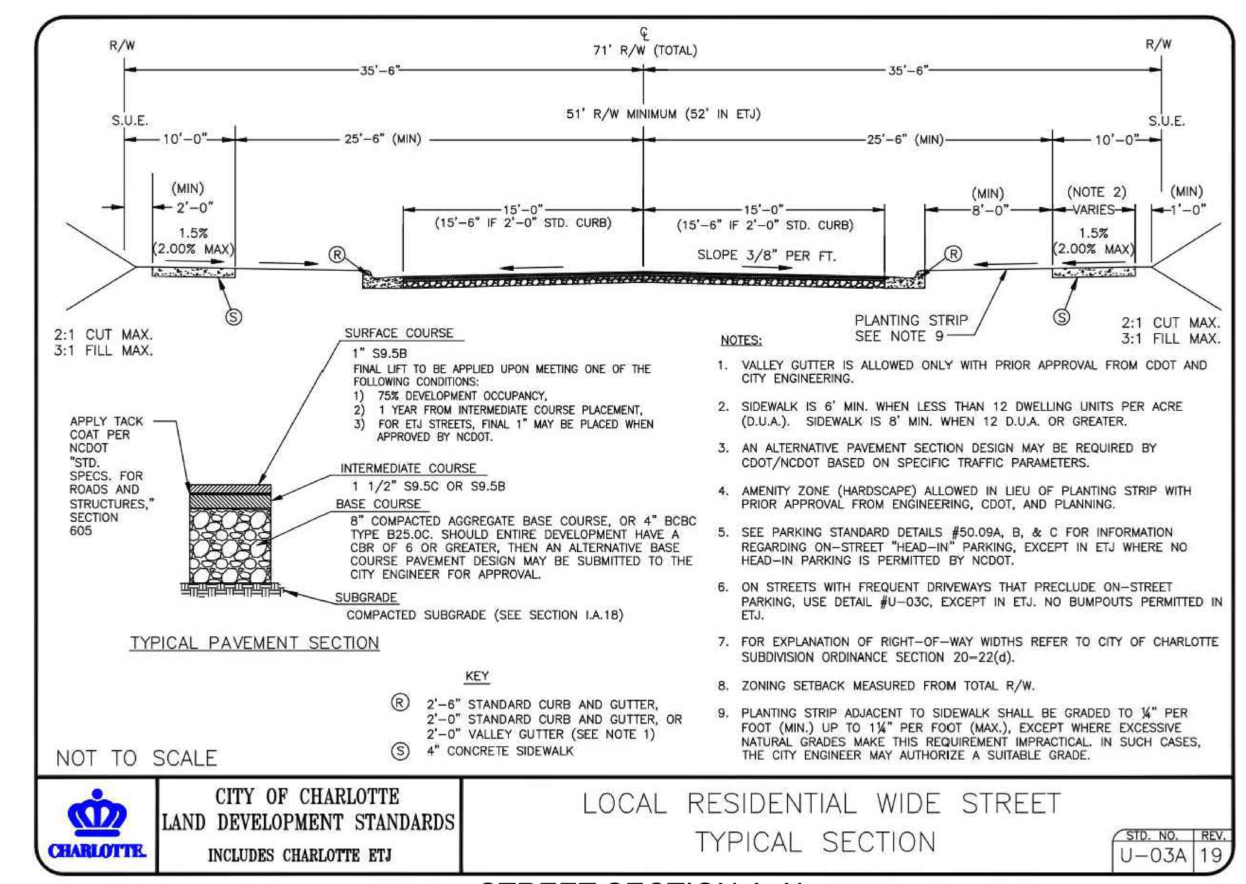
b. DETACHED LIGHTING ON THE SITE, EXCEPT STREETLIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO TWENTY-FIVE (25') FEET IN HEIGHT.

12. AMENDMENTS TO THE REZONING PLAN:

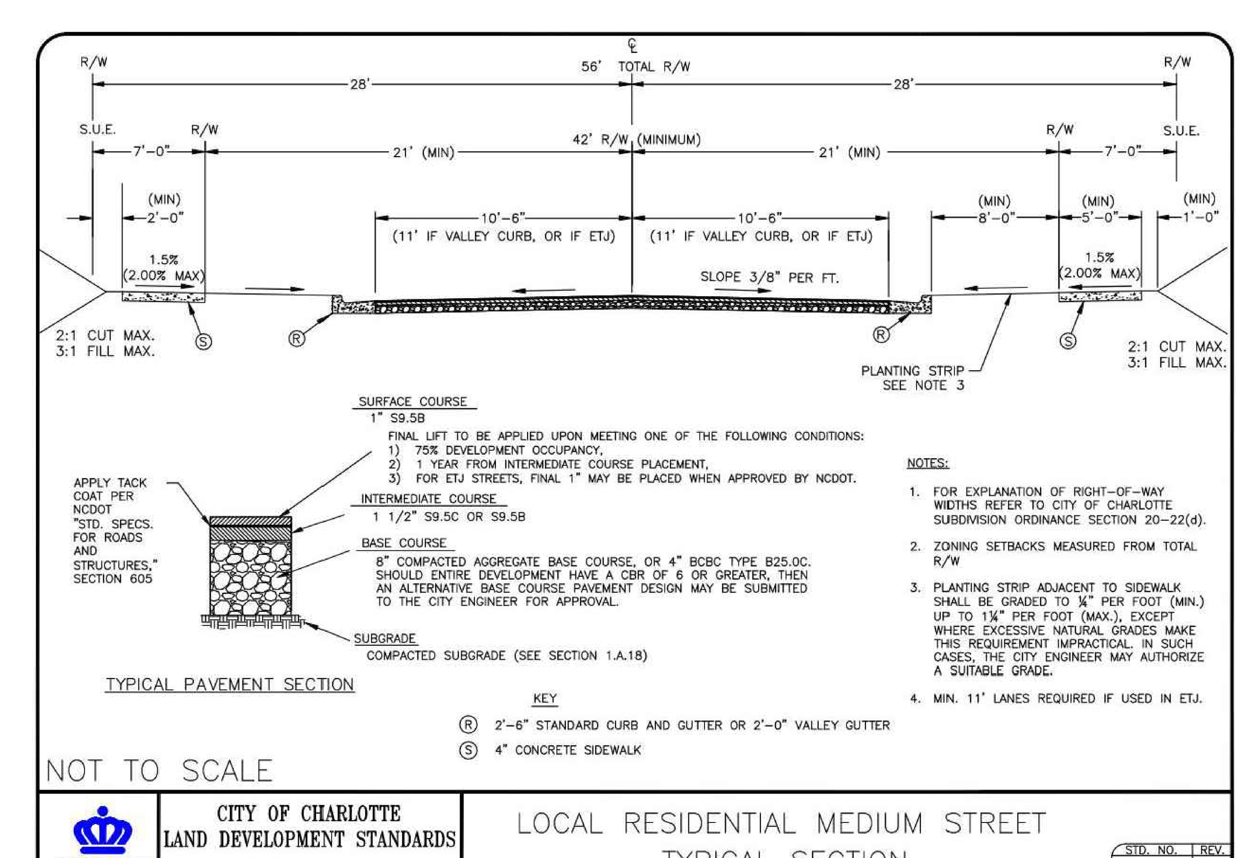
a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

13. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



STREET SECTION A-A'
N.T.S.



STREET SECTION B-B'
N.T.S.

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223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
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KEY MAP

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ENGINEER | REG. # | DATE

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PROJECT

CATO TRAILS

CHILDRESS KLIEN
RZ #2023-XXX
CHARLOTTE, NC

LANDDESIGN PROJ.#
1022250

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: KST
DRAWN BY: JYK
CHECKED BY: KST

SCALE
NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE
DEVELOPMENT STANDARDS

SHEET NUMBER
RZ-3

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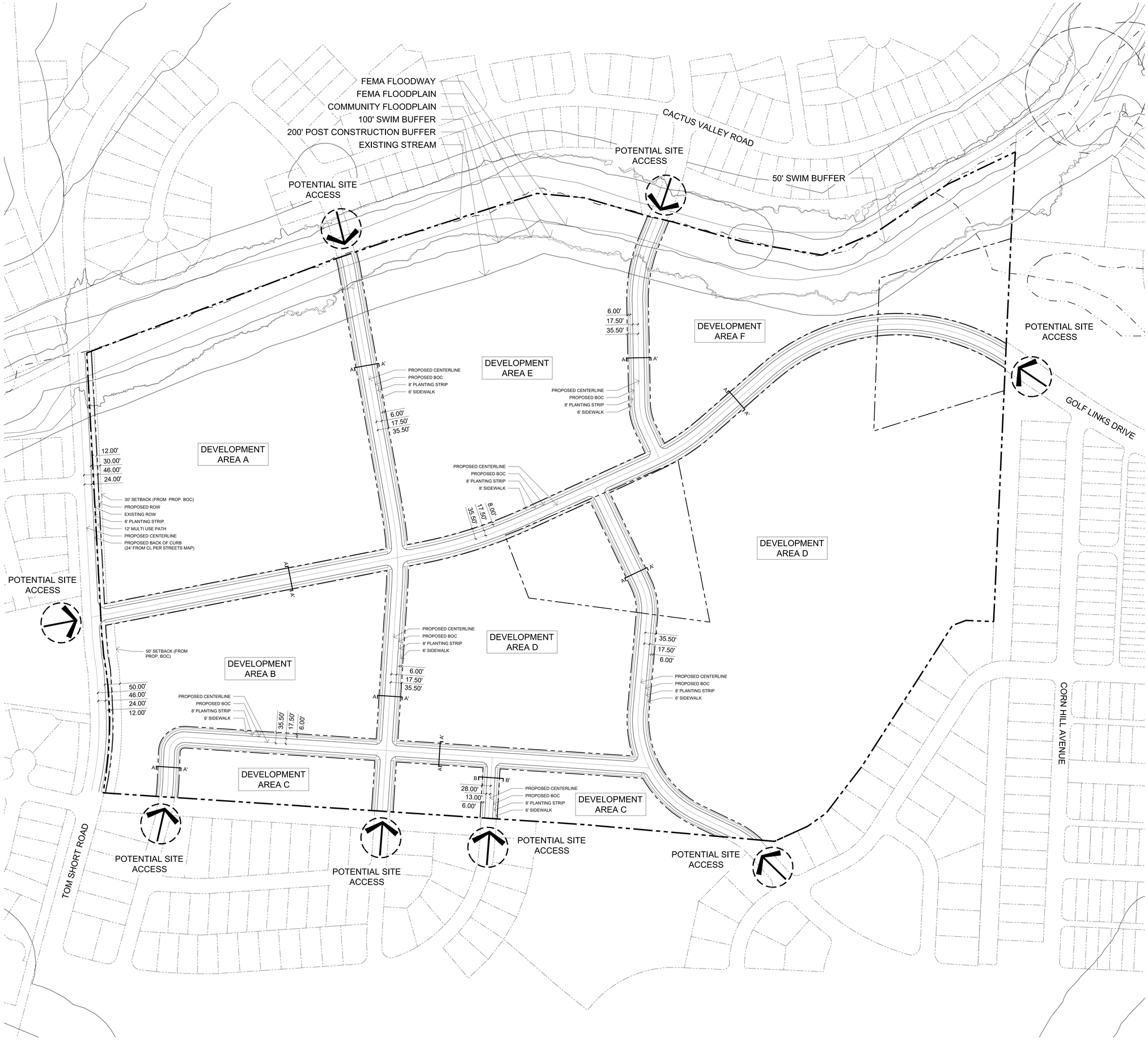

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RZ #2023-XXX

CHARLOTTE, NC

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NO.	DESCRIPTION	DATE
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DESIGNED BY: KST
DRAWN BY: JYK
CHECKED BY: KST

SCALE

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

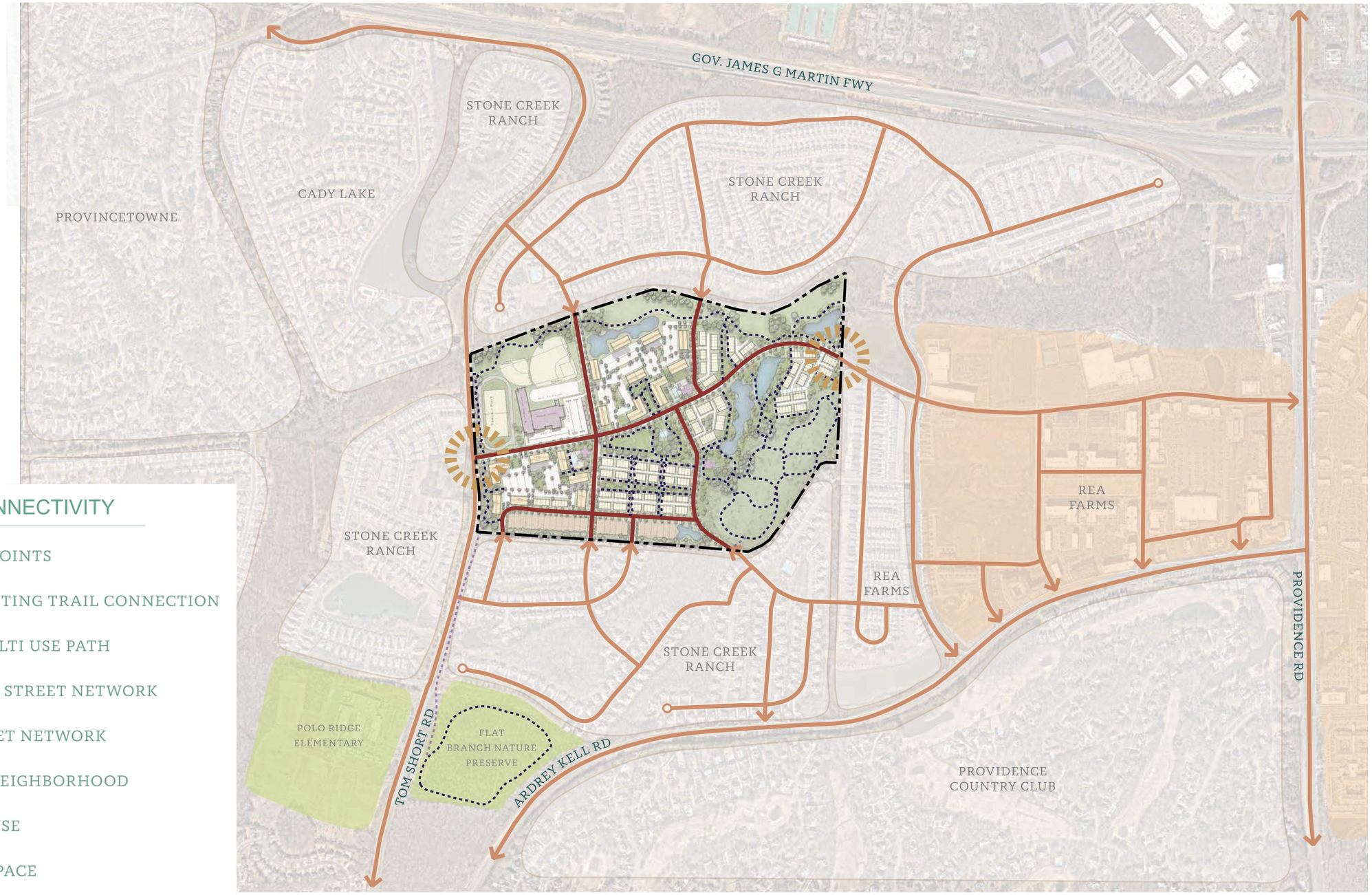
NORTH

SHEET TITLE

PROPOSED STREET DIMENSIONS

SHEET NUMBER

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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KEY MAP

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XXXXX XXXXXXXX	####	1/27/23
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

CATO TRAILS

CHILDRESS KLIEN

RZ #2023-XXX

CHARLOTTE, NC

LANDDESIGN PROJ #
1022250

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	—	

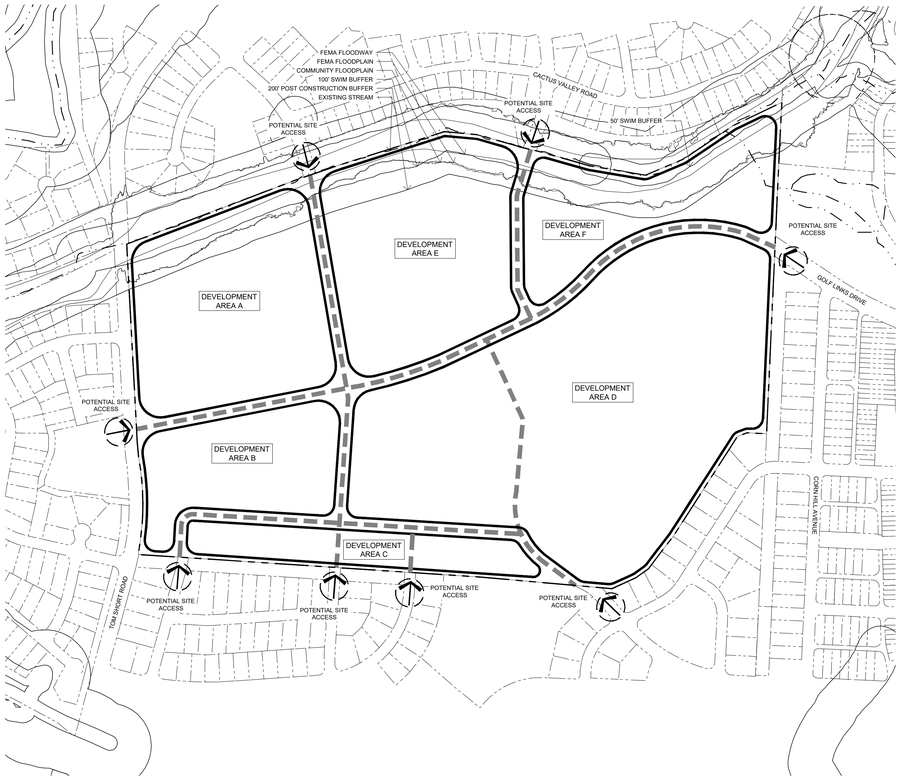
DESIGNED BY: KST
DRAWN BY: JYK
CHECKED BY: KST

SCALE
VERT: N/A
HORZ:

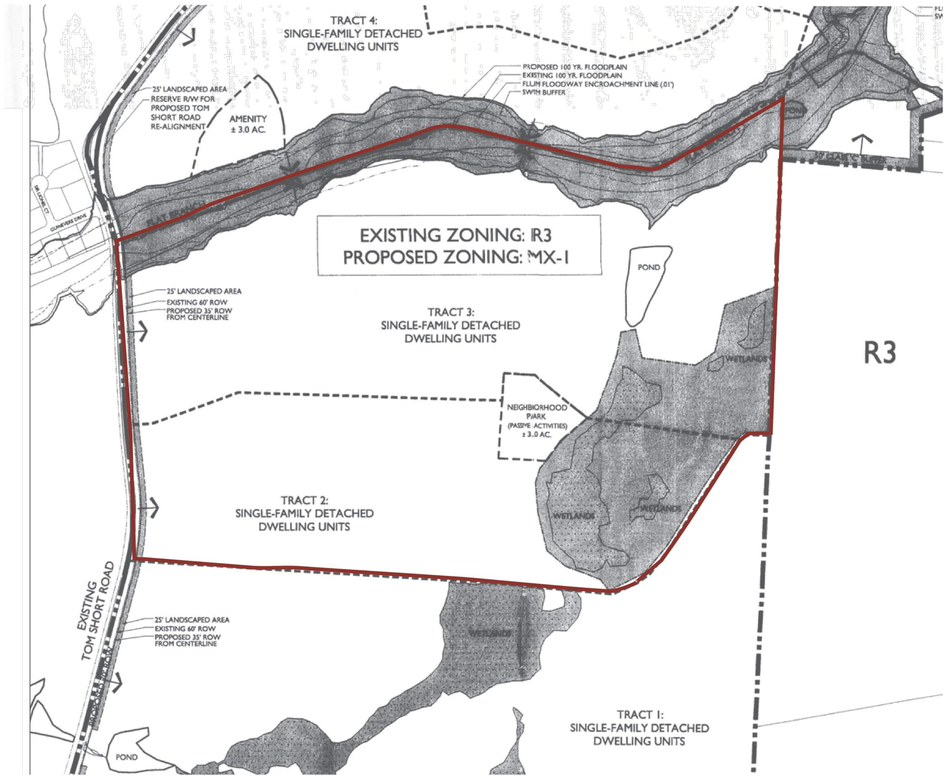
NORTH

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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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	—	

DESIGNED BY: KST
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SCALE

VERT: N/A
HORZ:

NORTH

SHEET TITLE

MISC. EXISTING ZONING

SHEET NUMBER

RZ-6