

LEGEND	
SYMBOL	
	PROPERTY LINE/RIGHT-OF-WAY
	EXISTING BUILDING
	CONTOUR (2' INTERVAL)

- GENERAL REZONING NOTES:**
- SEE SHEET RZ-2 FOR TECHNICAL DATA PLAN
  - SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS



**ColeJenest  
& Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
+ Landscape Architecture  
+ Civil Engineering  
+ Urban Design

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**PDAN  
HOLDINGS, LLC**  
13016 EASTFIELD RD STE 200-263  
HUNTERSVILLE, NC 28078

**3440 JOHNSTON  
OEHLER REZONING**

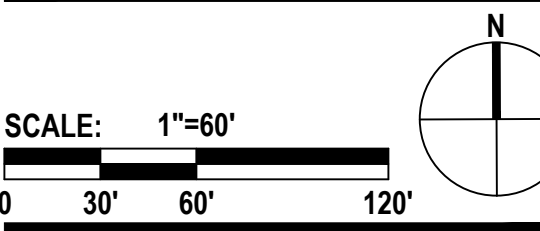
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CHARLOTTE, NC 28269

**EXISTING  
CONDITIONS**

Project No.  
4815

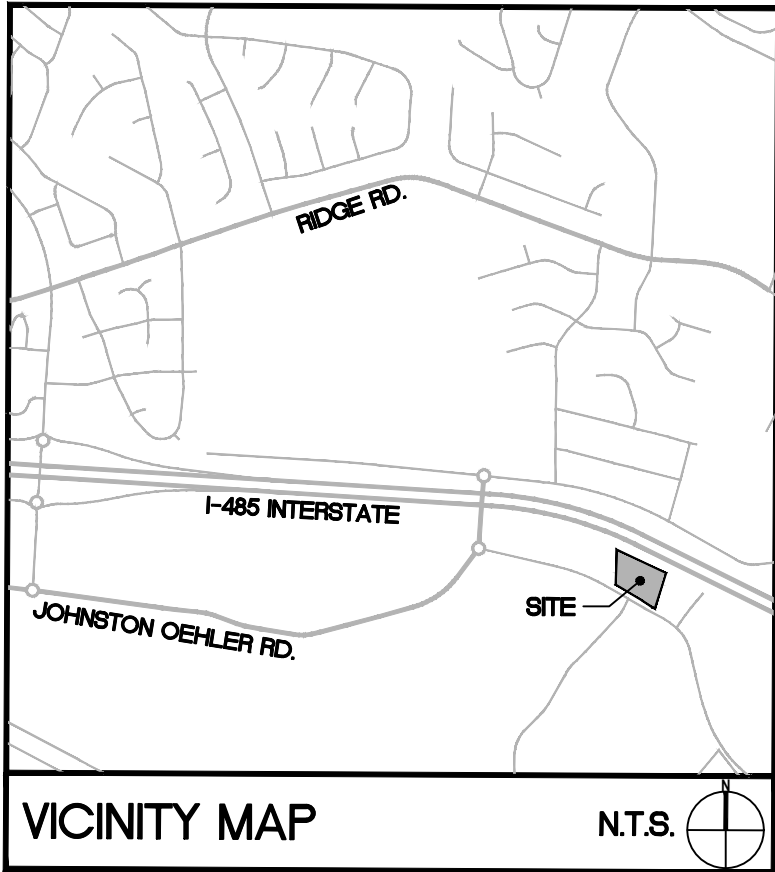
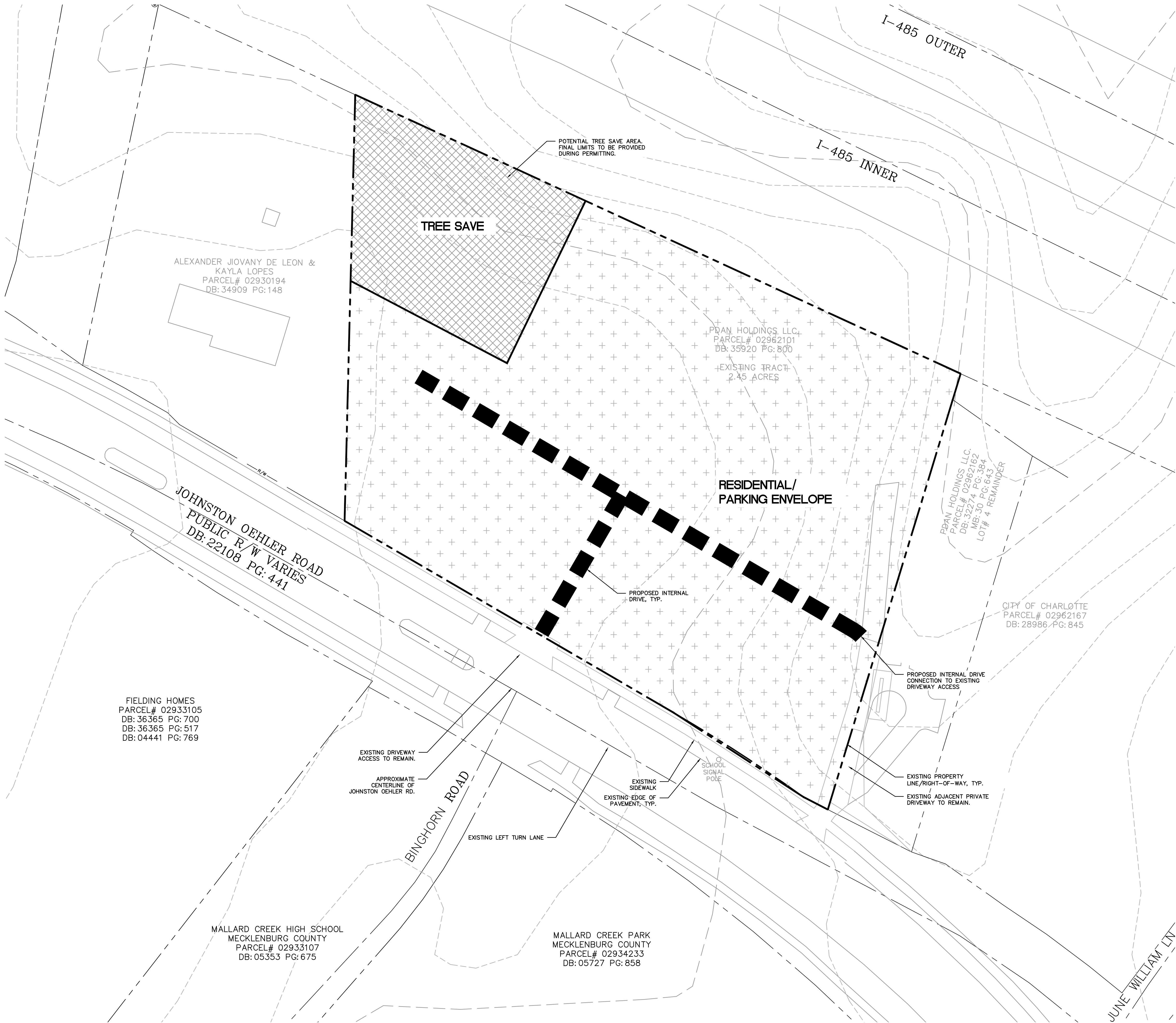
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**RZ-1**

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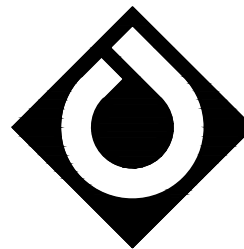
LEGEND	
SYMBOL	
	PROPERTY LINE/RIGHT-OF-WAY
	RESIDENTIAL/PARKING ENVELOPE
	POTENTIAL TREE SAVE AREA

REZONING SUMMARY:

PETITIONER:	PDAN HOLDINGS LLC.
PROPERTY OWNER:	PDAN HOLDINGS LLC.
REZONING SITE AREA:	2.466± AC
TAX PARCEL#:	029-621-01
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-BMF (CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	DEVELOPMENT OF UP TO NINETEEN (19) ATTACHED AND/OR DETACHED RESIDENTIAL UNITS
BUILDING SETBACK:	20' FROM THE RIGHT-OF-WAY ALONG A PUBLIC STREET
MIN. SIDE YARD:	5'
MIN. REAR YARD:	20'
MAX. HEIGHT:	PER ORDINANCE
MAX. NO. OF RESIDENTIAL UNITS:	UP TO 19
RESIDENTIAL DENSITY:	8 DWELLING UNITS/ACRE
REQUIRED PARKING:	PER ORDINANCE
OPEN SPACE PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
POTENTIAL TREE SAVE AREA (TYP.) 15% MIN (±0.37 ACRES) OF 2.466 ACRE SITE TO BE PRESERVE. FINAL LIMITS OF 15% MAY VARY FROM WHAT IS DEPICTED ON REZONING PLAN. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.	
*THE PETITIONER RESERVES THE RIGHT TO MAINTAIN USE OF THE EXISTING RESIDENTIAL STRUCTURE(S) ON THE SITE UNTIL THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.	

GENERAL REZONING NOTES:

- SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS



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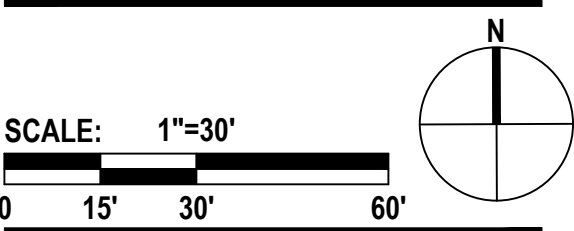
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TECHNICAL  
DATA SHEET

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RZ-2

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DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CHARLOTTE ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CHARLOTTE ORDINANCES.
- C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER" OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- D. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

PERMITTED USES

- A. DEVELOPMENT OF UP TO NINETEEN (19) ATTACHED AND/OR DETACHED RESIDENTIAL UNITS.
- B. THE PETITIONER RESERVES THE RIGHT TO MAINTAIN USE OF THE EXISTING RESIDENTIAL STRUCTURE(S) ON THE SITE UNTIL THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

TRANSPORTATION

- A. THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON JOHNSTON OEHLER ROAD AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND TYPE WILL BE DETERMINED DURING SITE PERMITTING.
- B. ALL TRANSPORTATION IMPROVEMENTS, IF ANY, WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- C. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY, IF ANY, SHALL BE MADE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

ARCHITECTURAL STANDARDS

RESERVED

PARKING

- A. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ENVIRONMENTAL FEATURES

- A. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
- B. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

LIGHTING

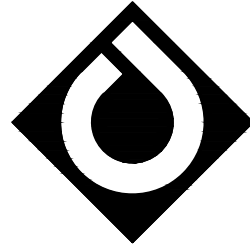
- A. FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW, DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

SIGNAGE

RESERVED

PHASING

RESERVED



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DEVELOPMENT  
STANDARDS

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