

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation		
Land Uses	Density	Daily Trips/Peak Hour Trips
1) Multi-Family Housing (Low-Rise)	145	1,005 Daily/68 AM/83 PM
2)		
3)		
4)		
5)		
Total:		1,005 Daily/68 AM/83 PM
Multimodal Mitigation		Tier: Tier 1
		Required Points: 3 Mitigation Points

List of Mitigations:

- 1) Install Rectangular Rapid Flashing Beacon (RRFB) and construct receiving ramps (6 Points)
 - 2)
 - 3)
 - 4)
 - 5)
- Transportation Demand Management Mitigation: Tier: N/A
Required Points: N/A

List of Mitigations:

- 1)
- 2)
- 3)
- 4)
- 5)

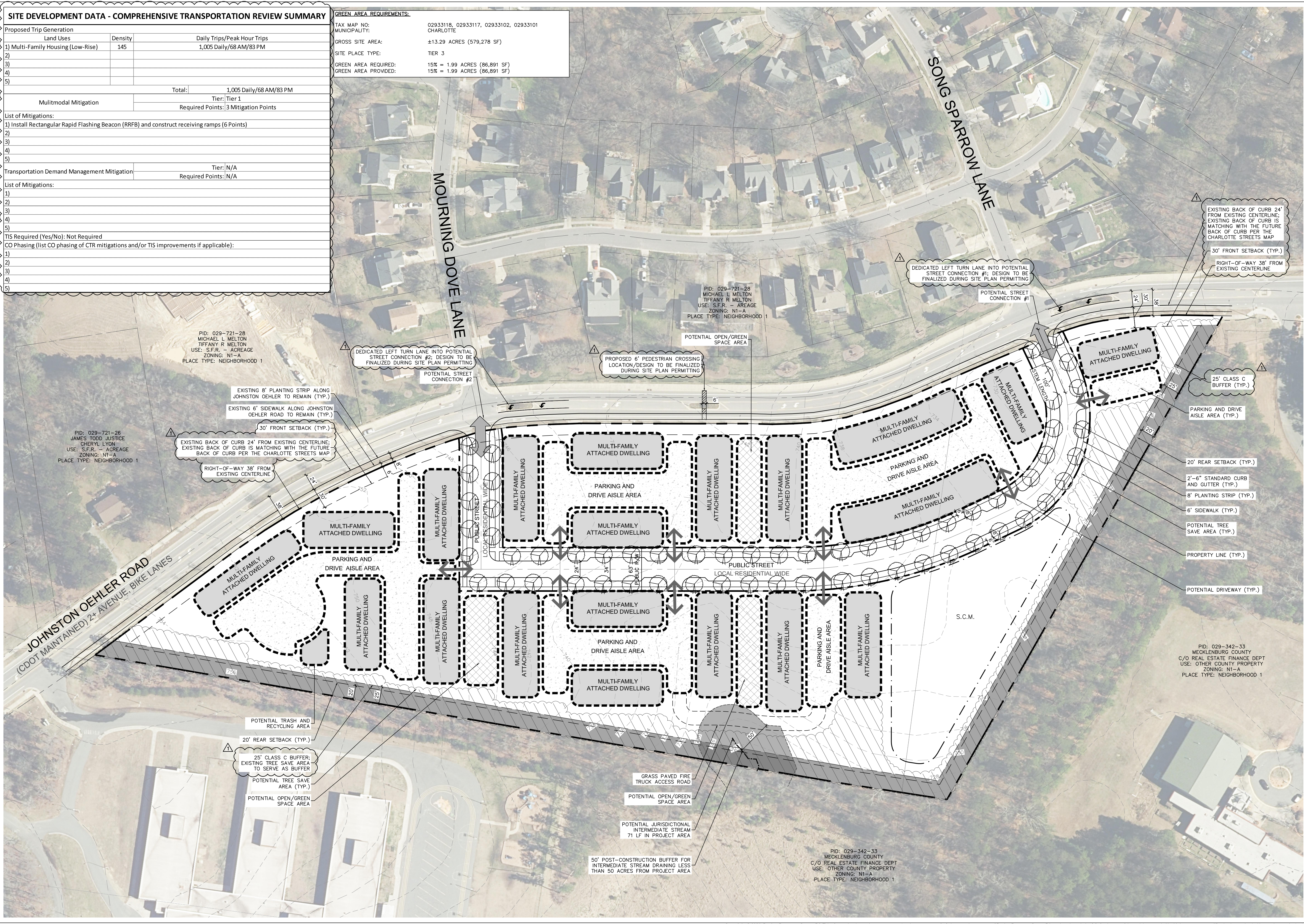
TIS Required (Yes/No): Not Required

CO Phasing (List CO phasing of CTR mitigations and/or TIS improvements if applicable):

- 1)
- 2)
- 3)
- 4)
- 5)

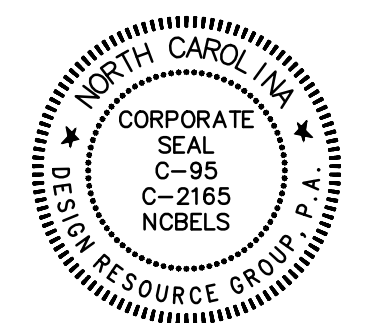
GREEN AREA REQUIREMENTS:

TAX MAP NO:	02933118, 02933117, 02933102, 02933101
MUNICIPALITY:	CHARLOTTE
GROSS SITE AREA:	±13.29 ACRES (579,278 SF)
SITE PLACE TYPE:	TIER 3
GREEN AREA REQUIRED:	15% = 1.99 ACRES (86,891 SF)
GREEN AREA PROVIDED:	15% = 1.99 ACRES (86,891 SF)



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

1111 Hawthorne Lane, Charlotte, NC 28205
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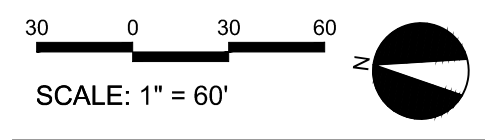
REZONING PETITION
NO. 2024-137

REZONING DOCUMENTS

JOHNSTON OEHLER
CHARLOTTE, NORTH CAROLINA

WILKES ASSET MANAGEMENT
1515 MOCKINGBIRD LANE SUITE 719
CHARLOTTE, NC 28209
704.496.9821

**SCHEMATIC
SITE PLAN**



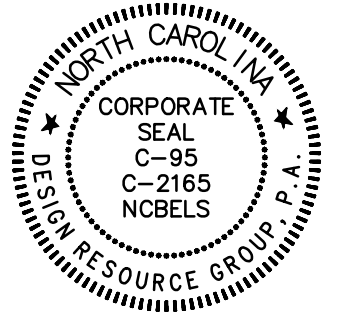
SCALE: 1" = 60'

PROJECT #: 1081-003
DRAWN BY: SG
CHECKED BY: TH

NOVEMBER 12, 2024

REVISIONS:
△ PER REVIEW COMMENTS - 01.13.25

RZ1.00



REZONING PETITION
NO. 2024-137

REZONING DOCUMENTS

JOHNSTON OEHLER
CHARLOTTE, NORTH CAROLINA

WILKES ASSET MANAGEMENT
1515 MOCKINGBIRD LANE SUITE 719
CHARLOTTE, NC 28209
704.496.9821

DEVELOPMENT
STANDARDS

SCALE: N.T.S.

PROJECT #: 1081-003
DRAWN BY: SG
CHECKED BY: TH

NOVEMBER 12, 2024

REVISIONS:
A PER REVIEW COMMENTS - 01.13.25
B PER REVIEW COMMENTS - 03.19.25

RZ2.00

D. NO MORE THAN SIX (6) ATTACHED DWELLING UNITS MAY BE LOCATED IN A RESIDENTIAL BUILDING THAT HAS ITS PRIMARY FRONTAGE ON JOHNSTON OEHLER ROAD.

E. ALL BUILDINGS ADJACENT TO JOHNSTON OEHLER ROAD SHALL ORIENT TO JOHNSTON OEHLER ROAD. IT IS UNDERSTOOD THAT THIS PROVISION SHALL NOT APPLY TO THE SIDE(S) OF BUILDINGS

6. ENVIRONMENTAL FEATURES:

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

B. THE SITE WILL COMPLY WITH THE TREE PROVISIONS OF THE ORDINANCE FOUND IN ARTICLE 20. THE FINAL LOCATION OF THE REQUIRED TREE SAVE/REPLANTED TREE SAVE AREAS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING PETITION AND ARE SUBJECT TO CHANGE.

C. DEVELOPMENT WITHIN ANY SWM/PCSO BUFFERS SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

7. LIGHTING:

A. ALL FREESTANDING EXTERIOR LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH ARTICLE 16.2 OF THE ORDINANCE.

8. 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 ARTICLE 37.3 OF THE ORDINANCE.

9. 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 OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

WILKES ASSET MANAGEMENT
DEVELOPMENT STANDARDS - JOHNSTON OEHLER RD.
3/19/2025
REZONING PETITION NO. 2024-137

SITE DEVELOPMENT DATA:

- ACREAGE: ± 13.29
- TAX PARCEL #S: 029-331-18, 029-331-17, 029-331-02 AND 029-331-01
- EXISTING ZONING: N1-A
- PROPOSED ZONING: N2-A(CD)
- EXISTING USES: FOUR (4) SINGLE FAMILY DWELLING UNITS
- PROPOSED USES: A MULTI-DWELLING DEVELOPMENT WITH UP TO ONE HUNDRED AND FORTY-FIVE (145) DWELLING UNITS WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, QUADRAPLEX AND/OR MULTI-FAMILY ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED BELOW IN SECTION 2.
- MAXIMUM BUILDING HEIGHT: AS PER THE N2-A BUILDING HEIGHT STANDARDS.
- PARKING: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

A. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY WILKES ASSET MANAGEMENT (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 13.29-ACRE SITE LOCATED ALONG JOHNSTON OEHLER ROAD, WEST OF MALLARD CREEK ROAD AND I-485 (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 UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-A ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES, AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, BUILDING AND PARKING ENVELOPES, 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 ARTICLE 37.3 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 MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED 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 MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

A. THE SITE MAY BE DEVELOPED WITH A MULTI-DWELLING DEVELOPMENT WHICH IS TO BE MADE UP OF A COMBINATION OF DUPLEX, TRIPLEX, QUADRAPLEX AND/OR MULTI-FAMILY ATTACHED DWELLING UNITS FOR A MAXIMUM TOTAL OF ONE-HUNDRED AND FORTY-FIVE (145) FOR-SALE DWELLING UNITS, TOGETHER WITH ACCESSORY USES, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT.

3. ACCESS, TRANSPORTATION IMPROVEMENTS & STREETScape:

A. ACCESS TO THE SITE WILL BE PROVIDED BY A NEW PUBLIC LOCAL RESIDENTIAL STREET OFF JOHNSTON OEHLER ROAD AT THE EXISTING INTERSECTIONS OF MOURNING DOVE LANE AND SONG SPARROW LANE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

B. 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 AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

C. REQUIRED TRANSPORTATION IMPROVEMENTS, IF ANY, WILL BE CONSTRUCTED AS DEVELOPMENT OCCURS FOR APPLICABLE DEVELOPMENT AREA AND AS PERMITTED BY ORDINANCE.

D. 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, AND 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 THAT ARE LOCATED ALONG PUBLIC STREETS AND OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

E. JOHNSTON OEHLER ROAD IS DESIGNATED AS A 2+ AVENUE, BIKE LANES WITH A SIX (6) FOOT SIDEWALK AND EIGHT (8) FOOT PLANTING STRIP AS DEPICTED ON THE ADOPTED CHARLOTTE STREETS MAP. THE REQUIRED DISTANCE FROM THE CENTERLINE TO THE FUTURE BACK OF CURB IS A MINIMUM OF TWENTY-FOUR (24) FEET. THE PETITIONER SHALL PROVIDE THIRTY-EIGHT (38) FEET OF RIGHT-OF-WAY ALONG JOHNSTON OEHLER ROAD.

F. IN THE EVENT A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS NECESSARY FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION, AN ENCROACHMENT AGREEMENT WILL BE SUBMITTED FOR APPROVAL BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION.

G. 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 NORTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

H. A TRAFFIC IMPACT STUDY (TIS) IS NOT REQUIRED FOR THE SITE DUE TO THE DEVELOPMENT GENERATING SITE TRIPS UNDER ORDINANCE THRESHOLDS AND NOT MEETING ADDITIONAL TIS TRIGGERS. BASED ON THE DAILY TRIPS, THE PETITIONER WILL BE REQUIRED TO SATISFY TIER 1 MULTIMODAL ASSESSMENT (3 POINTS). POSSIBLE MITIGATION OPTIONS ARE INDICATED ON THE REZONING PLAN COMPREHENSIVE TRANSPORTATION REVIEW (CTR) SUMMARY TABLE.

I. THE PETITIONER SHALL PROVIDE A PEDESTRIAN CROSSING WITH A RECTANGULAR RAPID FLASHING BEACONS AND STRIPING AS GENERALLY DEPICTED ON THE REZONING PLAN. THE FINAL DESIGN SHALL BE COORDINATED DURING LAND DEVELOPMENT PERMITTING.

J. IT IS UNDERSTOOD THE REZONING PLAN DOES NOT DEPICT PHASING, INTERNAL ROADWAY AND TRANSPORTATION IMPROVEMENTS MAY BE PHASED ACCORDING TO STANDARD SUBDIVISION PLAT PROCEDURES. ADDITIONAL REZONING TRANSPORTATION IMPROVEMENTS, INCLUDING TURN LANE CONSTRUCTION AND PEDESTRIAN CROSSING IMPROVEMENTS, ARE REQUIRED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE IDENTIFIED AND APPROVED BY CDOT.

4. BUFFERS, YARDS, OPEN SPACE, AND LANDSCAPING:

A. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG ABUTTING STREETS.

B. A TWENTY-FIVE (25) FOOT WIDE CLASS C BUFFER WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

C. A THIRTY (30) FOOT SETBACK SHALL BE PROVIDED ALONG JOHNSTON OEHLER ROAD.

D. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

E. OPEN SPACE WILL BE PROVIDED PER THE N2-A REQUIREMENTS FOUND IN ARTICLE 5.4.

F. RESIDENTIAL BUILDINGS WHICH ABUT BOTH A FRONTAGE AND COMMON OPEN SPACE MAY HAVE SIDEWALLS WHICH ORIENT PERPENDICULARLY TO THE COMMON OPEN SPACE RATHER THAN A FRONTAGE WITHIN THE AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN. THE COMMON OPEN SPACE SHALL HAVE A MINIMUM WIDTH OF 50 FEET AND A MAXIMUM LENGTH OF 500 FEET.

G. THE OPEN SPACE SHALL BE ENHANCED AS FOLLOWS:

I. ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF THE ORDINANCE.

II. SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE.

III. SEATING OPTIONS THAT INCLUDE MOVEABLE TABLES AND CHAIRS. OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS, SWINGS, OR INTERACTIVE FURNITURE, AND IMMOVABLE BENCHES.

IV. DECORATIVE LIGHTING ELEMENTS THAT INCLUDE UPLIGHTING OF TREES OR OTHER OPEN SPACE ELEMENTS AND ADDITIONAL AMBIENT LIGHTING ELEMENTS TO ENHANCE THE EXPERIENCE OF THE SPACE.

V. IN ADDITION TO ABOVE I-IV ABOVE, THE OPEN SPACE SHALL INCLUDE ONE OF THE FOLLOWING: A DOG PARK OR A GAZEBO.

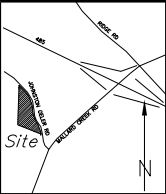
5. GENERAL DESIGN GUIDELINES:

A. THE RESIDENTIAL BUILDINGS ON THE SITE WILL COMPLY WITH THE APPLICABLE RESIDENTIAL SITE LAYOUT, BUILDING DESIGN STANDARDS, AND BUILDING MATERIAL RESTRICTIONS FOUND IN ARTICLE 5 OF THE ORDINANCE.

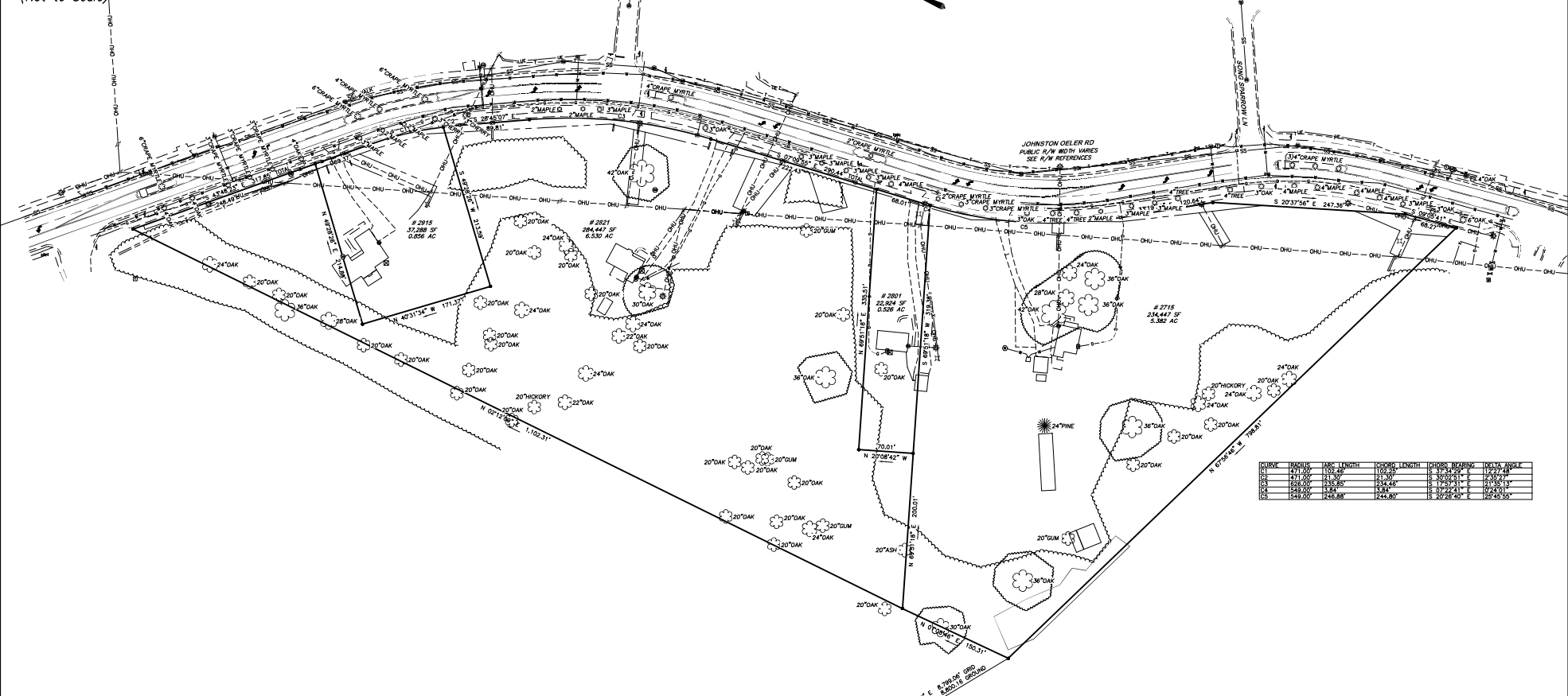
B. METER BANKS, HVAC, AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED AS REQUIRED PER THE UDO.

C. DUMPSTER AND RECYCLING AREA WILL BE FULLY ENCLOSED ON THREE SIDES BY A MINIMUM 75% OPAQUE FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE FENCE USED TO ENCLOSE THE DUMPSTER WILL BE OF A MATERIAL PRESCRIBED BY THE ORDINANCE AND BE OF A COMPATIBLE COLOR USED ON THE PRINCIPAL BUILDINGS.

SEE SHEET 1 FOR NOTES AND LEGENDS

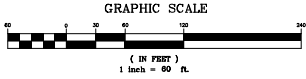


VICINITY MAP
(Not to Scale)



CURVE	TRAIL	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL	141.00'	104.40'	110.20'	S 81°24'11" E	28°29'49"
CL	41.00'	31.00'	31.00'	S 90°00'00" E	90°00'00"
CL	125.00'	125.00'	0.00'	S 0°00'00" E	0°00'00"
CL	548.00'	124.88'	124.88'	S 21°22'41" E	68°22'11"
CL	124.88'	124.88'	0.00'	S 0°00'00" E	0°00'00"

NGS "HIGHLAND"
N 54°06'09"
E 7'488.081 43
COMBINED FACTOR
0.99987477



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EXISTING TREES

SURVEY AT PROPERTY KNOWN AS
2821, 2915, 2801 & 2715
JOHNSTON DEHLER RD.
PARCEL #S 029-331-18, 029-331-02,
029-331-17 & 029-331-01
(SEE REFERENCES)
TOTAL AREA 13.294 ACRES
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
OWNER: (SEE REFERENCES)

Job No:	24-844	DATE:	01/13/25	SCALE:	1" = 60'
DRAWN:	TDA	CHECKED:	CLK	APPROVED:	CLK

MADE FOR:	W&W JOHNSTON DEHLER, LLC	Sheet No.	4
			of 4

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811
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