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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.

SCALE

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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
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3	REZONING SUBMITTAL	12/12/23
4	REZONING SUBMITTAL	01/16/24
5	REZONING SUBMITTAL	02/12/24
6	REZONING SUBMITTAL	03/21/24

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

SCALE NORTH

VERT: N/A
 HORZ:

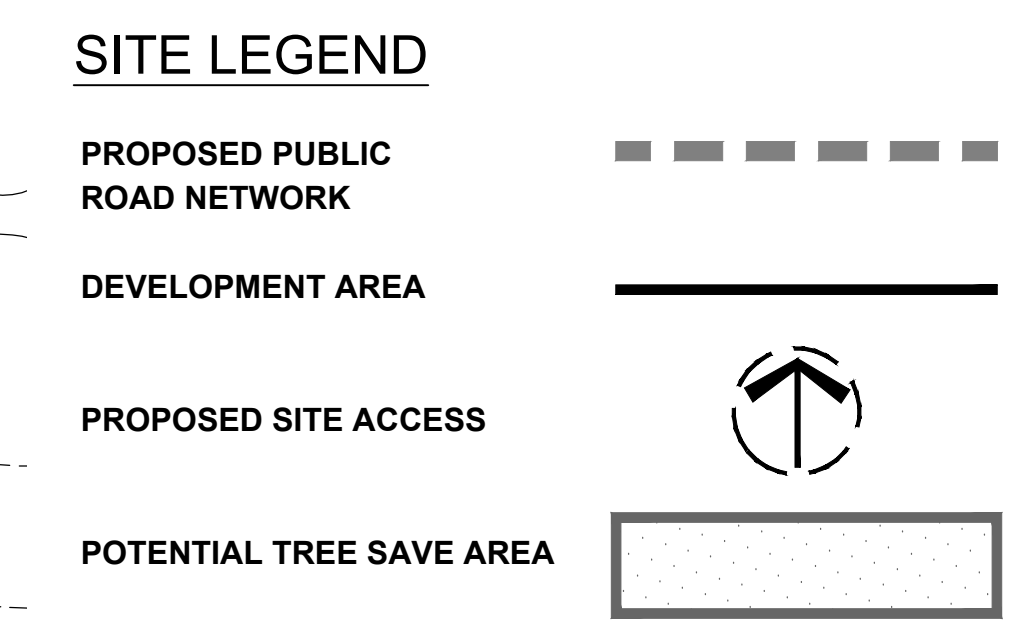
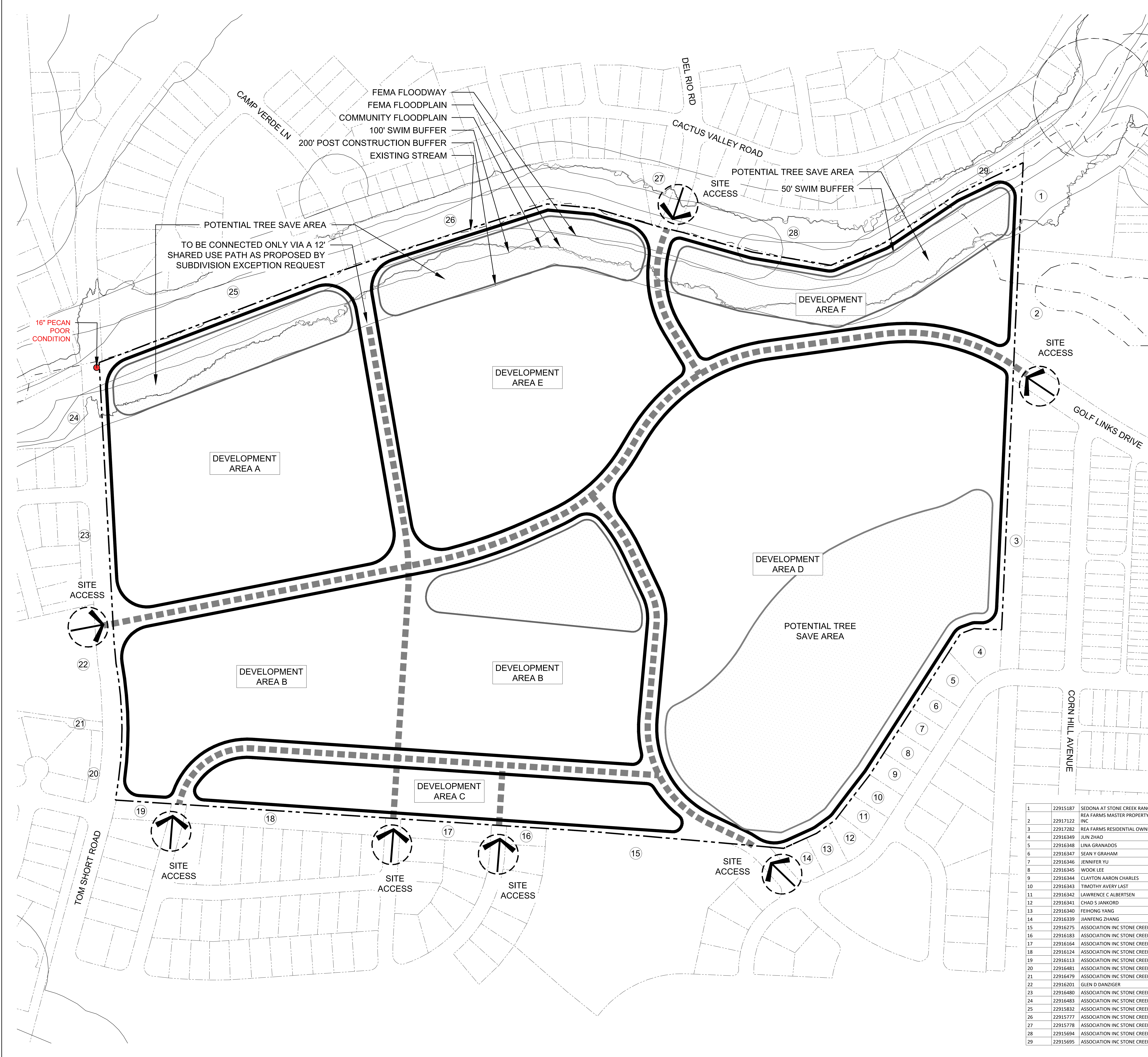
SHEET TITLE

VISION STATEMENT

SHEET NUMBER

RZ-0

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 INCLUDING MOBILE CLASS ROOMS, CAFETERIA, ACTIVITY ROOMS AND ASSOCIATED USES, AND UP TO 917 RESIDENTIAL DWELLING UNITS MADE UP OF A MIX OF RESIDENTIAL UNIT TYPES AS DESCRIBED BELOW, THAT MAY INCLUDE UP TO 682 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, 211 ATTACHED DWELLING UNITS, 24 SINGLE-FAMILY DETACHED RESIDENTIAL DWELLING UNITS. TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE MX-2 INNOVATIVE ZONING DISTRICT SUBJECT TO THE RIGHT TO ALTER THE NUMBER OF RESIDENTIAL UNITS LOCATED WITHIN DEVELOPMENT AREAS AND OTHERWISE AS MORE PARTICULARLY DESCRIBED IN SECTION 3 BELOW.
MAXIMUM BUILDING HEIGHT: THE FOLLOWING MAXIMUM BUILDING HEIGHTS SHALL APPLY TO THE DEVELOPMENT AREAS (BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE): DEVELOPMENT AREA A: 60'; DEVELOPMENT AREA B: 50'; DEVELOPMENT AREA C: 40'; DEVELOPMENT AREA D: 65'; AND DEVELOPMENT AREA E: 65'.
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



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5	REZONING SUBMITTAL	02/12/24
6	REZONING SUBMITTAL	03/01/24

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1	DESIGNED BY: KST	
2	DRAWN BY: ZJK	
3	CHECKED BY: KST	

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

0 50 100 200

TECHNICAL DATA

RZ-1



TO BE CONNECTED ONLY VIA A 12' SHARED USE PATH AS PROPOSED BY SUBDIVISION EXCEPTION REQUEST

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

SITE ACCESS 50' SWIM BUFFER

DEVELOPMENT AREA F

DEVELOPMENT AREA E

EXISTING POND TO REMAIN

SITE ACCESS

GOLF LINKS DRIVE

DEVELOPMENT AREA A

DEVELOPMENT AREA D

POTENTIAL ACTIVE OPEN SPACE

WETLAND / POTENTIAL PASSIVE OPEN SPACE +/- 12 AC

DEVELOPMENT AREA B

DEVELOPMENT AREA B

CORN HILL AVENUE

DEVELOPMENT AREA C

TRAIL LOCATION IS ILLUSTRATIVE IN NATURE AND SUBJECT TO FINAL DESIGN AND PERMITTING THROUGH AUTHORIZED JURISDICTION

TOM SHORT ROAD

SITE ACCESS

SITE ACCESS

SITE ACCESS

SITE ACCESS

NOTE: 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.

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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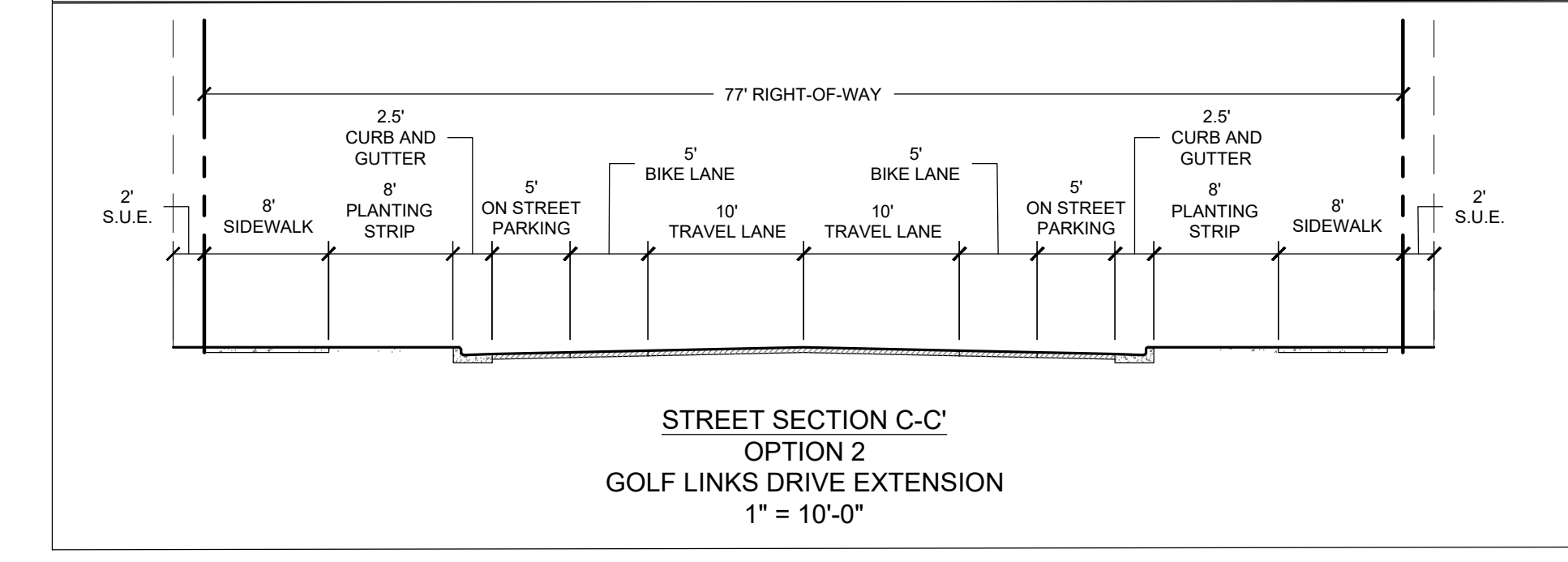
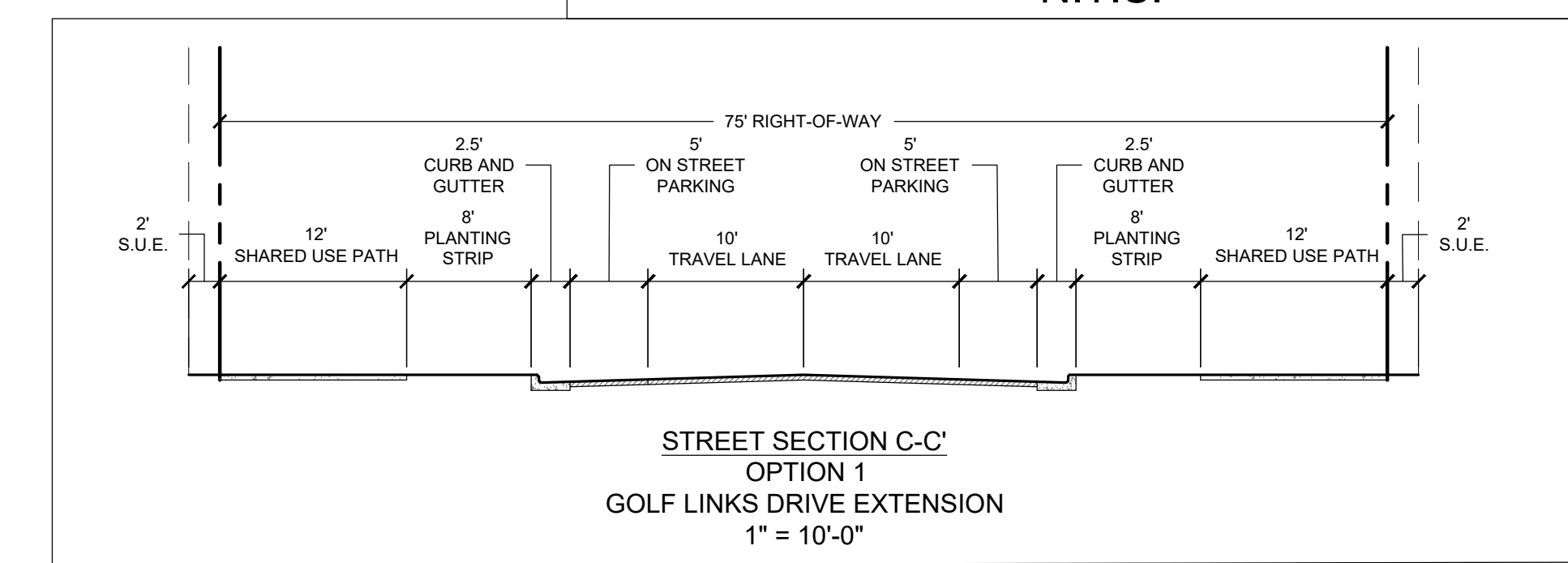
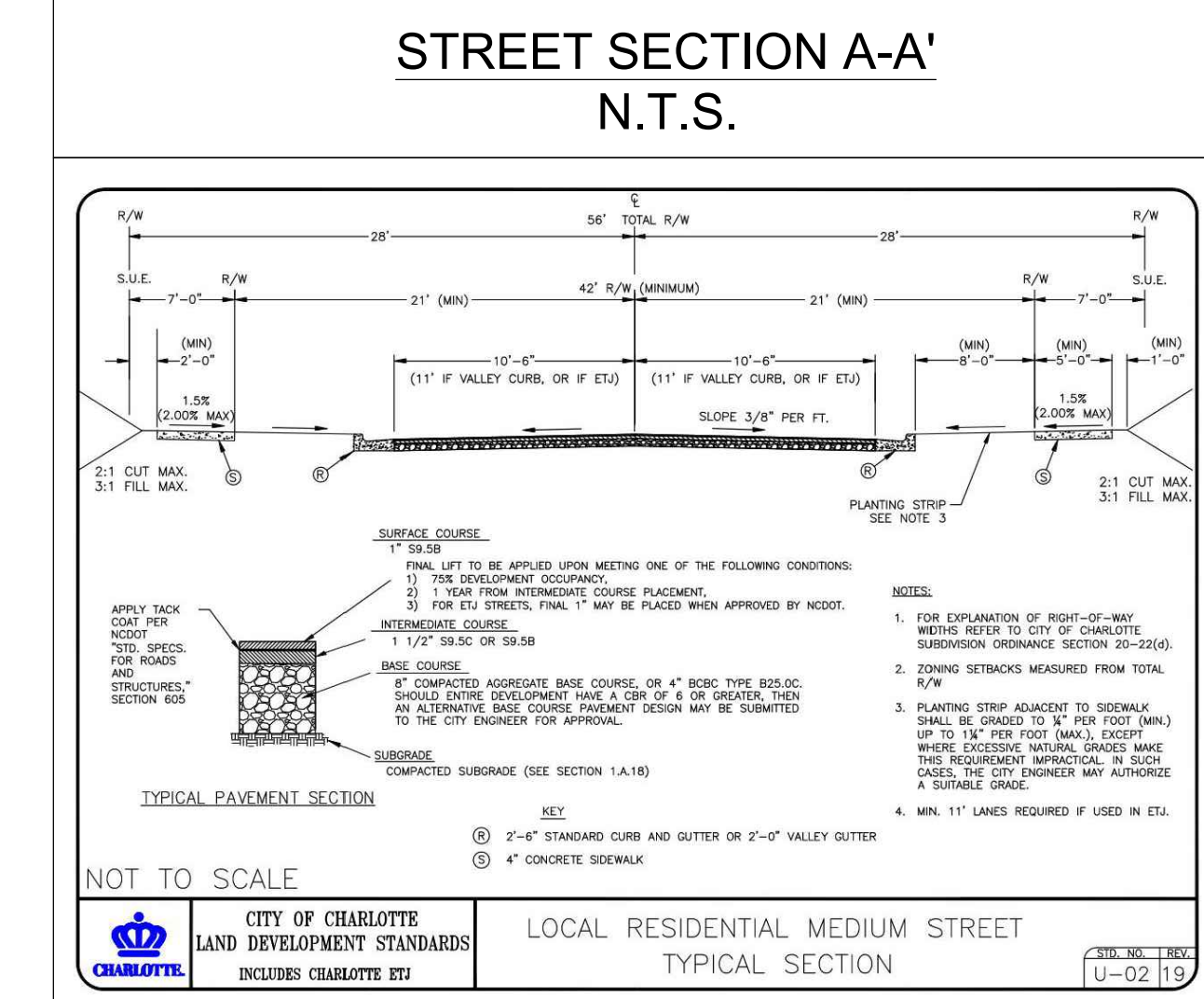
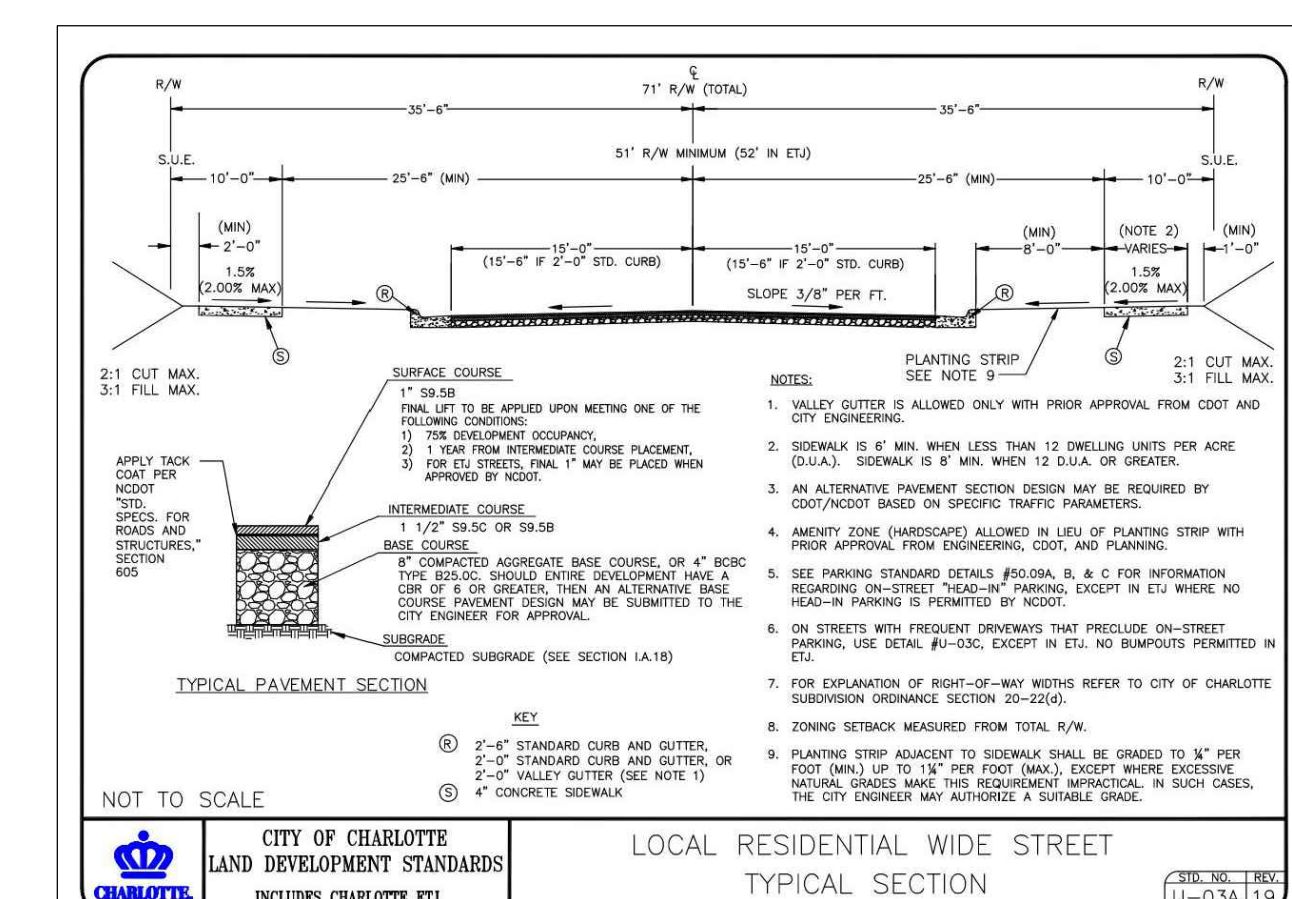
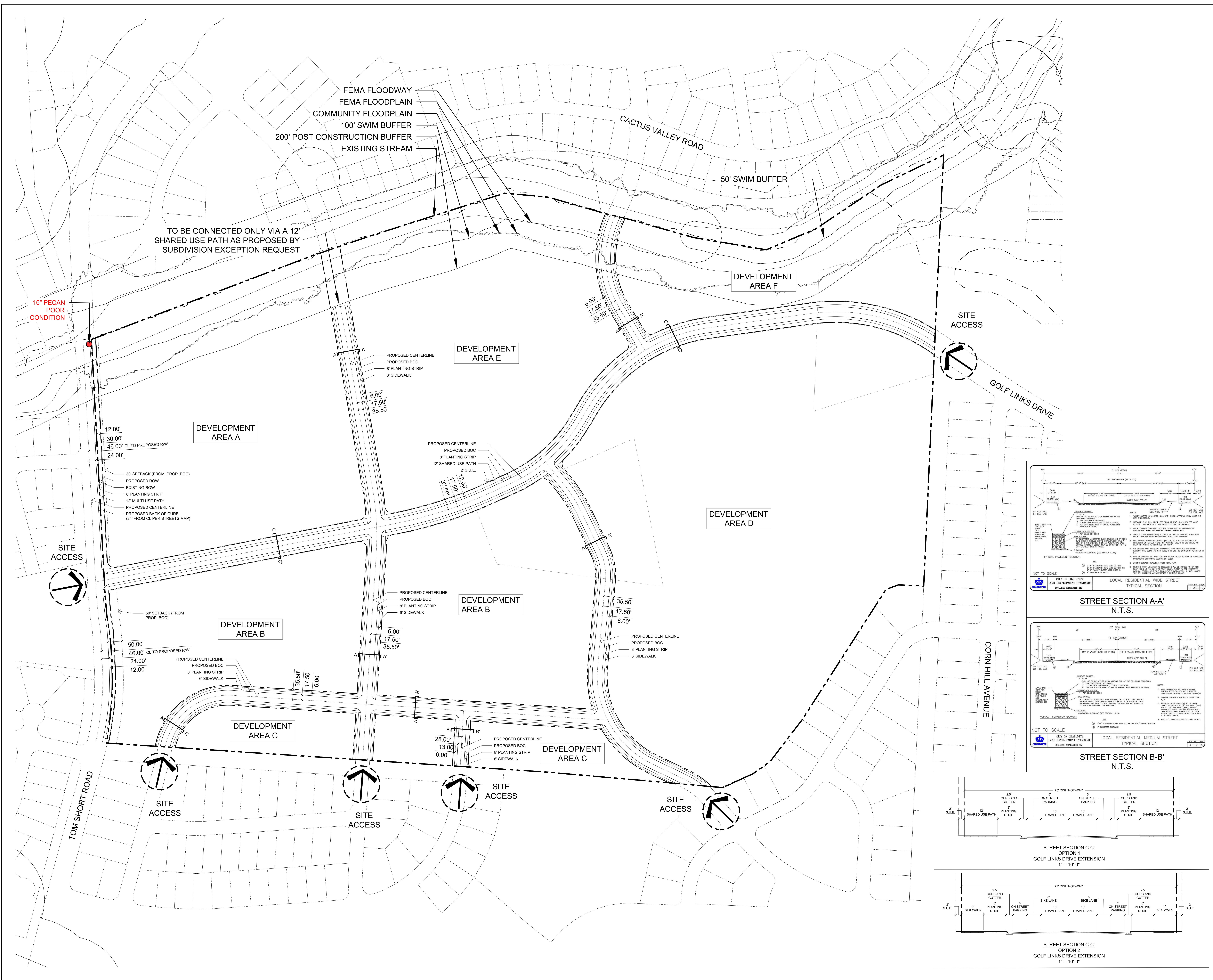
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6	REZONING SUBMITTAL	03/21/24

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

SHEET TITLE: SCHEMATIC SITE PLAN
 SHEET NUMBER: RZ-2



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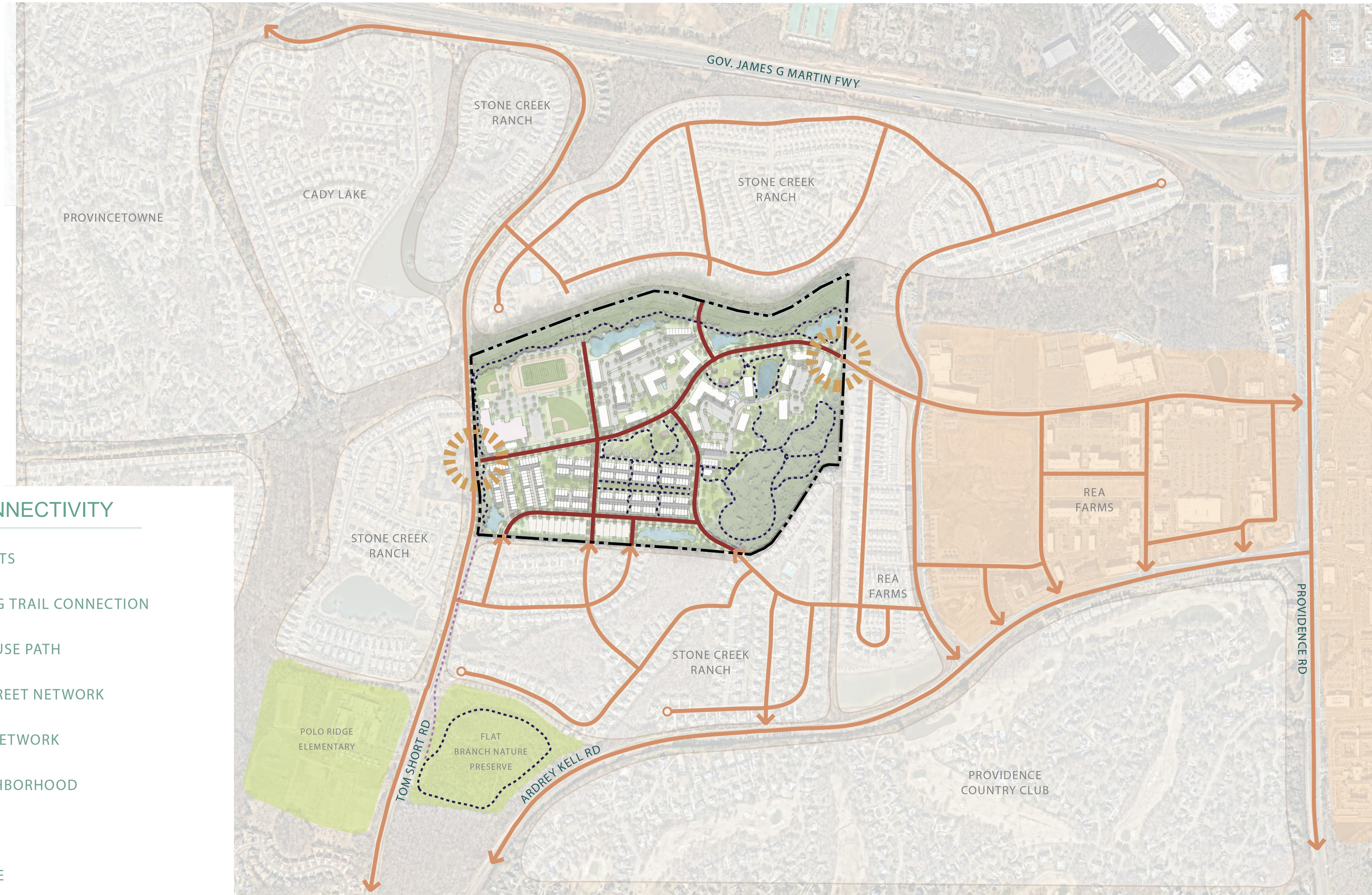
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6	REZONING SUBMITTAL 03/21/24

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

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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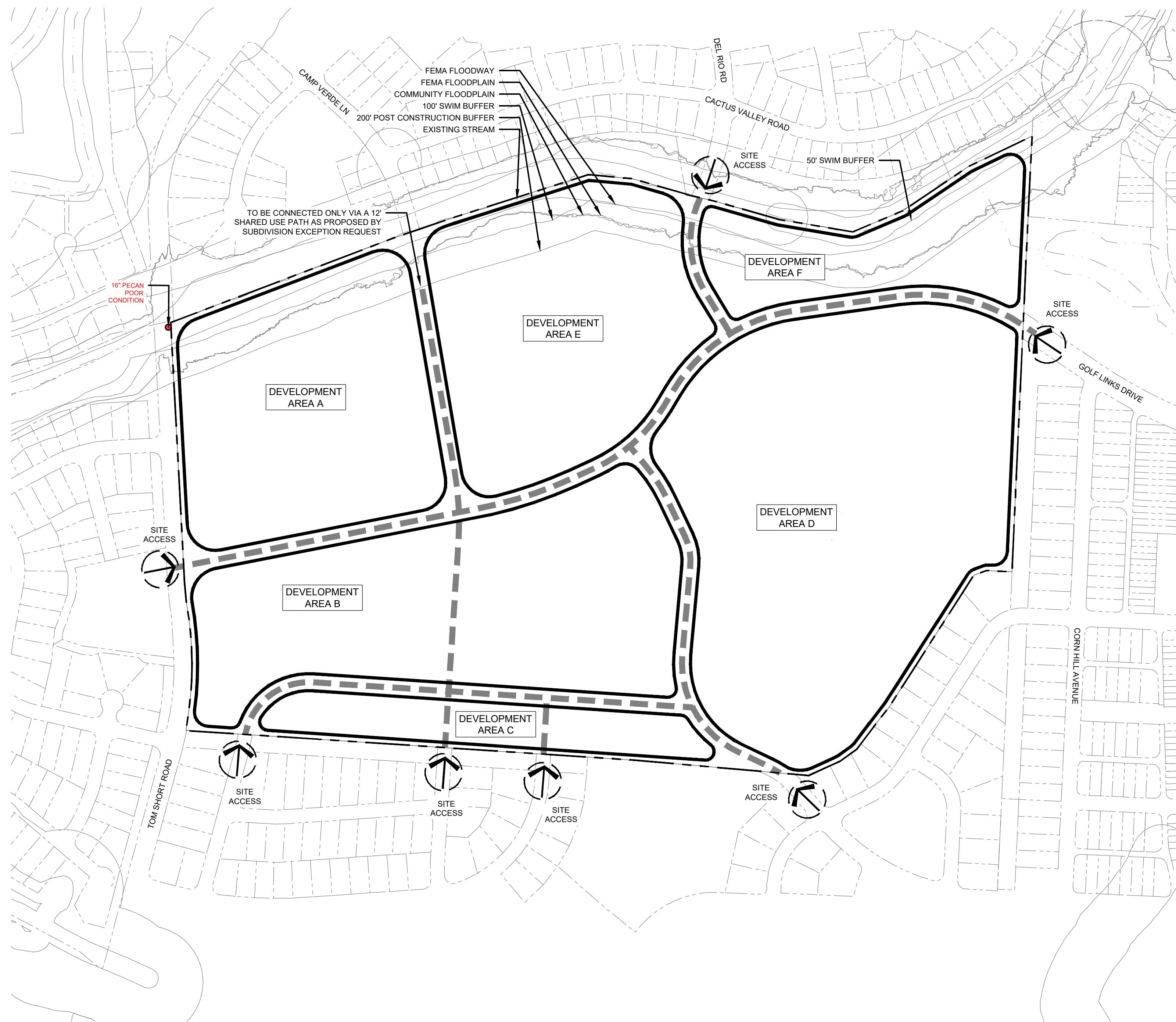
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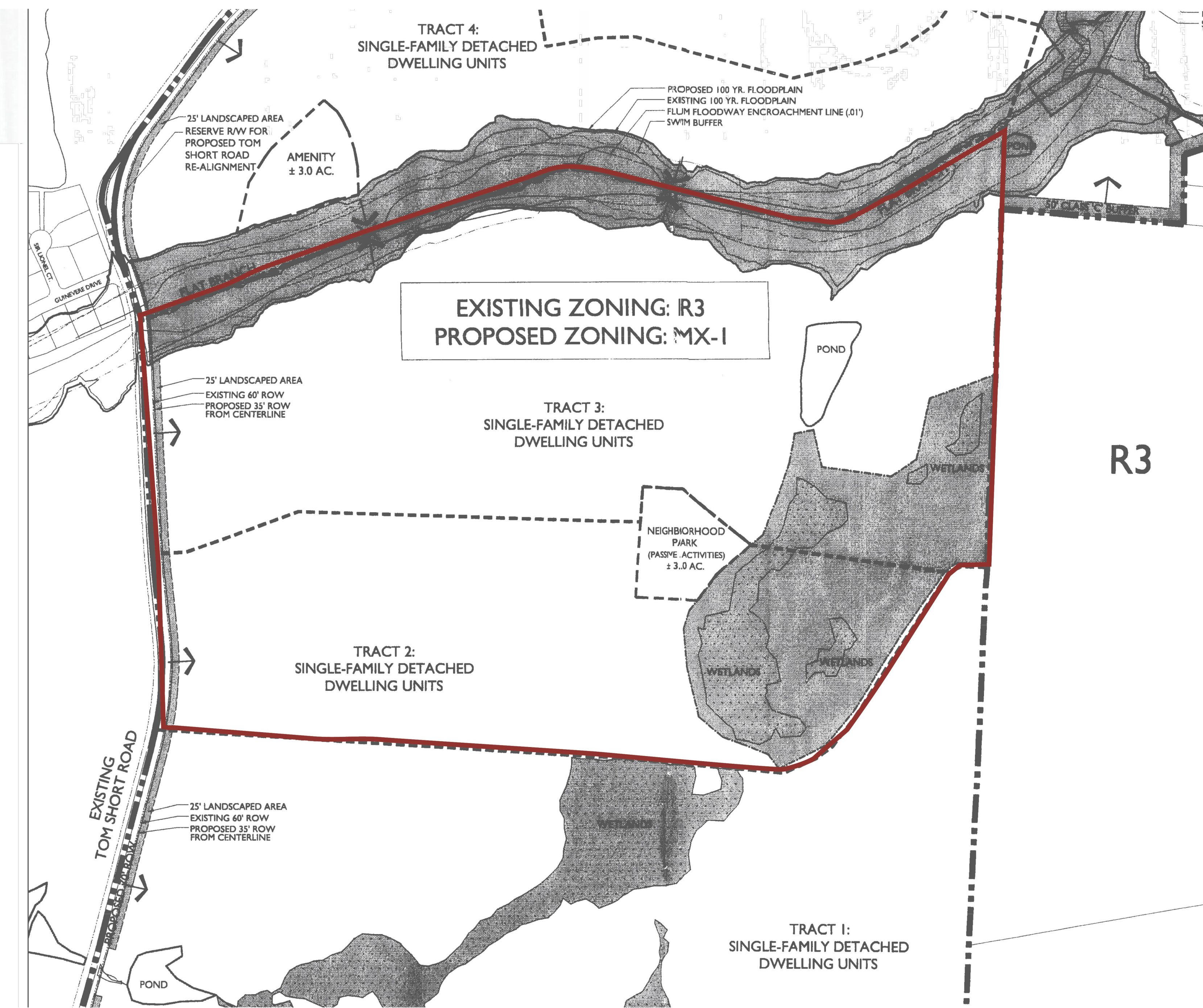
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VERT: N/A
 HORZ: N.T.S.

CONCEPTUAL - ASPIRATIONAL ACTIVITY



PROPOSED TECHNICAL DATA SHEET



PREVIOUS TECHNICAL DATA SHEET



PROPOSED MASTER PLAN



PREVIOUS ZONING MASTER PLAN

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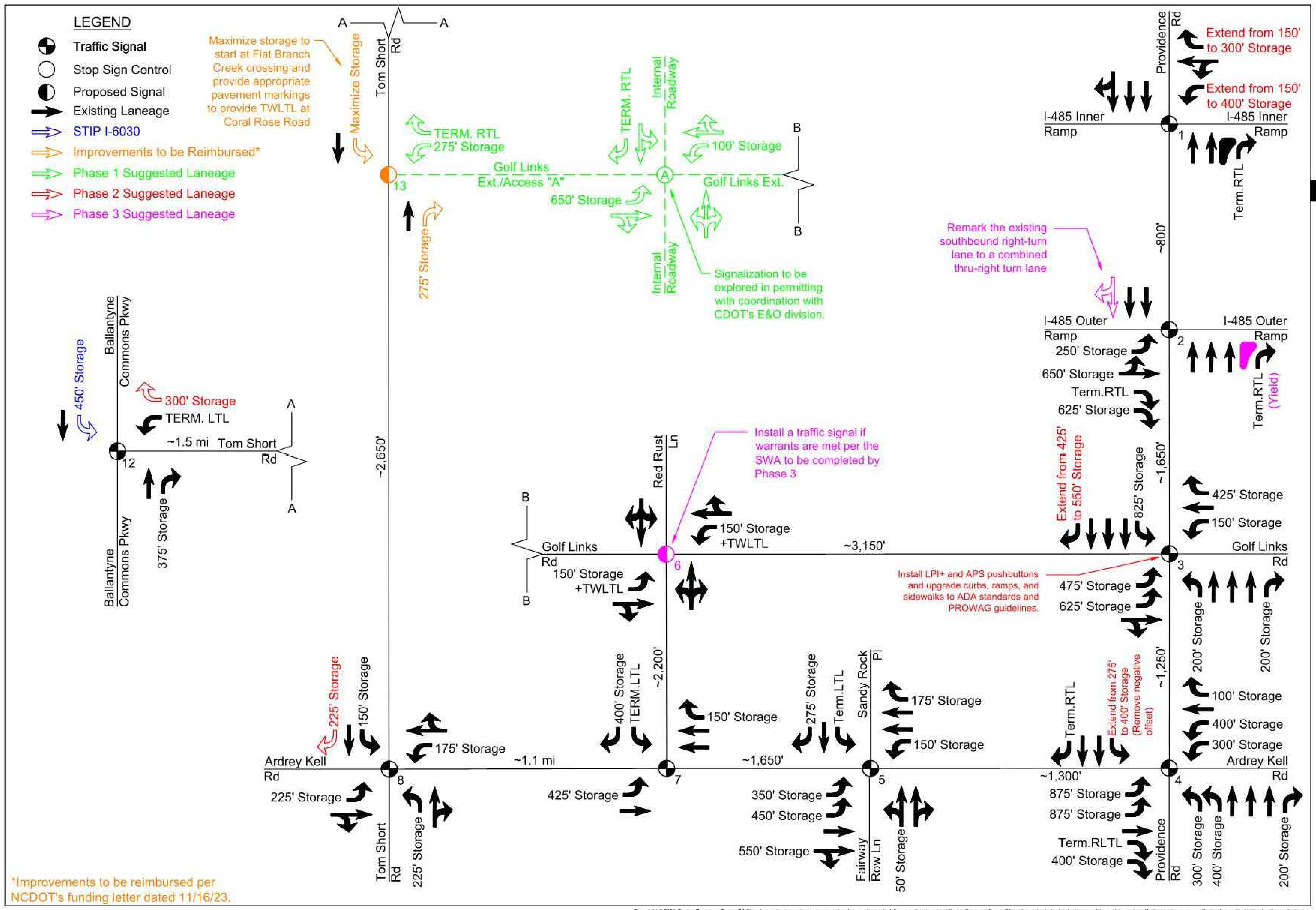
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6	REZONING SUBMITTAL	03/21/24

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VERT: N/A
 HORZ: N.T.S.

MISC. EXISTING ZONING

RZ-6



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

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CATO TIS
 CHARLOTTE, NORTH CAROLINA
CHILDRESS KLEIN
 301 S COLLEGE STREET SUITE 2800
 CHARLOTTE, NC 28202

PHASE 3 SUGGESTED LANEAGE

SCALE: NTS
 XX' XX' N

PROJECT #: 317-035
 DRAWN BY: MA
 CHECKED BY: RG

JANUARY 2024

REVISIONS:
 1 January 2024

Figure 18

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6	REZONING SUBMITTAL 03/21/24

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

VERT: N/A
 HORZ: N/A

LANEAGE

RZ-7