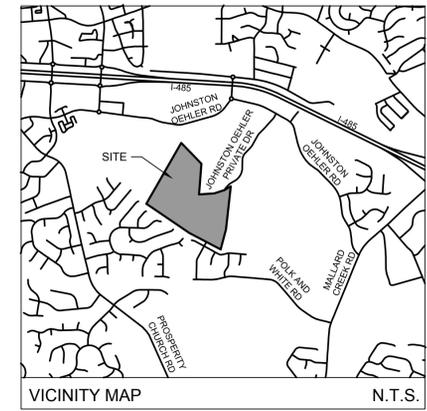


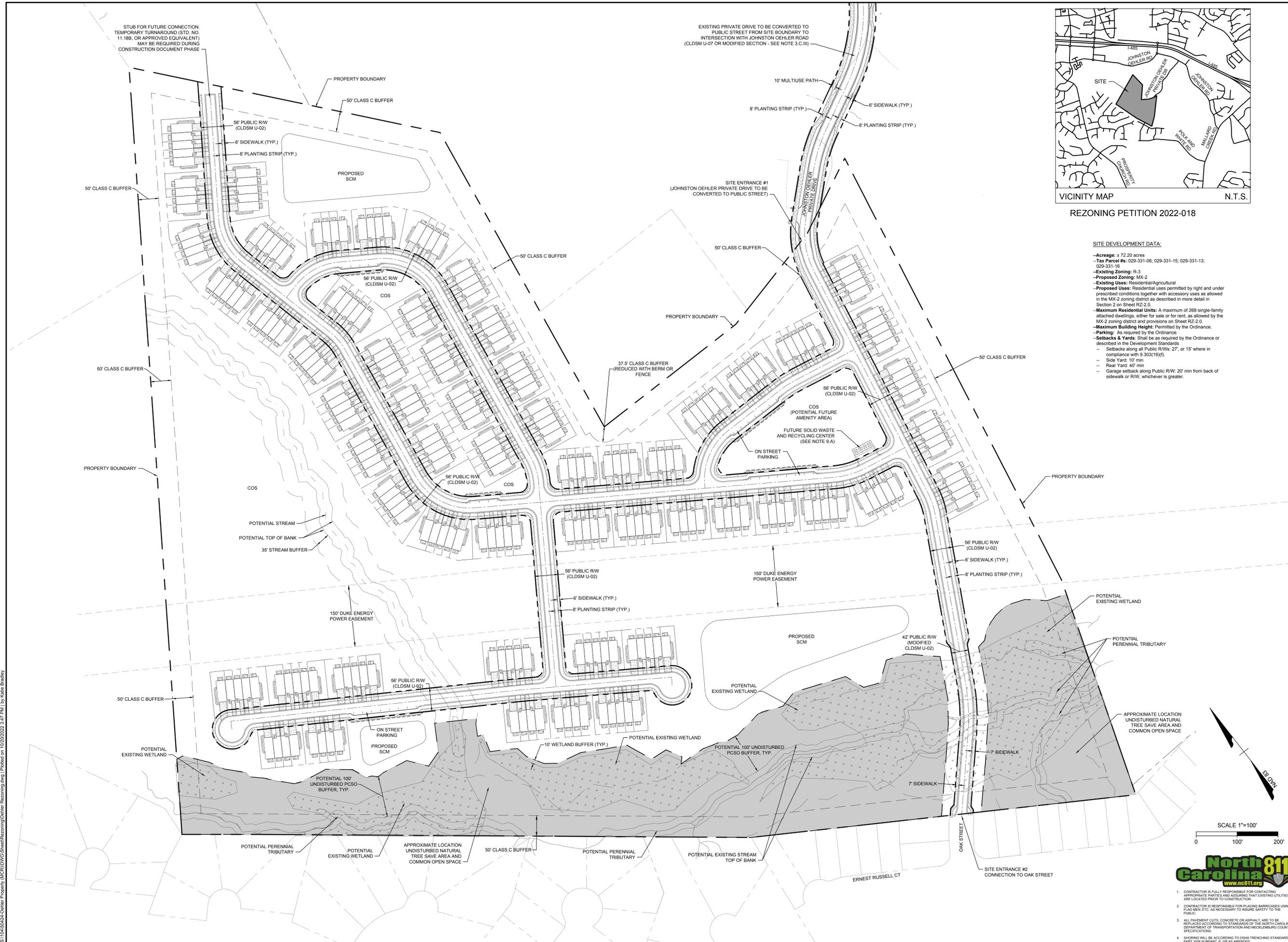
PRELIMINARY  
NOT FOR  
CONSTRUCTION



VICINITY MAP  
REZONING PETITION 2022-018  
N.T.S.

**SITE DEVELOPMENT DATA:**

- Acres: ± 72.20 acres
- Tax Parcel #: 029-331-06; 029-331-15; 029-331-13; 029-331-16
- Existing Zoning: R-3
- Proposed Zoning: MX-2
- Existing Uses: Residential/Agricultural
- Proposed Uses: Residential uses permitted by right and under prescribed conditions together with accessory uses as allowed in the MX-2 zoning district as described in more detail in Section 2 on Sheet RZ-2.0
- Maximum Residential Units: A maximum of 268 single-family attached dwellings, either for sale or for rent, as allowed by the MX-2 zoning district and provisions on Sheet RZ-2.0
- Maximum Building Height: Permitted by the Ordinance.
- Parking: As required by the Ordinance.
- Setbacks & Yards: Shall be as required by the Ordinance or described in the Development Standards
  - Setbacks along all Public R/Ws: 27', or 15' where in compliance with § 303.19(f).
  - Side Yard: 10' min
  - Rear Yard: 40' min
  - Garage setback along Public R/W: 20' min from back of sidewalk or R/W, whichever is greater.



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND MECKLENBURG COUNTY SPECIFICATIONS.
4. SHORINGS WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AGENCIES.

THIS DRAWING PREPARED AT THE  
**CHARLOTTE OFFICE**  
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202  
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com  
North Carolina License No. C-1652

MCR7 SFR INVESTMENTS, LLC  
1710 Camden Road, Suite 6  
Charlotte, NC 28203

DATE  
07/11/2022  
08/15/2022  
09/12/2022  
10/20/2022

REVISION DESCRIPTION  
REVISIONS PER CITY COMMENTS  
REVISIONS PER CITY COMMENTS  
REVISIONS PER CITY COMMENTS

DATE  
3/10/2022

DRAWN BY  
N. SPINOLA  
DESIGNED BY  
N. SPINOLA  
CHECKED BY  
K. BRADLEY  
SCALE  
AS SHOWN

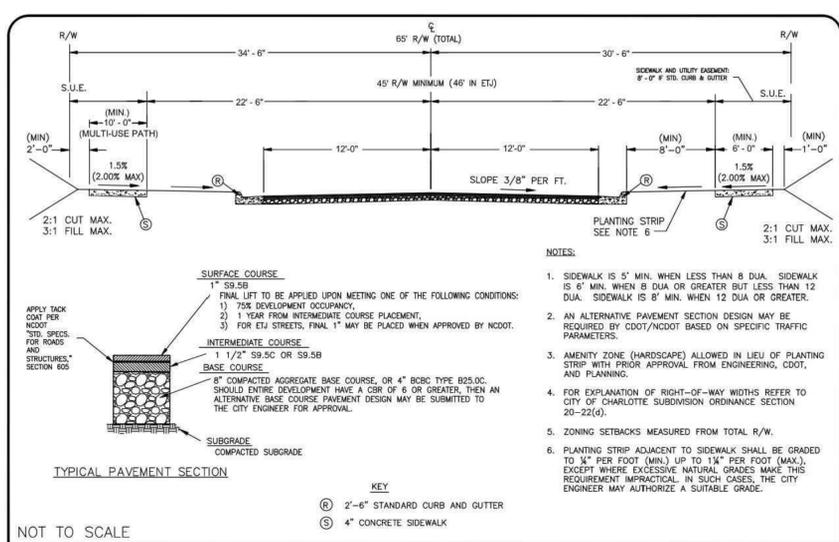
**TIMMONS GROUP**

OEHLER PROPERTY  
CHARLOTTE - MECKLENBURG COUNTY - NORTH CAROLINA  
CONCEPTUAL REZONING SITE PLAN

JOB NO.  
50424  
SHEET NO.  
RZ-1.0

S:\164624-04-Cable Property (MCR7)\DWS\Sheet\Rezoneing\Oehler Rezoneing.dwg | Printed on 10/20/2022 3:47 PM by Kaitie Bradley

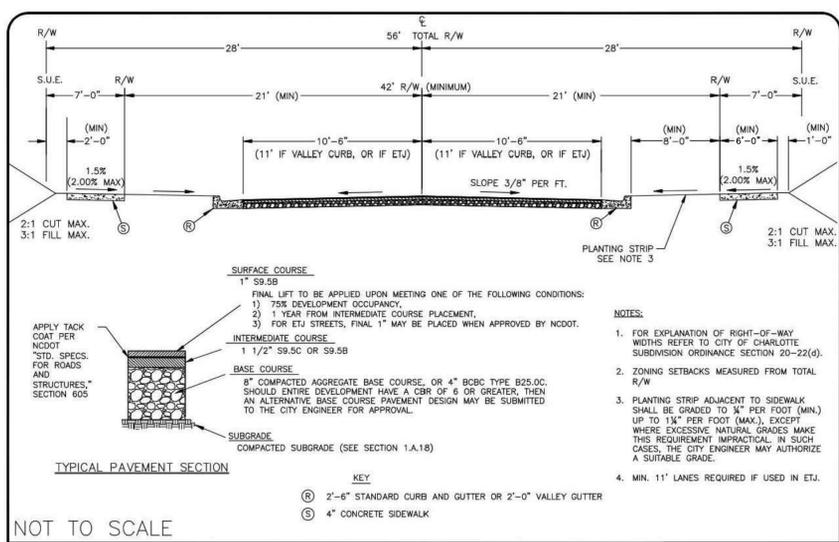
PRELIMINARY  
NOT FOR  
CONSTRUCTION



CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE ETJ

LOCAL COLLECTOR STREET  
MODIFIED SECTION

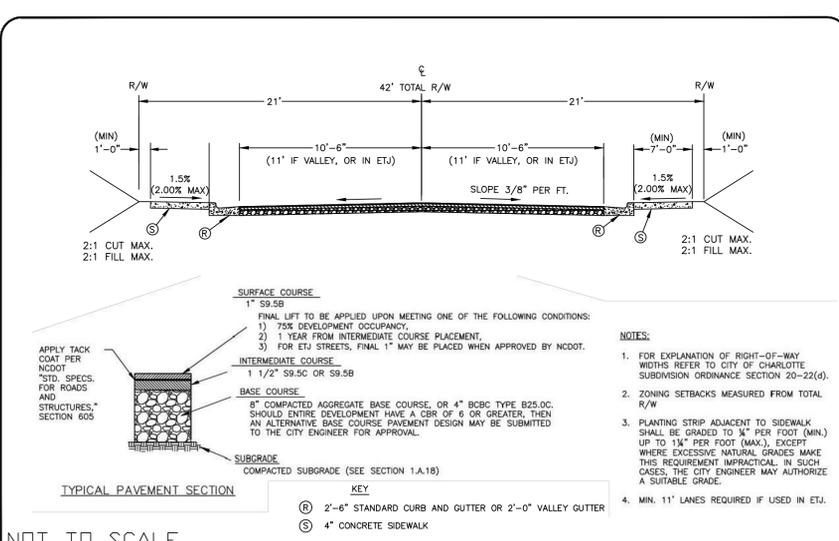
STANDARD: U-07



CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE ETJ

LOCAL RESIDENTIAL MEDIUM STREET  
MODIFIED SECTION

STANDARD: U-02



CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE ETJ

LOCAL RESIDENTIAL MEDIUM STREET  
MODIFIED SECTION

STANDARD: U-02

ZONING CODE SUMMARY:

PARCEL IDS: 02933106, 02933113, 02933115, 02933118

OWNER: OEHLER FAMILY FARMS, LLC, 3491 JOHNSTON OEHLER RD, CHARLOTTE, NC 28269 (02933106)

JOE C. OEHLER AND ROSE MARIE H., 3481 JOHNSTON OEHLER RD, CHARLOTTE, NC 28269 (02933113)

RAY G. OEHLER, 3473 JOHNSTON OEHLER RD, CHARLOTTE, NC 28269 (02933115)

SCOTT L. DIXON AND DORIS O. DIXON O. OEHLER, 3473 JOHNSTON OEHLER RD, CHARLOTTE, NC 28269 (02933116)

PARCEL ADDRESS: 3487 JOHNSTON OEHLER RD, CHARLOTTE, NC 28269

EXISTING ZONING: R-3

PROPOSED ZONING: MX-2

WATERSHED: MALLARD WATERSHED

ALLOWABLE DENSITY: 8.0 UNITS / ACRE

PROPOSED DENSITY: 268 UNITS / 72.20 AC = 3.72 UNITS / ACRE

TOWNSHIP STANDARDS: (BASED ON R-22 MF)

FRONT YARD: 27'-0"

REAR YARD: 10'-0"

FRONT SETBACK: 27'-0"

REAR SETBACK: 10'-0"

FRONT SETBACK MAY BE REDUCED TO 15' PER SECTION 9.303(19)(F) OF ZONING ORDINANCE PROVIDED THE BUILDING ELEVATION FACING THE STREET HAS A FRONT ARCHITECTURAL FACADE WITH AN ENTRY DOORWAY. \*ALL GARAGES SHALL HAVE A 20' SETBACK FROM RIGHT-OF-WAY OR BACK OF SIDEWALK (WHICHEVER IS GREATER).

REQUIRED BUFFER: 50' CLASS C BUFFER

PROVIDED BUFFER: 50' CLASS C BUFFER, 37.5' CLASS C BUFFER IN SELECT AREAS (50' CLASS C BUFFER REDUCED 25% WITH CONSTRUCTION OF BERM, WALL, OR FENCE)

REQUIRED OPEN SPACE: 7.22x ACRES (10% OF 72.20 ACRES)

REQUIRED TREE SAVE: 10.83x ACRES (15% OF 72.20 ACRES)

DEVELOPMENT STANDARDS:

- GENERAL PROVISIONS:
  - 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 MILL GREEK RESIDENTIAL, (THE "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THE APPROXIMATELY 72.20-ACRE SITE LOCATED ON JOHNSTON OEHLER ROAD (THE "SITE").
  - REZONING 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 (THE "ORDINANCE"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-2 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE PROVISIONS PROVIDED BELOW.
  - GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREA, OPEN SPACE AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY REFERRED TO AS THE "GRAPHIC REPRESENTATIONS" UNDER THE ORDINANCE PLAN SHOULD 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.
- PERMITTED USES AND DEVELOPMENT AREA LIMITATIONS:
  - THE SITE MAY BE DEVELOPED WITH UP TO TWO HUNDRED SIXTY-EIGHT (268) SINGLE-FAMILY ATTACHED DWELLING UNITS AS ALLOWED BY MX-2 ZONING DISTRICT. THE UNITS MAY BE FOR RENT OR FOR SALE.
  - TRANSPORTATION IMPROVEMENTS:
    - CDOT AND NCDOT STANDARDS: ALL THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF THE CITY OF CHARLOTTE OR NCDOT (AS IT RELATES TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY).
    - 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.
    - TRANSPORTATION IMPROVEMENTS: THE PETITIONER WILL CONSTRUCT REQUIRED ROADWAY IMPROVEMENTS SET FORTH BELOW AND/OR GENERALLY DEPICTED ON THE REZONING PLAN AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN EACH DEVELOPMENT AREA WHERE THE IMPROVEMENTS ARE PROVIDED. SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT OR NCDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS.
      - MALLARD CREEK ROAD / JOHNSTON OEHLER ROAD:
        - PETITIONER SHALL INSTALL ACCESSIBLE PEDESTRIAN SIGNALS (APS)
        - PETITIONER SHALL UPGRADE CURB RAMPS AS NEEDED
      - JOHNSTON OEHLER ROAD / JOHNSTON OEHLER PRIVATE DRIVE:
        - PETITIONER SHALL INSTALL TWO (2) PAIRS OF RECTANGULAR RAPID FLASHING BEACONS (RRFBs) ON THE WESTERN INTERSECTION LEG.
      - JOHNSTON OEHLER PRIVATE DRIVE:
        - THE JOHNSTON OEHLER PRIVATE DRIVE SHALL BE IMPROVED TO PUBLIC STREET STANDARDS FROM THE SITE BOUNDARY TO JOHNSTON OEHLER ROAD INTERSECTION AS GENERALLY DEPICTED AND DEDICATED AND CONVEYED TO THE CITY OF CHARLOTTE.
        - JOHNSTON OEHLER DRIVE SHALL BE CONVERTED TO A LOCAL COLLECTOR STREET PER CLDSM U-07 (OR MODIFIED SECTION AS INDICATED ON REZONING PLAN).
        - ALL NECESSARY ROW AND EASEMENTS SHALL BE DONATED AT NO COST TO THE CITY OF CHARLOTTE.
        - A COMPLETE SURVEY SHALL BE COMPLETED TO IDENTIFY ANY/ALL UTILITIES (PUBLIC OR PRIVATE) WITHIN THE PROPOSED ROW.
        - PRIVATE UTILITIES SHALL EITHER BE RELOCATED OUTSIDE OF THE PROPOSED ROW OR BE CONVERTED TO PUBLIC STATUS.
        - EXISTING STORMWATER SYSTEM CAPACITY SHALL BE ASSESSED AND ANALYZED TO BRING SYSTEM UP TO PUBLIC STREET STANDARDS.
        - ACCESS TO ADJACENT PLAYING FIELDS AND SCHOOL SHALL BE ASSESSED TO DETERMINE APPROPRIATE DRIVEWAY TYPES.
        - ALL PROPOSED CURB RAMPS SHALL BE PROWAG COMPLIANT
        - ANY PRIVATE GATES, FENCES, BOLLARDS, ETC. SHALL BE RELOCATED OUTSIDE THE PROPOSED ROW.
        - DEVELOPER SHALL PREPARE PLATS IDENTIFYING DEDICATED STREET ROW AND RECORD DOCUMENTS WITH MECKLENBURG COUNTY.
  - ENVIRONMENTAL FEATURES:
    - 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 AN ENGINEERING PERSPECTIVE WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
    - A MINIMUM OF 15% OF THE SITE SHALL BE SET ASIDE AS TREE SAVE AS REQUIRED BY THE MX-2 ZONING DISTRICT. THE TREE SAVE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND THE CITY STOP CONSTRUCTION STORMWATER ORDINANCE.
    - TREE SAVE AND PCO REQUIRED OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT THE PROJECT IS PHASED OR PERMITTED SEPARATELY. IT IS UNDERSTOOD ANY OPEN SPACE THAT IS LOCATED IN THE TREE SAVE AREA MUST COMPLY WITH TREE SAVE REQUIREMENTS.
    - CURRENT STREAMWETLAND SURVEY REPORT SHALL BE PROVIDED WITH THE FIRST SUBMITTAL OF CIVIL SITE PLANS.
    - DEVELOPMENT WITHIN ANY SWIMPCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED 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.
  - OPEN SPACE:
    - A MINIMUM OF 10% OF THE SITE SHALL BE SET ASIDE AS COMMON OPEN SPACE AS REQUIRED BY THE MX-2 ZONING DISTRICT. AREAS OF THE REQUIRED COMMON OPEN SPACE SHALL BE IMPROVED WITH ACTIVE OR PASSIVE OPEN SPACE AMENITIES SUCH AS DOG PARKS, SEATING AREAS, PLAY AREAS AND OTHER AMENITIES THAT ENCOURAGE OUTDOOR GATHERING.
  - MISCELLANEOUS PROVISIONS:
    - GARBAGE AND RECYCLING SPACE SHALL BE PROVIDED ON SITE AS REQUIRED BY ORDINANCE. THE LOCATION OF PROPOSED GARBAGE AND RECYCLING AREA SHOWN ON REZONING PLAN IS CONCEPTUAL IN NATURE AND EXACT LOCATION WILL BE ESTABLISHED DURING THE LAND DEVELOPMENT PROCESS.
  - SIGNAGE:
    - SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.
  - LIGHTING:
    - ALL NEW LIGHTING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.
  - AMENDMENTS TO THE REZONING PLAN:
    - 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.
    - BINDING EFFECT OF THE REZONING APPLICATION:
      - 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.

THIS DRAWING PREPARED AT THE  
CHARLOTTE OFFICE  
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10/20/2022	REVISIONS PER CITY COMMENTS

DATE: 3/10/2022  
DRAWN BY: N. SPINOLA  
DESIGNED BY: N. SPINOLA  
CHECKED BY: K. BRADLEY  
SCALE: AS SHOWN

# TIMMONS GROUP

OEHLER PROPERTY  
CHARLOTTE DISTRICT - MECKLENBURG COUNTY - NORTH CAROLINA  
SITE NOTES

CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.

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SHORINGS WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

JOB NO: 50424  
SHEET NO: RZ-2.0

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