



ADJACENT PROPERTY OWNERS

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
1	DONNA MCAULEY HOLLAR & WILLIAM EDWARD HOLLAR	03703101	26482-307	R-3	Single-Family
2	SUNSET ROAD PARTNERS, LLC	03703102	24587-20	R-3	Single-Family
3	A MAN WITH A DREAM, LLC	03703201	33178-906	R-3	Single-Family
4	A MAN WITH A DREAM LLC,	03703215	31360-290	R-3	Single-Family
5	RODNEY LEE LOYEAR & RACHEL G LOYEAR	03703211	4206-190	R-3	Single-Family
6	CARRENA L RILEY & DONALD L RILEY	03703212	6913-741	R-3	Single-Family
7	MARK DOUGLAS COTTINGS & LEIGH A COTTINGS	03703214	32433-585	R-3	Single-Family
8	TIFFANY ANN HARRIS & DENNIS WAYNE HARRIS	03703213	33051-296	R-3	Single-Family
9	DOROTHY LANIER	3309112	02758-373	R-3	Single-Family
10	JONATHAN P RING	3309111	11360-229	R-3	Single-Family
11	JSN CAPITAL, LLC	3703220	33154-205	R-3	Single-Family
12	JSN CAPITAL, LLC	3703227	32446-135	R-3	Single-Family
13	JSN CAPITAL, LLC	3703224	32446-135	R-3	Single-Family
14	JSN CAPITAL, LLC	03703228	32446-135	R-3	Single-Family
15	JSN CAPITAL, LLC	03703225	32446-135	R-3	Single-Family

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16	JSN CAPITAL, LLC	03703226	32446-135	R-3	Single-Family
17	EDDRENA D MORRIS	03740125	17502-232	R-4(CD)	Single-Family
18	ASSOCIATION POINTE AT OAKDALE & C/O PRISM REAL ESTATE SERVICE,	03740143	17788-676	R-4(CD)	Single-Family
19	RS ASSOCIATION THE POINTE AT OAKDALE HOMEOWN & C/O KEUSTER REAL ESTATE SERVICES	03740262	20194-111	R-4(CD)	Single-Family
20	SAYEDA SAUNDERS	03740237	31463-230	R-3, R-4(CD)	Single-Family
21	DAVID THOMAS GIBSON & KAREN M GIBSON	03740238	33068-46	R-3	Single-Family
22	MARCO ALEXANDER SMITH & ADRIANA LUCIA SMITH	03740242	23957-660	R-3	Single-Family
23	CORETTA Y WALKER	03740243	18405-974	R-3	Single-Family
24	MECKLENBURG COUNTY & C/O REAL ESTATE /FINANCE DEPT	03740105	6333-514	R-3	Single-Family
25	WALNUT CREEK RESIDENTS ASSOC, INC	03704338	19227-847	R-3	Single-Family
26	WALNUT CREEK RESIDENTS ASSOC, INC	03704336	19227-847	R-3	Single-Family
27	JOSHUA SIEGEL & KATERA SIEGEL	3704334	20387-377	R-3	Single-Family
28	COMFORT REAL ESTATE, LLC	03704335	30188-494	R-3	Single-Family
29	GATHER WHITE	03704246	32242-735	R-3	Single-Family

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30	CHARLES H CLARKE	03704247	23785-311	R-3	Single-Family
31	KEBA BOSLEY	03704248	21639-572	R-3	Single-Family
32	VERNON PATTERSON JR	03704249	28003-161	R-3	Single-Family
33	TAH MS BORROWER, LLC	03704250	32219-488	R-3	Single-Family
34	PROGRESS RESIDENTIAL BORROWER 4, LLC	03704251	32879-571	R-3	Single-Family
35	PROGRESS RESIDENTIAL BORROWER 3, LLC	03704252	32480-821	R-3	Single-Family
36	MURP 3 ASSETS, LLC	03704253	32616-314	R-3	Single-Family
37	WILLIAM RODOLFO VELZ CHIQUITO & YENI EVANS GOMEZ MONTENEGRO	03704254	30605-891	R-3	Single-Family
38	JENNY L WESCOTT	03704255	14011-557	R-3	Single-Family
39	HOME SFR BORROWER, LLC & C/O ALTSOURCE ASSET MANAGEMENT CORPORATION	03704256	31241-116	R-3	Single-Family
40	RUTH DINUWELLE	03704257	13762-903	R-3	Single-Family
41	NORMA S CATAGENA & MARCO A CATAGENA	03704258	32203-917	R-3	Single-Family
42	MMFS II W/L, LLC	03704259	31326-810	R-3	Single-Family
43	MARY J ALLISON-BALLARD	03704260	13912-671	R-3	Single-Family

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44	CAROLYN F HEDGECOE & RONNIE L HEDGECOE	03704261	13528-510	R-3	Single-Family
45	STANLEY WELLS & BERNADETTE MATTHEWS-WELLS	03704262	32059-484	R-3	Single-Family
46	CORNELL STOKES JR & SHARON STOKES	03704263	26105-110	R-3	Single-Family
47	CLEG W HAMRIGT	03704264	13730-290	R-3	Single-Family
48	MARION F BLACKMON	03704265	23864-707	R-3	Single-Family
49	THOMAS L ALLIGOOD & DAWN J ALLIGOOD	03704266	12821-35	R-3	Single-Family
50	CHARLES D BEASON	03704267	24692-170	R-3	Single-Family
51	YASMIN G DARRY-WILLIS & GARY N WILLIS	03707122	22015-846	R-3	Single-Family
52	WOODLANDS COMMUNITY ASSOC, INC	03707394	11864-203	R-3	Single-Family
53	LYDIA LYDIA	03707393	32584-344	R-3, R-4(CD)	Single-Family
54	LYNETTE J TALLEY SOONES & HOWARD G SOONES JR	03707325	21234-99	R-4(CD)	Single-Family
55	WOODLANDS COMMUNITY ASSOC, INC	03707332	11864-203	R-4(CD)	Single-Family
56	CLAUDIO BUSTAMANTE & TERESA A TAVAREZ	03704211	29853-196	R-3	Single-Family

DEVELOPMENT DATA:	037-043-01, 037-043-02, 037-401-04, 037-032-16
TAX PARCEL ID:	
SITE AREA:	54.39 ACRES TOTAL #42.52 ACRES OF SINGLE-FAMILY #12.47 ACRES OF TOWNHOMES
EXISTING ZONING:	R-3
PROPOSED ZONING:	MX-2
EXISTING USES:	RESIDENTIAL/ VACANT LAND
PROPOSED USES:	DETACHED AND ATTACHED DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MX-2 ZONING DISTRICT.
R-3 MINIMUM LOT CRITERIA:	LOT WIDTH: 40' LOT AREA: 4,500 SF FRONT SETBACK: 17' SIDE YARD: 5' REAR YARD: 30'
MAXIMUM DEVELOPMENT:	UP TO A TOTAL OF 280 RESIDENTIAL DWELLING UNITS (INCLUDING THE EXISTING SINGLE-FAMILY HOME LOCATED ON THE SITE WITH FRONTAGE ON OAKDALE RD. AND LABELED AS EXISTING HOME TO REMAIN ON SHEET RZ-1). A COMBINATION OF DETACHED DWELLING UNITS (SINGLE FAMILY HOMES) AND ATTACHED DWELLING UNITS (TOWNHOMES FOR SALE), SUBJECT TO THE LIMITATIONS DESCRIBED BELOW.
SAMPLE TREE SAVE REQUIRED:	±4.25 AC (10% FOR SINGLE FAMILY) ±1.87 AC (15% FOR TOWNHOMES)
SAMPLE TREE SAVE PROVIDED:	±4.25 AC MIN. (10% FOR SINGLE FAMILY) ±1.87 AC MIN. (15% FOR TOWNHOMES)
MAXIMUM BUILDING HEIGHT:	NOT TO EXCEED THREE (3) STORIES AND NOT TO EXCEED 40 FEET; BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
PARKING:	PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

