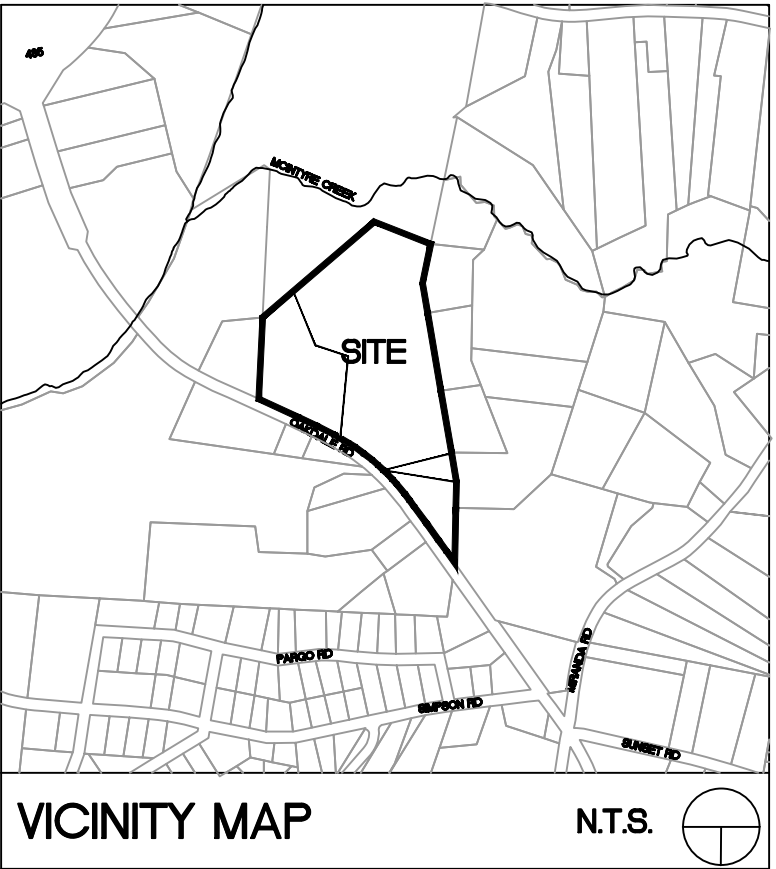


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**REZONING SUMMARY
PETITIONER:**

SUNCREST REAL ESTATE & LAND
2701 EAST CAMELBACK ROAD #180
BILTMORE PARK, PHOENIX, AZ 85016

PROPERTY OWNER(S):

GILBERT PICKLESIMER
3940 OAKDALE ROAD
CHARLOTTE, NC 28216

TAX PARCEL(S):

03325102, 03325104, 03325118
& 03325103

EX. ZONING:

R-3

TOTAL ACREAGE:

23.15 ACRES

**SUNCREST REAL
ESTATE AND LAND
2701 EAST CAMELBACK ROAD, #180
BILTMORE PARK
PHOENIX, AZ**

**OAKDALE ROAD
RESIDENTIAL**

4008 OAKDALE ROAD
CHARLOTTE, NC 28216

**EXISTING
CONDITIONS
PLAN**

Project No.

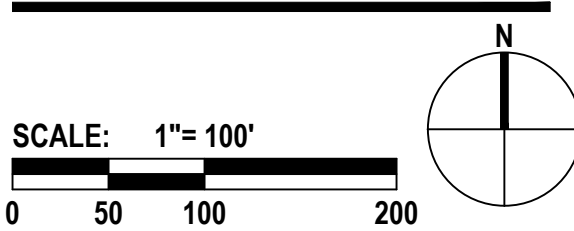
4722.02

Issued

11/01/19

Revised

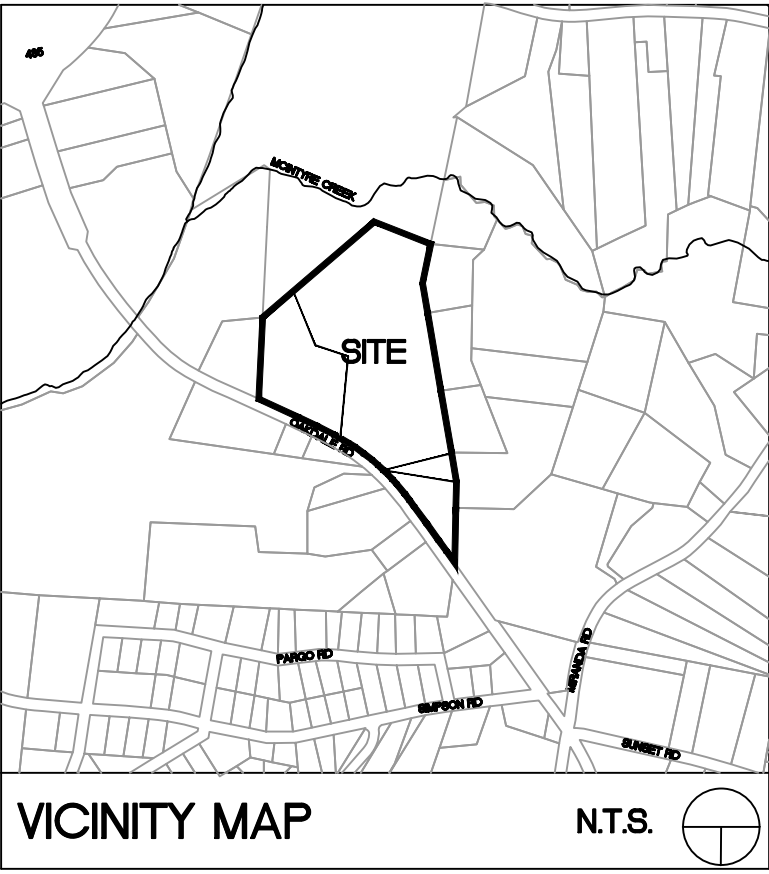
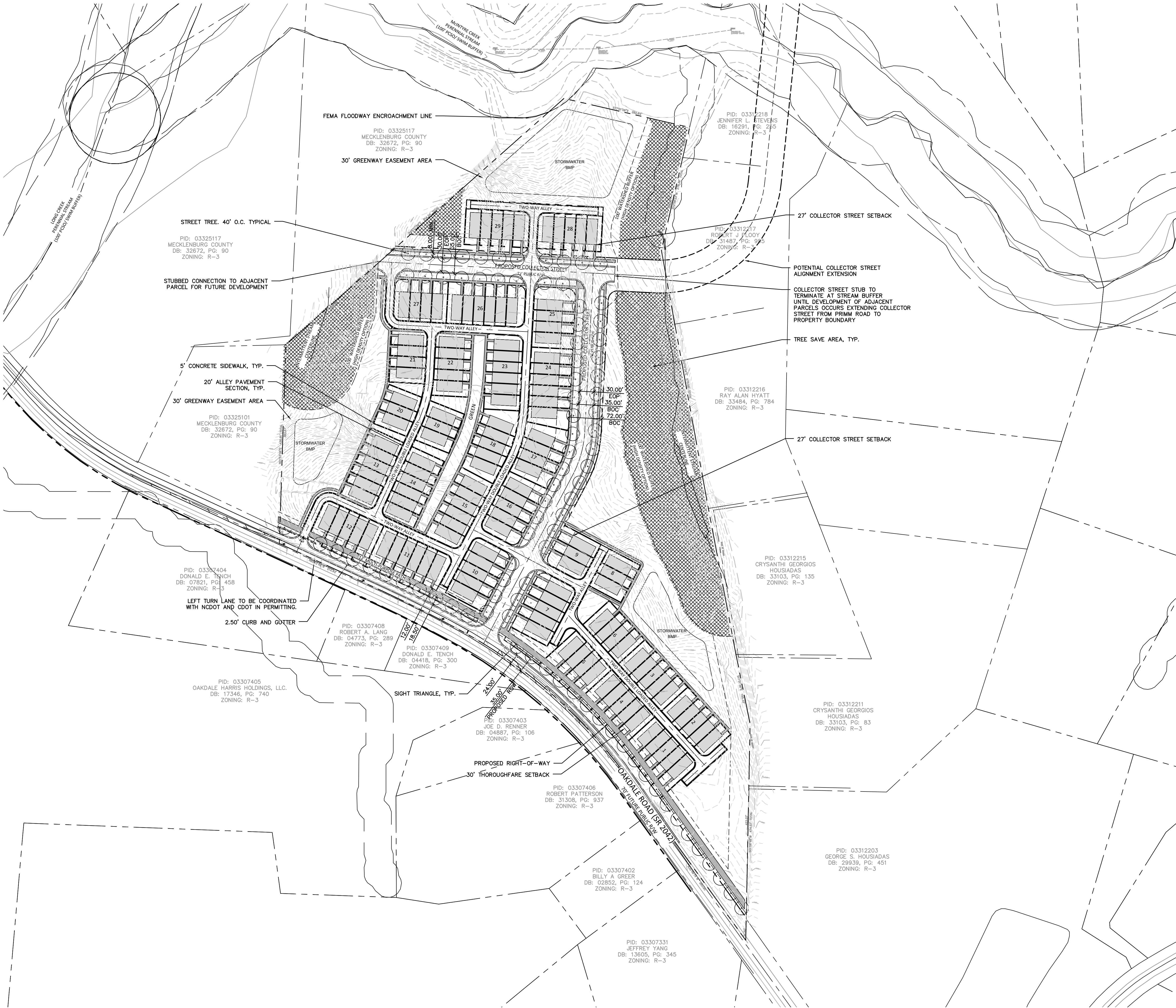
01/13/20 - REVISIONS PER STAFF COMMENTS
02/10/20 - REVISIONS PER CDOT COMMENTS
05/11/20 - SITE LAYOUT REVISIONS
07/27/20 - REVISIONS PER STAFF COMMENTS

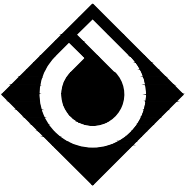


RZ-1.0

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SUNCREST REAL ESTATE AND LAND

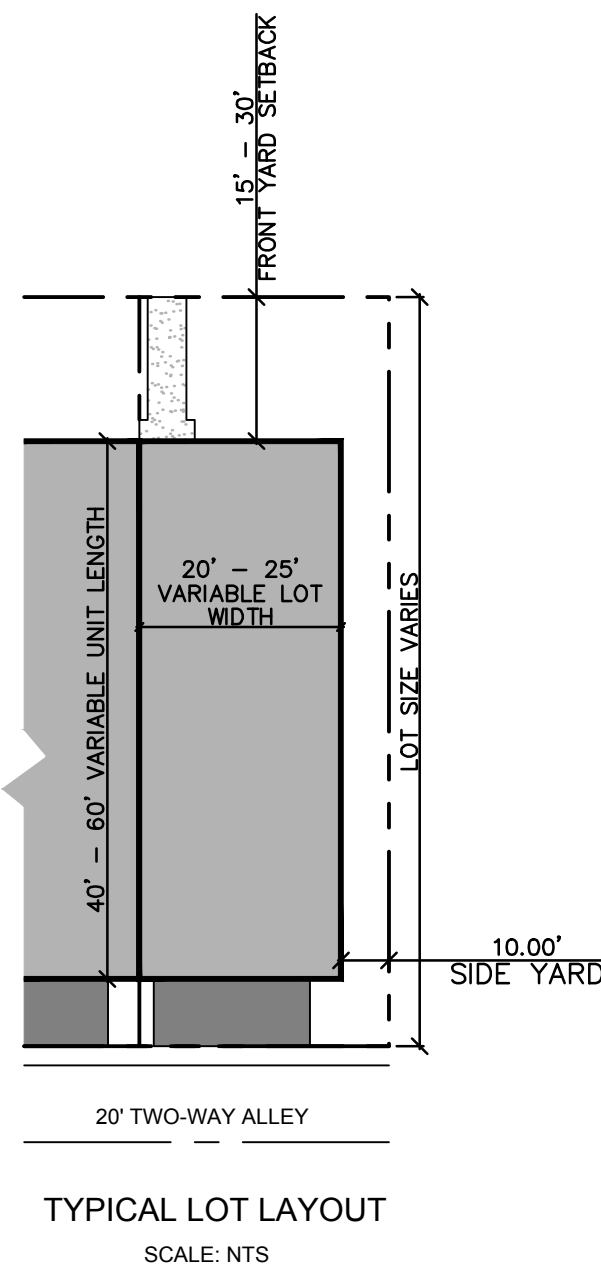
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BILTMORE PARK
PHOENIX, AZ

OAKDALE ROAD RESIDENTIAL

4008 OAKDALE ROAD
CHARLOTTE, NC 28216

REZONING PLAN

REZONING SUMMARY PETITIONER:	SUNCREST REAL ESTATE AND LAND 2701 EAST CAMELBACK ROAD #180 BILTMORE PARK, PHOENIX, AZ 85016
PROPERTY OWNER(S)	GILBERT PICKLESIMER 3940 OAKDALE ROAD CHARLOTTE, NC 28216
TAX PARCEL(S):	03325102, 03325104, 03325118, 03325103
EX. ZONING:	R-3
PROPOSED ZONING:	MX-2 (MIXED USE DISTRICT 2)
TOTAL ACREAGE:	23.15 AC
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL:	138 UNITS (6 UNITS/ AC MAX)
TOTAL UNIT COUNT:	UP TO 138 UNITS
ZONING SETBACKS:	
OPEN SPACE:	15' MEASURED FROM O.S. PARCEL
MINOR THOROUGHFARE:	30' MEASURED FROM ROW
LOCAL COLLECTOR:	27' MEASURED FROM ROW
MIN. BLDG. SEPARATION:	20' WITH 10' SIDE YARDS
PARKING REQUIRED:	(207) 1.5 PER UNIT
PARKING PROVIDED:	PER ORDINANCE REQUIREMENT
REQUIRE OPEN SPACE:	2.31 AC (10%)
OPEN SPACE PROVIDED:	PER ORDINANCE REQUIREMENT
TREE SAVE REQUIRED:	3.47 AC (15%)
TREE SAVE PROVIDED:	3.83 AC (16.5%)
IMPERVIOUS AREA:	8.06 AC (35%)
STORMWATER:	PROPOSED STORMWATER BMP(S)
*SEE SHEET RZ-3.0 FOR REZONING DEVELOPMENT STANDARDS	

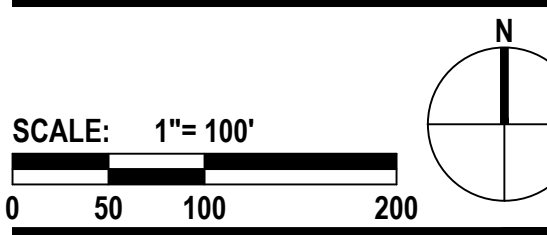


Project No.
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RZ-2.0

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DEVELOPMENT STANDARDS

July 27, 2020

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Suncrest Real Estate and Land (the "Petitioner") to accommodate the development of a residential community on that approximately 23.15 acre site located on the north side of Oakdale Road between I-485 and Miranda Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 033-251-02, 033-251-04, 033-251-18 and 033-251-03.
- The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MX-2 zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal public streets and private alleys/drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

- The Site may be devoted only to a residential community containing a maximum of 138 single family attached dwelling units and to and to any incidental and accessory uses relating thereto that are allowed in the MX-2 zoning district.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- As depicted on the Rezoning Plan, the Site will be served by internal public streets (each designated as a Collector Street on the Rezoning Plan) and internal private drives or alleys, and minor adjustments to the locations of the internal public streets and the internal private drives or alleys shall be allowed during the construction permitting process.
- The Collector Streets to be constructed on the Site as shown on the Rezoning Plan shall be constructed in accordance with the Charlotte Land Development Standards for a collector street (U-07 REV 17).
- The Collector Streets to be located on the Site and depicted on the Rezoning Plan will be approved and constructed prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site.
- On-street parking may be constructed on the internal public streets at the option of Petitioner provided that such on-street parking is approved by CDOT and/or NCDOT and any other applicable governmental agencies. If Petitioner elects not to construct such on-street parking or if such on-street parking is not approved by CDOT and/or NCDOT or any other applicable governmental agencies, Petitioner shall not be required to construct the on-street parking. Any on-street parking shall be located outside of the edge of pavement to edge of pavement set out in U-07 REV 17.
- All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site, except as provided in paragraph 9 below.
- Prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site, Petitioner shall dedicate and convey to the City or to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Oakdale Road as required to provide right of way measuring 35 feet from the existing centerline of Oakdale Road, to the extent that such right of way does not already exist.
- The Petitioner will dedicate and convey to the City or to NCDOT 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 for a new single family attached dwelling unit constructed on the Site. 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. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- Prior to the issuance of the 70th certificate of occupancy for a new single family attached dwelling unit constructed on the Site, Petitioner shall install an eastbound left turn lane on Oakdale Road at the intersection of Oakdale Road and the new Collector Street as generally depicted on the Rezoning Plan.
- During the permitting process for this proposed development, NCDOT will determine if the westernmost vehicular access point into the Site from Oakdale Road will be a full movement vehicular access point or a right-in, right-out vehicular access point. Petitioner will install such improvements that are required by NCDOT in connection with this determination.
- All improvements proposed for NCDOT state-maintained roads will be subject to NCDOT approval and coordination. NCDOT shall have final determination on improvements being warranted or desired for additional maintenance acceptance.

D. Architectural Standards

- The architectural standards set out below shall apply to each single family attached dwelling unit constructed on the Site.
 - The maximum height of any building constructed on the Site containing single family attached dwelling units shall be the maximum height permitted under the Ordinance.
 - Vinyl, EIFS or masonite may not be used as an exterior building material on any single family attached dwelling unit constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings. Additionally, aluminum may be used on trim and garage doors.
 - The actual sizes of the single family attached dwelling units/lots may vary from the sizes depicted on the Rezoning Plan.
 - Each single family attached dwelling unit constructed on the Site shall have a garage.
 - Each single family attached dwelling unit constructed on the Site will be alley/rear loaded.
 - The single family attached dwelling units located in Building 1, Building 4, Building 5, Building 11 and Building 12 shall front Oakdale Road.
 - If pitched roofs are provided, the front of the roofs shall be symmetrically sloped no less than 5:12. The rear of the roofs and roofs for any porches, covered stoops, attached sheds and dormers may be no less

than 2:12. Additionally, a flat roof architectural style may be employed.

- The finished floor elevation of each single family attached dwelling unit located within 15 feet of a public sidewalk shall be a minimum of 12 inches above the average sidewalk grade of the public sidewalk.
- Each single family attached dwelling unit constructed on the Site shall have a usable front porch or a front stoop. Usable front porches shall be covered and be at least 5 feet in depth. Front stoops shall be covered and front stoops may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner. Front stoops shall not be required to have a minimum depth of 5 feet.
- All corner/end units that face a public street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all levels. Blank wall provisions may include landscaping, which shall consist of, at a minimum, three 6 foot tall evergreen trees along the side of the single family attached dwelling unit.
- The front elevation of each single family attached dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the single family attached dwelling unit.
- Walkways shall be provided to connect all residential entrances to sidewalks fronting public streets.
- Townhome buildings that are adjacent to and front a public street shall not contain more than 5 individual single family attached dwelling units except as otherwise shown on the Rezoning Plan. This requirement shall not apply to buildings that do not front a public street or buildings that are adjacent and perpendicular to a public street.

E. Streetscape and Landscaping

- A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontage on Oakdale Road. Notwithstanding the foregoing, the width of the planting strip and the width of the multi-use path may be reduced as required where the multi-use path ties into an existing sidewalk located on the Site's frontage on Oakdale Road.
- The minimum 12 foot wide multi-use path to be installed along the Site's frontage on Oakdale Road (or portions thereof) may be located in a sidewalk utility easement.
- A minimum 8 foot wide planting strip and a minimum 5 foot wide sidewalk shall be installed along the Site's frontages on the new internal Collector Streets.

F. Environmental Features

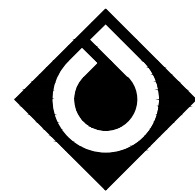
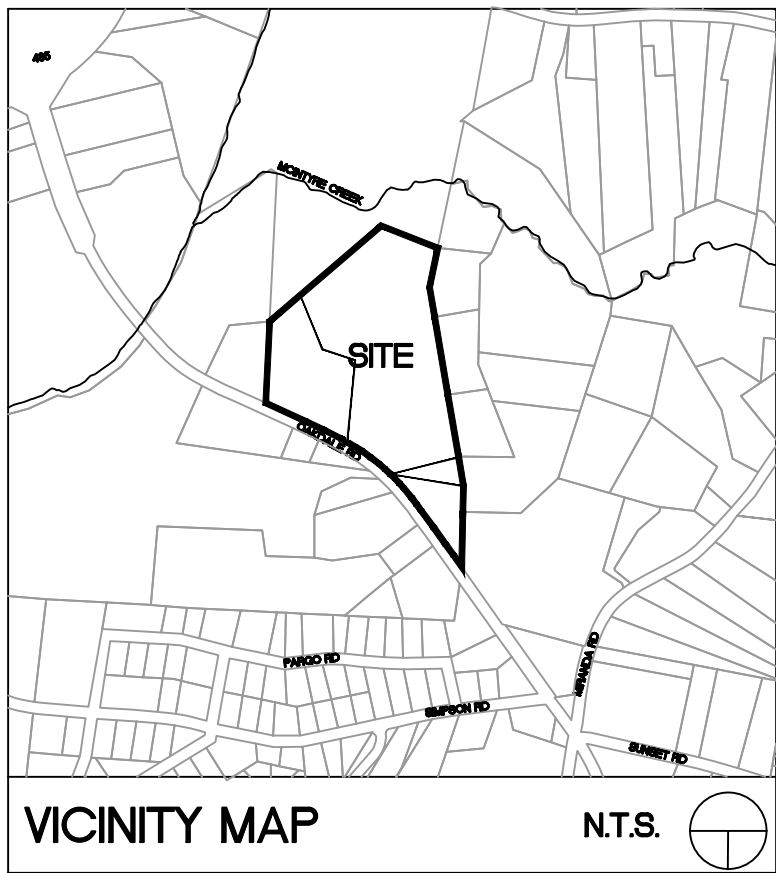
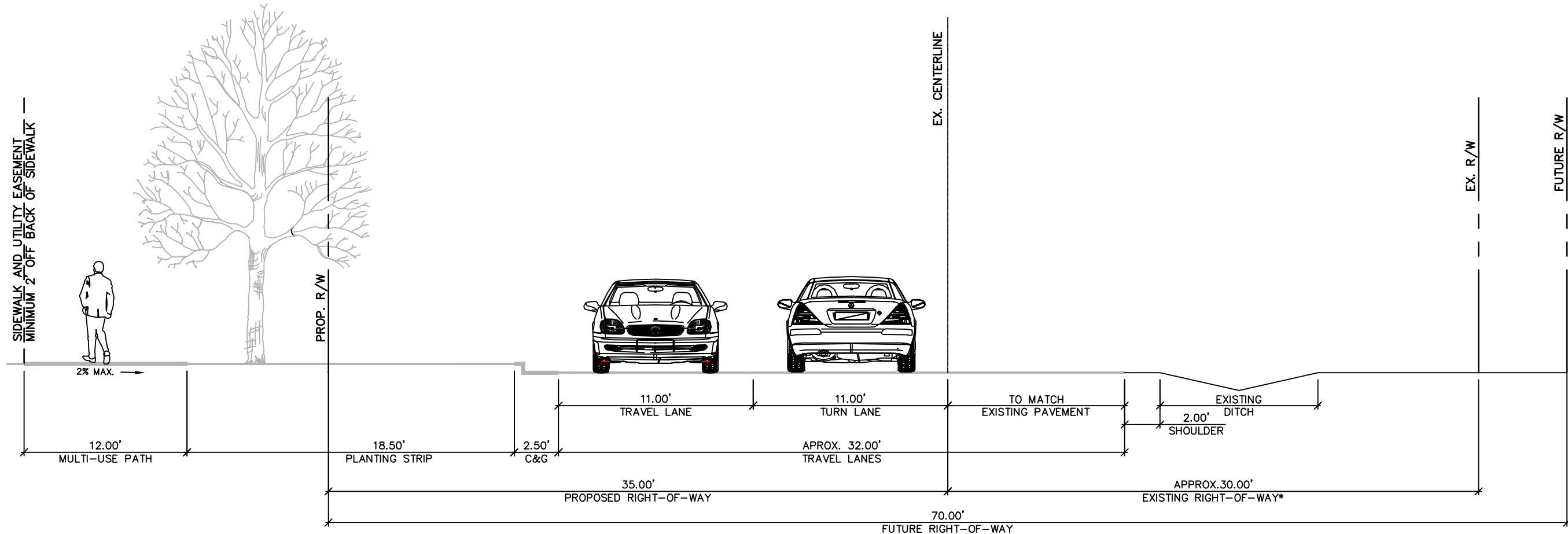
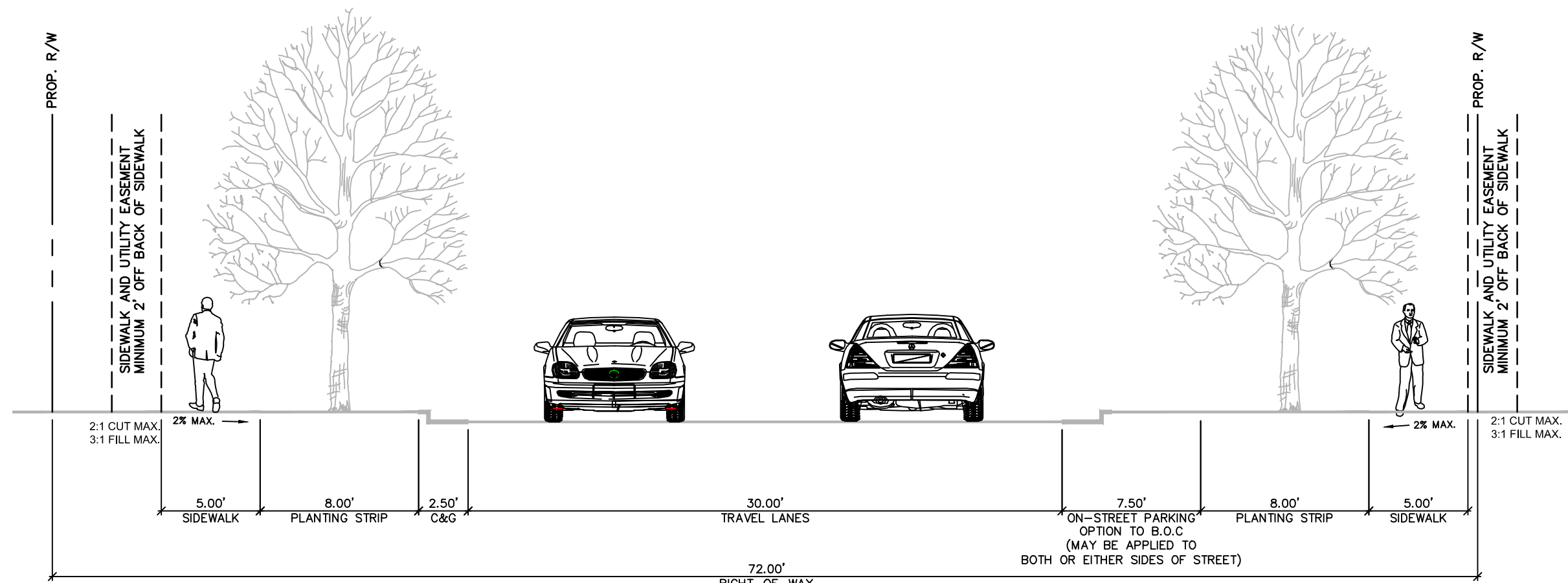
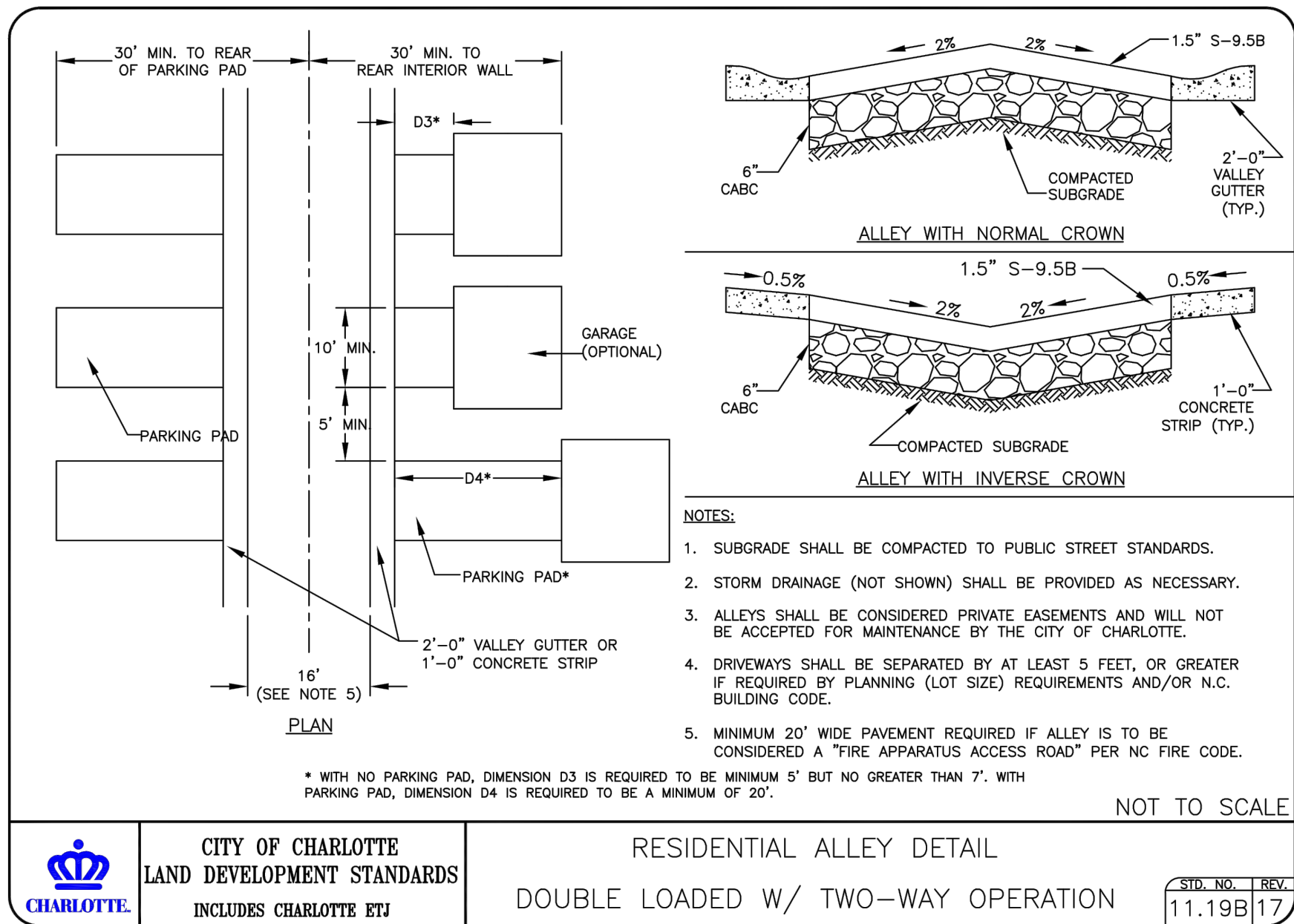
- The development of the Site will comply with the tree save requirements of the Charlotte Tree Ordinance.
- Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City Ordinance.
- Any increase of impervious area within SWIM/PCSO Buffers may not be allowed and is not approved with the rezoning process. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports and SWIM/PCSO Buffer location delineations are subject to review and approval by Charlotte-Mecklenburg Storm Water Services.

G. Amenities and Greenway

- An amenity area may be constructed on the Site at the option of Petitioner.
- Prior to the issuance of the 80th/ certificate of occupancy for a new single family attached dwelling unit constructed on the Site, Petitioner shall dedicate and convey the 100 foot SWIM Buffer of Back Creek located on the Site (the "Greenway Area") to Mecklenburg County for future greenway purposes. Prior to the dedication and conveyance of the Greenway Area to Mecklenburg County and subject to any restrictions imposed by stream buffer regulations, Petitioner shall have the right to install and locate utility lines through the Greenway Area and to reserve such easements over the Greenway Area that are necessary to maintain, repair and replace such utility lines, and to reserve such other easements as may be reasonably necessary in connection with the development of the Site as long as these easements and utility lines do not interfere with the construction and maintenance of the greenway. Any easements must be reviewed prior to the dedication of the Greenway Area to Mecklenburg County.
- The trees located within the Greenway Area shall count towards the Site's minimum tree save requirements.
- A minimum 30-foot wide greenway easement shall be established along that portion of the Site's western boundary line that is more particularly depicted on the Rezoning Plan.
- The Greenway Area shall count towards the Site's required open space.

H. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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RESIDENTIAL**

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**REZONING
DEVELOPMENT
STANDARDS**

Project No.

4722.02

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Revised

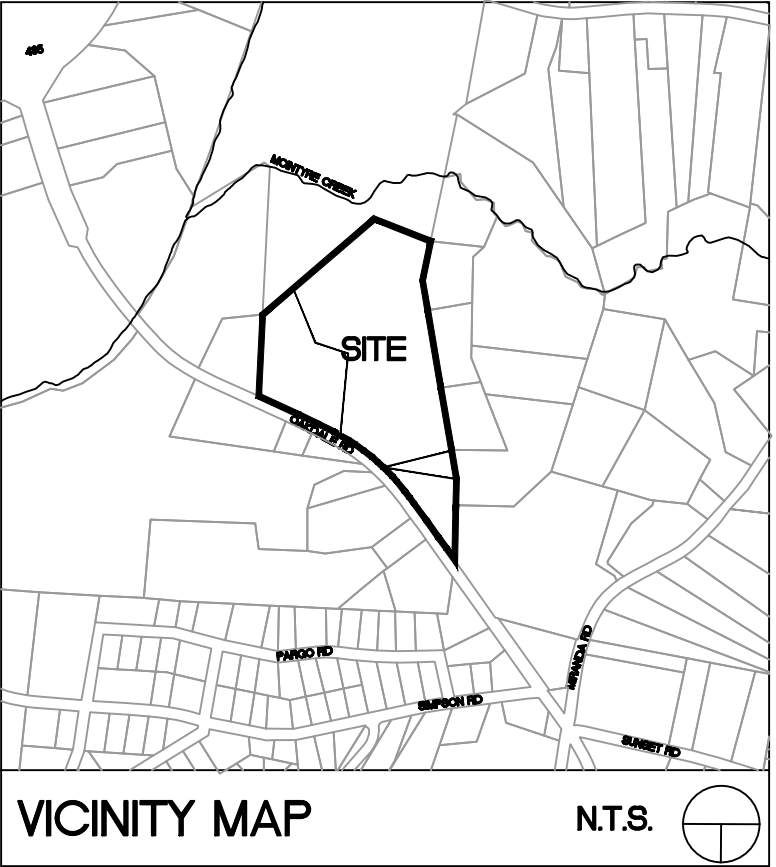
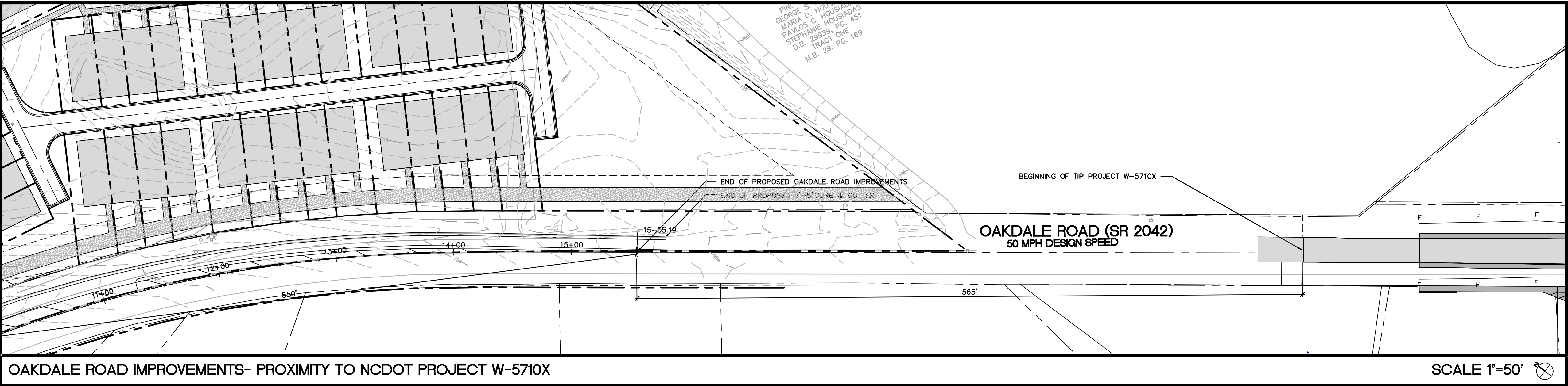
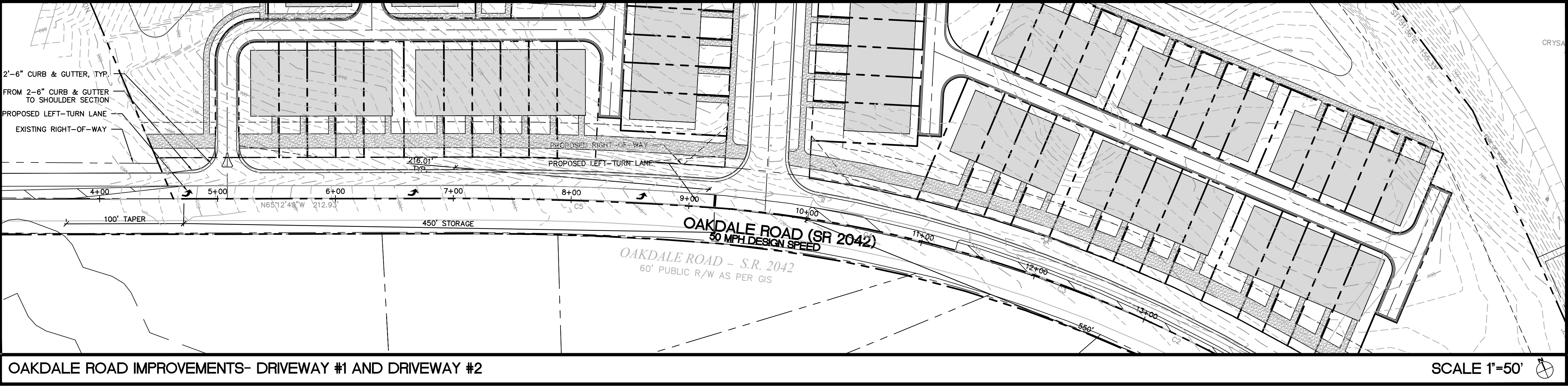
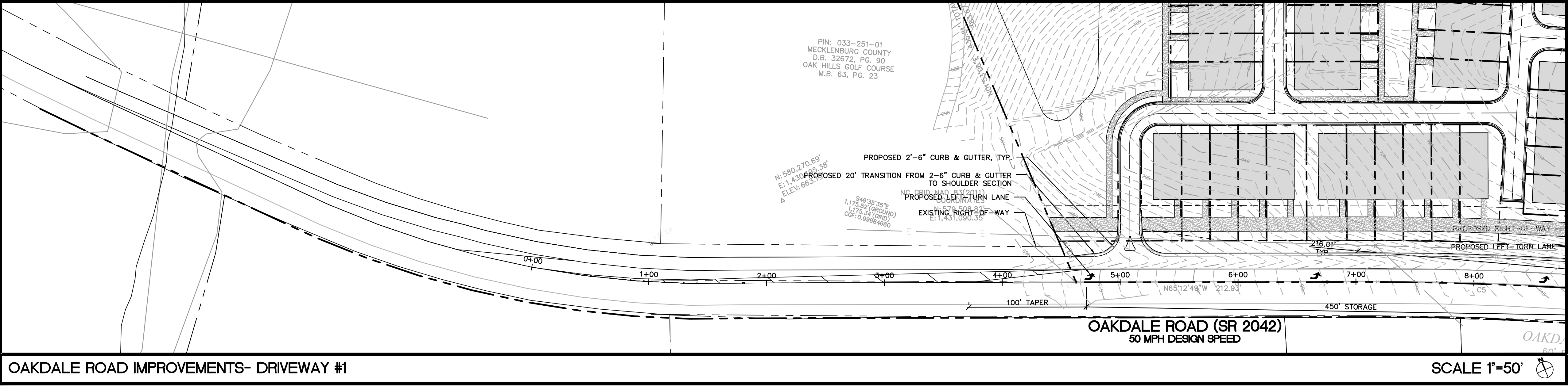
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PHOENIX, AZ

OAKDALE ROAD RESIDENTIAL

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CHARLOTTE, NC 28216

PROPOSED OAKDALE ROAD IMPROVEMENTS

Project No.
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SCALE: 1"=50'

0 25' 50' 100'

RZ-4.0

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