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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.

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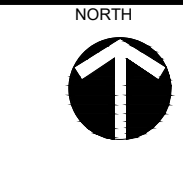
CATO TRAILS

CHILDRESS KLIEN
 RZ #2023-046
 CHARLOTTE, NC

DESIGNER PROJ # 1022250

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	01/24/22
1	REZONING SUBMITTAL	09/11/23
2	REZONING SUBMITTAL	11/14/23
3	REZONING SUBMITTAL	12/12/23
4	REZONING SUBMITTAL	01/16/24
5	REZONING SUBMITTAL	02/12/24
6	REZONING SUBMITTAL	03/21/24
7	REZONING SUBMITTAL	04/08/24

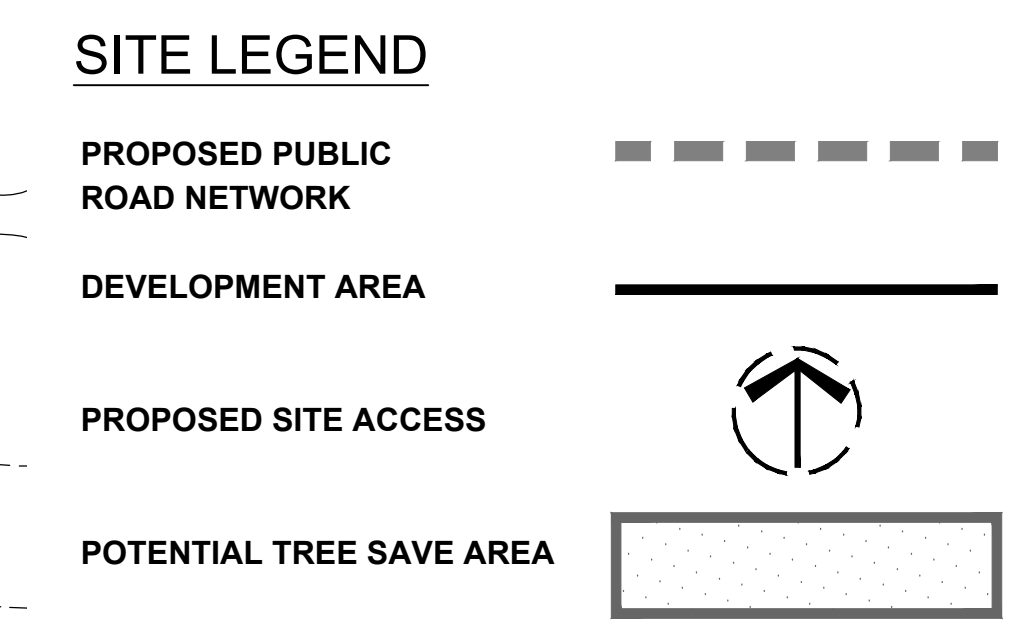
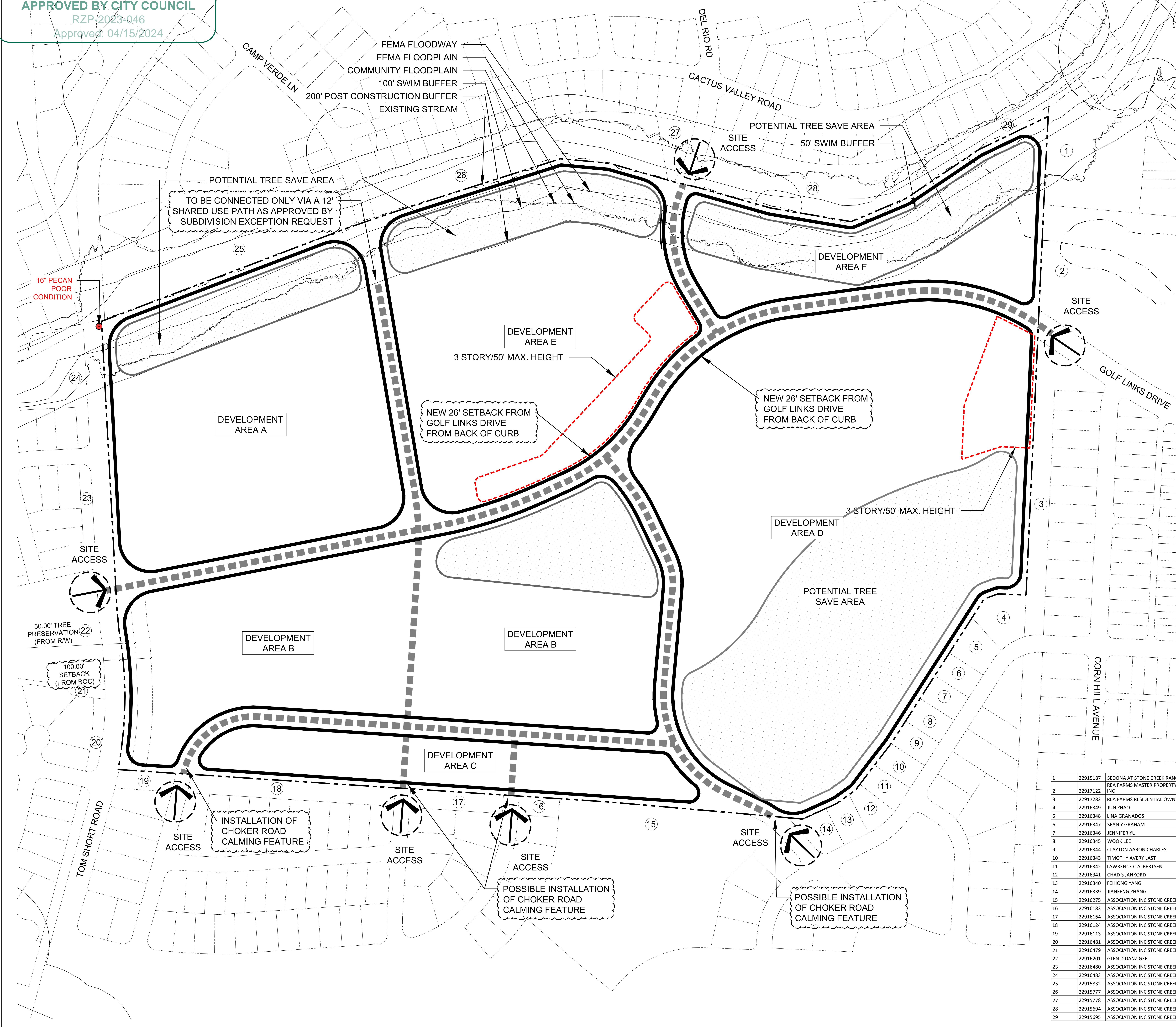
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SHEET TITLE
VISION STATEMENT

SHEET TAGS
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 905 RESIDENTIAL DWELLING UNITS MADE UP OF A MIX OF RESIDENTIAL UNIT TYPES AS DESCRIBED BELOW, THAT MAY INCLUDE UP TO (1) MULTIFAMILY 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, E, AND DEVELOPMENT AREA F: 30'. (DEVELOPMENT AREA E AND D ADDITIONAL BUILDING HEIGHT RESTRICTIONS AS INDICATED ON SHEETS RZ-1 AND RZ-2 ALSO APPLY)
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



NO.	DESCRIPTION	DATE
0	INITIAL ZONING SUBMITTAL	01/26/22
1	ZONING SUBMITTAL	09/11/23
2	ZONING SUBMITTAL	11/14/23
3	ZONING SUBMITTAL	12/12/23
4	ZONING SUBMITTAL	01/16/24
5	ZONING SUBMITTAL	02/12/24
6	ZONING SUBMITTAL	02/12/24
7	ZONING SUBMITTAL	04/08/24

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 XXXXX XXXXXXXX ### 12/23
 TRAINER REG # DATE

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CATO TRAILS
 CHILDRESS KLIEN
 RZ #2023-046
 CHARLOTTE, NC

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7	REZONING SUBMITTAL	04/08/24

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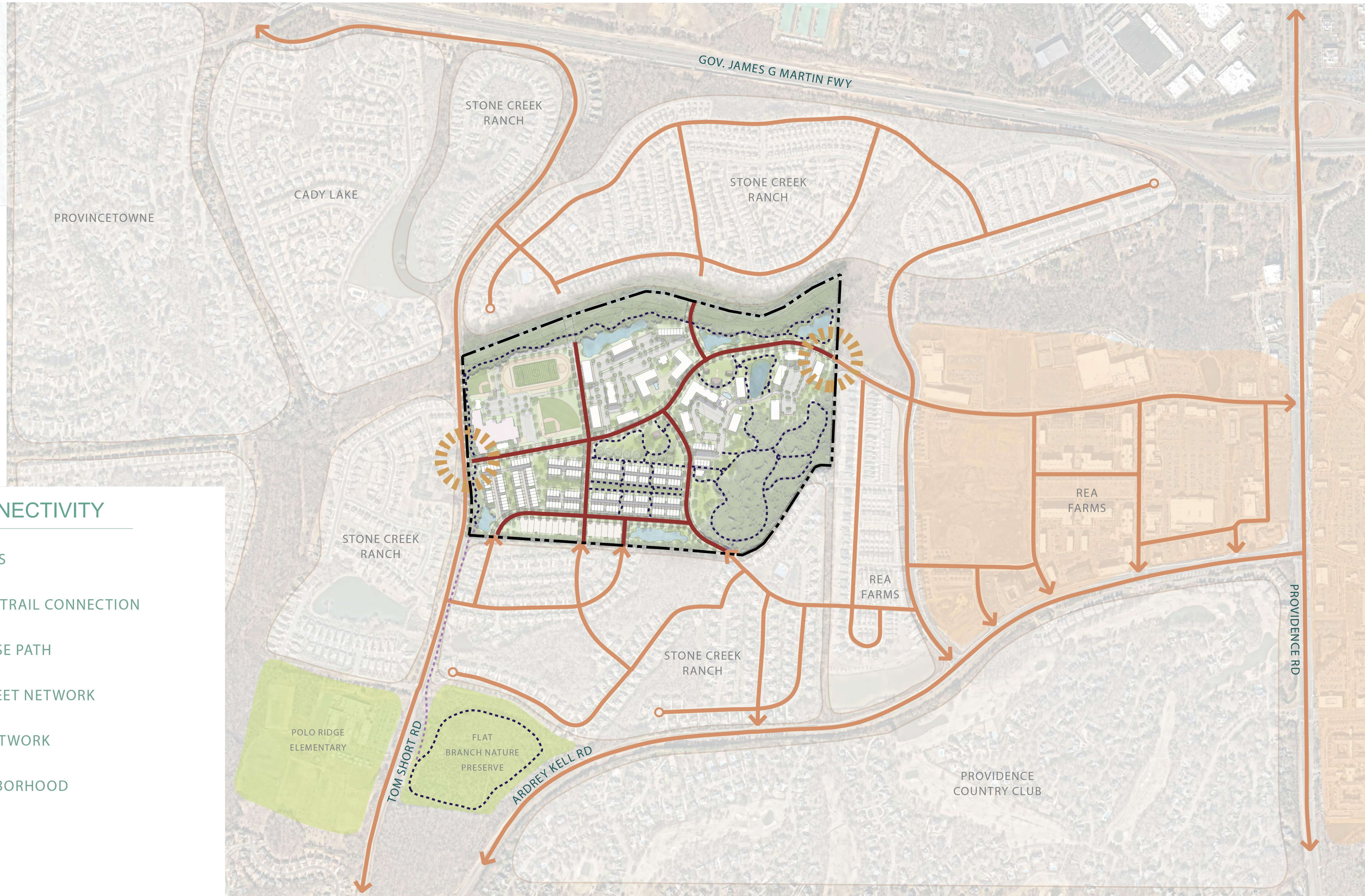
SITE LEGEND

- PROPOSED PUBLIC ROAD NETWORK
- DEVELOPMENT AREA
- PROPOSED SITE ACCESS
- POTENTIAL PASSIVE OPEN SPACE
- POTENTIAL ACTIVE OPEN SPACE
- PEDESTRIAN CONNECTIONS
- POTENTIAL TRAIL NETWORK









1. ACREAGE - 124.802 ACRES
2. EXISTING ZONING MK2 (INNOVATIVE)
3. PROPOSED ZONING MK2 (INNOVATIVE)
4. EXISTING USES: THREE SINGLE-FAMILY HOMES AND RELATED STRUCTURES
5. PROPOSED USES: A SECONDARY SCHOOL, CONSISTING OF CLASSROOMS INCLUDING MOBILE CLASS ROOMS, CAFETERIA, ACTIVITY ROOMS AND ASSOCIATED USES, AND UP TO 200 RESIDENTIAL DWELLING UNITS MADE UP OF A MIX OF RESIDENTIAL UNIT TYPES AS DESCRIBED BELOW, THAT MAY INCLUDE MULTIFAMILY DWELLING UNITS.
6. 24 SINGLE-FAMILY DETACHED RESIDENTIAL DWELLING UNITS, TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE MK2 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.
7. MAXIMUM BUILDING HEIGHT: THE FOLLOWING MAXIMUM BUILDING HEIGHTS SHALL APPLY TO THE DEVELOPMENT AREAS. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
8. DEVELOPMENT AREA A: 60' DEVELOPMENT AREA B: 40' DEVELOPMENT AREA C: 40' DEVELOPMENT AREA D: 40' DEVELOPMENT AREA E: 40' DEVELOPMENT AREA F: 40' DEVELOPMENT AREA G: 40' DEVELOPMENT AREA H: 40' DEVELOPMENT AREA I: 40' DEVELOPMENT AREA J: 40' DEVELOPMENT AREA K: 40' DEVELOPMENT AREA L: 40' DEVELOPMENT AREA M: 40' DEVELOPMENT AREA N: 40' DEVELOPMENT AREA O: 40' DEVELOPMENT AREA P: 40' DEVELOPMENT AREA Q: 40' DEVELOPMENT AREA R: 40' DEVELOPMENT AREA S: 40' DEVELOPMENT AREA T: 40' DEVELOPMENT AREA U: 40' DEVELOPMENT AREA V: 40' DEVELOPMENT AREA W: 40' DEVELOPMENT AREA X: 40' DEVELOPMENT AREA Y: 40' DEVELOPMENT AREA Z: 40' DEVELOPMENT AREA AA: 40' DEVELOPMENT AREA AB: 40' DEVELOPMENT AREA AC: 40' DEVELOPMENT AREA AD: 40' DEVELOPMENT AREA AE: 40' DEVELOPMENT AREA AF: 40' DEVELOPMENT AREA AG: 40' DEVELOPMENT AREA AH: 40' DEVELOPMENT AREA AI: 40' DEVELOPMENT AREA AJ: 40' DEVELOPMENT AREA AK: 40' DEVELOPMENT AREA AL: 40' DEVELOPMENT AREA AM: 40' DEVELOPMENT AREA AN: 40' DEVELOPMENT AREA AO: 40' 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- 1. GENERAL PROVISIONS:
 - a. 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) PREPARED BY CHILDRESS KLEIN PROPERTIES & CHARLOTTE-MECKLENBURG SCHOOLS TOGETHER (THE "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY AND A SECONDARY SCHOOL ON THE APPROXIMATELY 124.802-ACRE SITE LOCATED ON TOM SHORT ROAD, 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 ZONING ORDINANCE IN EXISTENCE AS OF THE FILING OF THE REZONING (THE "ORDINANCE"), NOT THE UNIFORM DEVELOPMENT ORDINANCE UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MK2 (INNOVATIVE) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE INNOVATIVE PROVISIONS PROVIDED BELOW.
 - c. DEVELOPMENT AREAS: FOR EASE OF REFERENCE AND AS AN ORGANIZING PRINCIPAL ASSOCIATED WITH THE MASTER PLANNED COMMUNITY, THE REZONING PLAN SETS FORTH FIVE (5) GENERAL DEVELOPMENT AREAS (AND OTHER SUB-AREAS WITHIN THE DEVELOPMENT AREAS) AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A, B, C, D, E, AND F (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").
 - d. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW), 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 CONNECTION 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.
 - e. 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 ATTACHED HEREON), THE REZONING PLAN PROVIDES FOR FLEXIBILITY IN ALLOWING SUCH ALTERATIONS REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
 - i. EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS) OR
 - ii. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN, OR
 - iii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A DISTRICT OR ABUTTING RESIDENTIAL USE BUT NO CLOSER THAN THE EXTERNAL BUILDING LINE (IN THIS CASE THE EXTERNAL SETBACKS, REAR YARDS, OR BUFFER AREAS) INDICATED ON THE REZONING PLAN.
 - f. 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 AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE:
 - a. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY, NOTWITHSTANDING THE NUMBER OF BUILDINGS OR LOTS SHOWN ON THE REZONING PLAN, THE NUMBER OF PRINCIPLE USE BUILDINGS CONSTRUCTED ON THE SITE SHALL NOT EXCEED 120 (INCLUDING ACCESSORY USE BUILDINGS AND MOBILE CLASSROOM BUILDINGS).
 - b. PLANNED/UNIFIED DEVELOPMENT: THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE DEVELOPMENT/SITE ELEMENTS, DEVELOPMENT AREAS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN, AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, AND OTHER SIMILAR ZONING/SUBDIVISION STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER DEVELOPMENT/SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNERS OF THE APPLICABLE PORTION OF THE SITE UNDER DEVELOPMENT RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS, AND PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, INCLUDING SEPARATION STANDARDS, BUILDING HEIGHT SEPARATION STANDARDS, PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, AND OTHER SIMILAR ZONING/SUBDIVISION STANDARDS. THE SITE SHALL BE ADHERED TO AS A WHOLE AND NOT INDIVIDUAL PORTIONS, DEVELOPMENT AREAS OR LOTS LOCATED THEREIN.
 - c. GROSS FLOOR AREA CLARIFICATION: WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING WITHOUT LIMITATION, CORRIDORS, AND ELEVATORS WITHIN SUCH FACILITIES), AND OUTDOOR DINING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL.
 - d. PROJECT VISUAL OVERALL DESIGN INTENT: THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE CATO FARMS WILL BE A MASTER PLANNED RESIDENTIAL COMMUNITY THAT WILL BE INTEGRATED INTO THE MIXED RESIDENTIAL COMMUNITY THAT HAS DEVELOPED SOUTH OF I-85 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 DEVELOPMENT AND THEREAFTER 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. THE REZONING PLAN FOR THE CATO FARMS HISTORY, THE PASTORAL THEME WILL BE ON DISPLAY WITH POSSIBLE FEATURES SUCH AS SPACED RAIL FENCES, COMMUNITY AMENITY BUILDINGS WITH RURAL DESIGNS, AND THE LIKE.
 - 2. LOT STANDARDS AND INNOVATIVE PROVISIONS FOR MK2 (INNOVATIVE) AREA:
 - a. SINGLE-FAMILY DETACHED: THE PETITIONER HEREBY SEEKS THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS IN CONNECTION WITH SINGLE-FAMILY DETACHED DEVELOPMENT TAKING PLACE WITHIN DEVELOPMENT AREAS B, D AND E TO ACCOMMODATE A VARIETY OF SETBACK AND YARD WIDTHS AND OTHER DEVELOPMENT ELEMENTS SO AS TO ALLOW FOR A PEDESTRIAN FRIENDLY RESIDENTIAL COMMUNITY. IT IS UNDERSTOOD THAT CERTAIN PROVISIONS DESCRIBED BELOW ARE STANDARD ORDINANCE REQUIREMENTS AND ARE INCLUDED WITHIN THIS SECTION FOR EASE OF REVIEW.
 - i. A MINIMUM LOT SIZE FOR SINGLE-FAMILY DETACHED LOTS OF 5,500 SQUARE FEET.
 - ii. A MINIMUM LOT WIDTH FOR SINGLE-FAMILY DETACHED LOTS OF FIFTY (50) FEET.
 - iii. A MINIMUM FRONT SETBACK FOR SINGLE-FAMILY DETACHED LOTS OF 16-FEET AS MEASURED FROM THE PROPOSED BACK OF CURB; IN THE EVENT A DRIVEWAY IS PROVIDED WITHOUT A GARAGE, THE SETBACK SHALL BE INCREASED TO TWENTY (20) FEET AS MEASURED FROM THE BACK OF THE SIDEWALK.
 - iv. A MINIMUM REAR YARD FOR SINGLE-FAMILY DETACHED LOTS OF TWENTY (20) FEET UNLESS LOT HAS ALLEY ACCESS IN WHICH A REAR YARD OF FIVE (5) FEET IS ALLOWED.
 - v. A MINIMUM SIDE YARD OF FIVE (5) FEET FOR SINGLE-FAMILY DETACHED LOTS (INCLUDING ALONG PUBLIC STREETS).
 - vi. SINGLE-FAMILY DETACHED LOTS MAY FRONT ON PUBLIC OR PRIVATE STREETS (IF PRIVATE STREETS ARE USED, THEY WILL NOT BE GATED) OR COMMON OPEN SPACE.
 - vii. PRIVATE ALLEYS SHALL FOLLOW CLOSDS STANDARDS; AND
 - viii. MAXIMUM BUILDING COVERAGE FOR SINGLE-FAMILY DETACHED SHALL BE SEVENTY (70%) PERCENT.
 - b. ATTACHED DWELLING UNITS: THE PETITIONER HEREBY SEEKS THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS IN CONNECTION WITH ATTACHED DWELLING UNIT DEVELOPMENT TAKING PLACE WITHIN DEVELOPMENT AREAS B, D AND E TO ACCOMMODATE A VARIETY OF SETBACK AND YARD WIDTHS AND OTHER DEVELOPMENT ELEMENTS SO AS TO ALLOW FOR A PEDESTRIAN FRIENDLY RESIDENTIAL COMMUNITY.
 - i. PETITIONER SHALL PROVIDE A MINIMUM OF A 16-FOOT SETBACK AS MEASURED FROM THE PROPOSED BACK OF CURB, STOODS AND STAIRS MAY ENCRACH 3(FEET) INTO THE SETBACK AS A TRANSITION ZONE.
 - ii. FOR ALLEY LOADED ATTACHED DWELLING UNITS, DRIVEWAY LENGTHS SHALL BE A MINIMUM OF 5-7 OR 20' AND GREATER MEASURED FROM THE BACK OF CURB TO THE FACE OF GARAGE.
 - iii. A MINIMUM REAR YARD FOR ATTACHED DWELLING UNITS OF TWENTY (20) FEET UNLESS LOT HAS ALLEY ACCESS IN WHICH A REAR YARD OF FIVE (5) FEET IS ALLOWED;
 - iv. A MINIMUM SIDE YARD OF FIVE (5) FEET FOR ATTACHED DWELLING UNITS (INCLUDING ALONG PUBLIC STREETS);
 - v. PRIVATE ALLEYS SHALL FOLLOW CLOSDS STANDARDS; AND
 - vi. ATTACHED DWELLING UNITS MAY FRONT ON PUBLIC OR PRIVATE STREETS (IF PRIVATE STREETS ARE USED, THEY WILL NOT BE GATED) OR COMMON OPEN SPACE.
 - c. IN ADDITION, THE PETITIONER RESERVES THE RIGHT TO MODIFY THE INNOVATIVE PROVISIONS DESCRIBED ABOVE OR SEEK OTHER INNOVATIVE DEVELOPMENT STANDARDS IN THE FUTURE PURSUANT TO THE APPLICABLE PROCESS SET FORTH IN THE ORDINANCE.
3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS, AND TRANSFER A CONVERSION RIGHTS:
 - a. THE SITE MAY BE DEVELOPED WITH UP TO 565 RESIDENTIAL DWELLING UNITS THAT MAY INCLUDE UP TO 200 MULTIFAMILY RESIDENTIAL UNITS, 211 ATTACHED DWELLING UNITS, 24 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, AND A SECONDARY SCHOOL, CONSISTING OF CLASSROOMS INCLUDING MOBILE CLASSROOMS, CAFETERIA, ACTIVITY ROOMS AND OTHER ASSOCIATED USES, IN ACCORDANCE WITH THE INNOVATIVE PROVISIONS DESCRIBED ABOVE. EACH SUCH USE AS ALLOWED BY RIGHT AND OTHER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS PERMITTED IN THE MK2 INNOVATIVE ZONING DISTRICT, INCLUDING COMMUNITY CLUBHOUSES, INCLUDING OPEN SPACES, GATHERING SHELTERS, AND RELATED USES (E.G. IMPROVED PASSIVE AND ACTIVE OPEN SPACES, GATHERING SHELTERS, GAZEBOS, BALL FIELDS, MAINTENANCE BUILDINGS, OUTDOOR RECREATIONAL USES, AND OTHER USES TYPICALLY ASSOCIATED WITH RESIDENTIAL COMMUNITIES).
- NOTE: THE LOCATIONS AND NUMBER OF RESIDENTIAL UNITS ALLOCATED TO INDIVIDUAL DEVELOPMENT AREAS AS DESCRIBED BELOW AND WITHIN THE DEVELOPMENT AREAS ON THE REZONING PLAN MAY BE INCREASED BY THE NUMBER LISTED BELOW AS THE "ADJUSTED INCREASE AMOUNT" PROVIDED THAT OTHER UNIT AMOUNTS ARE REDUCED AS DESCRIBED BELOW, AND IN ANY EVENT THE TOTAL NUMBER OF MULTIFAMILY UNITS ON THE SITE DOES NOT EXCEED 200 UNITS, AND THE TOTAL NUMBER OF ALL DWELLING UNITS ON THE SITE DOES NOT EXCEED 565 UNITS.

- b. DENSITY BONUS: TO ACCOMMODATE THE PROPOSED CMS SCHOOL ON THE SITE THE PETITIONER REQUESTS A DENSITY BONUS AS ALLOWED BY THE ORDINANCE BY INCREASING THE AMOUNT OF REQUIRED COMMON OPEN SPACE FROM 10% TO 19.7% (24.54 ACRES). THEREFORE, THE PETITIONER REQUESTS AN INCREASE IN THE NUMBER OF ALLOWED UNITS FROM 636 UNITS TO 665 UNITS (AN INCREASE OF 29 UNITS). THE PROPOSED COMMON OPEN SPACE MAY BE LOCATED THROUGHOUT THE SITE.
- c. DEVELOPMENT AREA A MAY BE DEVELOPED AS A SECONDARY SCHOOL, CONSISTING OF CLASSROOMS INCLUDING MOBILE CLASSROOMS, CAFETERIA, ACTIVITY ROOMS AND ASSOCIATED USES TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE MK2 INNOVATIVE ZONING DISTRICT, AS MORE PARTICULARLY DESCRIBED IN THESE DEVELOPMENT STANDARDS.
- d. DEVELOPMENT AREA D & E MAY BE DEVELOPED WITH (I) UP TO 670 MULTIFAMILY AND/OR ATTACHED DWELLING UNITS AND ASSOCIATED USES SUCH AS CLUBHOUSE AND AMENITY AREAS TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE MK2 INNOVATIVE ZONING DISTRICT. PROVIDED, HOWEVER, THE NUMBER OF PERMITTED UNITS MAY BE INCREASED FOR DEVELOPMENT AREA D & E BY UP TO 68 UNITS BY WAY OF A REDUCTION IN THE NUMBER OF RESIDENTIAL UNITS LOCATED IN THE AGGREGATE 10, 11, AND 12 DEVELOPMENT AREAS B UP PROVIDED THAT THE TOTAL OF MULTIFAMILY UNITS DOES NOT EXCEED 200 MULTIFAMILY UNITS; AND (II) A 1/2 ACRE NATURAL PRESERVE AREA THAT WILL CONTAIN TRAILS AND OTHER NATURAL AMENITIES.
- e. DEVELOPMENT AREA C MAY BE DEVELOPED WITH UP TO 24 SINGLE FAMILY DETACHED HOMES/LOTS TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE MK2 INNOVATIVE ZONING DISTRICT. PROVIDED, HOWEVER, THE NUMBER OF SINGLE FAMILY DETACHED HOMES MAY BE INCREASED FOR DEVELOPMENT AREA C BY UP TO 3 HOMES/LOTS BY WAY OF A REDUCTION IN THE NUMBER OF RESIDENTIAL UNITS ALLOCATED IN THE AGGREGATE TO DEVELOPMENT AREAS B, D AND E.
- f. DEVELOPMENT AREA B MAY BE DEVELOPED WITH (I) UP TO 211 ATTACHED DWELLING UNITS OR SINGLE FAMILY DETACHED HOMES/LOTS TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE MK2 INNOVATIVE ZONING DISTRICT, PROVIDED, HOWEVER, THE NUMBER OF ATTACHED DWELLING UNITS OR SINGLE FAMILY DETACHED HOMES/LOTS MAY BE INCREASED FOR DEVELOPMENT AREA B BY UP TO 211 UNITS/HOMES BY WAY OF A REDUCTION IN THE NUMBER OF MULTIFAMILY UNITS DOES NOT EXCEED 200 MULTIFAMILY UNITS ALLOCATED IN THE AGGREGATE TO DEVELOPMENT AREAS C, D AND E; AND (II) OPEN SPACE/COMMUNITY AMENITIES WHICH SHALL INCLUDE AN IMPROVE ACTIVE OPEN SPACE AREA(S) WITH 1/4 ACRE.
- g. DEVELOPMENT AREA F MAY BE DEVELOPED WITH OPEN SPACE, STORM WATER STRUCTURES AND TRAILS AND OTHER ASSOCIATED OPEN SPACE AMENITIES.
- h. ATTACHED SINGLE-FAMILY DETACHED HOMES/LOTS, NO LESS THAN 6 ATTACHED DWELLING UNITS AND NO LESS THAN ONE (1) SINGLE-FAMILY DETACHED DWELLING UNIT, MUST BE CONSTRUCTED ON THE PROVIDED BACK OF CURB OF THE CERTIFICATE OF OCCUPANCY FOR THE MULTIFAMILY DWELLING UNIT DEVELOPED ON THE SITE.
 - i. NO FEWER THAN 14 SINGLE-FAMILY DETACHED DWELLING UNITS AND NO LESS THAN 125 ATTACHED DWELLING UNITS MUST BE CONSTRUCTED ON THE SITE.
 - ii. THE EXISTING STRUCTURES LOCATED ON THE SITE MAY REMAIN OR MAY BE REMOVED.
- 4. TRANSPORTATION IMPROVEMENTS, ACCESS AND MULTIMODAL/PEDESTRIAN IMPROVEMENTS:
 - a. PROPOSED IMPROVEMENTS:
 - i. IMPROVEMENTS GENERALLY PHASES OF DEVELOPMENT: THE PETITIONER MAY PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS. IT IS UNDERSTOOD THE FOLLOWING SECTION AND SPECIFIC IMPROVEMENTS MAY BE AMENDED TO ALIGN WITH FINAL APPROVED TRANSPORTATION IMPACT STUDY (THE "TIS").
 - ii. ALL TRANSPORTATION IMPROVEMENTS WILL BE SUBSTANTIALLY COMPLETED AND APPROVED BY CDOT AND/OR NCDOT, AS APPLICABLE, BEFORE THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IN CONNECTION WITH THE DEVELOPMENT ASSOCIATED WITH THE APPLICABLE PHASE 1, 2 OR 3 DEVELOPMENT AREA. IMPROVEMENTS DESCRIBED BELOW AND CORRESPONDING TO THE TRANSPORTATION IMPROVEMENTS FOR PHASE 1, 2 OR 3 CONDITIONS SET FORTH IN SUBSECTION A BELOW (SUBJECT TO ADJUSTMENTS AS MAY BE ALLOWED BY CDOT AND, IF APPLICABLE, NCDOT, AND AS PROVIDED IN THE REMAINING PROVISIONS OF THIS SECTION 4).
 - iii. PHASE 1 DEVELOPMENT: ALLOWS DEVELOPMENT OF THE MIDDLE SCHOOL AND ASSOCIATED USES CONTEMPLATED FOR DEVELOPMENT AREA A.
 - iv. PHASE 2 DEVELOPMENT: PROVIDES FOR DEVELOPMENT OF UP TO 386 UNITS (WHETHER MULTIFAMILY UNITS, SINGLE FAMILY ATTACHED UNITS OR SINGLE FAMILY DETACHED UNITS) IN ADDITION TO PHASE 1; AND
 - v. PHASE 3 DEVELOPMENT: PROVIDES FOR DEVELOPMENT OF UP TO AN ADDITIONAL 527 UNITS (WHETHER MULTIFAMILY UNITS, SINGLE FAMILY ATTACHED UNITS OR SINGLE FAMILY DETACHED UNITS) IN ADDITION TO PHASE 1 AND PHASE 2 DEVELOPMENT.
 - b. REQUIRED IMPROVEMENTS:
 - i. IF A PHASE IS NOT LISTED FOR AN IMPROVEMENT, NO IMPROVEMENT IS REQUIRED FOR SUCH PHASE (E.G. IF "PHASE 1" CONDITIONS" IS NOT SET FORTH THEN NO IMPROVEMENTS ARE NEEDED FOR THE INTERSECTION AREA SET OUT).
- 1. 1485 SOUTHBOUND RAMP & PROVIDENCE ROAD (SIGNALIZED)
 - a. EXTEND THE EXISTING WESTBOUND LEFT TURN LANE FROM 150 TO 400 FEET OF STORAGE.
 - b. EXTEND THE EXISTING WESTBOUND RIGHT TURN LANE FROM 150 TO 300 FEET OF STORAGE.
- 2. PHASE 2 CONDITIONS
 - a. NO ADDITIONAL SUGGESTED IMPROVEMENTS.
- 3. 1485 NORTHBOUND RAMP & PROVIDENCE ROAD (SIGNALIZED)
 - a. NO SUGGESTED IMPROVEMENTS.
- 4. PHASE 2 CONDITIONS
 - a. REMARK THE EXISTING SOUTHBOUND RIGHT-TURN LANE TO A COMBINED THRU-RIGHT TURN LANE.
 - b. CHANNELIZE THE NORTHBOUND RIGHT TURN LANE TO OPERATE FREE FROM THE SIGNAL UNDER YELLOW CONDITIONS.
- 5. PROVIDENCE ROAD & GOLF LINKS DRIVE (SIGNALIZED)
 - a. EXTEND THE EXISTING SOUTHBOUND RIGHT TURN LANE FROM 425 TO 550 FEET OF STORAGE.
 - b. INSTALL LPI+ AND APS PUSHBUTTONS AND UPGRADE CURBS, RAMPS, AND SIDEWALKS TO ADA STANDARDS AND PRO



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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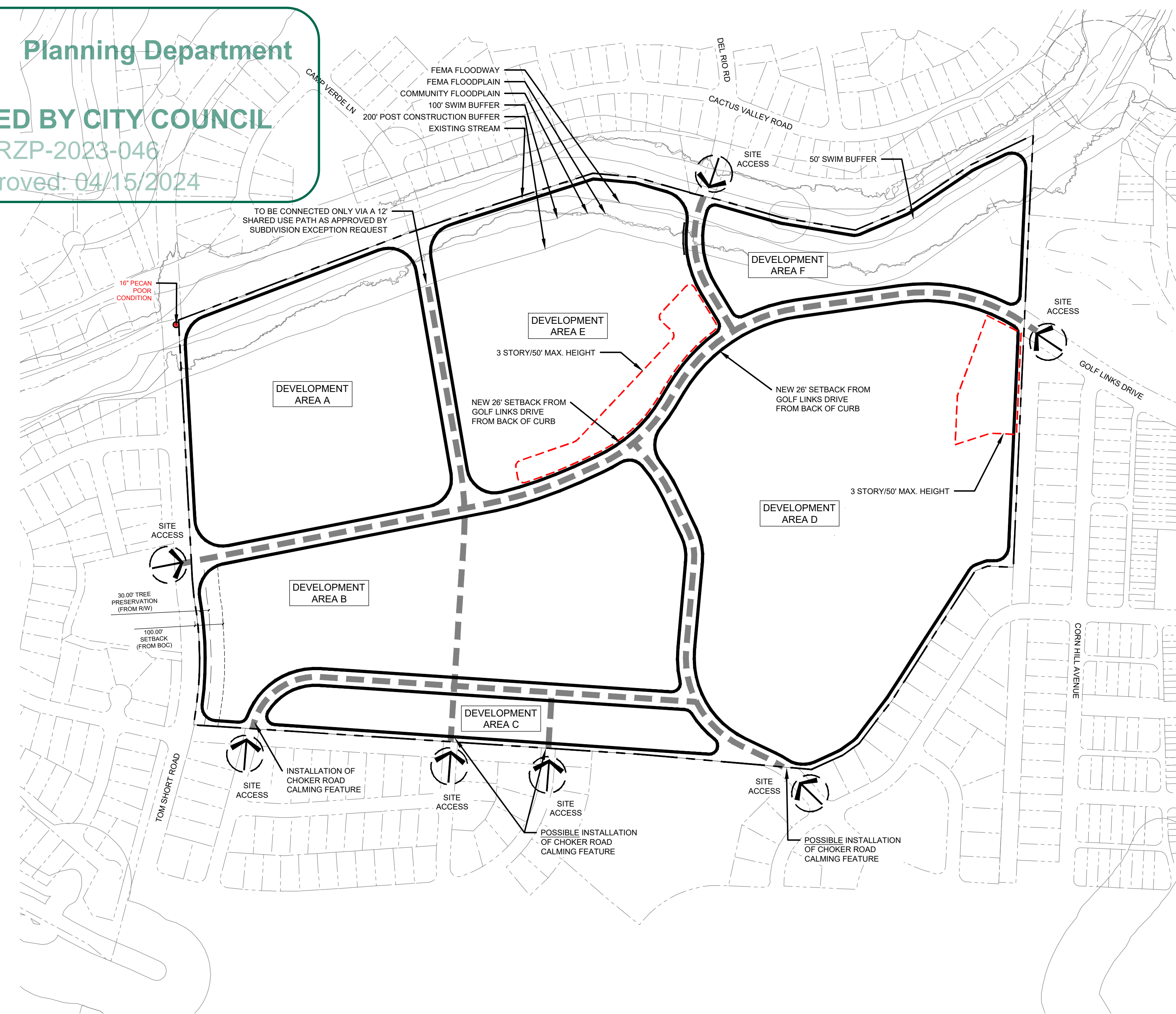
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 RZ #2023-046
 CHARLOTTE, NC

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NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	01/24/22
1	REZONING SUBMITTAL	09/11/23
2	REZONING SUBMITTAL	11/14/23
3	REZONING SUBMITTAL	12/12/23
4	REZONING SUBMITTAL	01/16/24
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6	REZONING SUBMITTAL	03/21/24
7	REZONING SUBMITTAL	04/08/24

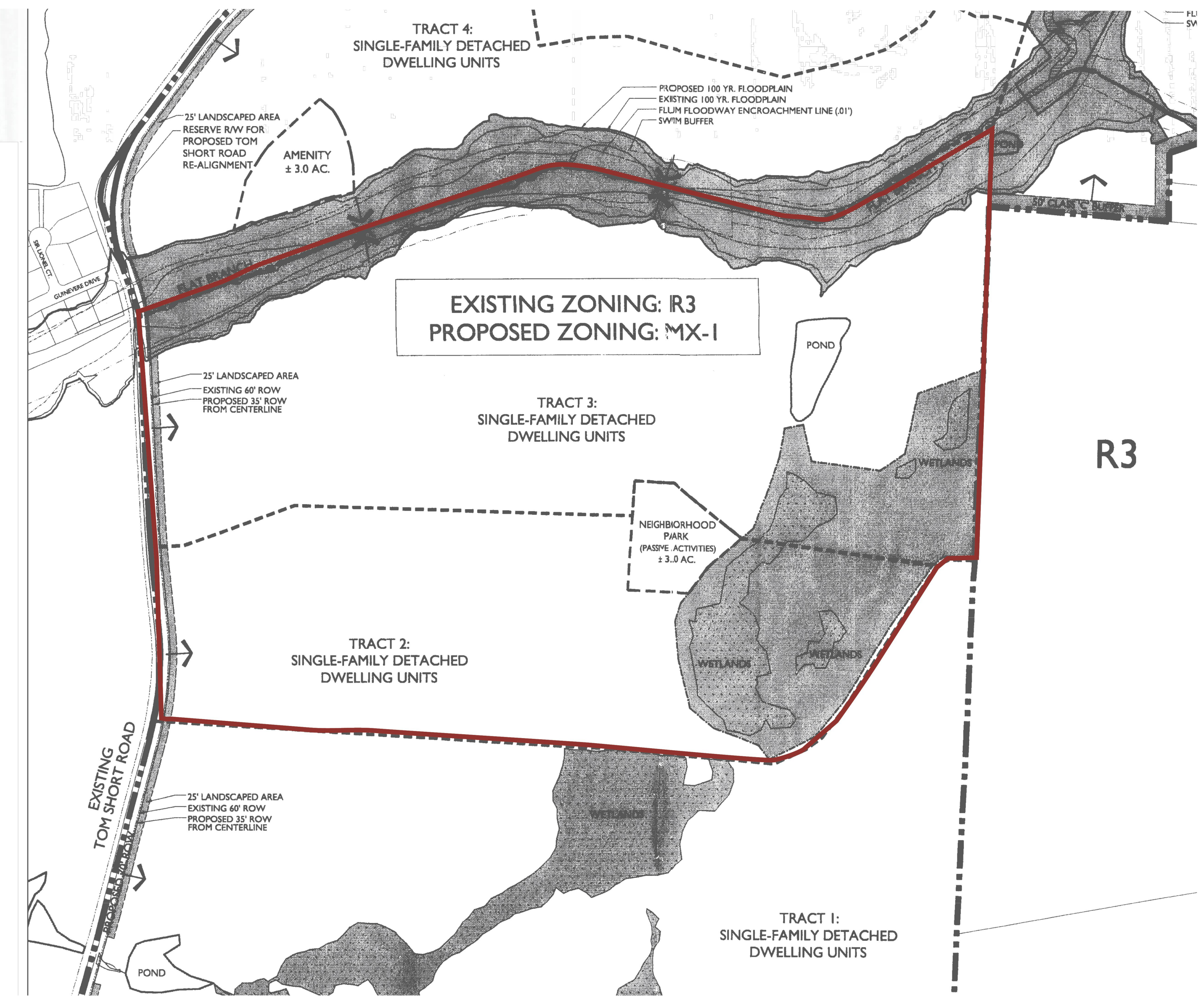
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 DRAWN BY: ZJK
 CHECKED BY: KST

VERT: N/A
 HORIZ: 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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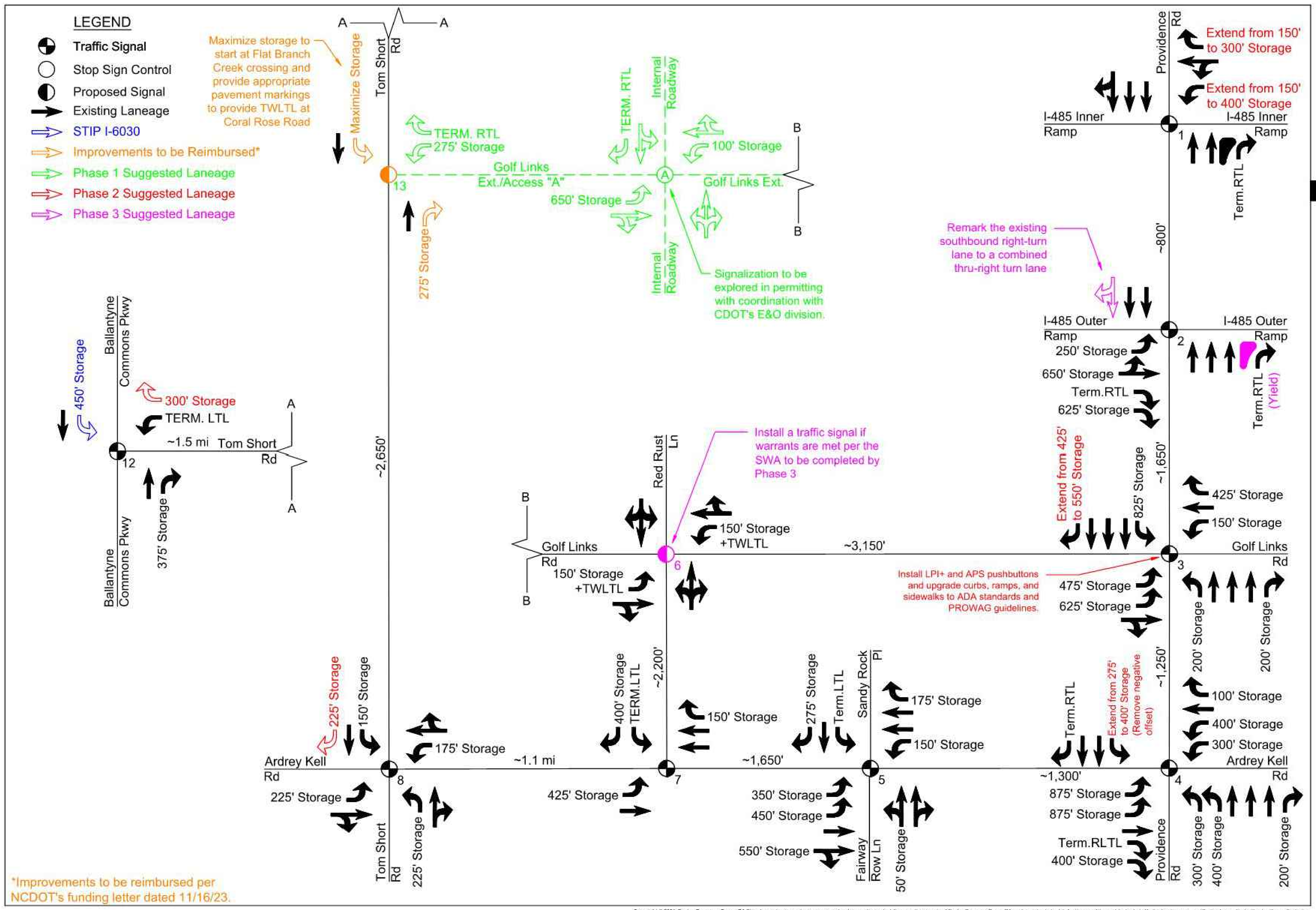
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6	REZONING SUBMITTAL	03/21/24
7	REZONING SUBMITTAL	04/08/24

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

MISC. EXISTING ZONING



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

PHASE 3 SUGGESTED LANEAGE

SCALE: NTS

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

JANUARY 2024

REVISIONS:
 1 January 2024

Figure 18

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

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6	REZONING SUBMITTAL	03/21/24
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LANEAGE

RZ-7