

APPROVED BY CITY COUNCIL
RZP-2026-004
Approved 06/15/2026

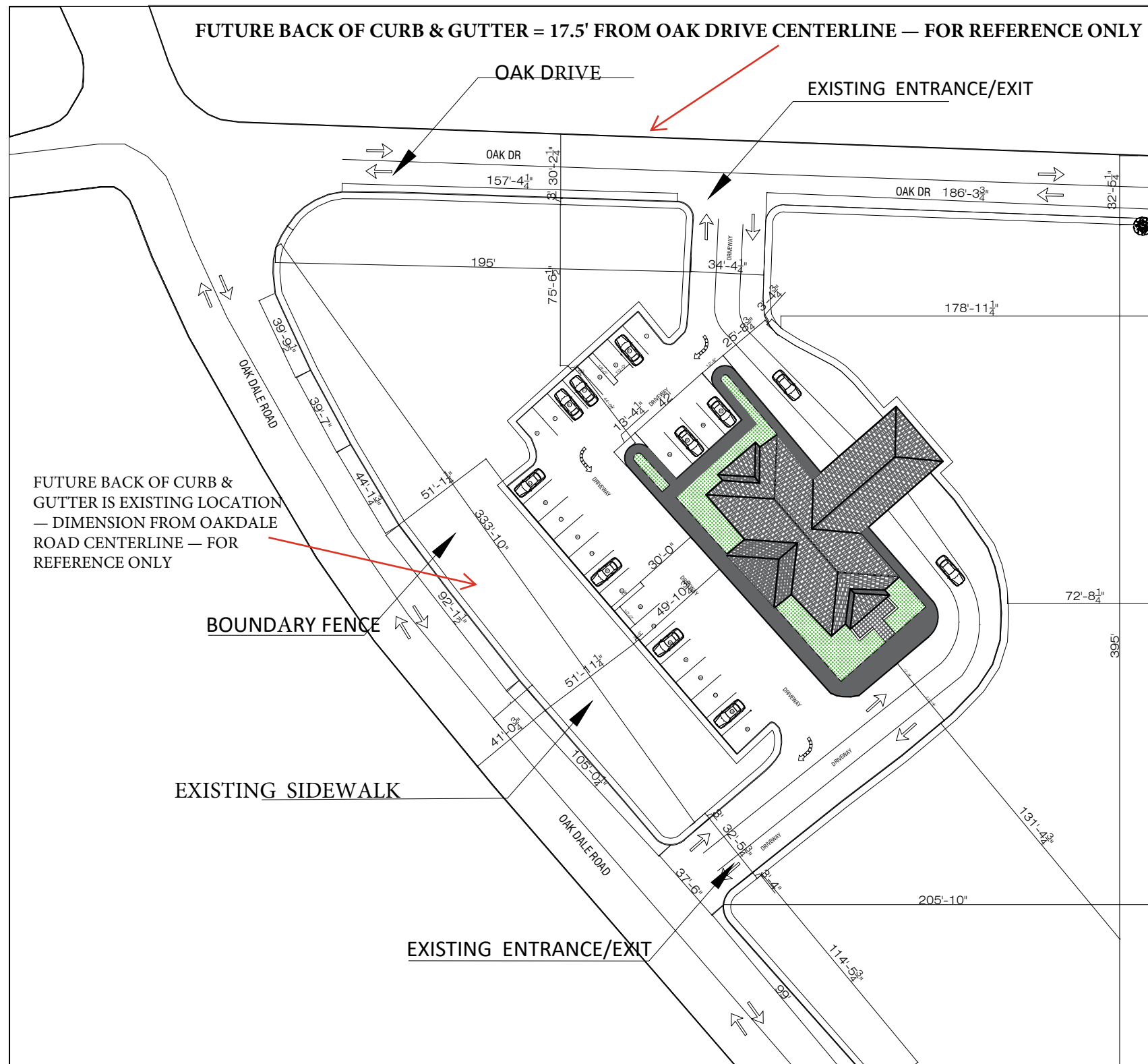
1720 Oakdale Road Charlotte, NC 28216

PETITION NO:RZP-2026-004

REVISION(2) DATE: June 5, 2026

SITE DEVELOPMENT PLANS

SITE DEVELOPMENT CONDITIONS REZONING NOTES



SITE DEVELOPMENT PLAN
SCALE: 1"=1/32"

DEVELOPMENT DATA TABLE

SITE ADDRESS:
1720 Oakdale Road, Charlotte, NC 28216

SITE ACREAGE: ±1.94 Acres
PETITION NO:2026-004

TAX PARCEL INCLUDED IN REZONING:
03701401

EXISTING ZONING:OFC (Office)
PROPOSED ZONING:
CG – Conditional (Tier 2)

LAND USE

EXISTING USE:
Vacant / Former Bank Building
Reuse of the existing building for the following uses only:

- PROPOSED USE:
- Retail uses
 - Office uses
 - Medical Uses

BUILDING DATA

BUILDING AREA:
Existing building only (no expansion permitted)

MAXIMUM BUILDING HEIGHT:
Existing height (no increase permitted)

SETBACKS

Setbacks shall be governed by the underlying zoning district; however, development is limited to the existing building footprint as shown on the approved rezoning site plan.

PARKING

PARKING PROVIDED:
Existing asphalt parking lot with approximately 25 parking spaces

PARKING EXPANSION:
No parking expansion

SITE DEVELOPMENT CONDITIONS REZONING NOTES

TIER 2 CONDITIONAL NOTES:

1. The site shall be used for general commercial uses including retail, office, medical, and personal services.
2. The existing building footprint shall not be expanded.
3. The existing parking area and number of spaces shall not be expanded.
4. A 25-foot Class B Landscape Yard (per UDO Article 20) shall be provided along property lines abutting residential uses.
5. The petitioner shall coordinate with Charlotte Water for water and sewer services, including CAP approval if required.
6. Tree survey shall be provided in accordance with City requirements.
7. A community meeting shall be held prior to the public hearing.

SITE DEVELOPMENT CONDITIONS NOTES

CDOT Conditional Notes:

1. Commit to dedicate 54' of right-of-way from Oakdale Road centerline.
2. Commit to dedicate 27' of right-of-way from Oak Drive street centerline.
3. A right-of-way encroachment agreement is required for the installation of any non-standard item(s) (irrigation system, decorative concrete pavement, brick pavers, etc.) within a proposed/existing city-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
4. The petitioner shall dedicate and convey in fee simple all rights-of-way to the city before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
5. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

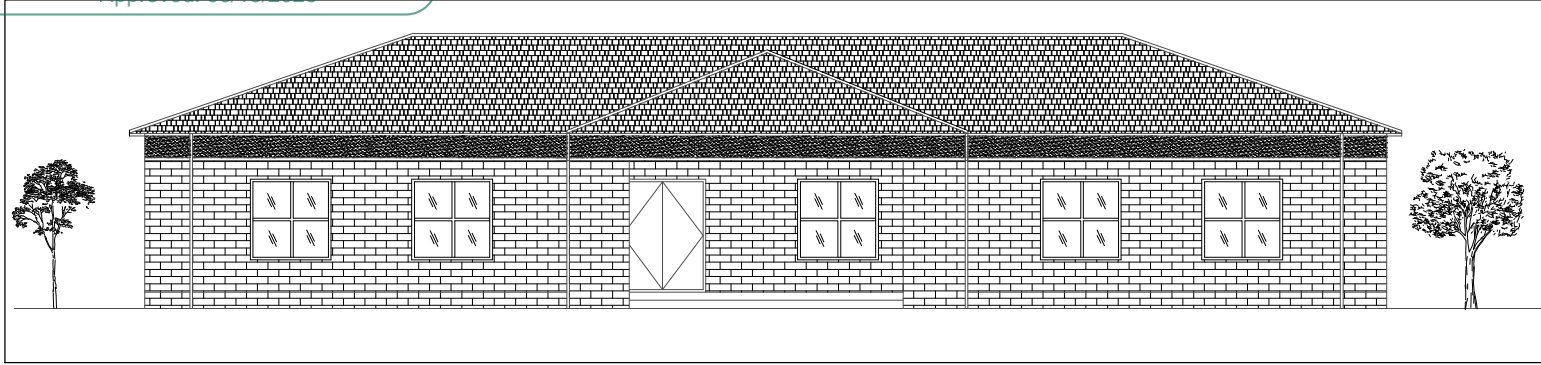
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SCALE:	1/8" = 1'-0"
SOLD BY:	
REVISOR BY:	
DRAFTER:	
REVIEWED BY:	
PROJECT FOR:	1720 Oakdale Road Charlotte, NC 28216
NORTH:	
SITE ADDRESS:	1720 Oakdale Road Charlotte, NC 28216
OWNER INFORMATION:	SITE DEVELOPMENT PLAN
PAGE:	A-1
PRINT DATE:	2/19/2025 7:50:28 PM
CONSTRUCTION SET & GTO	



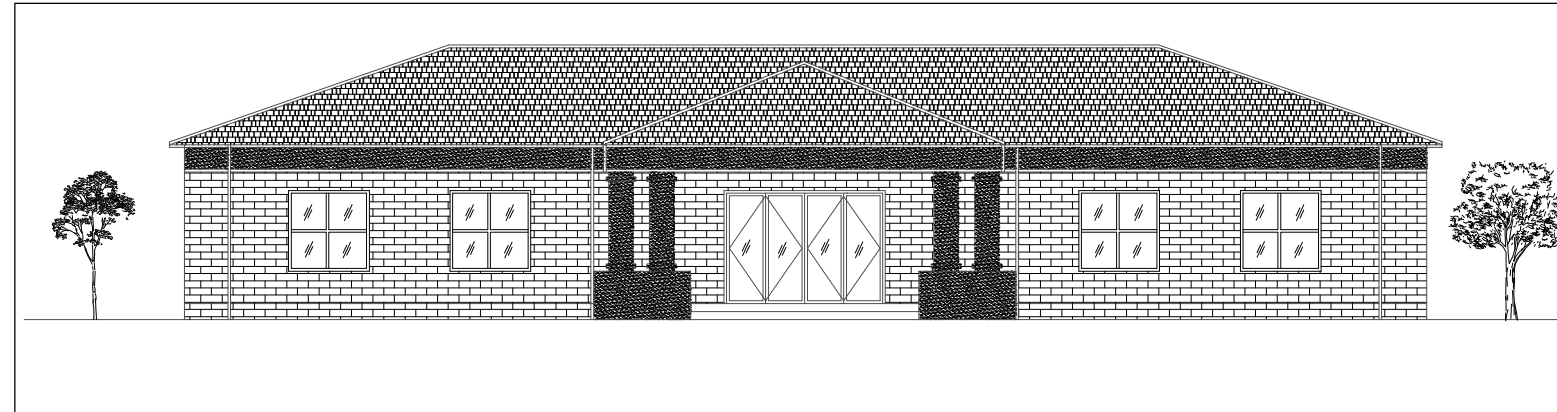
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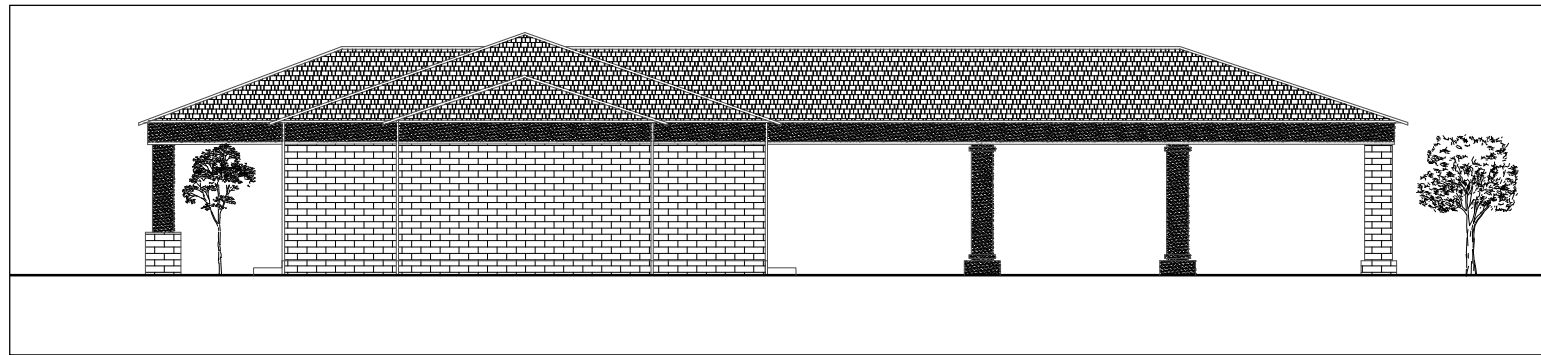
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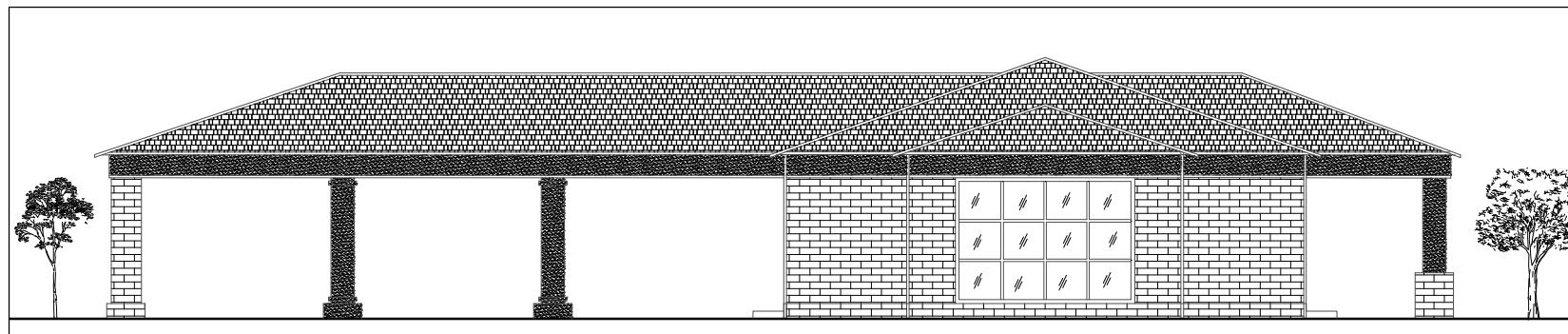
REAR ELEVATION
SCALE: 1'=1/8"



FRONT ELEVATION
SCALE: 1'=1/8"



RIGHT SIDE ELEVATION
SCALE: 1'=1/8"



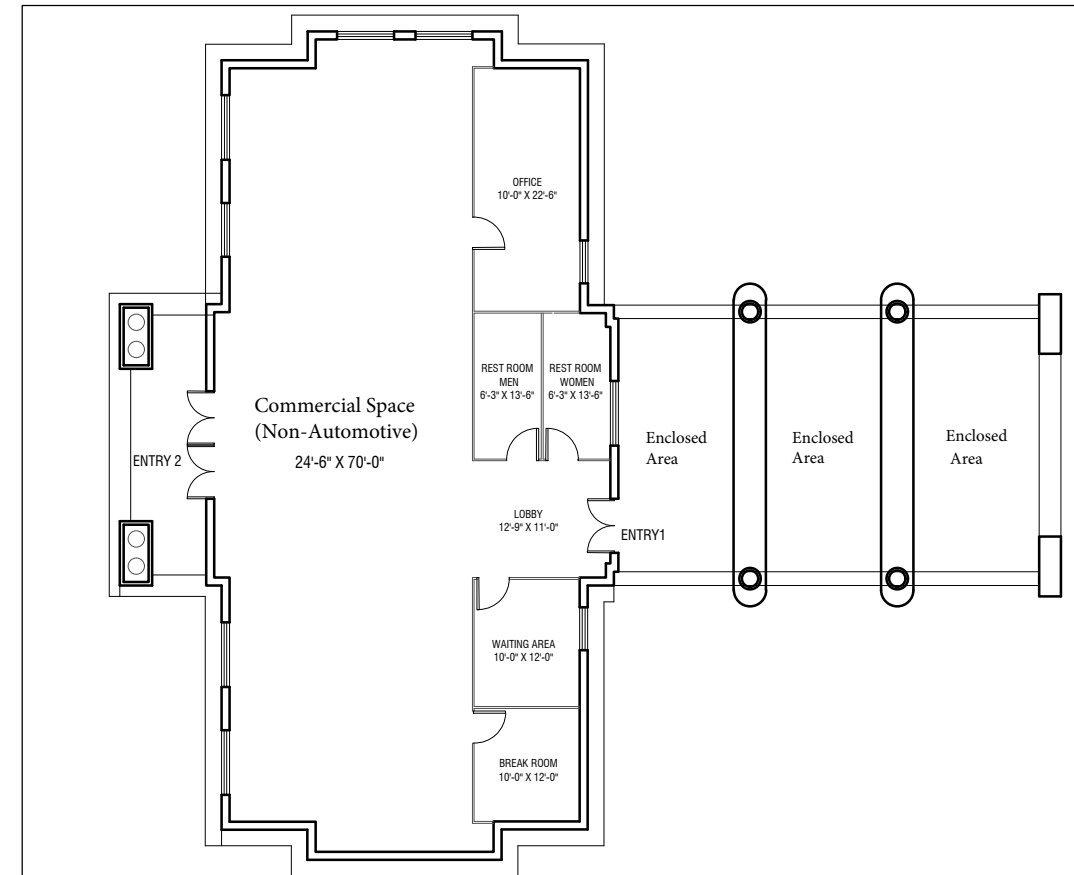
LEFT SIDE ELEVATION
SCALE: 1'=1/8"

GENERAL EXTERIOR ELEVATION NOTES

1. ALL EXTERIOR MATERIALS ARE TO BE AS NOTED BELOW IN KEY NOTES.
2. ALL EXTERIOR RED BRICKS, TRIM, FASCIA, ETC. TO BE "HARDI PLANK" TYPE MATERIALS.
3. ALL PAINT COLORS TO BE PER INDIAN TRAIL COLOR PALETTES.
4. ROOFING TO BE "ARCHITECTURAL SHINGLES" WITH 30 YEAR WARRANTY.
5. ALL GUTTERS AND DOWNSPOUTS TO BE ALUMINUM.

EXTERIOR ELEVATION KEY NOTES

1. 32" HIGH BRICK WATER TABLE WITH BRICK ROWLOCK.
2. "HARDI PLANK" HORIZONTAL SIDING/TRIM.
3. VINYL CLAD SINGLE HUNG INSULATED WINDOWS WITH 12" TRANSOM.
4. "HARDI PLANK" TRIM/BOXING.
5. "HARDI PLANK" BOARD AND BATTEN STYLE EXTERIOR SIDING.
6. CONTINUOUS ALUMINUM GUTTERS AND DOWNSPOUTS.
7. "FAUX" VENTS.
8. WOODEN BRACKETS AT PORCH ROOFS.
9. 30 YEAR ARCHITECTURAL SHINGLES.



PROPOSED COMMERCIAL FLOOR PLAN
SCALE: 1'=1/8"

PAPER SIZE:	36"X24"	SCALE:	1 / 8" = 1'-0"
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DRAFTER:		REVIEWED BY:	
PROJECT FOR:	1720 Oakdale Road Charlotte, NC 28216		
NORTH:			
SITE ADDRESS:	1720 Oakdale Road Charlotte, NC 28216	ELEVATIONS AND FLOOR PLAN	
OWNER INFORMATION:		CONSTRUCTION SET & GTO	
PAGE:	A-4	PRINT DATE:	21/9/2025 7:50:28 PM