

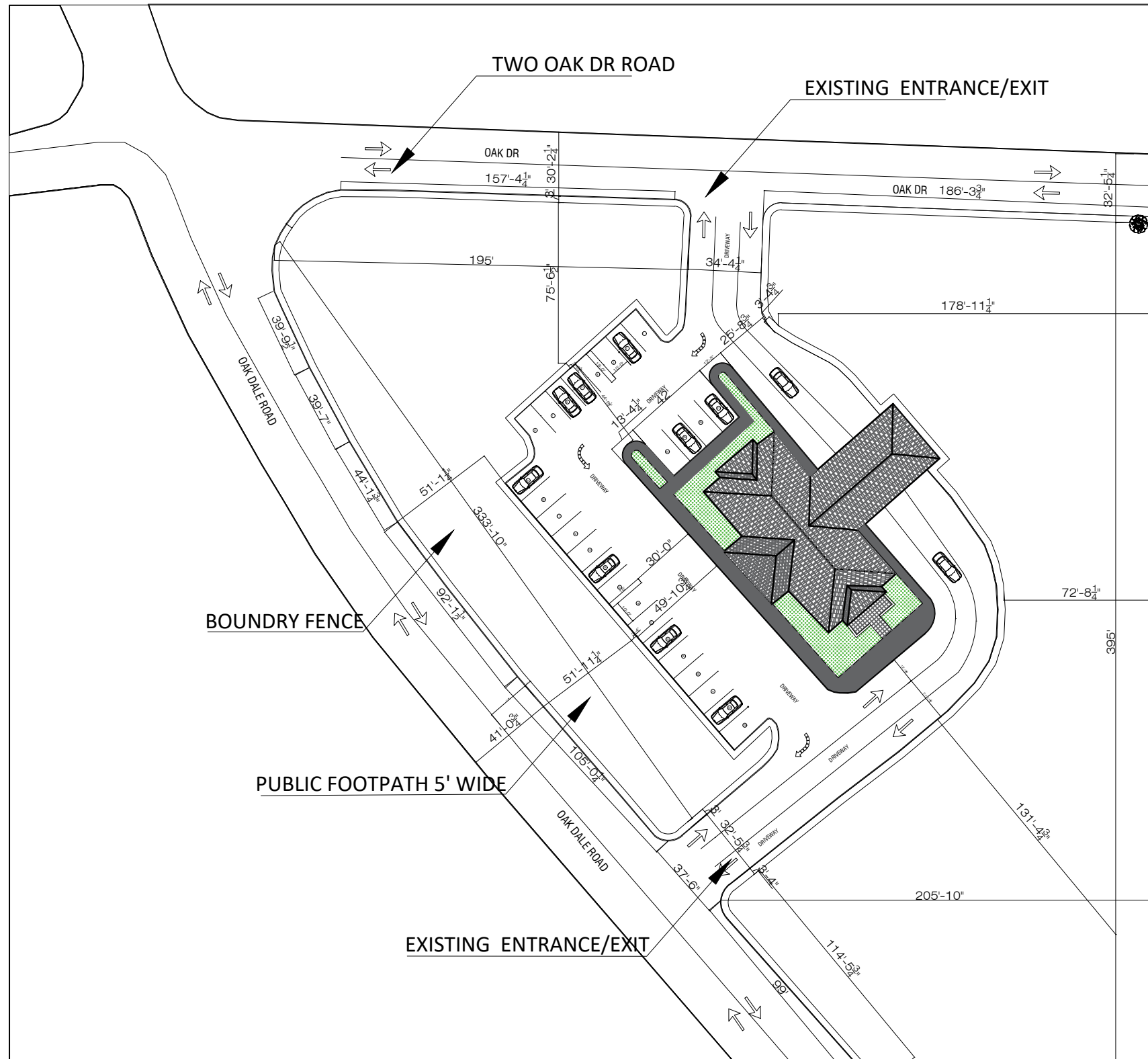
# 1720 Oakdale Road Charlotte, NC 28216

## SITE DEVELOPMENT PLANS

PETITION NO:RZP-2026-004

REVISION(1) DATE: April 9, 2026

### SITE DEVELOPMENT CONDITIONS REZONING NOTES



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

### DEVELOPMENT DATA TABLE

|   |  |
|---|--|
| <b>SITE ADDRESS:</b>                    | 1720 Oakdale Road, Charlotte, NC 28216   |
| <b>SITE ACREAGE:</b>                    | ±1.94 Acres  |
| <b>PETITION NO:</b>                     | 2026-004   |
| <b>TAX PARCEL INCLUDED IN REZONING:</b> | 03701401   |
| <b>EXISTING ZONING:</b>                 | OFC (Office)   |
| <b>PROPOSED ZONING:</b>                 | CG – Conditional (Tier 2)  |
| <b>LAND USE</b>                         |  |
| <b>EXISTING USE:</b>                    | Vacant / Former Bank Building<br>Reuse of the existing building for the following uses only:                   |
| <b>PROPOSED USE:</b>                    | <ul style="list-style-type: none"> <li>• Retail uses</li> <li>• Office uses</li> <li>• Medical Uses</li> </ul> |

|   |
|---|
| <b>BUILDING DATA</b>  |
| <b>BUILDING AREA:</b><br>Existing building only (no expansion permitted)  |
| <b>MAXIMUM BUILDING HEIGHT:</b><br>Existing height (no increase permitted)  |
| <b>SETBACKS</b>   |
| 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. |
| <b>PARKING</b>  |
| <b>PARKING PROVIDED:</b><br>Existing asphalt parking lot with approximately 25 parking spaces   |
| <b>PARKING EXPANSION:</b><br>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

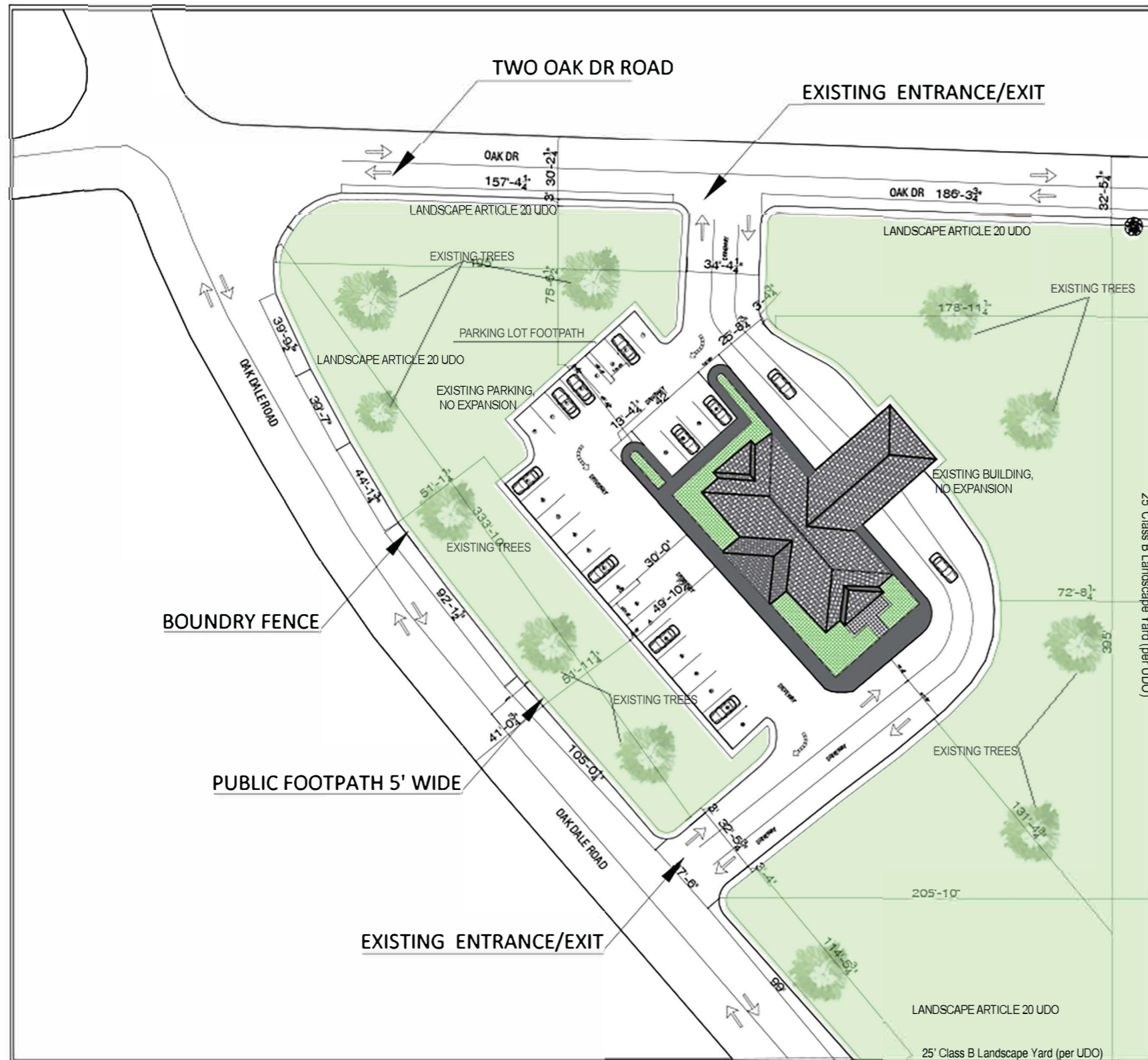
#### CDOT Conditional Notes:

1. Commit to dedicate 54' of right-of-way from Oakdale Road centerline.
2. Commit to dedicate 27' of right-of-way from Oakdale Dr 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.

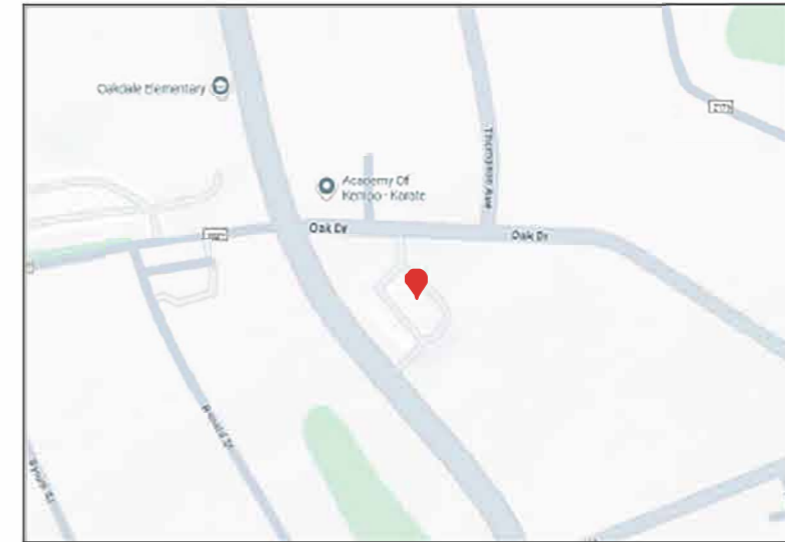
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| <b>PAPER SIZE:</b>                | 36"X24"                                  |
| <b>SCALE:</b>                     | 1/8" = 1'-0"                             |
| <b>SOLD BY:</b>                   |  |
| <b>REVISOR BY:</b>                |  |
| <b>DRAFTER:</b>                   |  |
| <b>REVIEWED BY:</b>               |  |
| <b>PROJECT FOR:</b>               | 1720 Oakdale Road<br>Charlotte, NC 28216 |
| <b>NORTH:</b>                     |  |
| <b>SITE ADDRESS:</b>              | 1720 Oakdale Road<br>Charlotte, NC 28216 |
| <b>OWNER INFORMATION:</b>         | SITE DEVELOPMENT PLAN                    |
| <b>PAGE:</b>                      | A-1                                      |
| <b>PRINT DATE:</b>                | 2/19/2025 7:50:28 PM                     |
| <b>CONSTRUCTION SET &amp; GTO</b> |  |

# 1720 Oakdale Road Charlotte, NC 28216

## SITE DEVELOPMENT PLANS



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



LOCATION PLAN

### ENTITLEMENT / SERVICE NOTES

**Water & Sewer**  
The Site will be served by existing public water and sanitary sewer. The petitioner shall coordinate with Charlotte Water for water and sanitary sewer services, including Capacity Assurance Program (CAP) requirements.

**Stormwater**  
Stormwater management shall be provided in accordance with the applicable requirements of the Charlotte Unified Development Ordinance (UDO). No expansion of impervious areas is proposed.

**Transportation**  
Vehicular access to the Site will be provided via existing driveways from Oakdale Road and Oak Drive. No additional curb cuts or access points are proposed. Transportation improvements and right-of-way dedications shall comply with CDOT requirements.

#### Sidewalks & Pedestrian Access

Existing and/or required sidewalks shall be provided in accordance with CDOT and UDO standards. Pedestrian access will be maintained along public street frontages.

#### Solid Waste & Recycling

Solid waste and recycling services shall be provided in accordance with City standards. All collection areas shall be screened as required by the UDO.

#### Fire, Police, and Emergency Services

The Site will be served by existing fire, police, and emergency services. All development shall comply with applicable fire and life safety codes.

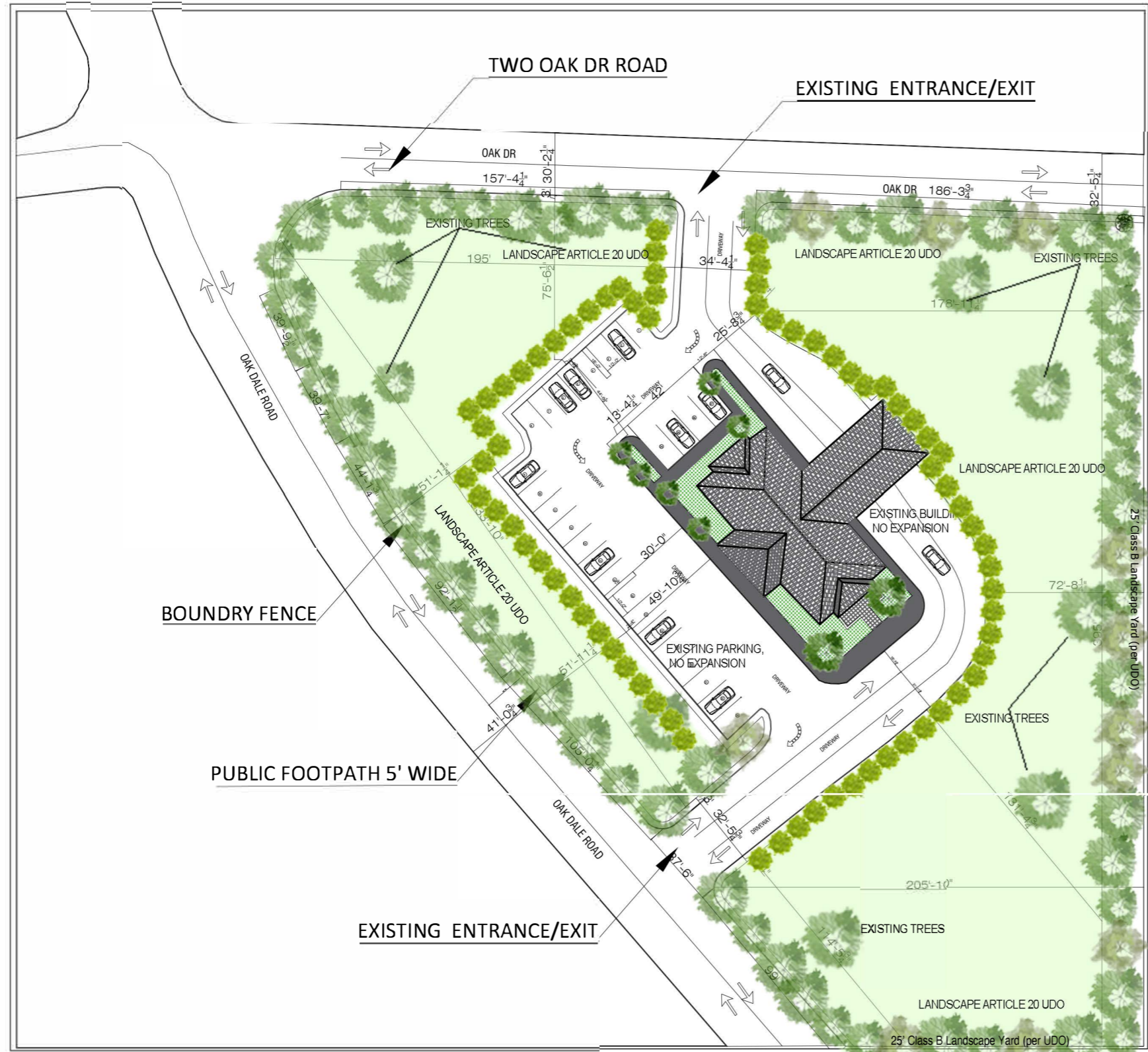
#### Schools & Parks

No residential uses are proposed. As such, the rezoning is not expected to impact public school or park facilities.

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| SITE ADDRESS:           | 1720 Oakdale Road<br>Charlotte, NC 28216 |
| OWNER INFORMATION:      | SITE DEVELOPMENT PLAN                    |
| PAGE:                   | A-2                                      |
| CONSTRUCTION SET & UDO: | CONSTRUCTION SET & UDO                   |
| PRINT DATE:             | 21/7/2025 7:50:28 PM                     |

# 1720 Oakdale Road Charlotte, NC 28216

## SITE DEVELOPMENT PLANS



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

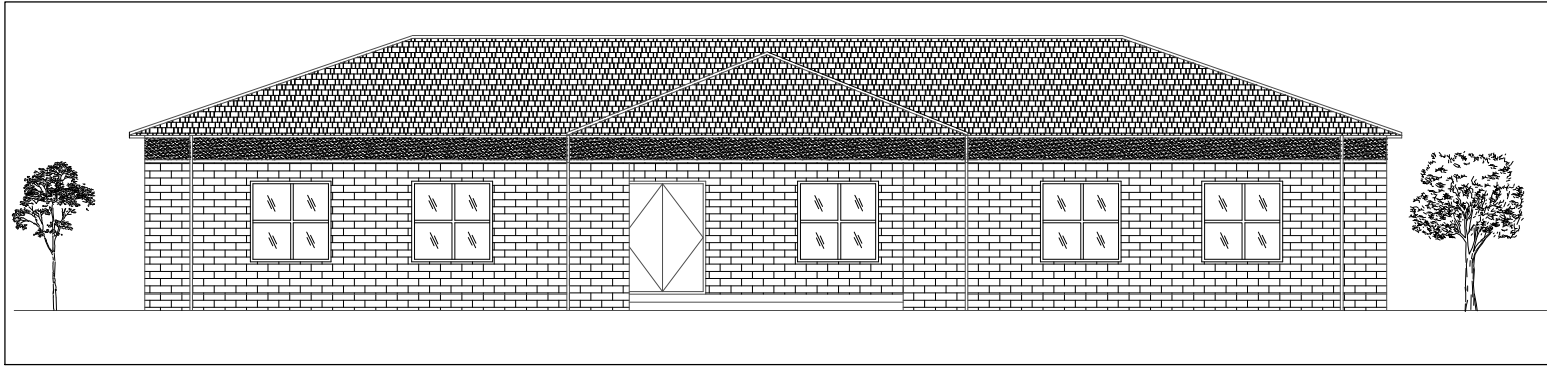


VICINITY MAP  
N.T.S.

**CDOT CONDITIONAL NOTES**  
(1720 Oakdale Road, Charlotte, NC 28216)

1. THE PETITIONER SHALL COMMIT TO DEDICATE THE REQUIRED RIGHT-OF-WAY ALONG OAKDALE ROAD, AS MEASURED FROM THE OAKDALE ROAD CENTERLINE.
2. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, STAMPED CONCRETE, BRICK PAVERS, OR SIMILAR FEATURES) WITHIN A PROPOSED OR EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY. ANY ENCROACHMENT MUST BE REVIEWED AND APPROVED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) PRIOR TO CONSTRUCTION OR INSTALLATION.
3. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL REQUIRED RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE PRIOR TO ISSUANCE OF THE SITE'S FIRST CERTIFICATE OF OCCUPANCY.
4. CDOT REQUESTS THAT RIGHT-OF-WAY LINES BE SET A MINIMUM OF TWO (2) FEET BEHIND THE BACK OF SIDEWALK, WHERE FEASIBLE.
5. ALL REQUIRED TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED BY CDOT AND CONSTRUCTED PRIOR TO ISSUANCE OF THE SITE'S FIRST CERTIFICATE OF OCCUPANCY.

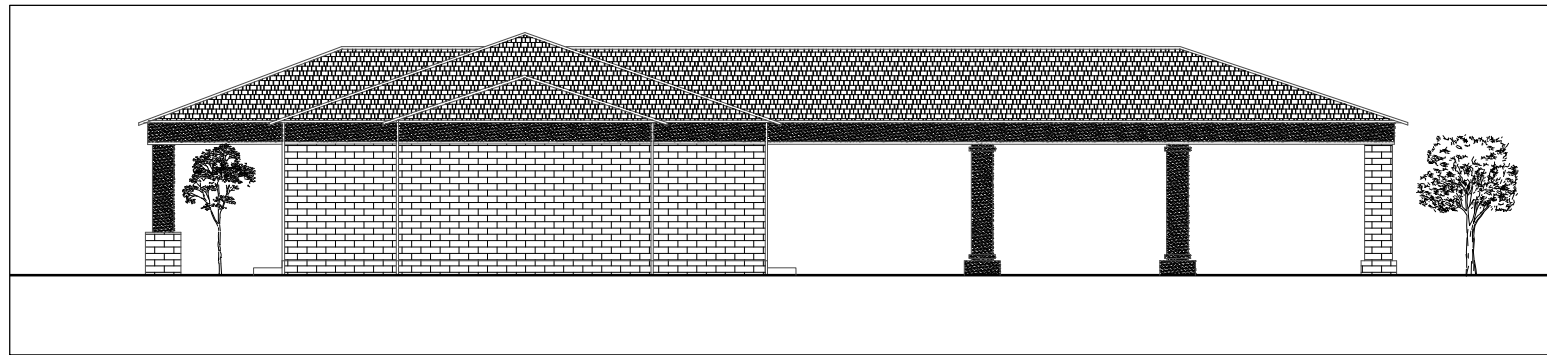
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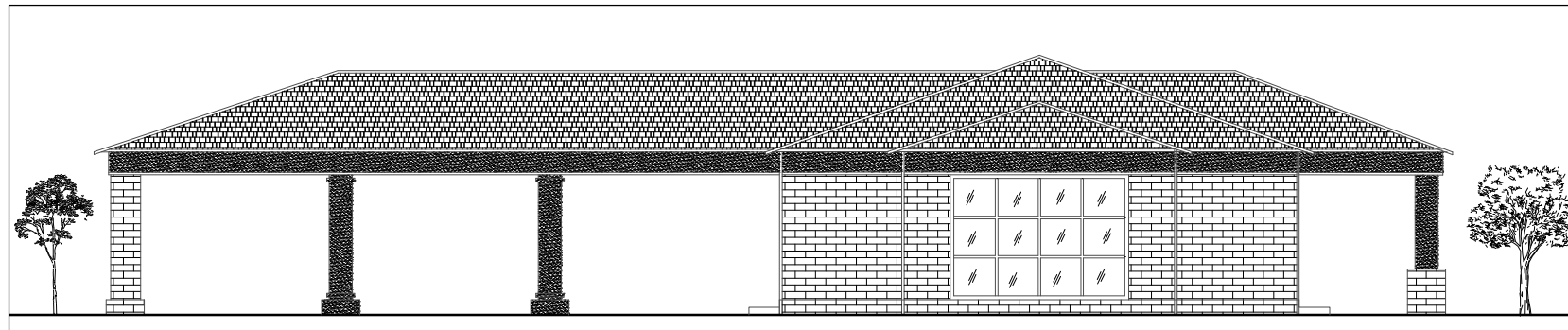
REAR ELEVATION  
SCALE: 1'=1/8"



FRONT ELEVATION  
SCALE: 1'=1/8"



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



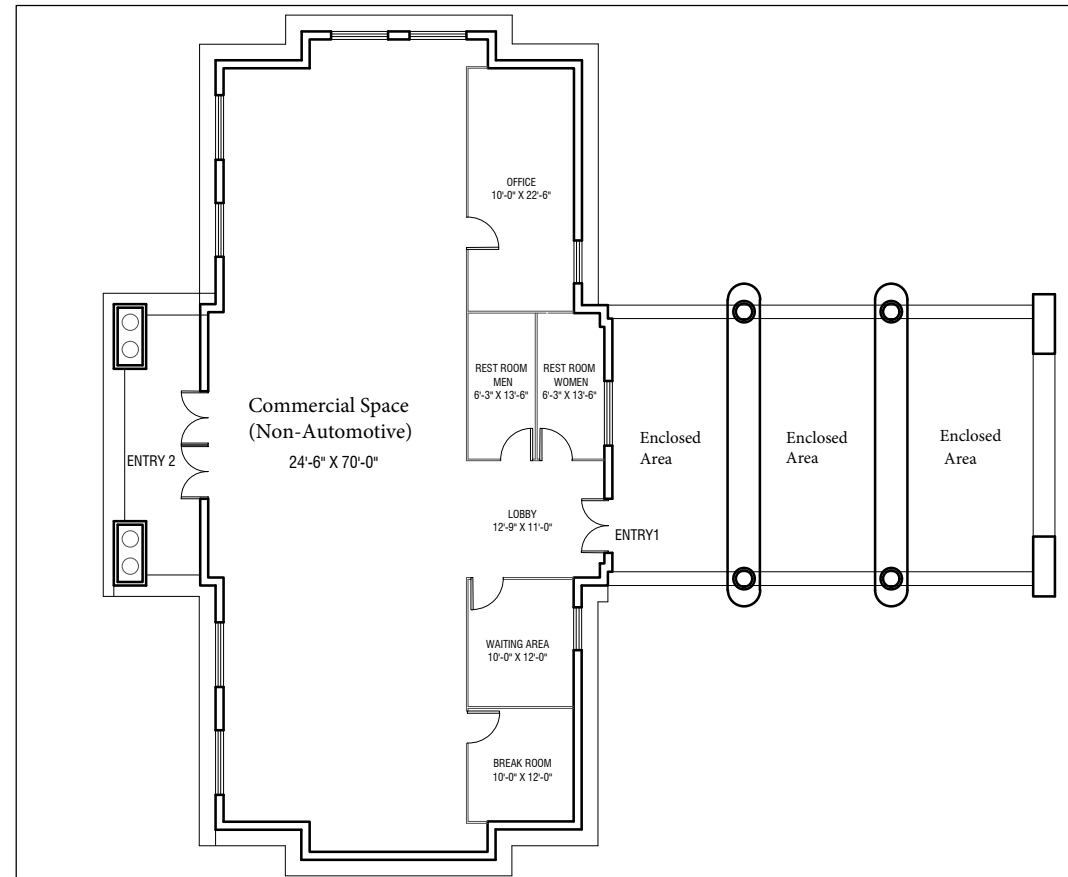
LEFT SIDE ELEVATION  
SCALE: 1'=1/8"

**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"

|                    |  |                              |                      |
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| SITE ADDRESS:      | 1720 Oakdale Road<br>Charlotte, NC 28216 | ELEVATIONS AND<br>FLOOR PLAN |                      |
| OWNER INFORMATION: |  | CONSTRUCTION SET &<br>GTO    |                      |
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