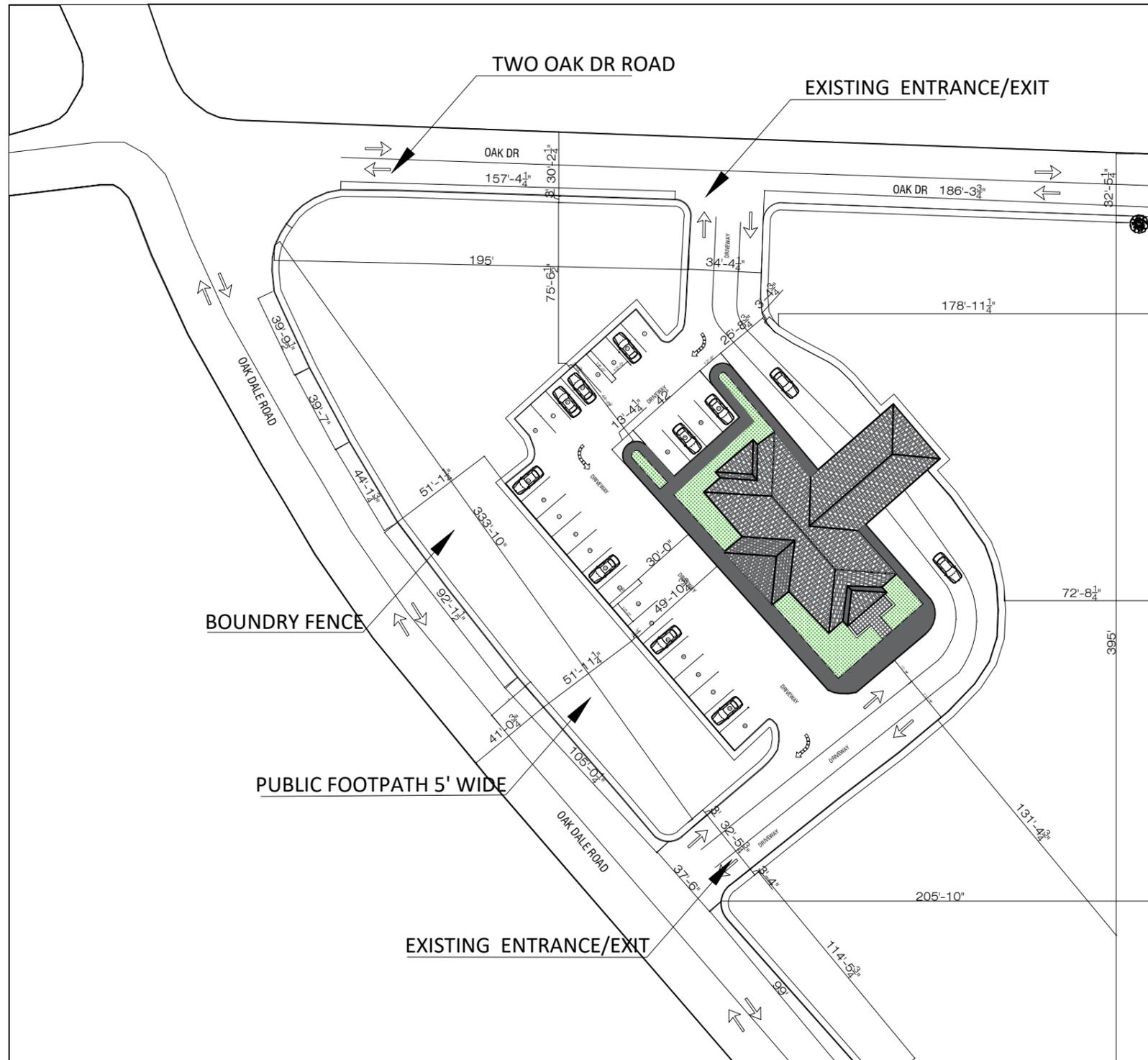


1720 Oakdale Road Charlotte, NC 28216

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
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:
<ul style="list-style-type: none"> • Vehicle Repair Facility (Minor) • Vehicle Dealership • Retail 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. DEDICATED FACILITY CAN ONLY BE USED FOR VEHICULAR REPAIR FACILITY, VEHICULAR DEALERSHIP FACILITY AND RETAIL USES.
 2. BUILDING FOOTPRINT CAN NOT BE EXPANDED AT ANY COST
 3. THE EXISTING PARKING AREA AND NUMBER OF SPACES WILL NOT BE EXPANDED
 4. LANDSCAPE YARDS ARE PROVIDED ALONG ALL 360 DEGREE OF PROPERTY LINES.
 5. LANDSCAPING AREA MEETS OR EXCEEDS ARTICLE 20 OF THE UDO
 6. HOLD A COMMUNITY MEETING AT LEAST 30 DAYS BEFORE CITY COUNCIL HEARING

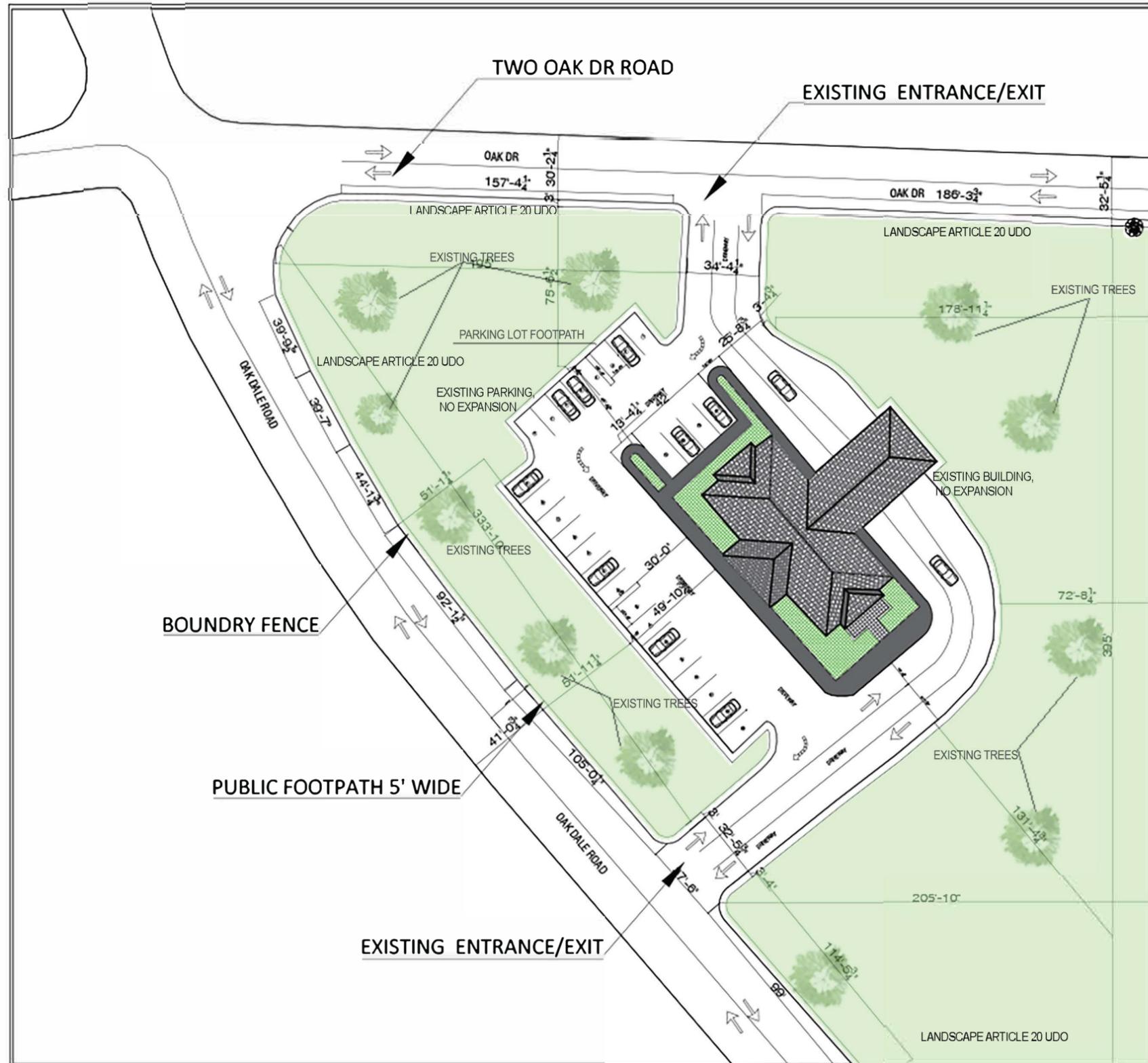
SITE DEVELOPMENT CONDITIONS NOTES

- CDOT CONDITIONAL NOTES:
1. COMMIT TO DEDICATE 54' OF RIGHT-OF-WAY FROM OAK DEL ROAD CENTERLINE.
 2. COMMIT TO DEDICATE 27' OF RIGHT-OF-WAY FROM OAK 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

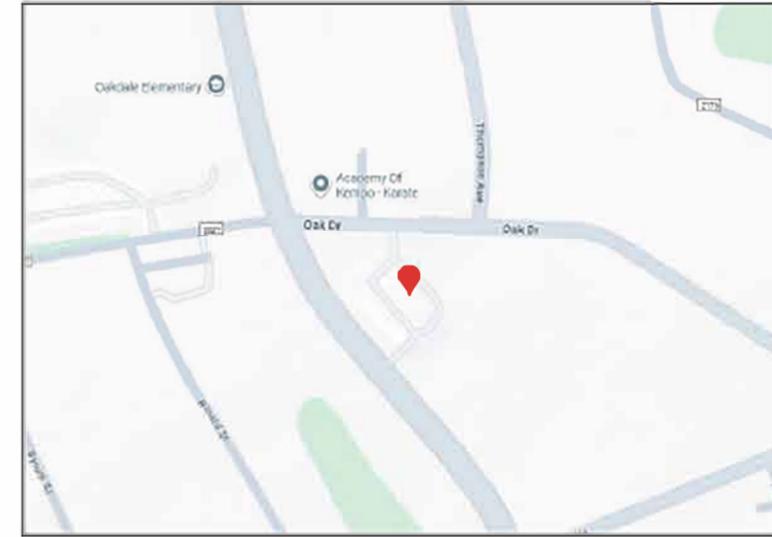
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SCALE: 1/8" = 1'-0"	REVISD BY:	REVIEWED BY:	
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1720 Oakdale Road Charlotte, NC 28216

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. No extension or upgrade of public utilities is proposed with this rezoning.

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.

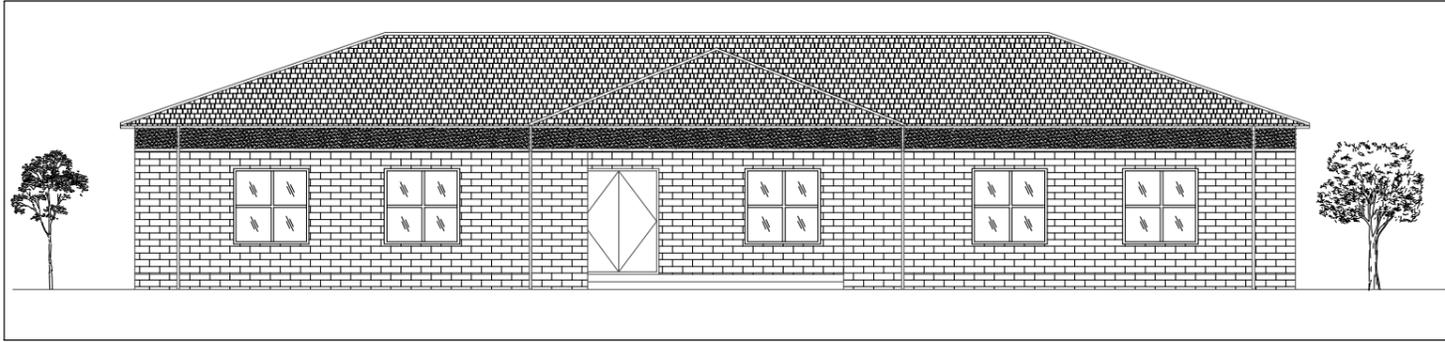
Sidewalks & Pedestrian Access
Existing and/or required sidewalks shall be provided in accordance with CDOT and UDO standards. Pedestrian access will be maintained along public street frontages.

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.

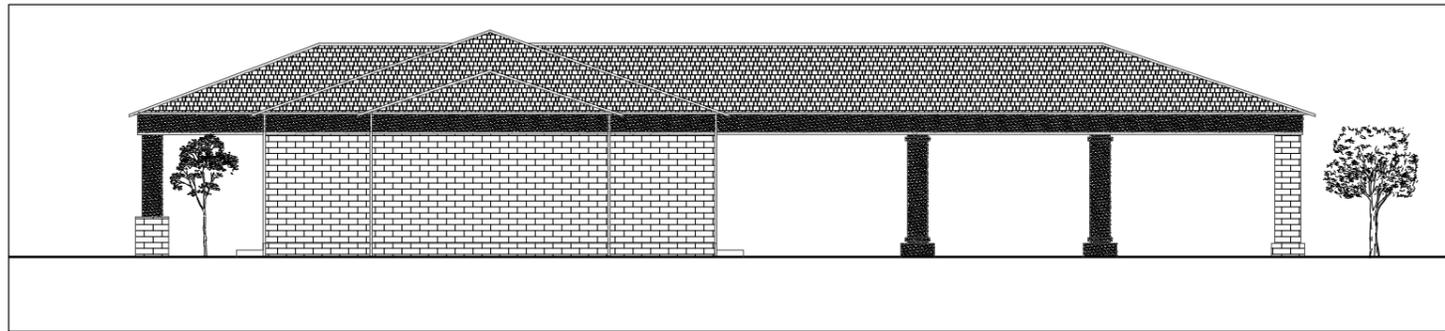
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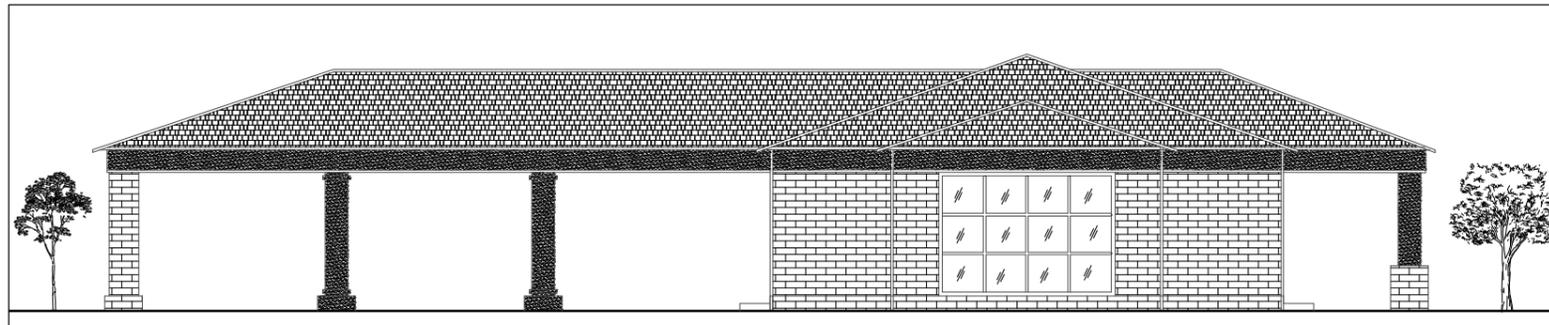
REAR ELEVATION
SCALE: 1'=1/8"



FRONT ELEVATION
SCALE: 1'=1/8"



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



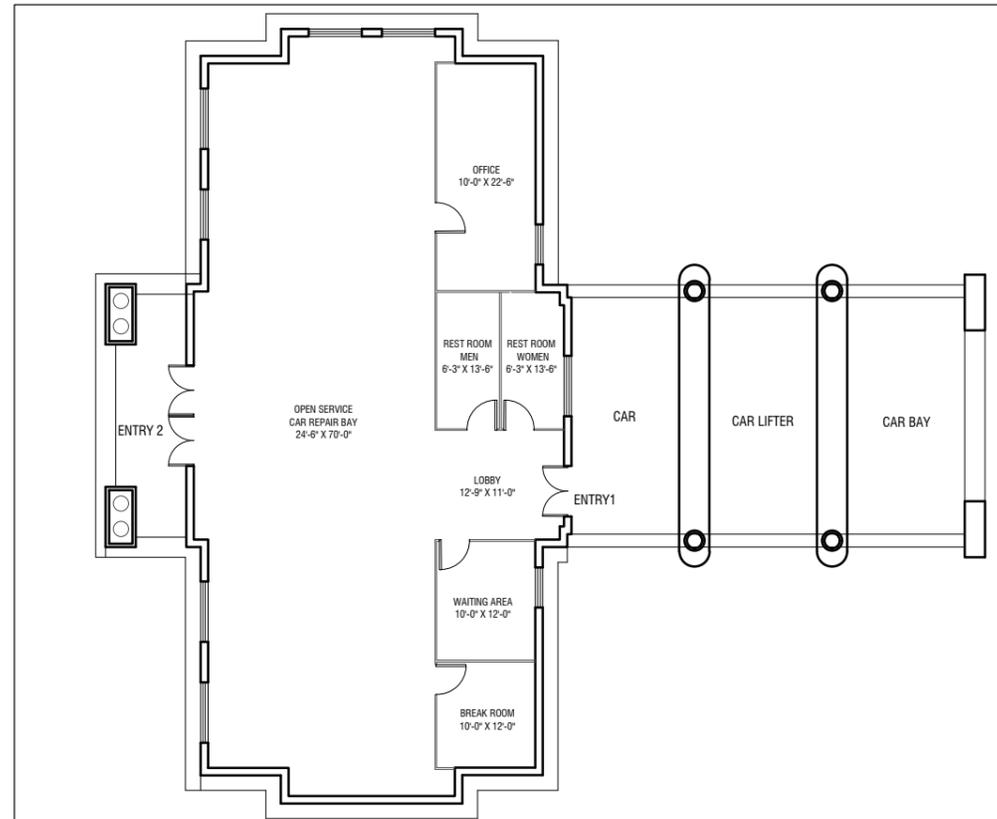
LEFT SIDE ELEVATION
SCALE: 1'=1/8"

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 GARAGE LAYOUT PLAN
SCALE: 1'=1/8"

PAPER SIZE:	36"X24"	SCALE:	1/8" = 1'-0"
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SITE ADDRESS:	1720 Oakdale Road Charlotte, NC 28216	ELEVATIONS AND FLOOR PLAN	
OWNER INFORMATION:		CONSTRUCTION SET & GTO	
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