

NOT FOR CONSTRUCTION



Prepared for: CMHP Charlotte mecklenburg Housing Partnership David Howard 4601 Charlotte Park Drive Charlotte, NC 28217 704.342.0933 p

Kohler Ave @ Statesville Re-Zoning

Petition #2008-35 Charlotte, NC

Key	Date	Description
2	2007_12_20	Revised Notes
3	2008_01_18	Plan & Note Revisions
4	2008_02_18	Revised Plans / Public Hearing
5	2008_03_04	Zoning Committee Update

Technical Data Petition #2008-35

APPROVED BY CITY COUNCIL
 MAR 17 2003

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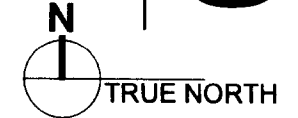
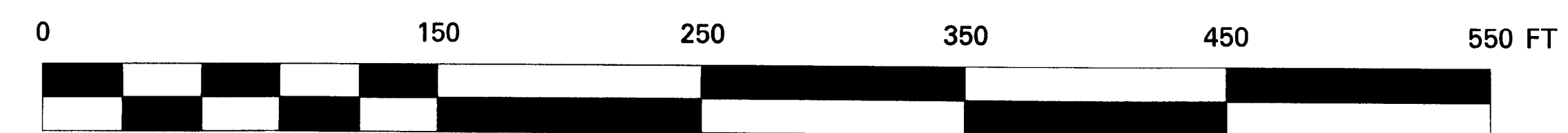
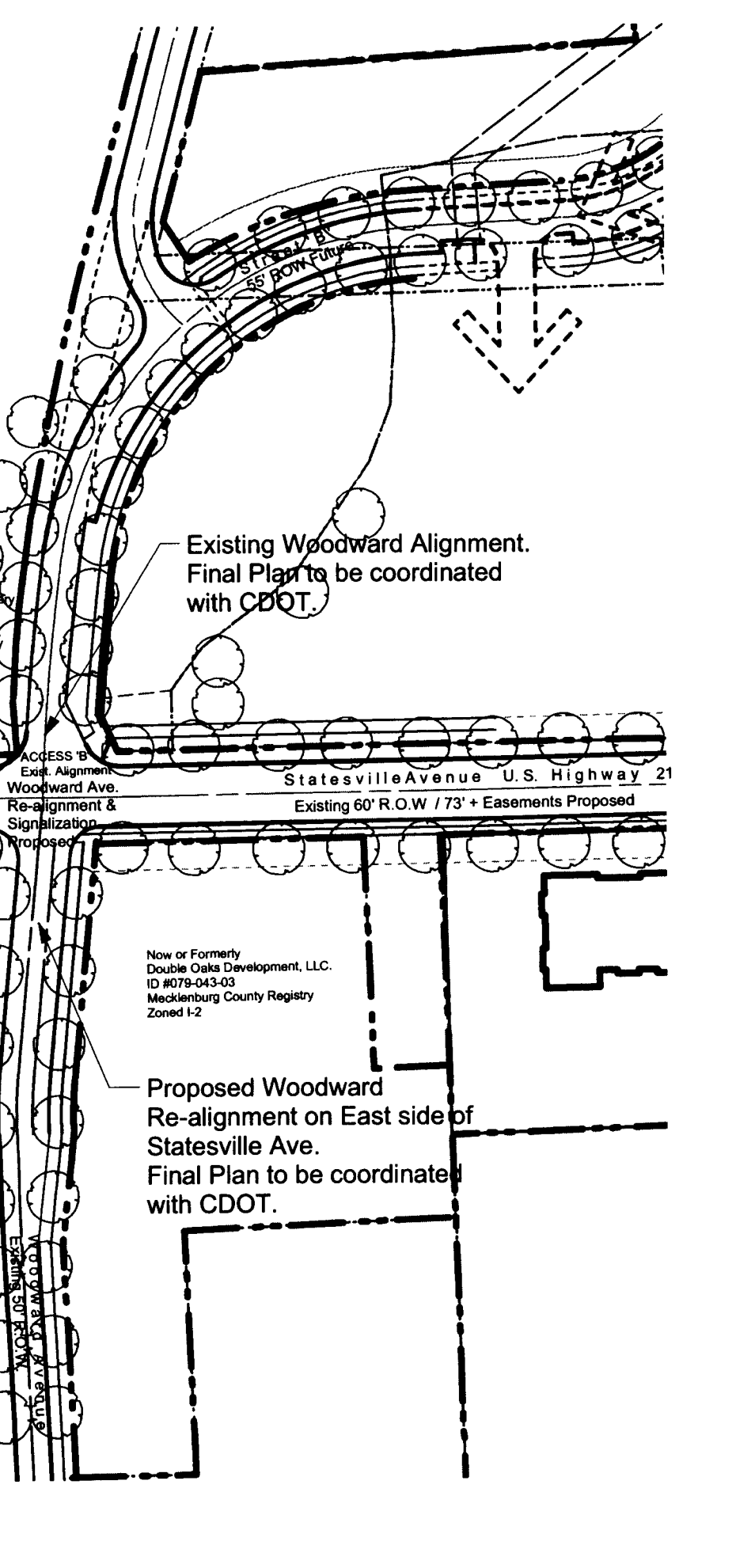
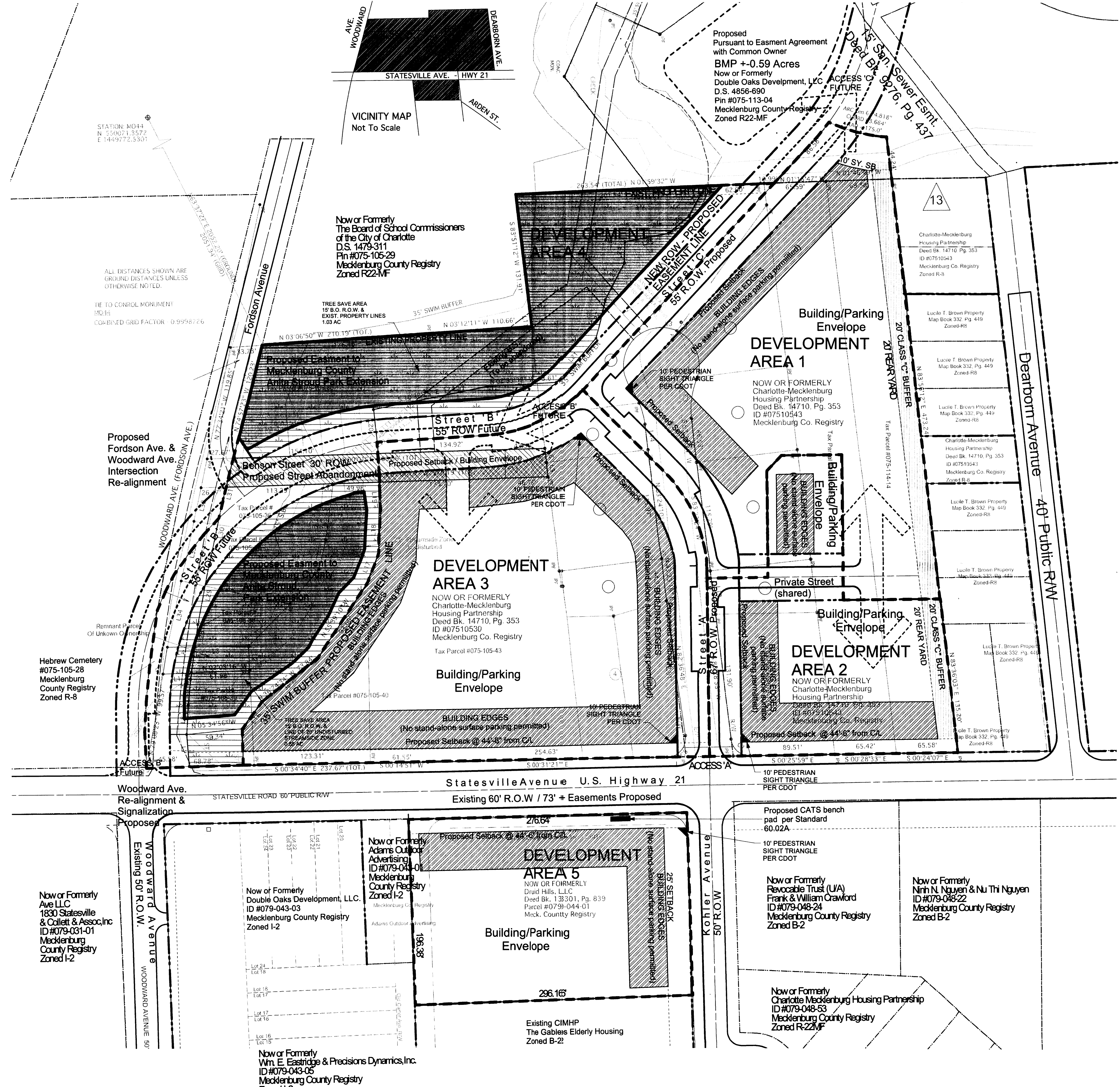
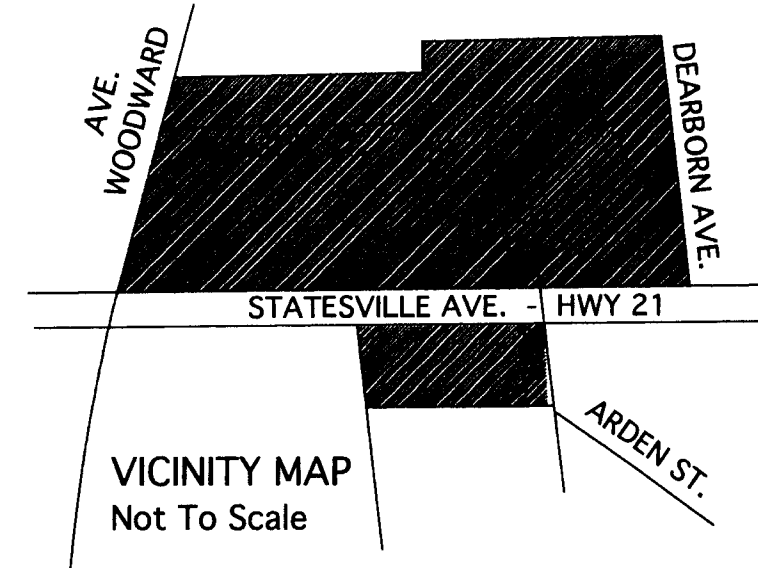
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 Project name#: Project / 07024
 CAD File Name: 08_0118_DO_Zoning_Plan.mod

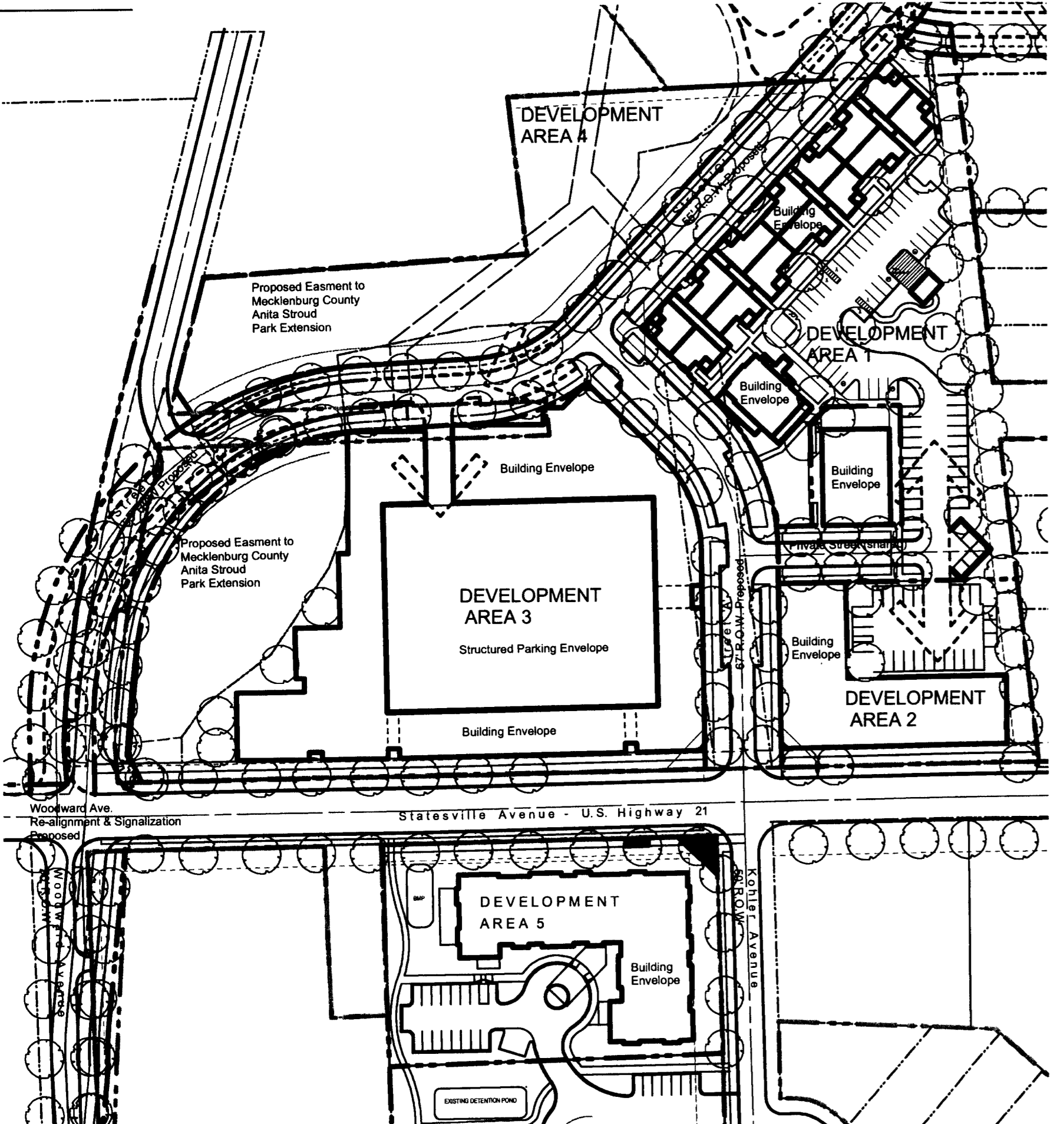
KOHLER AVENUE RE-ZONING PLAN SUBMITTAL FOR PUBLIC HEARING

SP101

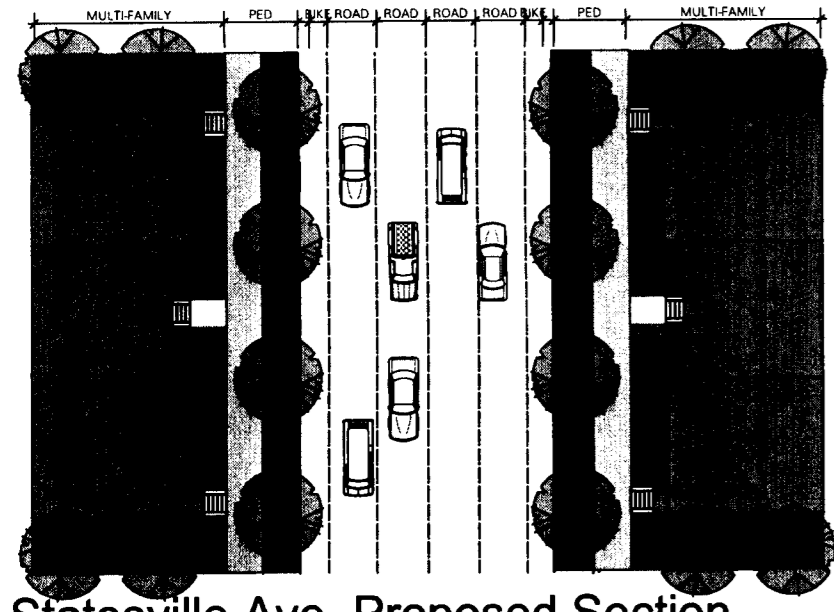
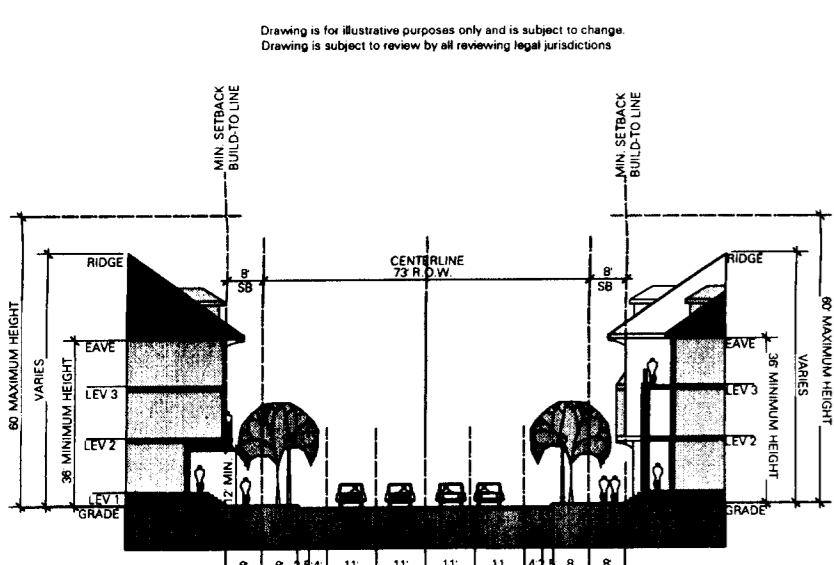
SITE DATA (EXISTING):
 Owner: Double Oaks Development, LLC
 Address: 4601 Charlotte Park Dr., Suite # 350 Charlotte, NC 28217
 Site Address: Unassigned
 Tax Parcel Numbers: 075-105-43
 Existing Zoning: R-12 MF (CD)
 Area: 7.128 AC.
 Tax Parcel Numbers: 075-105-30
 Existing Zoning: R-12MF (CD)
 Area: 1.101 AC.
 Tax Parcel Numbers: 075-105-37
 Existing Zoning: R-8
 Area: 0.865 AC.
 Tax Parcel Numbers: 079-044-02
 Existing Zoning: B-2
 Area: 1.313 AC.
 TOTAL SITE AREA: ± 10.91 AC
 EASEMENT DEDICATION AREA: ± 1.98 AC.
 NET AREA: ± 8.93 AC.

SITE DATA (PROPOSED):
 Note: All Development Areas Below Proposed Neighborhood Services (NS)
Development Area 1
 Proposed Use: Multi-Family & attached Club House uses (See Development Standards)
 Dwelling Units: 48
Development Area 2
 Proposed Use: Mixed Use (Retail/Office: ± 15,000 SF) (See Development Standards)
 Dwelling Units: Up to 70
Development Area 3
 Proposed Use: Mixed Use (Retail/Office: ± 20,000 SF) (See Development Standards)
 Dwelling Units: Up to 230
Development Area 4/Easement
 Proposed Use: Green Way / Park via Easement (See Development Standards)
Development Area 5
 Proposed Use: Multi-Family (See Development Standards)
 Dwelling Units: 72

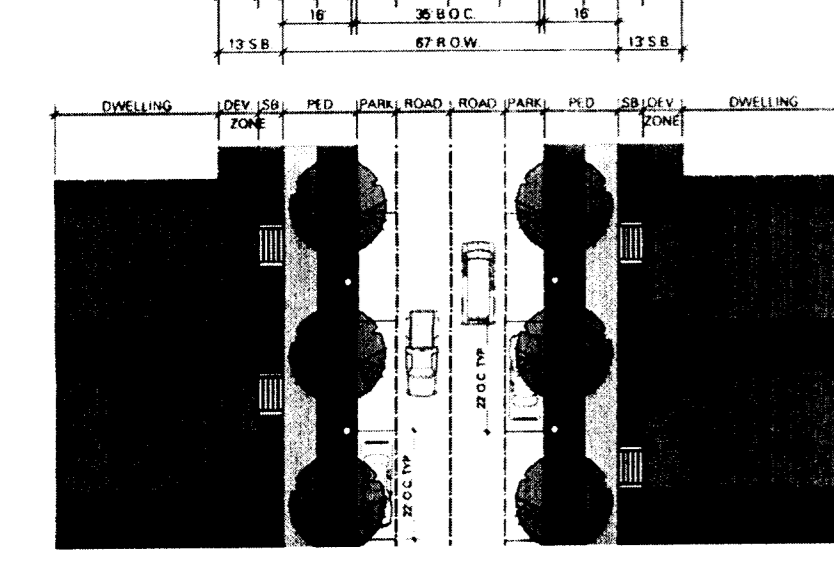
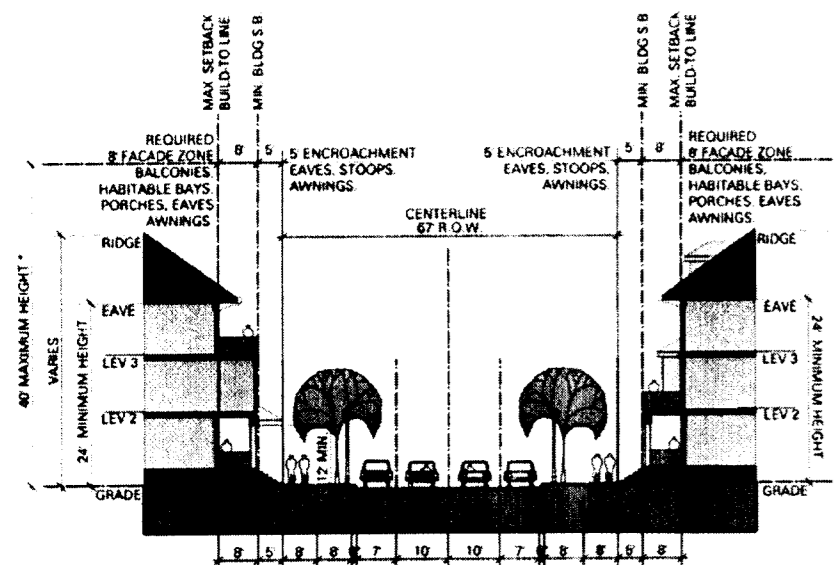




Site Plan Schematic Alternate 2
Scale - 1" = 100'-0"

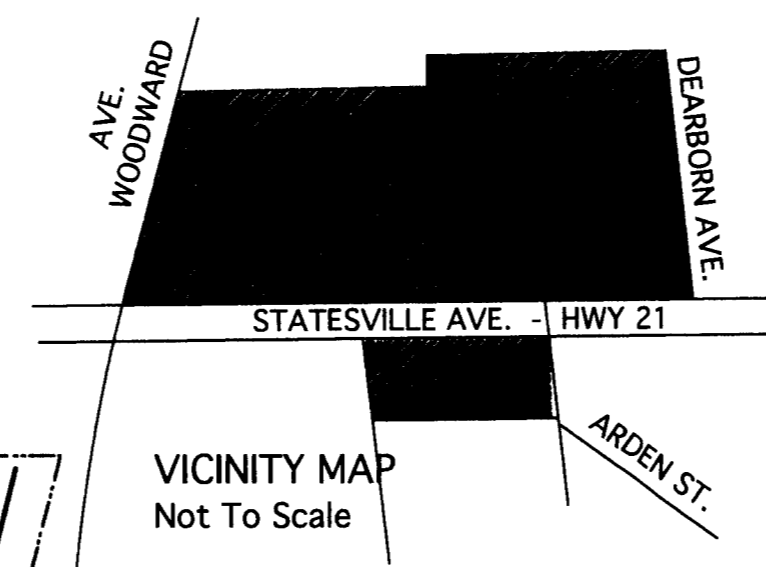


Statesville Ave. Proposed Section

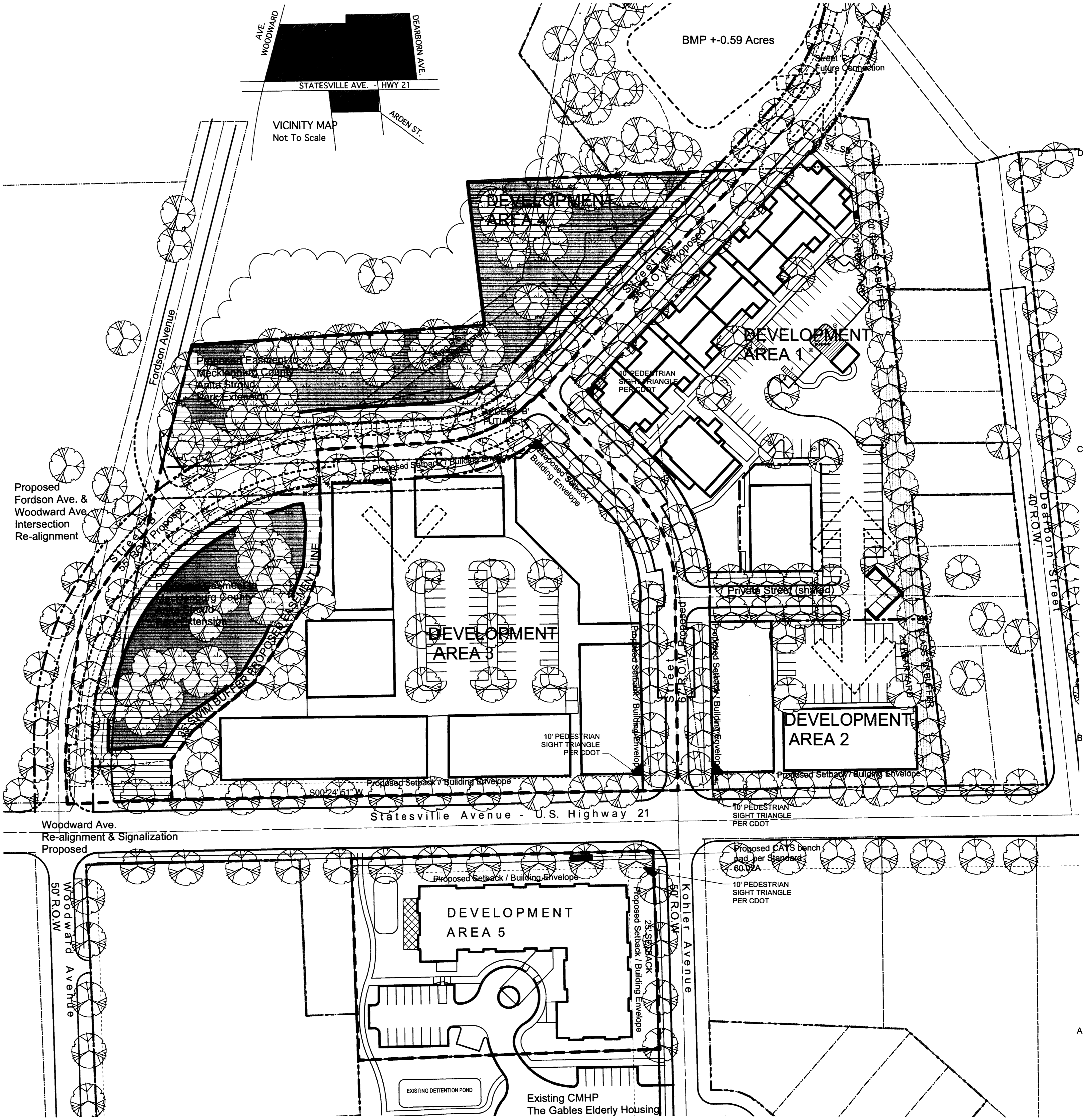


Street 'A' - 67' R.O.W. Section

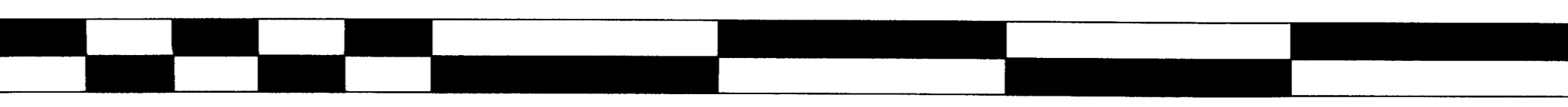
Street 'B' - 55' R.O.W. Section



VICINITY MAP
Not To Scale



Kohler Avenue Re-Zoning Plan SCHEMATIC
Site Plan Alternate 1



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2151 Hawkins Street
Suite 400
Charlotte, NC 28203-4927
T 704 377 0661
F 704 377 0953
www.shookkelley.com

850 South Robertson Blvd.
Suite One
Los Angeles, CA 90035-1621
T 310 659 9482
F 310 659 9528

NOT FOR CONSTRUCTION



Prepared for:
CMHP
Charlotte mecklenburg Housing Partnership
David Howard
4601 Charlotte Park Drive
Charlotte, NC 28217
704.342.0933 p

Badger Ct. @ Statesville Re-Zoning

Petition #2008-
Charlotte, NC

Key	Date	Description
2	2007_11_19	
3	2007_12_20	Revised Notes
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Schematic Plan Petition #2008-35

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KOHLER AVENUE RE-ZONING PLAN SUBMITTAL FOR PUBLIC HEARING

SP102

