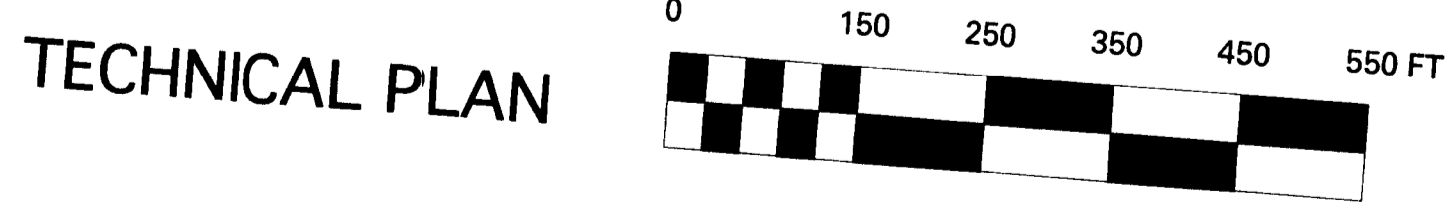
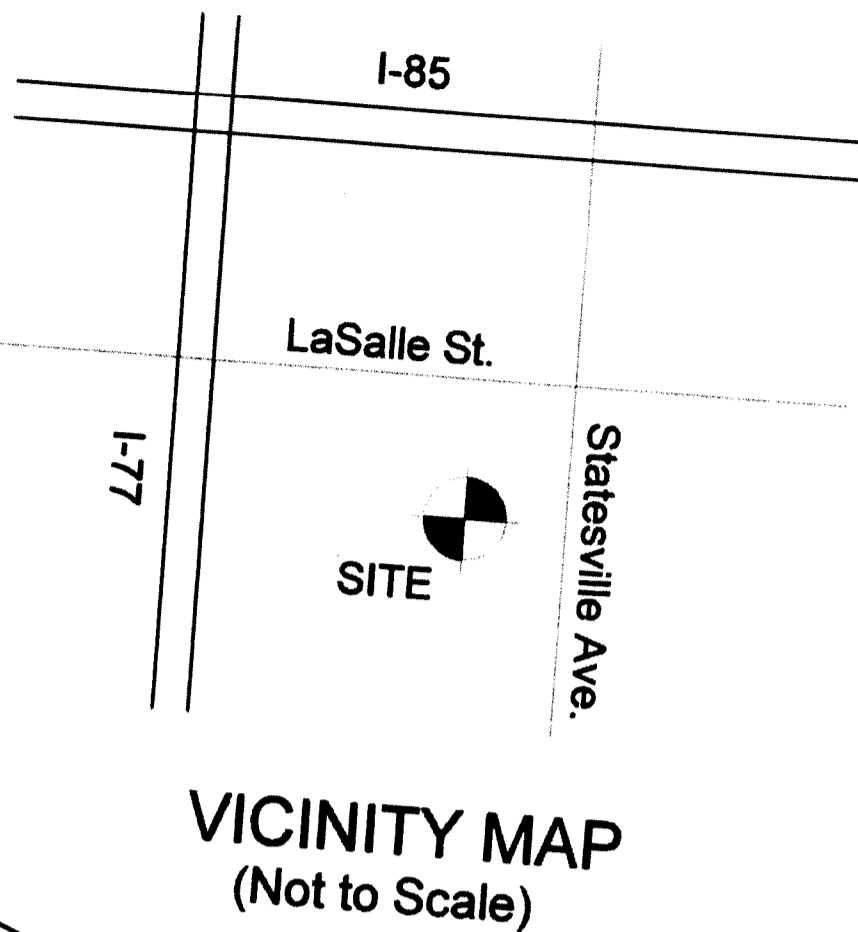
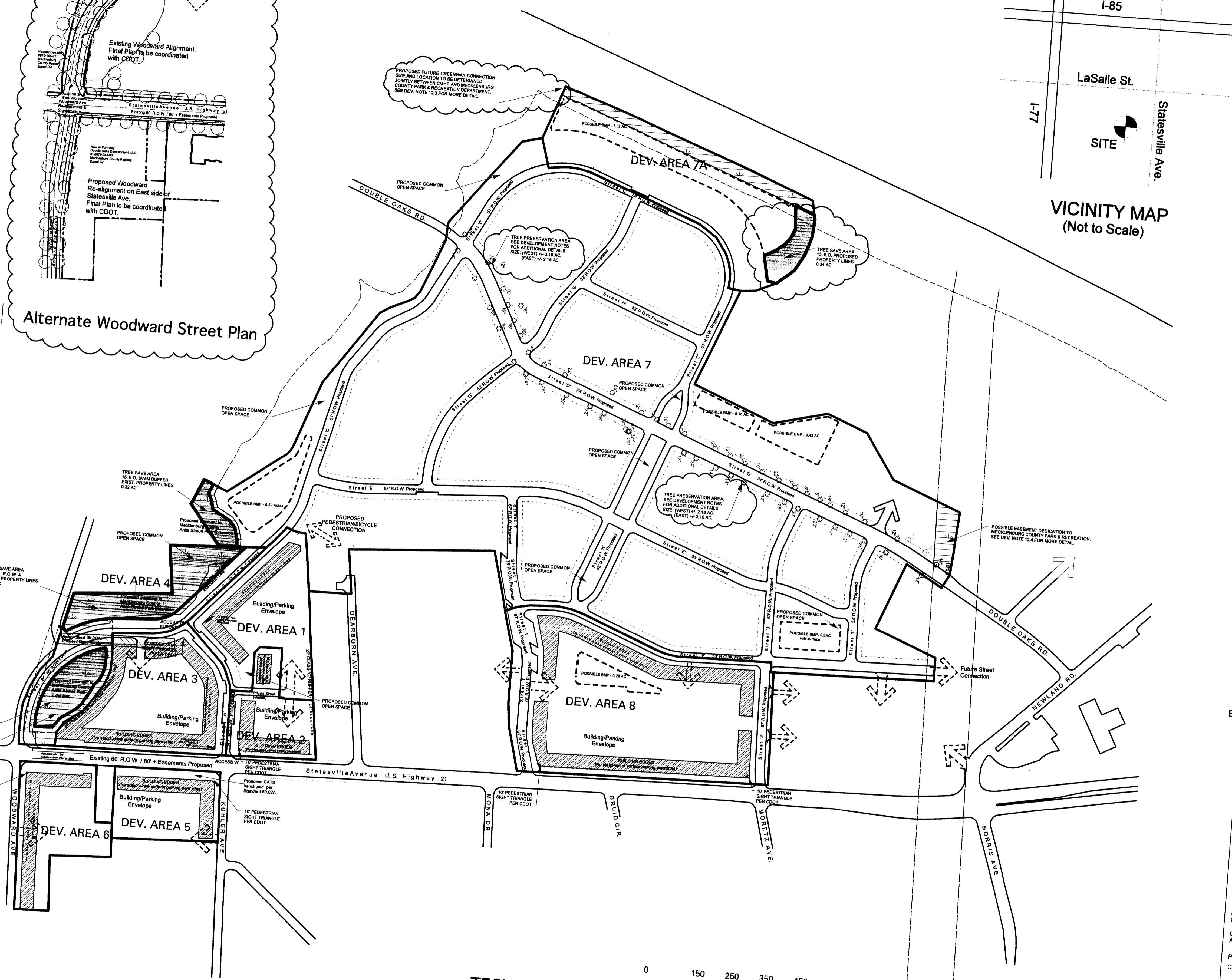
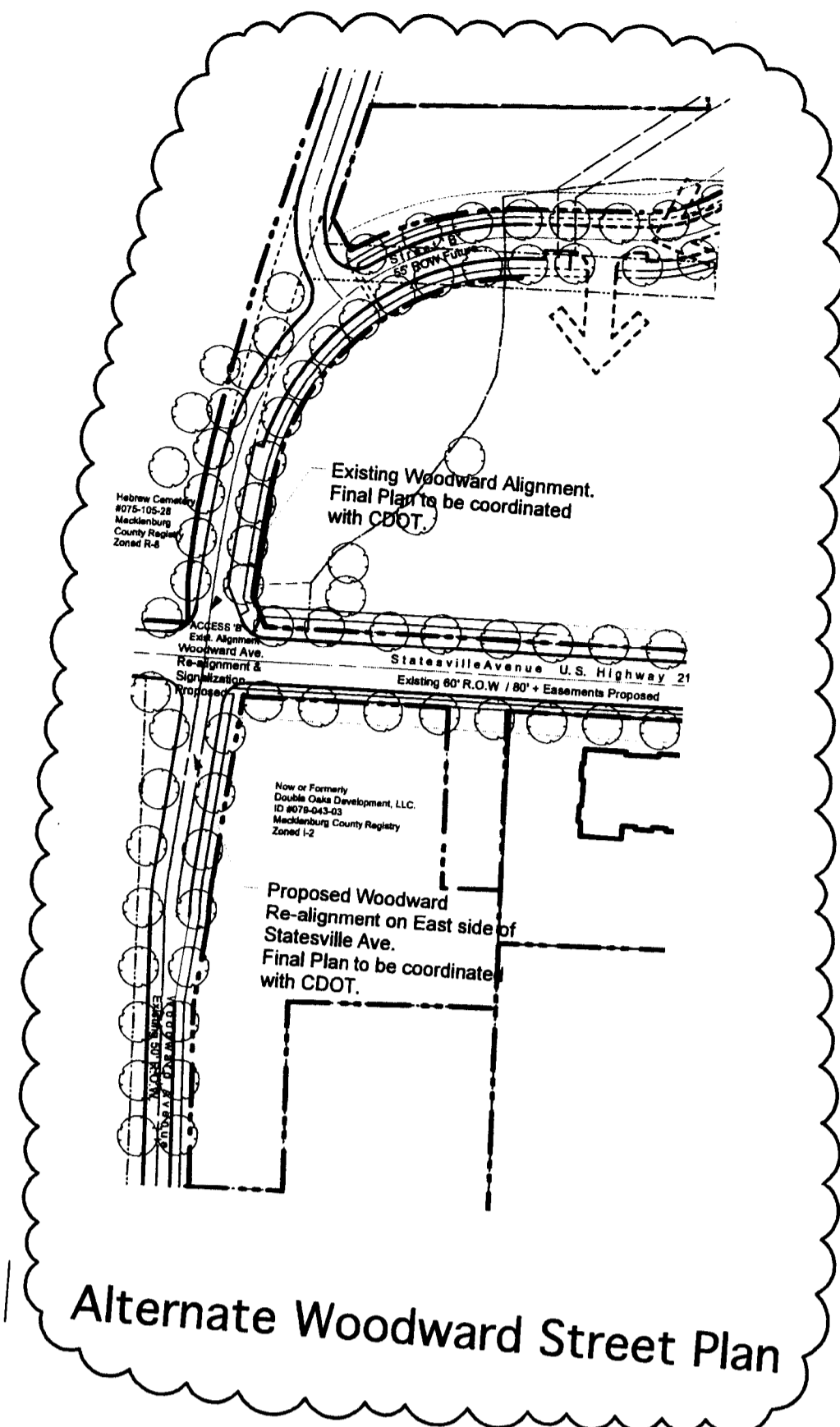


SITE DATA (EXISTING):
 Owner: Double Oaks Development, LLC
 Address: 4601 Charlotte Park Dr., Suite # 350
 Charlotte, NC 28217
 Unassigned
 Existing Zoning: NS
 Tax Parcel Numbers: 075-105-43, 075-105-30, 075-105-37, 079-044-02
 Existing Zoning: R-32 MF
 Tax Parcel Numbers: 075-111-01, 075-124-02, 075-123-01, 075-112-01, 075-113-04, 075-113-01
 Existing Zoning: I-2
 Tax Parcel Numbers: 079-043-03
 Existing Zoning: R-8
 Tax Parcel Numbers: 075-114-23, 075-114-24

SITE DATA (PROPOSED):
 Development Area 1
 Proposed Zoning: NS (SPA)
 Proposed Use: Multi-Family & attached Club House uses [See Development Standards]
 Dwelling Units: 49
 Area: +/- 2.38 ac.
 Development Area 2
 Proposed Zoning: NS (SPA)
 Proposed Use: Mixed Use (Retail/Office: ~ 15,000 SF) [See Development Standards]
 Dwelling Units: Up to 70
 Area: +/- 1.28 ac.
 Development Area 3
 Proposed Zoning: NS (SPA)
 Proposed Use: Mixed Use (Retail/Office: ~ 20,000 SF) [See Development Standards]
 Dwelling Units: Up to 230
 Area: +/- 3.03 ac.
 Development Area 4/Easement
 Proposed Zoning: NS (SPA)
 Proposed Use: Green Way / Park via Easement [See Development Standards]
 Area: +/- 2.88 ac.
 Development Area 5
 Proposed Zoning: NS (SPA)
 Proposed Use: Multi-Family [See Development Standards]
 Dwelling Units: 72
 Area: +/- 1.44 ac.
 Development Area 6
 Proposed Zoning: NS
 Proposed Use: Multi-Family and /or Single Family Attached [See Development Standards]
 Dwelling Units: Up to 72
 Area: +/- 1.85 ac.
 Development Area 7
 Proposed Zoning: UR-2 (CD)
 Proposed Use: Residential / Green Way Park via Easement [See Development Standards]
 Dwelling Units: Up to 400
 Area: +/- 39.92 ac.
 In Easement: +/- 0.32 ac.
 Development Area 7A
 Proposed Zoning: UR-2 (CD)
 Proposed Use: Residential / Green Way Park via Easement [See Development Standards]
 Dwelling Units: Up to 40
 Area: +/- 4.28 ac.
 Development Area 8
 Proposed Zoning: UR-2 (CD)
 Proposed Use: Multi-Family, Single Family Attached, Child Care Center [See Development Standards]
 Dwelling Units: Up to 150
 Area: +/- 7.05 ac.
 AREA DEDICATION: +/- 64.11 ac.
 AREA DEDICATION: +/- 3.50 ac.
 AREA DEDICATION: +/- 60.61 ac.
 TREE SAVE AREA: +/- 6.58 ac.
MINIMUM PARKING STANDARDS:
 1.0/1 dwelling unit (NS zone)
 1.0/1 dwelling unit (UR-2 zone)
 1.0/125 sf minimum (restaurants)
 1.0/450 sf minimum (retail/non-restaurant)
 1.0/550 sf minimum (office)



shook kelley
 2151 Hawkins Street Suite 400 Charlotte, NC 28203-4927
 850 South Robertson Blvd. Suite One Los Angeles, CA 90035-1621
 T 704 377 0861 F 704 377 0953
 T 310 659 9482 F 310 659 9528
 www.shookkelley.com

NOT FOR CONSTRUCTION

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

Double Oaks Phase II

Petition #2008-Charlotte, NC

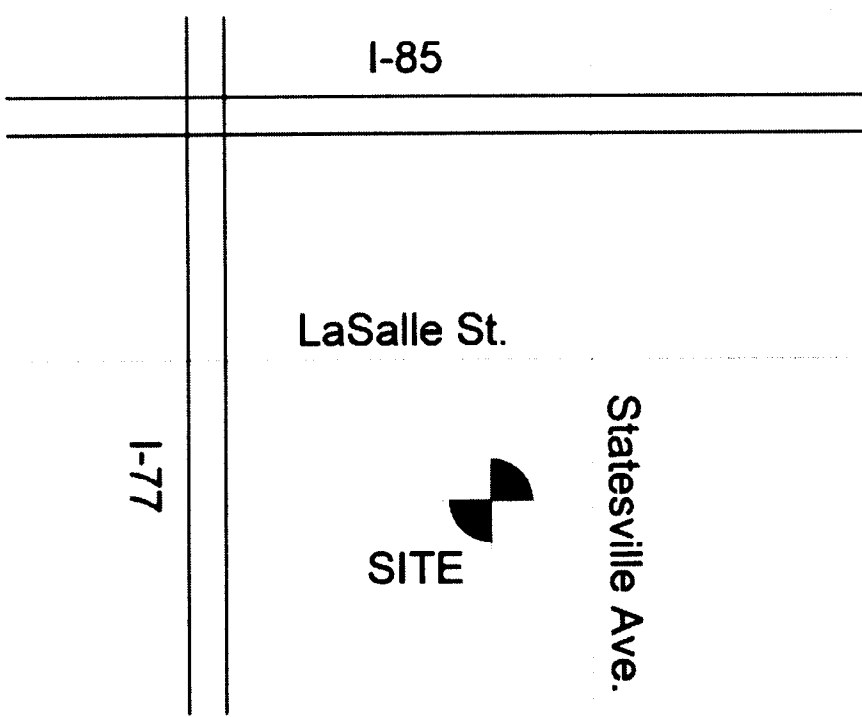
Key	Date	Description
1	2008_02_15	First Submittal
2	2008_05_15	Second Submittal
3	2008_06_18	Public Hearing
4	2008_06_25	Zoning Committee
5	2008_07_21	City Council

**Technical Plan
 Petition #2008-73**

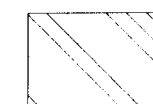
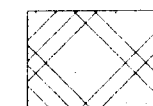
This Drawing is the property of Shook Kelley, Inc. and is not to be reproduced in whole or in part. It is to be used for the project and project. This Drawing is to be returned upon the written request of Shook Kelley, Inc.
 Copyright 2007 Shook Kelley, Inc. All Rights Reserved.
 Project name#: Project / 07024
 CAD File Name: 08_0125_DO_ZONING_PLAN.MCD

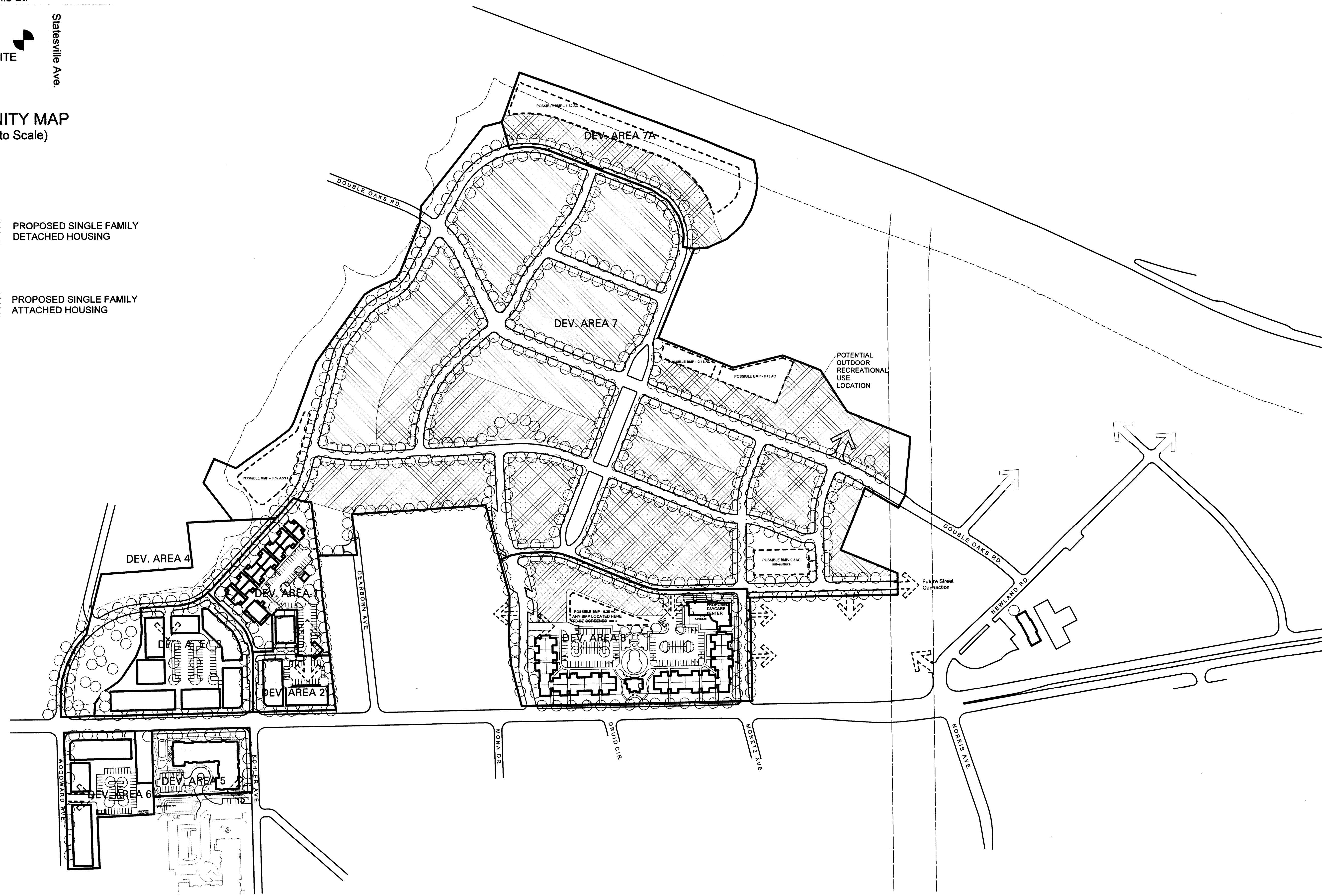
**DOUBLE OAKS PHASE II
 RE-ZONING PLAN SUBMITTAL
 FOR PUBLIC HEARING**

SP101

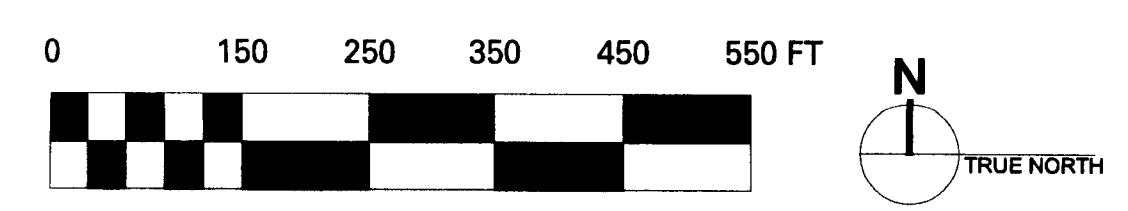


VICINITY MAP
(Not to Scale)

-  PROPOSED SINGLE FAMILY DETACHED HOUSING
-  PROPOSED SINGLE FAMILY ATTACHED HOUSING

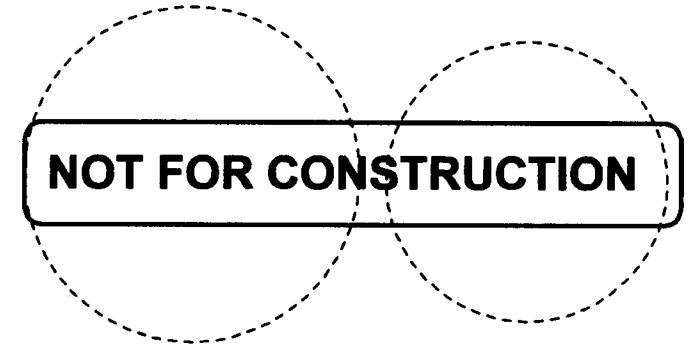


SCHMATIC PLAN



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



Prepared for:
CMHP
Charlotte Mecklenburg Housing Partnership
David Howard
4801 Charlotte Park Drive
Charlotte, NC 28217
704.342.0933 p

Double Oaks Phase II

Petition #2008-Charlotte, NC

Key	Date	Description
1	2008_02_15	First Submittal
2	2008_05_13	Revised Submittal
3	2008_06_16	Public Hearing
4	2008_06_25	Zoning Committee
5	2008_07_21	City Council

Schematic Plan Petition #2008-73

This Drawing is the property of Shook Kelley, Inc. and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and are not to be used on any other project. This Drawing is to be returned upon the written request of Shook Kelley, Inc.

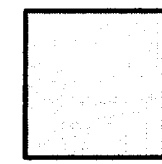

Copyright 2007 Shook Kelley, Inc. All Rights Reserved.

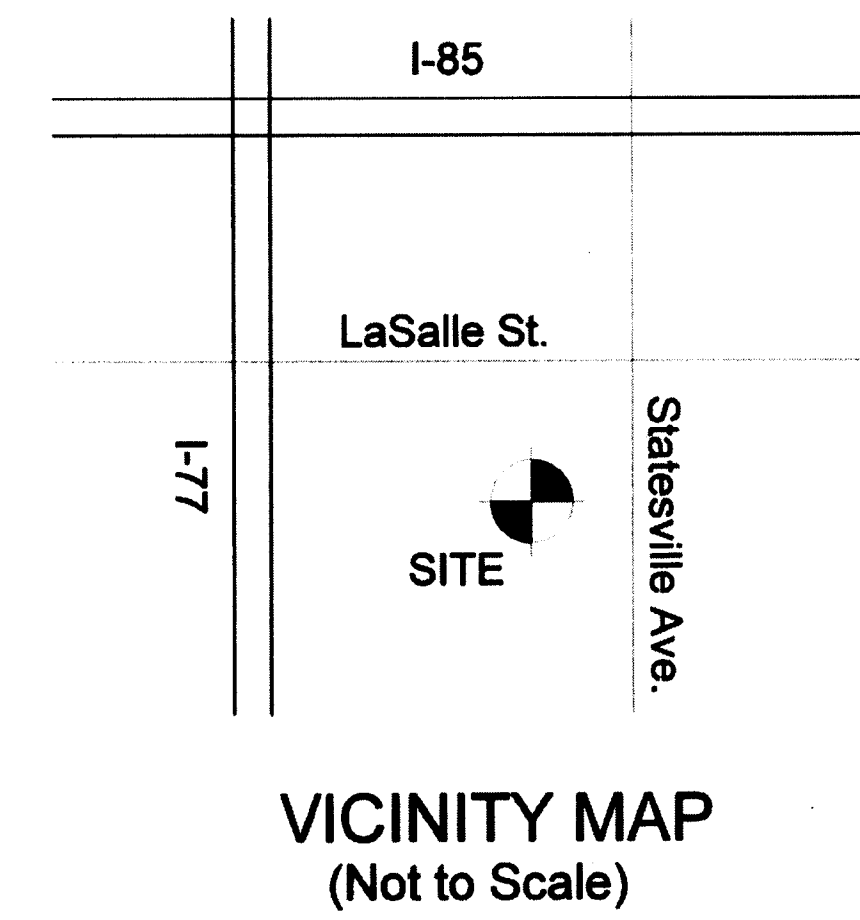
shook kelley

Project name#: Project / 07024
CAD File Name: 08_0125_DO_ZONING_PLAN.MCD

DOUBLE OAKS PH. II RE-ZONING PLAN SUBMITTAL FOR PUBLIC HEARING

SP102

-  PROPOSED NEIGHBORHOOD SERVICES ZONE NS (SPA)
-  PROPOSED URBAN RESIDENTIAL ZONE UR-2 (CD)



shook kelley

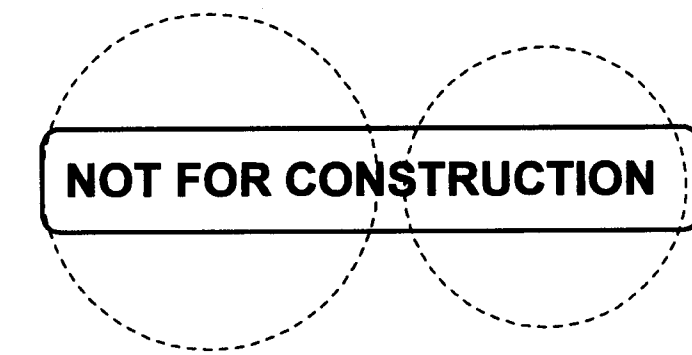
2151 Hawkins Street
Suite 400
Charlotte, NC 28203-4927

850 South Robertson Blvd.
Suite One
Los Angeles, CA 90035-1621

T 704 377 0661
F 704 377 0953

T 310 659 9482
F 310 659 9528

www.shookkelley.com



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

Double Oaks Phase II

Petition #2008-Charlotte, NC

Key	Date	Description
1	2008_02_15	First Submittal
2	2008_05_13	Second Submittal
3	2008_06_16	Public Hearing
4	2008_06_25	Zoning Committee
5	2008_07_21	City Council Meeting

Proposed Zoning Boundaries Technical Plan Petition #2008-73

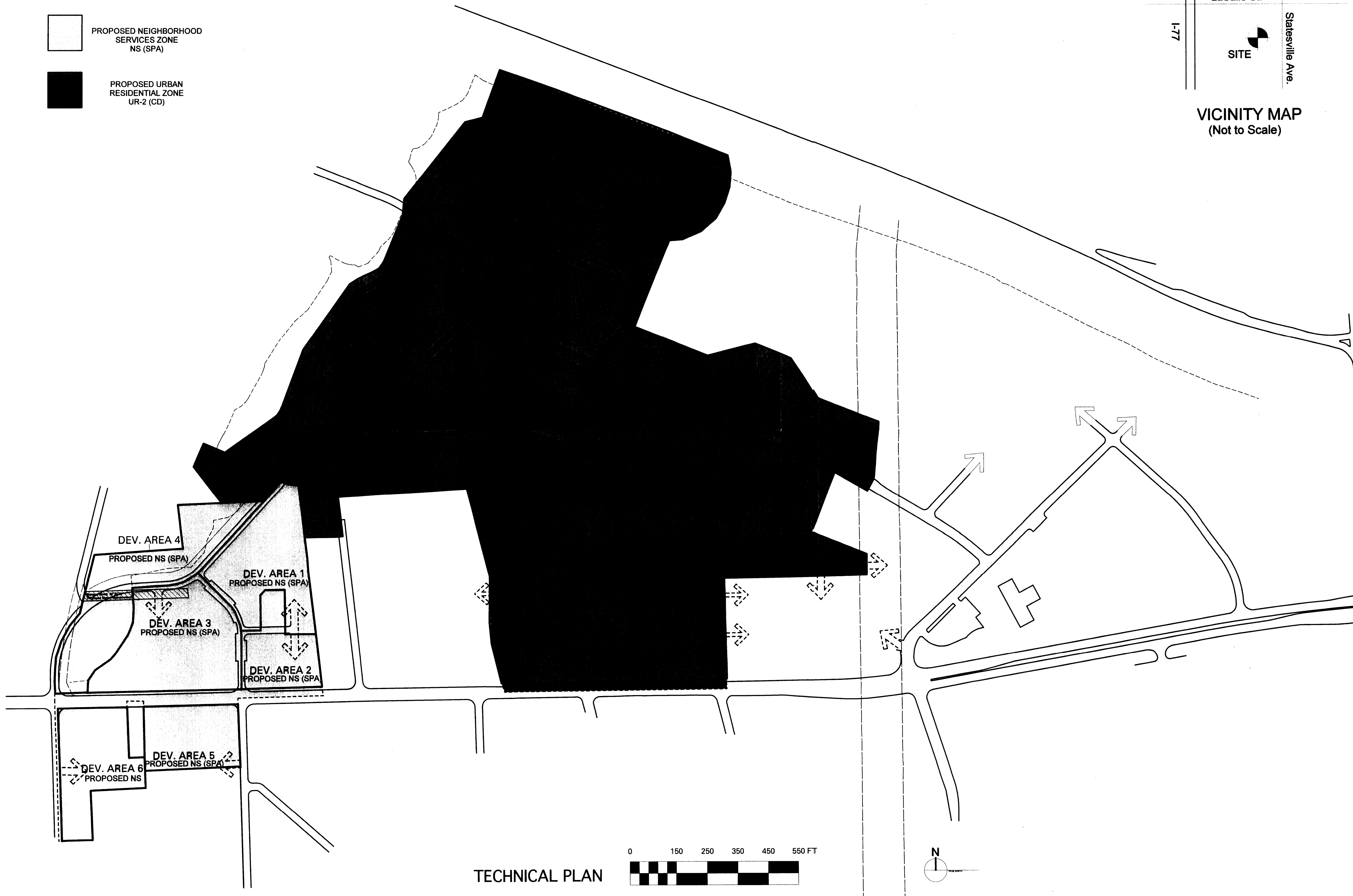
This Drawing is the property of Shook Kelley, Inc. and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and are not to be used on any other project. This Drawing is to be returned upon the written request of Shook Kelley, Inc.

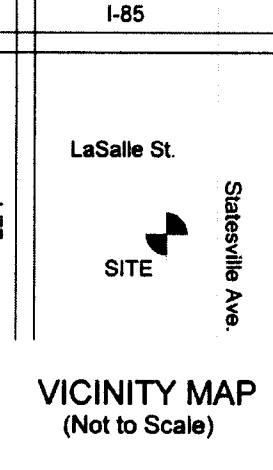
Copyright 2007 Shook Kelley, Inc. All Rights Reserved. 

Project name#: Project / 07024
CAD File Name: 08_0125_DO_ZONING_PLAN.MCD

DOUBLE OAKS PHASE II RE-ZONING PLAN SUBMITTAL FOR PUBLIC HEARING

SP103





NOT FOR CONSTRUCTION

Prepared for:
CHHP
Charlotte-Mecklenburg Housing Partnership
David Howard
4601 Charlotte Park Drive
Charlotte, NC 28217
704.342.0833 p

Double Oaks Phase II

Petition #2008-Charlotte, NC

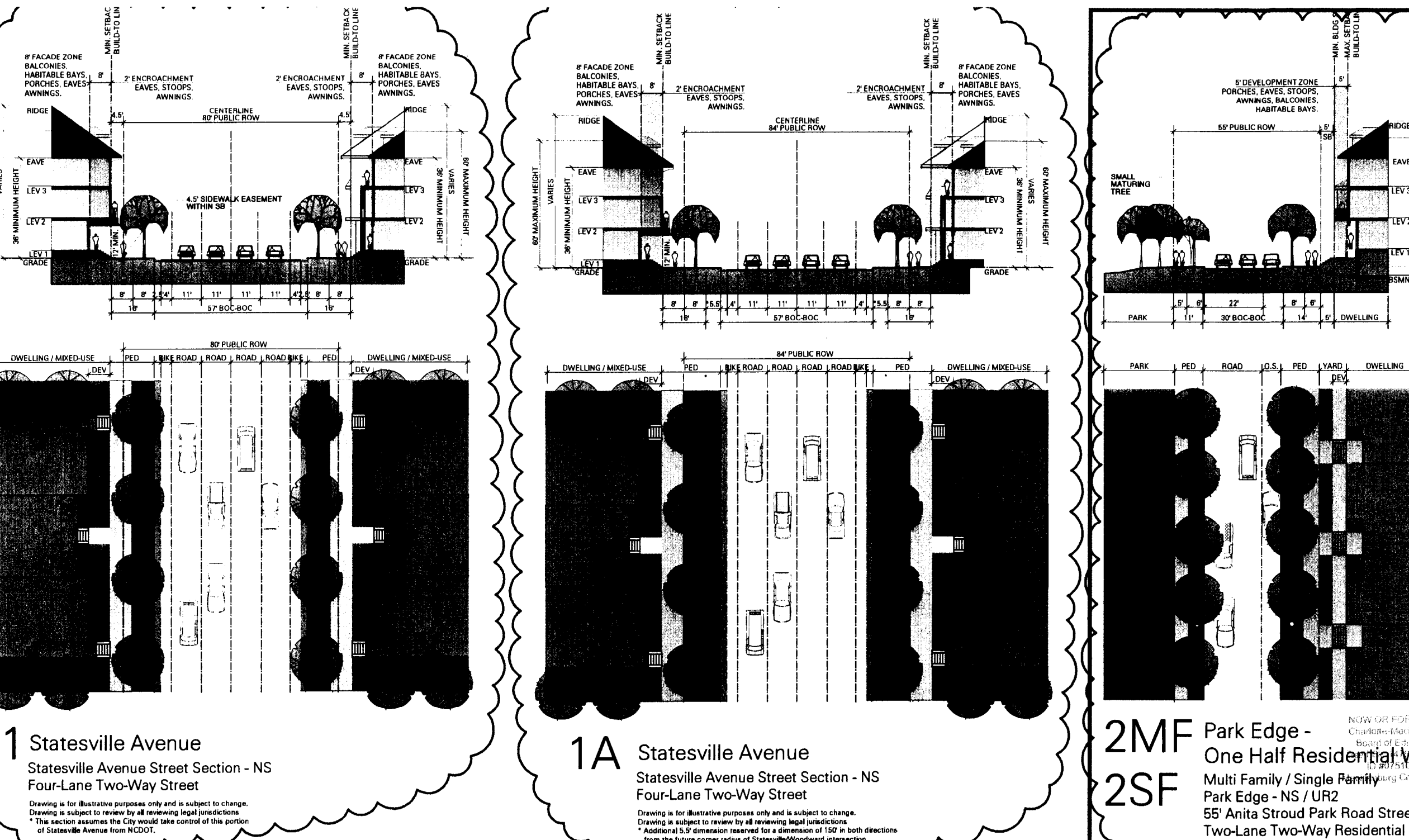
Key	Date	Description
1	2008_02_15	First Submittal
2	2008_05_13	Revised Submittal
3	2008_06_16	Public Hearing
4	2008_06_25	Zoning Committee
5	2008_07_21	City Council

Street Sections & Abandonment Technical Plan Petition #2008-73

SP 104

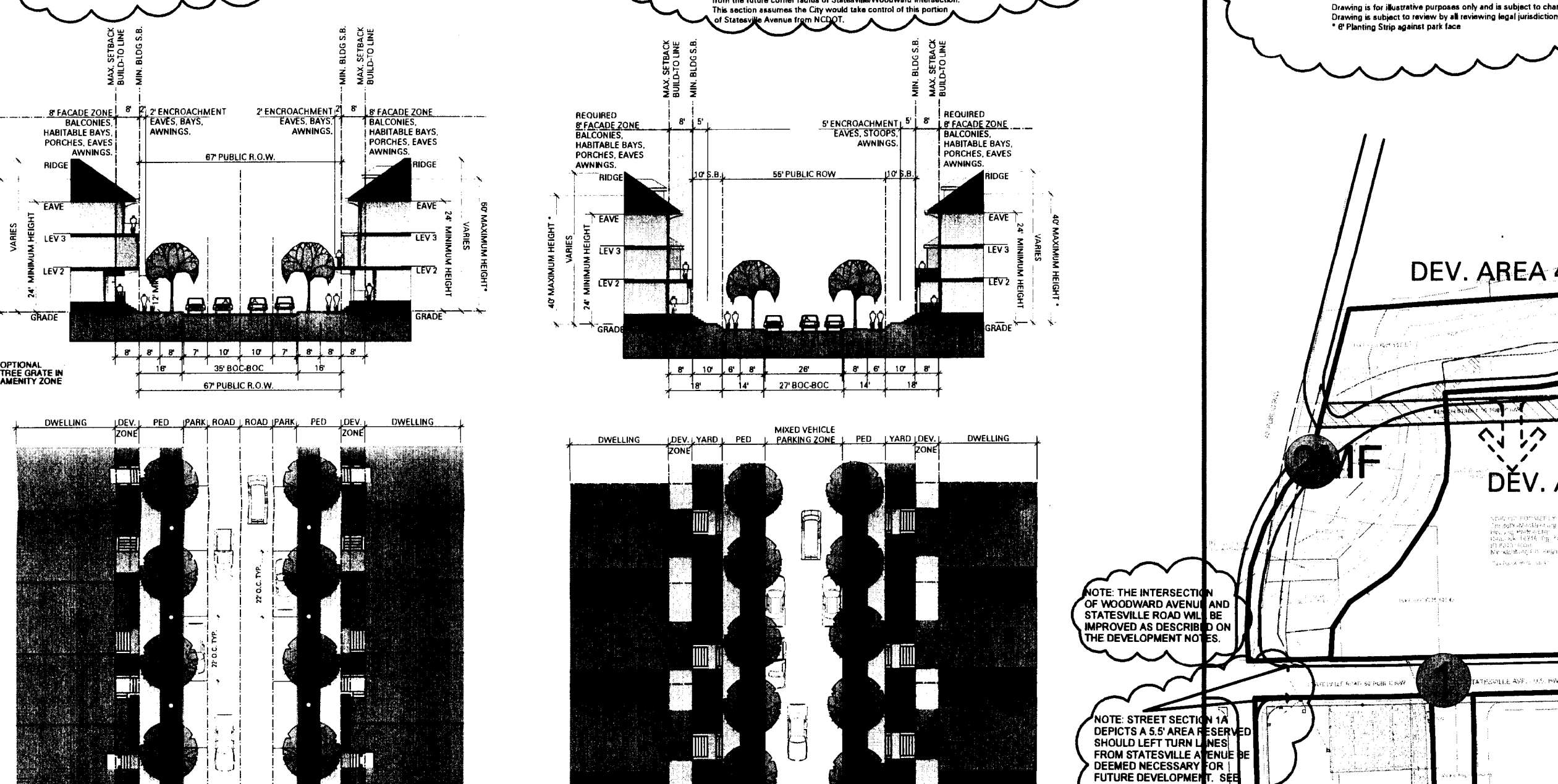
Shook Kelley, Inc

NOTE: ALL STREET SECTIONS PROPOSE VERTICAL CURB EXCEPT FOR SECTION 1 AND 1A, WHICH WILL COMPLY WITH NCDOT GUIDELINES. STREET SECTIONS SHOWN ACCOMMODATE ADDITIONAL LANE WIDTHS TO ACCOUNT FOR OMISSION OF CONCRETE GUTTER.



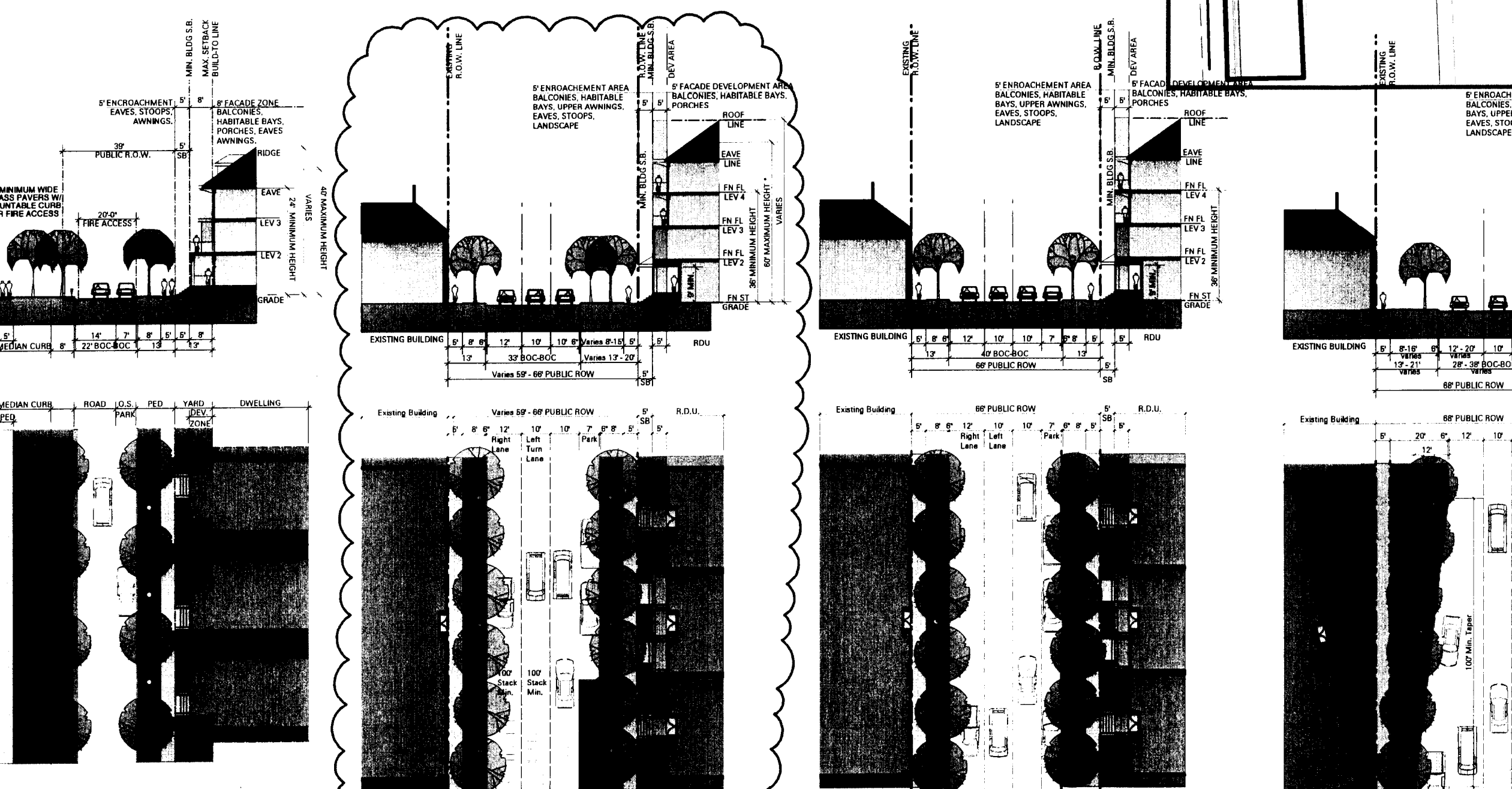
1 Statesville Avenue
Statesville Avenue Street Section - NS
Four-Lane Two-Way Street
Drawing is for illustrative purposes only and is subject to change. Drawing is subject to review by all relevant legal jurisdictions. This section assumes the City would control the center of Statesville Avenue from NCDOT.

1A Statesville Avenue
Statesville Avenue Street Section - NS
Four-Lane Two-Way Street
Drawing is for illustrative purposes only and is subject to change. Drawing is subject to review by all relevant legal jurisdictions. Additional 5' sidewalk reserved for a sidewalk at 100' in both directions from the future center line of Statesville Avenue. This section assumes the City would control the center of Statesville Avenue from NCDOT.



2MF Park Edge -
One Half Residential Wide
Multi Family / Single Family
Park Edge - NS / UR2
2SF Anita Stroud Park Road Street Section
Two-Lane Two-Way Residential Street
Drawing is for illustrative purposes only and is subject to change. Drawing is subject to review by all relevant legal jurisdictions. *If Planning Stop against past law.

3MU Mixed-Use Street Section
Typical Mixed-Use Street Section - NS - Wide Res.
Two-Lane Two-Way MU Residential Street with
Parallel Parking Both Sides
*60 Maximum height in the NS District may be increased, provided that rear and side yard setbacks are increased 1' for every 10' feet increase over the base 40' height.
Drawing is for illustrative purposes only and is subject to change.



5A Residential Section
Turn Lanes @ Statesville
Proposed Badger Court Street Section - UR2
Two-Lane Two-Way Residential Street
with Turn Lane
Drawing is for illustrative purposes only and is subject to change. Drawing is subject to review by all relevant legal jurisdictions.

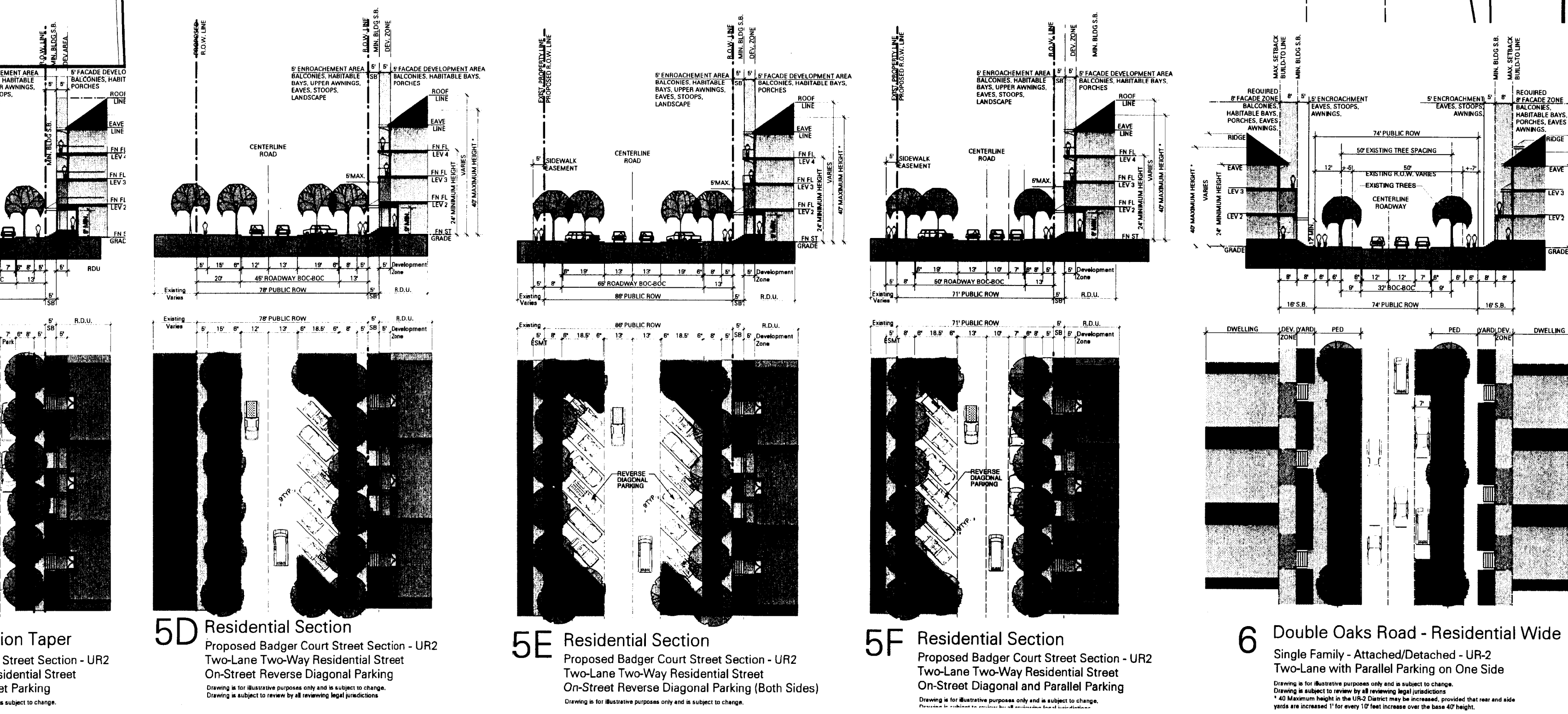
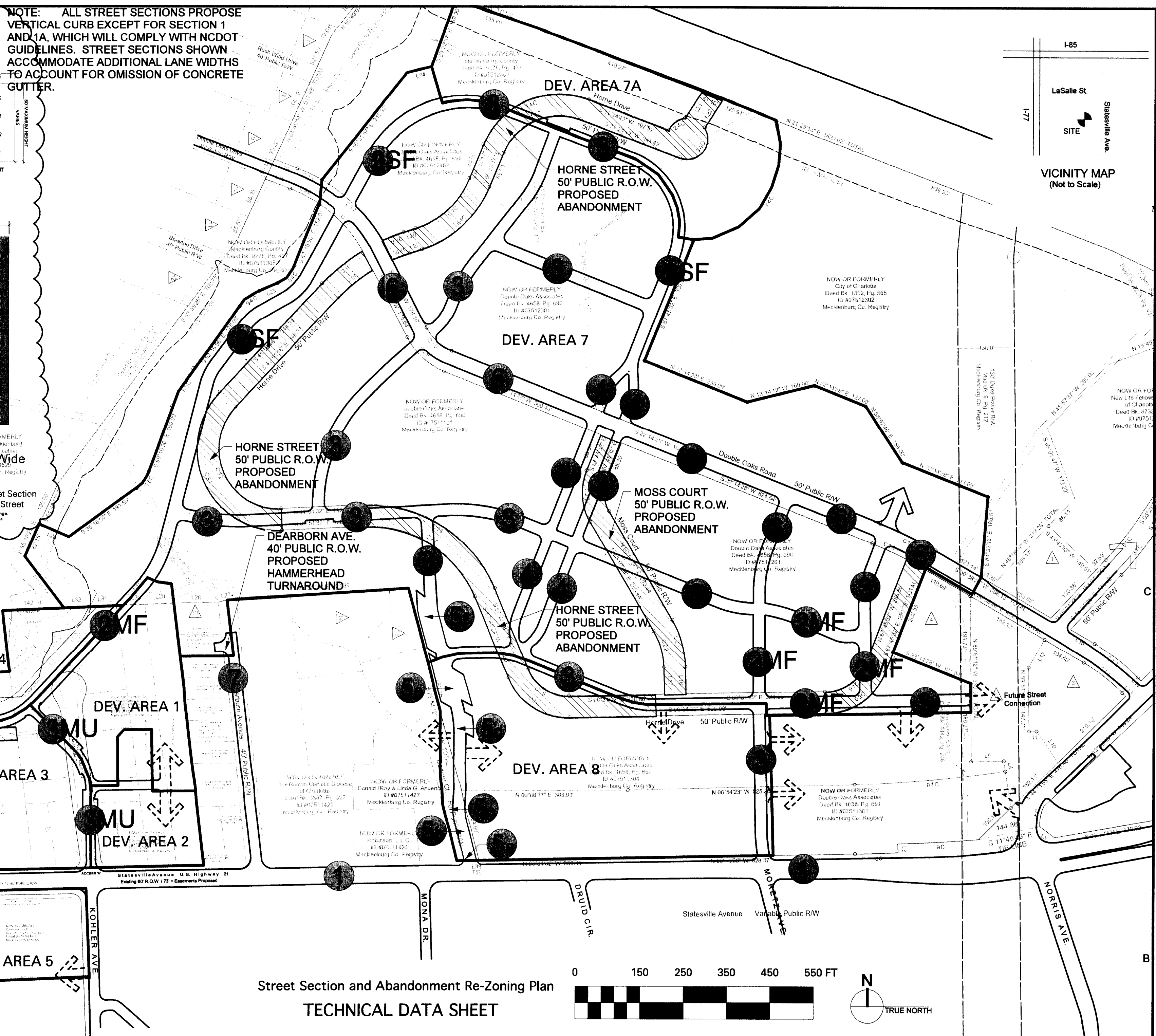
5B Residential Section Turn Lanes
Proposed Badger Court Street Section - UR2
Two-Lane Two-Way Residential Street
with Turn Lanes and On-Street Parking
Drawing is for illustrative purposes only and is subject to change. Drawing is subject to review by all relevant legal jurisdictions.

5C Residential Section Taper
Proposed Badger Court Street Section - UR2
Two-Lane Two-Way Residential Street
with Taper and On-Street Parking
Drawing is for illustrative purposes only and is subject to change.

5D Residential Section
Proposed Badger Court Street Section - UR2
Two-Lane Two-Way Residential Street
On-Street Reverse Diagonal Parking
Drawing is for illustrative purposes only and is subject to change. Drawing is subject to review by all relevant legal jurisdictions.

5E Residential Section
Proposed Badger Court Street Section - UR2
Two-Lane Two-Way Residential Street
On-Street Reverse Diagonal Parking (Both Sides)
Drawing is for illustrative purposes only and is subject to change.

5F Residential Section
Proposed Badger Court Street Section - UR2
Two-Lane Two-Way Residential Street
On-Street Diagonal and Parallel Parking
Drawing is for illustrative purposes only and is subject to change.



Street Section and Abandonment Re-Zoning Plan
TECHNICAL DATA SHEET

0 150 250 350 450 550 FT

TRUE NORTH

6 Double Oaks Road - Residential Wide
Single Family - Attached/Detached - UR-2
Two-Lane with Parallel Parking on One Side
Drawing is for illustrative purposes only and is subject to change. Drawing is subject to review by all relevant legal jurisdictions. *60 Maximum height in the NS District may be increased, provided that rear and side yard setbacks are increased 1' for every 10' feet increase over the base 40' height.

7 Dearborn Avenue Hammerhead
Proposed Hammerhead Turn-Around at
Dearborn Avenue
Drawing is for illustrative purposes only and is subject to change. Drawing is subject to review by all relevant legal jurisdictions.

NOT FOR CONSTRUCTION

Prepared for:
 CMHP
 Charlotte Mecklenburg Housing Partnership
 David Howard
 4601 Charlotte Park Drive
 Charlotte, NC 28217
 704-342.0933 p

Double Oaks Phase II

Petition #2008-Charlotte, NC

Key	Date	Description
1	2008_02_15	First Submittal
2	2008_05_13	Second Submittal
3	2008_06_16	Public Hearing
4	2008_06_16	Zoning Committee
5	2008_07_21	City Council

Conceptual Streetscapes Schematic Plan
 Petition #2008-73

This Drawing is the property of Shook Kelley, Inc. and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and are not to be used on any other project. This Drawing is to be returned upon the written request of Shook Kelley, Inc.

Copyright 2007 Shook Kelley, Inc. All Rights Reserved. **shook kelley**

Project name#: Project / 07024
 CAD File Name: 08_0125_DO_ZONING_PLAN.MCD

DOUBLE OAKS PHASE II RE-ZONING PLAN SUBMITTAL FOR PUBLIC HEARING

SP105

CONCEPTUAL VIEW "A"
 Woodward Avenue



CONCEPTUAL VIEW "B"
 Statesville Avenue



NOTE: These Conceptual Streetscape Renderings depict the general intent of the Petitioner with respect to scale, articulation, rhythm, massing, proportions and design elements. Modifications or alterations to these renderings may occur.

NOT FOR CONSTRUCTION

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

Double Oaks Phase II

Petition #2008-Charlotte, NC

Key	Date	Description
1	2008_02_15	First Submittal
2	2008_05_13	Second Submittal
3	2008_06_16	Public Hearing
4	2008_06_16	Zoning Committee

Conceptual Streetscape Schematic Plan Petition #2008-73

This Drawing is the property of Shook Kelley, Inc. and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and are not to be used on any other project. This Drawing is to be returned upon the written request of Shook Kelley, Inc.

Copyright 2007 Shook Kelley, Inc. All Rights Reserved. **shook kelley**

Project name#: Project / 07024
CAD File Name: 08_0125_DO_ZONING_PLAN.MXD

DOUBLE OAKS PHASE II RE-ZONING PLAN SUBMITTAL FOR PUBLIC HEARING

SP105

CONCEPTUAL VIEW "A"
Woodward Avenue



DOUBLE OAKS - VIEW 2 - 4.21.08

CONCEPTUAL VIEW "B"
Statesville Avenue



DOUBLE OAKS - VIEW 4 - 4.23.08

NOTE: These Conceptual Streetscape Renderings depict the general intent of the Petitioner with respect to scale, articulation, rhythm, massing, proportions and design elements. Modifications or alterations to these renderings may occur.

