## SITE DATA (EXISTING):

**Owner:** Double Oaks Development, LLC
**Address:** 4601 Charlotte Park Dr., Suite # 350
Charlotte, NC 28217
**Site Address:** Unassigned

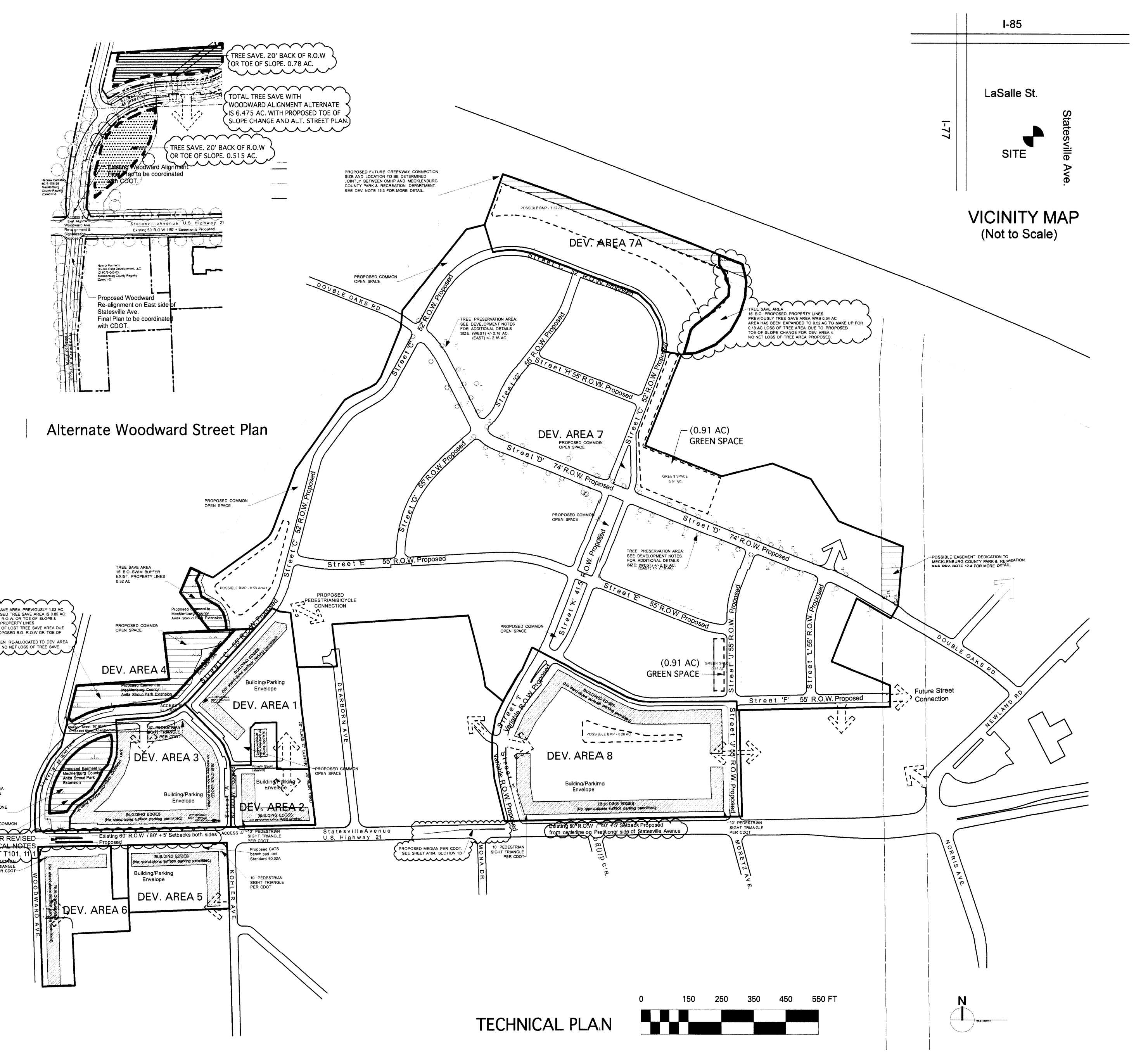
| | |
|---|---|
| **Existing Zoning:** | **NS** |
| **Tax Parcel Numbers:** | 075-105-43<br>075-105-30<br>075-105-37<br>079-044-02 |
| **Existing Zoning:** | **R-22 MF** |
| **Tax Parcel Numbers:** | 075-111-01<br>075-124-02<br>075-123-01<br>075-112-01<br>075-113-04<br>075-113-01 |
| **Existing Zoning:** | **I-2** |
| **Tax Parcel Numbers:** | 079-043-03 |
| **Existing Zoning:** | **R-8** |
| **Tax Parcel Numbers:** | 075-114-23<br>075-114-24 |

## SITE DATA (PROPOSED):

| | |
|---|---|
| Development Area 1 | |
| Proposed Zoning: | NS (SPA) |
| Proposed Use: | Multi-Family & attached Club House uses<br>[See Development Standards] |
| Dwelling Units: | 48 |
| Area: | +/- 2.38 ac. |
| Development Area 2 | |
| Proposed Zoning: | NS (SPA) |
| Proposed Used: | Mixed Use [Retail/Office: ≤ 15,000 SF]<br>[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]<br>[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<br>[See Development Standards] |
| Area: | +/-2.88 ac |
| Development Area 5 | |
| Proposed Zoning: | NS (SPA) |
| Proposed Use: | Multi-Family<br>[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<br>[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<br>[See Development Standards] |
| Dwelling Units: | Up to 400 |
| Area: | +/- 39.92 ac. |
| Site Area in Easement: | +/- 0.32 ac. |
| Development Area 7A | |
| Proposed Zoning: | UR-2 (CD) |
| Proposed Use: | Residential / Green Way Park via Easement<br>[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<br>[See Development Standards] |
| Dwelling Units: | Up to 150 |
| Area: | +/- 7.05 ac. |
| **TOTAL SITE AREA:** | **+/- 64.11 ac.** |
| **EASEMENT AREA DEDICATION:** | **+/- 3.50 ac.** |
| **NET AREA:** | **+/- 60.61 ac.** |
| **PROPOSED TREE SAVE AREA:** | +/-6.58 ac |

**PROPOSED 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)

**ATTACHED TO ADMINISTRATIVE APPROVAL**
**DATED:** 6-28-2010 DF
**BY: DEBRA D. CAMPBELL**


I-85
LaSalle St.
I-77
SITE
Statesville Ave.
VICINITY MAP
(Not to Scale)
Alternate Woodward Street Plan
TREE SAVE AREA PREVIOUSLY 1.03 AC. PROPOSED TREE SAVE AREA IS 0.85 AC. 20' B.O. R.O.W. OR TOE OF SLOPE & EXIST. PROPERTY LINES 0.18 AC OF LOST TREE SAVE AREA DUE TO PROPOSED B.O. R.O.W OR TOE-OF SLOPE HAS BEEN RE-ALLOCATED TO DEV. AREA 7, WITH NO NET LOSS OF TREE SAVE.
OMIT PER REVISED TECHINICAL NOTES SHEET T101, 11.1
DEV. AREA 7A
DEV. AREA 7
DEV. AREA 8
DEV. AREA 1
DEV. AREA 2
DEV. AREA 3
DEV. AREA 4
DEV. AREA 5
DEV. AREA 6
WOODWARD AVE
GREEN SPACE
TECHNICAL PLAN

**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

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_16 | Public Hearing |
| 4 | 2008_06_25 | Zoning Committee |
| 5 | 2008_07_21 | City Council |
| 6 | 2009_01_30 | Amendment to Petition |
| 7 | 2009_03_11 | Second Amendment to Petition |
| 8 | 2010_01_11 | Third Amendment to Petition |
| 9 | 2010_05_05 | Fourth Amendment to Petition |

## Technical Plan
## Petition #2008-73
Fourth Amendment to Petition

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.

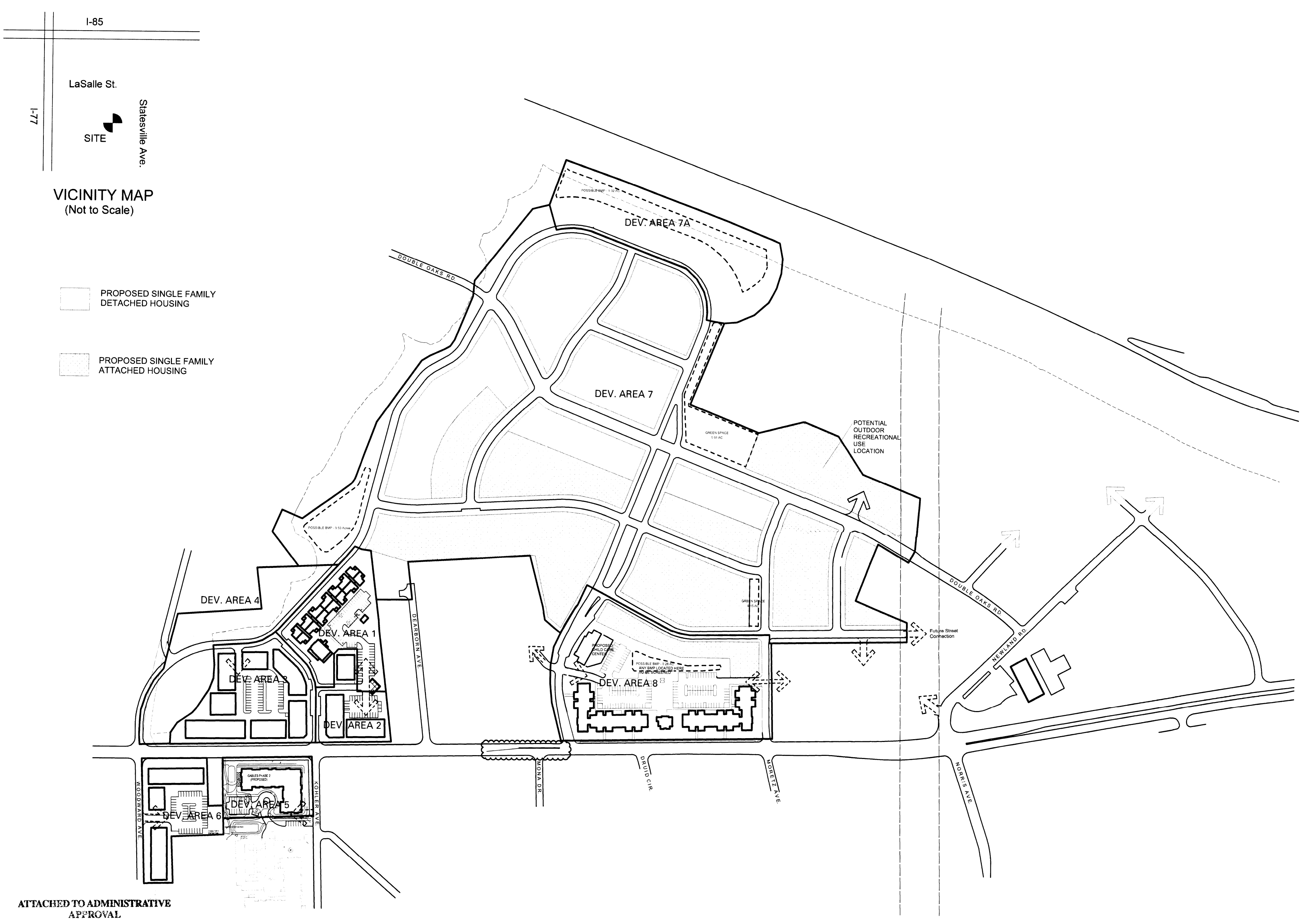
shook kelley

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

**DOUBLE OAKS PHASE II**
**RE-ZONING PLAN SUBMITTAL**
**FOR ADMINISTRATIVE AMENDMENT 4**

# SP101

---



**ATTACHED TO ADMINISTRATIVE APPROVAL**
**DATED:** 6-28-2010 DF
**BY: DEBRA D. CAMPBELL**

**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

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_16 | Public Hearing |
| 4 | 2008_06_25 | Zoning Committee |
| 5 | 2008_07_21 | City Council |
| 6 | 2009_01_30 | Amendment to Petition |
| 7 | 2009_03_11 | Second Amendment to Petition |
| 8 | 2010_01_11 | Third Amendment to Petition |
| 9 | 2010_05_05 | Fourth Amendment to Petition |

## Schematic Plan
## Petition #2008-73
Fourth Amendment to Petition

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.

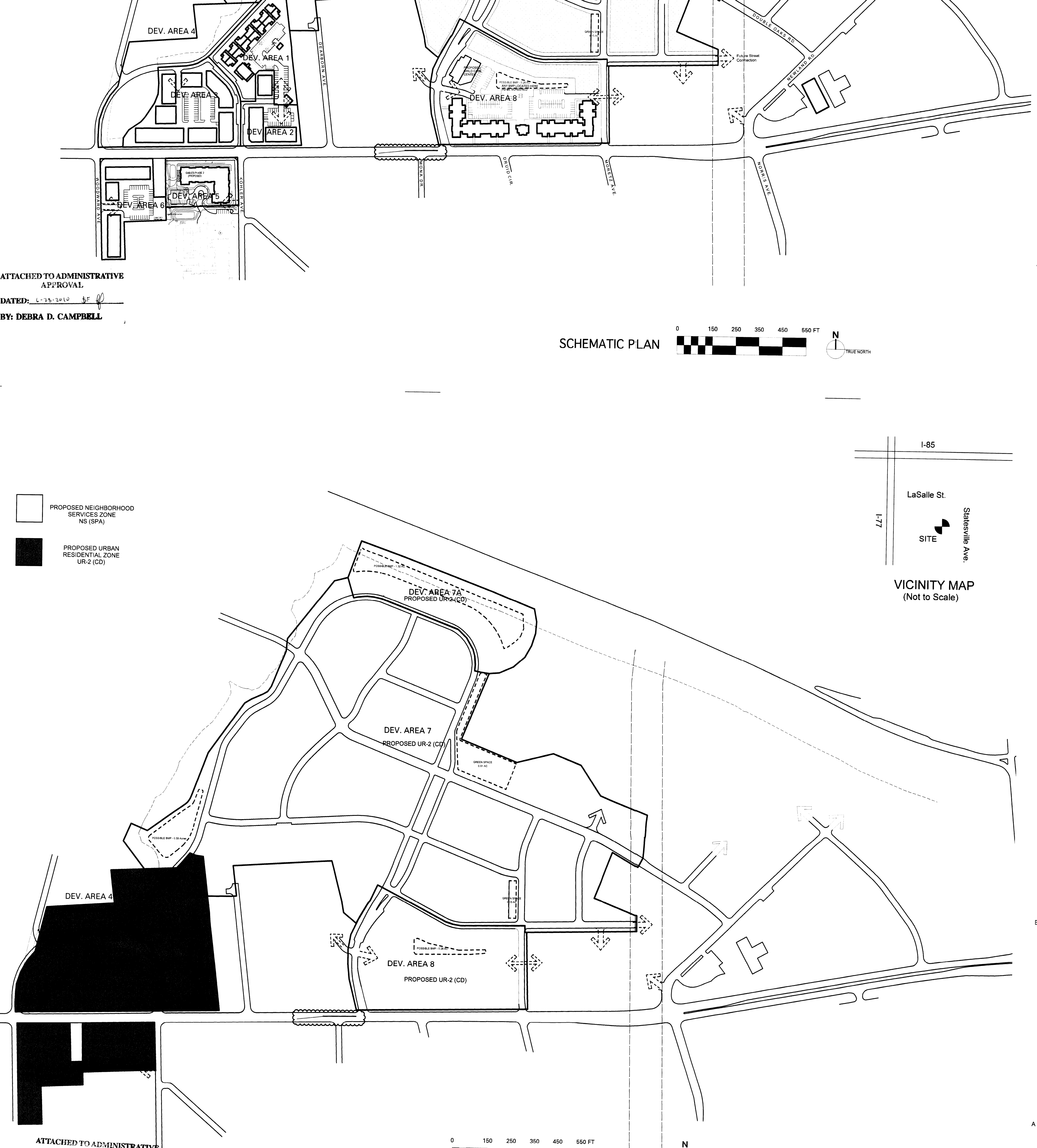
shook kelley

Project name/#: Project / 07024
CAD File Name: [illegible]

**DOUBLE OAKS PH. II**
**RE-ZONING PLAN SUBMITTAL**
**FOR ADMINISTRATIVE AMENDMENT 4**

# SP102

---



**ATTACHED TO ADMINISTRATIVE APPROVAL**
**DATED:** 6-28-2010 DF
**BY: DEBRA D. CAMPBELL**

**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

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_16 | Public Hearing |
| 4 | 2008_06_25 | Zoning Committee |
| 5 | 2008_07_21 | City Council |
| 6 | 2009_01_30 | Amendment to Petition |
| 7 | 2009_03_11 | Second Amendment to Petition |
| 8 | 2010_01_11 | Third Amendment to Petition |
| 9 | 2010_05_05 | Fourth Amendment to Petition |

## Proposed Zoning Boundaries Technical Plan
## Petition #2008-73
Fourth Amendment to Petition

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.

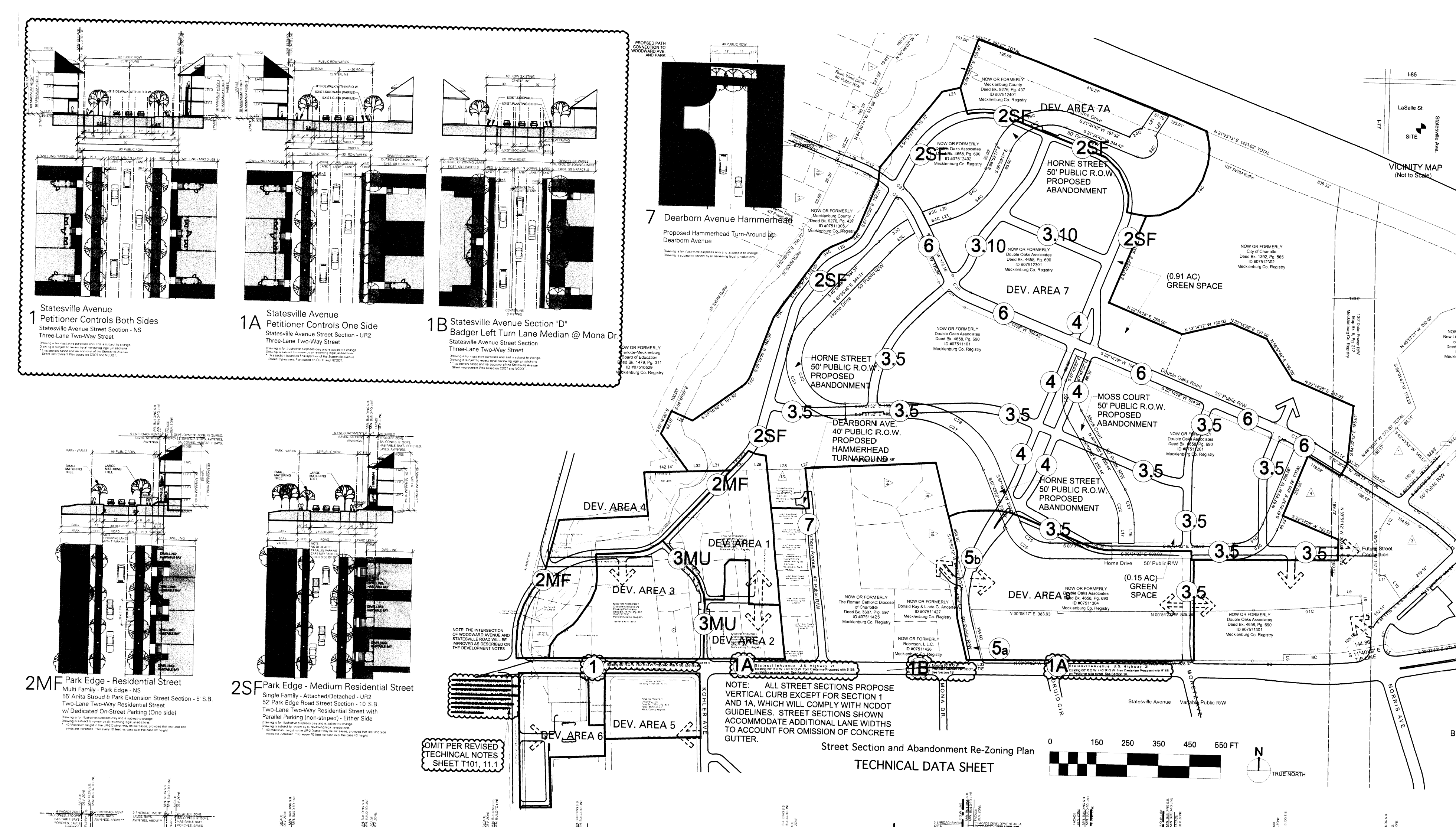
shook kelley

Project name/#: Project / 07024
CAD File Name: [illegible]

**DOUBLE OAKS PHASE II**
**RE-ZONING PLAN SUBMITTAL**
**FOR ADMINISTRATIVE AMENDMENT 4**

# SP103

---


1 Statesville Avenue
1A Statesville Avenue
1B Statesville Avenue
Dearborn Avenue Hammerhead
2MF Park Edge - Residential Street
Multi Family - Park Edge - NS
55' Anita Stroud & Park Extension Street Section - 5' S.B.
Two-Lane Two-Way Residential Street
w/ Dedicated On-Street Parking (One side)
2SF Park Edge - Medium Residential Street
Single Family - Attached/Detached - UR2
52' Park Edge Road Street Section - 10' S.B.
Two-Lane Two-Way Residential Street with
Parallel Parking (non-striped) - Either Side
NOTE: THE INTERSECTION OF WOODWARD AVENUE AND STATESVILLE ROAD WILL BE IMPROVED AS DESCRIBED ON THE DEVELOPMENT NOTES.
OMIT PER REVISED TECHINICAL NOTES SHEET T101, 11.1
DEV. AREA 7A
DEV. AREA 7
DEV. AREA 1
DEV. AREA 2
DEV. AREA 3
DEV. AREA 4
DEV. AREA 5
DEV. AREA 6
DEV. AREA 8
(0.15 AC) GREEN SPACE
Horne Drive
Statesville Avenue
KOHLER AVE
MONA DR.
DRUID CIR.
NORRIS AVE.
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.
Street Section and Abandonment Re-Zoning Plan
TECHNICAL DATA SHEET
0 150 250 350 450 550 FT
TRUE NORTH
3MU Mixed-Use Street Section
Typical Mixed-Use Street Section -NS- Wide - 0' S.B.
Two-Lane Two-Way MU Residential Street with
Parallel Parking Both Sides
3.5 Typical - Medium Residential Street
Single Family - Attached/Detached - UR2
55' Typical Street Section - 5' S.B.
Two-Lane Two-Way Residential Street with
Non-striped Parallel Parking - Either Side
3.10 Typical - Medium Residential Street
Single Family - Attached/Detached - UR2
55 Typical Street Section - 10' S.B.
Two-Lane Two-Way Residential Street with
Non-striped Parallel Parking - Either Side
4 Single Family - Attached / Detached - UR2
38' Linear Park Road Street Section - 5' S.B.
One-Lane One-Way Residential Street with
Parallel Parking & 20' Fire Lane (w/ mountable curb)
5A Residential Section - Badger Court
Turn Lanes @ Statesvillle
Proposed Badger Court Street Section - UR2 - 5' S.B.
Two-Lane Two-Way Residential Street with Turn Lane
5B Residential Section
Two-Sided Parking @ Badger Court
Proposed Badger Street Section - UR2 - 5' S.B.
Two-Lane Two-Way Residential Street
with Parking & Bulb Outs on Both Sides
6 Double Oaks Road - Residential Wide
Single Family - Attached/Detached - UR-2 - 8' S.B.
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 reviewing legal jurisdictions.

**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

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_16 | Public Hearing |
| 4 | 2008_06_25 | Zoning Committee |
| 5 | 2008_07_21 | City Council |
| 6 | 2009_01_30 | Amendment to Petition |
| 7 | 2009_03_11 | Second Amendment to Petition |
| 8 | 2010_01_11 | Third Amendment to Petition |
| 9 | 2010_05_05 | Fourth Amendment to Petition |

## Street Section & Abandonment Technical Plan
## Petition #2008-73
Fourth Amendment to Petition

**ATTACHED TO ADMINISTRATIVE APPROVAL**
**DATED:** 6-28-2010 DF
**BY: DEBRA D. CAMPBELL**

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: [illegible]

**DOUBLE OAKS PH. II**
**RE-ZONING PLAN SUBMITTAL**
**FOR ADMINISTRATIVE AMENDMENT 4**

# SP104

---

**DOUBLE OAKS MIXED-USE VILLAGE - OVERALL MASTER PLAN**
**DEVELOPMENT STANDARDS ~~FOR REZONING PETITION~~ NO. 2008-073**
**July 17, 2008** (REVISED MAY 5, 2010)

1. **GENERAL PROVISIONS**

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Zoning Ordinance (the "Ordinance") for the NS zoning classification or the UR-2 zoning classification shall be followed. The development contemplated by this petition consists of eight (8) Development Areas generally depicted on the Technical Data Sheet as "Development Area 1", "Development Area 2", "Development Area 3", "Development Area 4", "Development Area 5", "Development Area 6", "Development Area 7", "Development Area 7A" and "Development Area 8" (each a "Development Area" and collectively the "Development Areas"). The Technical Data Sheet and these Development Standards (together the "Rezoning Plan") supersede in all respects all prior conditional use zoning plans with respect to the property that constitutes the Site.

The Technical Data Sheet is accompanied by a conceptual site plan for development within Development Areas 1, 2, 3, 5, 6 and 8 (the "Schematic Site Plan") and by a conceptual land use plan for Development Areas 4, 7 and 7A (collectively with the Schematic Site Plan referred to as the "Site Plan"). The development depicted on the Site Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended only to describe the possible arrangements of uses and building elements. The schematic depictions of the uses, structures and building elements set forth on the Site Plan should be reviewed in conjunction with the provisions of these Development Standards.

Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed, the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of such elements on the Site Plan and any schematic building elevations are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope lines established on the Technical Data Sheet, subject to the accompanying Development Standards and Section 6.206 (2) of the Ordinance. Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Site Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Site Plan. The dimensions and specific locations of building/parking envelopes and parking envelopes generally depicted on the Technical Data Sheet may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plans.

As described in Section 4.1 and Section 6.6 below, the Site and portions thereof shall be viewed as a unified development plan in accordance with the provisions set forth therein.

The total number of buildings to be developed on the Site shall not exceed four (4) as to Development Area 1, three (3) as to Development Area 2, nine (9) as to Development Area 3 and two (2) as to Development Area 5, four (4) as to Development Area 6, twelve (12) as to Development Area 8. Due to the type of uses allowed within Development Areas 7 and 7A (attached and detached dwelling units) the maximum number of buildings is limited by the total number of allowed units for these two Development Areas. No buildings are contemplated for Development Area 4.

2. **PERMITTED USES AND BUILDING AREA RESTRICTIONS**

2.1 This proposal is intended to accommodate the development of retail, restaurant, office and residential uses which will be interconnected with open space, pedestrian and vehicular linkages.

For purposes of the development limitations set forth in this Section 2, the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory buildings or structures on the site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, or related access areas, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), or areas devoted to uses or structures accessory to residential uses on the site (limitations on the scope of residential uses being determined on a per unit, rather than floor area basis); provided, further, areas devoted to outdoor dining are not intended to be included in the calculation of gross floor area but any off-street parking required by the Ordinance for the NS district will be required for outdoor dining areas.

2.2 Development Area 1 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:

(a) Up to 48 multi-family residential dwelling units; and

(b) Associated surface and structured parking spaces and accessory uses associated with the allowed principal uses as allowed in the NS district, including without limitation clubhouse facilities.

(c) Drive-thru windows will not be allowed as an accessory use.

2.3 Development Area 2 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:

(a) Up to 70 multi-family residential dwelling units; and

(b) Up to 15,000 square feet of gross floor area of retail and/or restaurant space and/or office space developed as part of mixed use residential/retail/restaurant/office building(s) located within Development Area 2; and

(c) Associated surface and structured parking spaces and accessory uses associated with the allowed principal uses as permitted under the ordinance for the NS district.

(d) Drive-thru windows will not be allowed as an accessory use.

2.4 Development Area 3 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:

(a) Up to 230 multi-family residential dwelling units; and

(b) Up to 20,000 square feet of retail and/or restaurant space and/or office space developed as part of mixed use residential/retail/restaurant/office buildings located within Development Area 3; and;

(c) Associated surface and structured parking spaces and accessory uses associated with the allowed principal uses as permitted under the Ordinance for the NS district.

(d) Drive-thru windows will not be allowed as an accessory use.

2.5 Development Area 4 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:

(a) Greenway and open space related uses together with accessory uses associated with the allowed principal uses as permitted under the Ordinance for the NS district.

2.6 Development Area 5 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:

(a) Up to 72 residential attached dwelling or multi-family units; and

(b) Associated surface and structured parking spaces and accessory uses associated with the allowed principal uses as permitted under the Ordinance for the NS district.

2.7 Development Area 6 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:

(a) Up to 72 residential attached dwelling or multi-family units; and

(b) Associated surface and structural parking spaces and accessory uses associated with the allowed principal uses as permitted under the Ordinance for the NS district.

(c) Drive-thru windows will not be allowed as an accessory use.

2.8 Development Area 7 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:

(a) Up to 400 attached or detached dwelling units/homes and a outdoor recreations use; and

(b) Associated surface parking spaces and accessory uses associated with the allowed principal uses as permitted under the Ordinance for the UR-2 district.

2.9 Development Area 7A as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:

(a) Up to 40 multi-family, attached or detached dwelling units/home: and

(b) Associated surface parking spaces and accessory uses associated with the allowed principal uses as permitted under the Ordinance for the UR-2 district.

2.10 Development Area 8 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:

(a) Up to 150 residential attached dwelling or multi-family units;

(b) Child Care uses for up to 79 children in the area generally depicted on the Technical Data Sheet; and

(c) Associated surface and structural parking spaces and accessory uses associated with the allowed principal uses as permitted under the UR-2 district.

2.11 The permitted uses described in Sections 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9 and 2.10 above shall be subject to the following limitations and restrictions:

(a) The total amount of commercial uses on the Site (excluding child care and elementary school uses) shall not exceed 35,000 square feet of gross floor area;

(b) No fast food restaurants with drive through window facilities or gas stations/convenience stores with gasoline sales shall be allowed; and

(c) No area devoted to retail and/or restaurants shall be permitted on the Site unless such uses are located within mixed use residential/retail/restaurant buildings or retail/restaurant/office buildings.

(d) Drive-thru windows will not be allowed as an accessory use.

2.12 The number of residential dwelling units and the square footage of gross floor area devoted to commercial use set forth above with respect to Development Areas 1, 2 and 3 may be reallocated among such Development Areas provided that the total number of residential dwelling units permitted with such Development Areas shall not exceed 348 units and the total gross floor area devoted to commercial uses within such Development Areas shall not exceed 35,000 square feet.

2.13 While areas devoted to outdoor dining are not intended to be included in the calculation of the square footage limitations noted above, any off street parking required by the Ordinance will be provided for these areas.

3. **ACCESS POINTS**

The total number of ingress/egress points shall be limited to the number shown on the Technical Data Sheet. The exact locations may vary somewhat from those depicted based upon final design and locational requirements as regulated by CDOT and, where applicable, NCDOT.

Access from the Site to Statesville Avenue will be provided by way of internal streets or existing streets other than Statesville Avenue as generally depicted on the Rezoning Plan.

Prior to issuance of the final certificate of occupancy for the first building located on Development Area 3, access to development taking place on Development Area 1 and Development Area 2 may be provided by way of Street A as generally depicted on the Rezoning Plan.

4. **SETBACK, SIDE YARDS, REAR YARDS, BUFFERS , VEHICLE CIRCULATION AND HEIGHT**

4.1 All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance.

The Site and portions of the Site shall be viewed as a unified development plan. As such, yards will not be required between buildings located on the Site or between Development Areas. The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no public street frontage or side and/or rear yards or other separation standards as part of a unified development plan. In addition, the Site can be viewed as a unified development plan in conjunction with the adjacent tracts. Furthermore, as part of the unified development plan, there shall be no separation standards (i.e. no internal yard or buffer requirements) associated with development on Development Area 5 and that certain parcel zoned B-2 and located adjacent and to the east of Development Area 5 currently known as the Gables at Druid Hills Senior Apartments.

4.2 The setback areas extending around the perimeter of the Site are to remain as open space and, except to the extent necessary to accommodate pedestrian pathways, walls, berms, fences, grading, signs, graphics or utility construction and, where indicated, vehicular access, will be restricted from future development.

4.3 A non-required 20 foot Class C buffer shall be provided along the northerly boundary of Development Area 1 and Development Area as generally depicted on the Technical Data Sheet; *provided, however*, the buffer may be reduced to 15 feet with the use of a wall or fence as provided in the Ordinance. If the abutting properties should be rezoned or used in a manner so as to not require such buffer, the required buffer for the Site may be adjusted accordingly to meet the minimum requirements for any buffers and screening per the Ordinance.

4.4 The height of buildings located on the Site shall comply with the Ordinance for the NS and UR-2 zoning district provided, however, buildings on Development Area 1 shall not exceed 50 feet in height and portions of buildings within Development Area 2 located within 50 feet of the northerly boundary line of such Development Area shall not exceed 40 feet in height. It is understood that the height restrictions set forth in the immediately preceding sentence shall be null and void in the event that property immediately adjacent to the applicable building(s) in question along the common northerly boundary of the Site are either (i) no longer zoned for single family residential purposes (i.e. R-3, R-5, etc.) or (ii) are not used for single family residential purposes for a continuous period of six (6) months from the date of approval of this Petition. Building height for buildings within Development Area 7 and 7A will be limited to 40 feet. Building height for buildings within Development Area 8 will be limited to 60 feet.

5. **SCREENING AND LANDSCAPING**

5.1 Screening will conform to the applicable standards of Section 12.303 of the Ordinance.

5.2 Landscaping shall meet or exceed the requirements of the Ordinance and the City of Charlotte Tree Ordinance. Newly installed landscaping shall be consistent with the existing landscaping treatments.

~~5.3 Irrigation systems will be maintained by Petitioner or its successors and assigns in all landscaped setback areas along Statesville Avenue.~~ PROPOSED OMISSION. NCDOT does not allow irrigation in planting strips along Statesville Avenue.

5.4 All roof mounted mechanical equipment will be screened from view.

5.5 Dumpster areas and recycling areas (if any) will be enclosed by solid fences or a brick wall with one side being a decorative wooden gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

5.6 As indicated on the Technical Plan sheet SP 101 the existing trees along Double Oaks Road will be preserved. In conjunction with this tree save area the petitioner agrees to provide a tree preservation plan. The tree preservation plan will be submitted to the City's Urban Forestry Staff for review and approval. The approved tree preservation plan will be undertaken and executed during the construction process.

5.7 Tree save areas as identified on the Technical Plan will be preserved.

6. **PARKING**

6.1 Off street parking will meet or exceed the minimum standards established under the Ordinance and will not be allowed within the setbacks. Parking for residential uses will be provided at the ratio of one space per unit. In addition, restaurant uses shall be parked at a ratio of 1 space per 125 square feet of gross floor area for such uses; retail (but non-restaurant) uses shall be parked at a ratio of 1 space per 450 square feet of gross floor area of such uses; and office uses shall be parked at a ratio of 1 space per 550 square feet of gross floor area of such uses.

6.2 Parking areas will be broken up with landscaping to avoid massing of paved material.

6.3 Vehicle circulation and off-street parking spaces will not be located in between buildings on the Site and Statesville Avenue, buildings on the Site and Street A, buildings on the Site and Street B, buildings on the Site and Street C, buildings on the Site and Street I, buildings on the Site and street J, and buildings on the Site and Street F as generally depicted on the Technical Data Sheet; however, circulation and parking spaces may be located to the side of buildings and/or between buildings on the Site.

6.4 Where parking is not located behind buildings, screening shall be provided at the lot line by landscaping or decorative walks or fences. Shared parking may be allowed at the discretion of the Zoning Administrator.

6.5 On street parking may be provided along public streets subject to the approval of CDOT.

6.6 Bicycle parking shall be provided in accordance with the Ordinance.

6.7 As part of the unified development nature of the development on Development Area 5 and the B-2 zoned parcel adjacent and to the east (currently known as the Gables at Druid Hills Senior Apartments described in Section 4.1 above, parking on such parcels may be shared in common pursuant to a shared parking agreement and/or a Declaration of Covenants, Conditions and Restrictions such that all of the parking needs associated with development on Development Area 5 may be met by parking provided on the Gables parcel; *provided, however*, the total number of parking spaces required by the Ordinance for the combined unified development are satisfied with reference to the Gables parcel.

7. **LIGHTING**

7.1 Freestanding streetscape lighting fixtures installed within the Site will be uniform in design and will be a full or semi cut-off type fixture.

7.2 Pedestrian scale lighting will be installed along internal streets and driveways on the Site as development occurs on the Site.

7.3 No cobra style lighting fixtures may be used on the Site.

7.4 The maximum height of any freestanding lighting fixture within the parking areas, including its base, shall not exceed 20 feet in height. This restriction will not apply to public street lighting located along the public streets within and abutting the site.

7.5 No wall "pak" type lighting will be allowed facing public streets. Any wall "pak" type lighting will be downwardly directed.

8. **SIGNS**

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. In addition to directional signage, up to seven (7) detached signs shall be allowed. In Development Areas 1, 2, 3, 5 and 6 the signs shall not exceed 5 feet in height or 50 square feet in size. In the other Development Areas the signs will meet the requirements for the UR-2 district. No pylon type detached signs shall be permitted. Permitted detached signage may be located within building setbacks and other locations throughout the Site in accordance with the Ordinance and as generally depicted on the Rezoning Plan.

9. **SIDEWALKS/STREETSCAPE**

9.1 Sidewalks six (6) feet in width along with planting strips eight (8) feet in width will be installed along interior public streets ~~within the Site, except for the portion of~~ street C that abuts Anita Stroud Park, **the Hebrew Cemetery, Development Area 4 (swim buffer), Development Area 7A (green way). and southern edge of Double Oaks Park**, which will have a five (5) foot sidewalk and (6) foot planting strips. ~~Sidewalks eight (8) feet in width along with planting strips eight (8) feet in width~~ will be installed along Statesville Road as generally depicted on the Rezoning Plan.

9.2 Large maturing trees will be planted along Statesville Avenue 40 feet on center if overhead power lines do not exist. If overhead power lines are present along Statesville Avenue small maturing trees 30 feet on center will be substituted.

10. **STORM WATER MANAGEMENT/WETLANDS**

10.1 Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if provided, shall not be located in the setback required by the Ordinance.

10.2 The detention shall tie-in to the existing abutting storm water system(s). The Petitioner shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.

10.3 Development on the Site shall otherwise adhere to the requirements of the Post Construction Control Ordinance in the form adopted by Charlotte City Council on November 26, 2007.

10.4 Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DENR. For 404 permits contact the Army Corps of Engineers.

11. **RIGHT OF WAY DEDICATION, ABANDONMENT AND TRANSPORTATION COMMITMENTS**

11.1 If this Rezoning Petition is approved, the Petitioner commits to dedicate and convey by plat or quitclaim deed to NCDOT or CDOT (as the case may require) where owned by the Petitioner and where not already existing that portion of such additional right of way along the Site's frontage of Statesville Avenue to result in a 80 foot right of way measured 40 ~~feet from the centerline of Statesville Avenue as shown on sheet SP-104~~ sections 1 Petitioner Ownership Both Sides and 1A Petitioner Ownership One Side; ~~additionally~~ the Petitioner agrees to ~~provide~~ or convey to NCDOT or CDOT (as the case may require) where owned by the Petitioner a **setback** nonexclusive easement to an area up to ~~four and half (4.5)~~ five (5.0) feet in width along each side of the right of way of Statesville Avenue as described above to permit the installation of an eight (8) foot sidewalk **and eight (8) foot (minimum) planting strip**, to the extent but only to the extent sidewalk cannot be installed within the above referenced right of way. Any such easement instrument shall be in form mutually acceptable to the Petitioner and NCDOT/CDOT, as applicable, and shall permit the installation of Petitioner's project signage and lighting and the encroachment of the same within the easement so conveyed so long as any encroachment maintains a nine (9) foot clearance as measured from the sidewalk surface.
The dedication and conveyance described herein shall occur as each area having frontage along Statesville Avenue is developed and before the issuance of the final certificate of occupancy for the first building located within each respective area.
PROPOSED OMISSION.
~~In addition along Statesville Avenue at its intersection with Woodward Avenue the petitioner agrees to reserve an additional five and half (5.5) feet of right-of-way on both sides of Statesville Avenue along the sites frontage for a length of at least 150 feet in each direction along Statesville Avenue as measured from the future corner radius (location of future stop bar/cross walk) of the intersection of Woodward Avenue with Statesville Avenue. This will result in a total of 84 feet of right-of-way measured 42 feet from the centerline of Statesville Avenue as shown on sheet SP-104 section 1A, additionally the Petitioner agrees to convey to NCDOT or CDOT (as the case may require) where owned by the Petitioner a nonexclusive easement to an area up to eight (8) feet in width along each side of the right of way of Statesville Avenue as described above to permit the installation of a eight (8) foot sidewalk, to the extent but only to the extent sidewalk cannot be installed within the above referenced right of way. Any such easement instrument shall be in form mutually acceptable to the Petitioner and NCDOT/CDOT, as applicable, and shall permit the installation of Petitioner's project signage and lighting and the encroachment of the same within the easement so conveyed so long as any encroachment maintains a nine (9) foot clearance as measured from the sidewalk surface. The dedication and conveyance described herein shall occur as each area having frontage along Statesville Avenue is developed and before the issuance of the final certificate of occupancy for the first building located within each respective area.~~

~~The dedication of the additional five and half (5.5) feet reserved for the widening of Statesville Avenue at it's intersection with Woodward Avenue will be dedicated and conveyed by the Petitioner to CDOT or NCDOT as development occurs on the adjacent portion of the site or when requested by either of these agencies to facilitate construction of the left turn lane improvements.~~

11.2 Improvements to Statesville Avenue: Statesville Avenue is maintained by the North Carolina Department of Transportation ("NCDOT"). As a result any new driveways or public street connections to Statesville Avenue require the approval of a driveway permit by NCDOT. NCDOT has reviewed the redevelopment plans for Double Oaks and initially determined that an Access Management Plan for Statesville Avenue would be required prior to the issuance of a driveway permit to Statesville Avenue. However, NCDOT has agreed to allow redevelopment of Double Oaks to proceed and driveway permits to Statesville Avenue to be issued without the development and implementation of such an Access Management Plan for Statesville Avenue based on the following process and conditions:

(i) The establishment of an AM and PM trip generation "reserve" (the "Trip Reserve") based on the 580 multi-family units that existed on the site before redevelopment commenced. This Trip Reserve establishes the following base-line numbers associated with the 580 multi-family units: 3,857 daily trips, 296 AM peak hour trips and 360 PM peak hour trips (Daily and AM and PM peak hour trip generation numbers based on Institute of Transportation Engineers, Trip Generation Manual , 8th Edition, 2008).

(ii) In connection with each new phase of redevelopment, the Petitioner will provide AM and PM trip generation calculations that will be deducted from the Trip Reserve. This trip generation table will be reviewed by CDOT and the number of AM and PM trips generated by the proposed phase of development will be deducted from the Trip Reserve of AM and PM peak trips.

(iii) Once a proposed redevelopment phase lowers the balance in the Trip Reserve below zero, an access management plan for Statesville Avenue must be submitted to NCDOT. This new phase of redevelopment will not be approved and a building permit will not be issued until the Access Management Plan for Statesville Avenue has been reviewed and approved by NCDOT.

(iv) Upon approval of an access management plan, building permits and plans for the phase of development that draws the Trip Reserve below zero will be approved but a certificate of occupancy for a new phase that draws the Trip Reserve below zero will not be issued until any improvements provided for in the access management plan have been completed or a letter of credit for the estimated costs of such improvements has been delivered to the City of Charlotte, and

(v) Once the improvements called for in the Access Management Plan have been completed or the letter of credit delivered as provided above, subsequent phases of redevelopment will not be required to submit trip generation calculations.

11.3 The Petitioner reserves the right to seek abandonment of portions or all of Benson Street, Horne Drive, Moss Court and Dearborn Avenue. If required as part of the abandonment of Dearborn Avenue or as part of the subdivision approval process for the site a permanent turn around will be provided at the terminus of Dearborn Avenue.

11.4 The Petitioner shall install or cause to be installed the eight (8) foot planting strip and eight (8) foot sidewalk referenced in Section 11.1 above on or before the issuance of the final certificate of occupancy for (i) the first building within Development Area 3 that is located along Statesville Avenue with respect to the planting strip and sidewalk improvements along Development Area 3; (ii) the first building within Development Area 2 that is located along Statesville Avenue with respect to the planting strip and sidewalk improvements along Development Area 2; (iii) the first building within Development Area 5 that is located along Statesville Avenue with respect to the planting strip and sidewalk improvements along Development Area 5; (iv) the first building within Development Area 6 that is located along Statesville Avenue with respect to the planting strip and sidewalk improvements along Development Area 6 and (v) the first building within Development Area 8 that is located along Statesville Avenue with respect to the planting strip and sidewalk improvements along Development Area 8.

11.5 Petitioner may elect to realign that portion of Woodward Avenue from its intersection with Statesville Avenue extending to the west and then north in the manner generally depicted on the Rezoning Plan, subject to the reasonable review and approval of CDOT. In conjunction with the re-alignment of Woodward Avenue the petitioner will improve the eastern and western approaches of Woodward Avenue to Statesville Avenue to include one ingress and two egress lanes. The western approach will include a left turn lane with a minimum of 125 feet of storage and appropriate taper. It is anticipated that on the eastern approach these improvements can be accomplished by remarking the existing pavement. In such event, Petitioner shall be responsible for conveyance of any required additional right-of-way and for construction of the improvements associated with such realignment and intersection improvements.

As an alternative to the above and if the Petitioner is unable to acquire the needed right-of-way for these improvements the Petitioner will realign both the western and eastern approaches of Woodward Avenue per the plan Titled "Alternative Woodward Street Plan" illustrated on Sheet SP 101 of the Site plan.

It is possible that the Petitioner will have to acquire off-site right-of-way to complete either of these improvements. If after reasonable efforts by the petitioner to acquire such right-of-way on market rate terms, the Petitioner has not been successful, the City of Charlotte may assist in the acquisition of right-of-way in accordance with its standard policies. In such event, the Petitioner will reimburse the City for the all the costs associated with this right-of-way acquisition.

11.6 Petitioner will make the following improvement to the intersection of Badger Court and Statesville Avenue. The Petitioner will re-construct the eastbound approach of Badger Court to provide one ingress and two egress lanes; the through lane shall terminate as a combination through-right lane and a left turn lane shall be constructed with 100 feet of storage and appropriate taper. These improvements shall be completed prior to issuance of the first certificate of occupancy for the first building within Development Area 8.

11.7 Petitioner will make the following improvement to the intersection of Kohler Avenue and Statesville Avenue. The Petitioner will construct the east bound approach on Kohler Avenue with one ingress and one egress lane as shown on sheet SP-104 section 3MU. These improvements shall be completed prior to issuance of the first certificate of occupancy for the first building within Development Area 3.

11.8 The Petitioner shall fund the install a traffic signal at the intersection of Statesville and Woodward Avenues. The traffic signal to be installed upon meeting appropriate CDOT and NCDOT traffic signal warrants and approvals.

11.9 A 10 foot pedestrian and bicycle path will be constructed, from the terminus of Dearborn Avenue to Street C, to provide access to Anita Stroud Park in conjunction with construction of streets located within Development Area 7.

11.10 The Petitioner reserves the right to install a roundabout along Double Oaks Road in the general location of its intersection with Street K, said roundabout to be built, if at all, as development progresses within Development Area 7. The design and location subject of the proposed roundabout to be review and approval by The Charlotte Department of Transportation.

11.11 Should the City/CDOT determine that it is in the City's interest to maintain Statesville Avenue and request the NCDOT to transfer maintenance, the petitioner will support the City's efforts to take over the maintenance of Statesville Avenue from the North Carolina Department of Transportation along the site's frontage. In the event that maintenance of Statesville Avenue is accepted by the City/CDOT and therefore the NCDOT requirements no longer apply, then the City/CDOT will revisit the requirements posited by section 1A in order to create an appropriate street section in keeping with urban planning principles and pedestrian environments.

11.12 If allowed by the appropriate agency off peak on street parking may be located along Statesville Avenue.

11.13 The Petitioner reserves the right to request as allowed by Section 6.207 "Alterations to Approval" of the City of Charlotte Zoning Regulations changes to the street cross-sections illustrated on Sheet SP 104 of the Site Plan. Any such changes will be made with the concurrence of the City Department of Transportation and the Planning Staff.

12. **CONVEYANCE OF EASEMENT FOR GREENWAY PURPOSES**

12.1 Petitioner shall convey a permanent easement to Mecklenburg County for that portion of the Site located within Development Area 4 to the north and west of the proposed realigned Woodward Road as generally depicted on the Technical Data Sheet and a permanent easement to Mecklenburg County for that other portion of the Development Area 4 shown as "Greenway" on the Technical Data Sheet. Such easements shall be for greenway and open space purposes (including open space associated with this Petition) and shall be conveyed prior to the issuance of the first certificate of occupancy for the first unit located within Development Area 3. Furthermore, the above-referenced easements shall be conveyed pursuant to a Declaration of Covenants, Conditions and Restrictions between the Petitioner (or its successors and assigns) and Mecklenburg County which shall include provisions relating to: (i) Petitioner's ability to grade within the easement areas for certain purposes such as installation of roads (and their dedication) and stream restoration and utilities and the like; (ii) the installation of project and directional signage within that portion of the easement located along Statesville Road; (iii) restrictions on the use of the easement area for greenway purposes and related uses acceptable to Petitioner; (iv) commitments by Mecklenburg County to maintain the easement area in a well-kept manner free of debris and other unsightly conditions and other maintenance responsibilities of the parties; and (v) other matters mutually acceptable to the Petitioner and Mecklenburg County.

12.2 The Petitioner is currently working with Mecklenburg County Land Use and Environmental Services Agency (LUESA) and the City of Charlotte Storm Water Services on a stream restoration project for the stream within Anita Stroud Park. As part of this restoration project it will be necessary to clear and remove the existing vegetation within the S.W.I.M. buffer. The Petitioner will complete the restoration project before the dedication and conveyance of the greenway easement described above, subject to delays in receipt of regulatory approvals.

12.3 The Petitioner will work with Mecklenburg County Parks and Recreation to provide an easement between the existing brick wall and Development Area 7A for the construction of a greenway. The width of the easement shall be no less 30 feet as measured from the existing wall as generally depicted on the Technical Data Sheet. The area for the construction of the proposed greenway shall be conveyed prior to the issuance of the first certificate of occupancy for the first building within Development Area 7A, subject to delays in receipt of regulatory approvals. Petitioner and Mecklenburg County Parks and Recreation reserve the right to relocate this greenway easement in a manner mutually acceptable to Petitioner and Parks and Recreation.

12.4 In connection with future development of property located to the northwest of the site (Phase III of Double Oaks). The Petitioner agrees to work with Mecklenburg County Parks and Recreation on an easement for pedestrian access to and from Double Oaks Road, said easement to be located within the Duke Energy right-of-way at the eastern edge of Development Area 7, subject to consent of Duke Energy Company. This easement will link Mecklenburg County property (tax parcel # 075-123-02) and Double Oaks Road.

13. **TRANSIT COMMITMENTS**

13.1 Petitioner shall preserve the existing sidewalk, waiting pad, bus shelter and but stop currently located on Statesville Avenue to the extent such improvements can be preserved in a manner reasonably consistent with the development, and such improvements may be relocated on a temporary basis as needed.

13.2 Petitioner shall construct a bench pad within the right-of-way of Statesville Avenue adjacent to Development Area 5 in the approximate location shown on the Technical Data Sheet, said bench pad to be constructed in accordance with CATS Development Standards 60.02A and only if they can be reasonably located within said right-of-way.

14. **ARCHITECTURAL CONTROLS**

14.1 Buildings within Development Areas 1, 2, 3, 5, 6, and 8 with frontage on either: Statesville Avenue, Woodward Avenue, Kohler Avenue or streets A, C, F, I and J shall have clear windows, glass and doors that face these respective streets. The walls of the buildings facing these streets shall be varied with a frequency of windows, doors and other architectural treatments. Long expanses of blank walls with no openings, changes in materials or changes in architectural treatment over 20 feel long will not be allowed.

14.2 All sides of all buildings located within Development Areas 1, 2, 3, 5, 6, and 8 will be built using four sided architecture.

14.3 The Conceptual Streetscape Renderings depicted on Sheet SP-105 depict the general intent of the Petitioner with respect to scale, articulation, rhythm, massing, proportions and design elements to achieve a high quality mixed-use community. While these drawings represent the Petitioner's general intent, the final detailed building design has not been completed; therefore modification or alterations to these renderings may occur and will be allowed.

15. **AMENDMENTS TO REZONING PLAN**

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners of the applicable parcel or parcels affected by such amendment in accordance with Section 6 of the Ordinance.

16. **BINDING EFFECT**

16.1 If this Rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

16.2 Throughout this Rezoning Petition, the terms "Petitioner", "Owner" or "Owners," shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

16.3 Upon approval, this Rezoning shall super-cede and replace any prior conditional rezoning petitions applicable to the Site, including without limitation Rezoning Petition No. 2008-035.

**ATTACHED TO ADMINISTRATIVE APPROVAL**
**DATED:** 6-28-2010 DF
**BY: DEBRA D. CAMPBELL**

**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

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_25 | Zoning Committee |
| 5 | 2008_07_21 | City Council |
| 6 | 2009_01_30 | Amendment to Petition |
| 7 | 2009_03_11 | Second Amendment to Petition |
| 8 | 2010_06_22 | Administrative Amendment 4 |

## Development Notes
## Petition #2008-73
Fourth Amendment to Petition

**ATTACHED TO ADMINISTRATIVE APPROVAL**
**DATED:**
**BY: DEBRA D. CAMPBELL**

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 ADMINISTRATIVE AMENDMENT 4**

# T 101

---

**CHARLOTTE - MECKLENBURG**
**PLANNING COMMISSION**
**INTER - OFFICE COMMUNICATION**

**DATE:** June 28, 2010

**TO:** Mark Fowler
Zoning Supervisor

**FROM:** Debra Campbell
Planning Director
DF

**SUBJECT:** Administrative Approval for Petition No. 2008-73 by Charlotte Mecklenburg Housing Partnership

Attached are revised plans for the above petition. The plans have been revised to make minor changes to the street cross sections, road improvement along Statesville Ave and moving required open space. Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

**Note all other ordinance requirements still apply.**