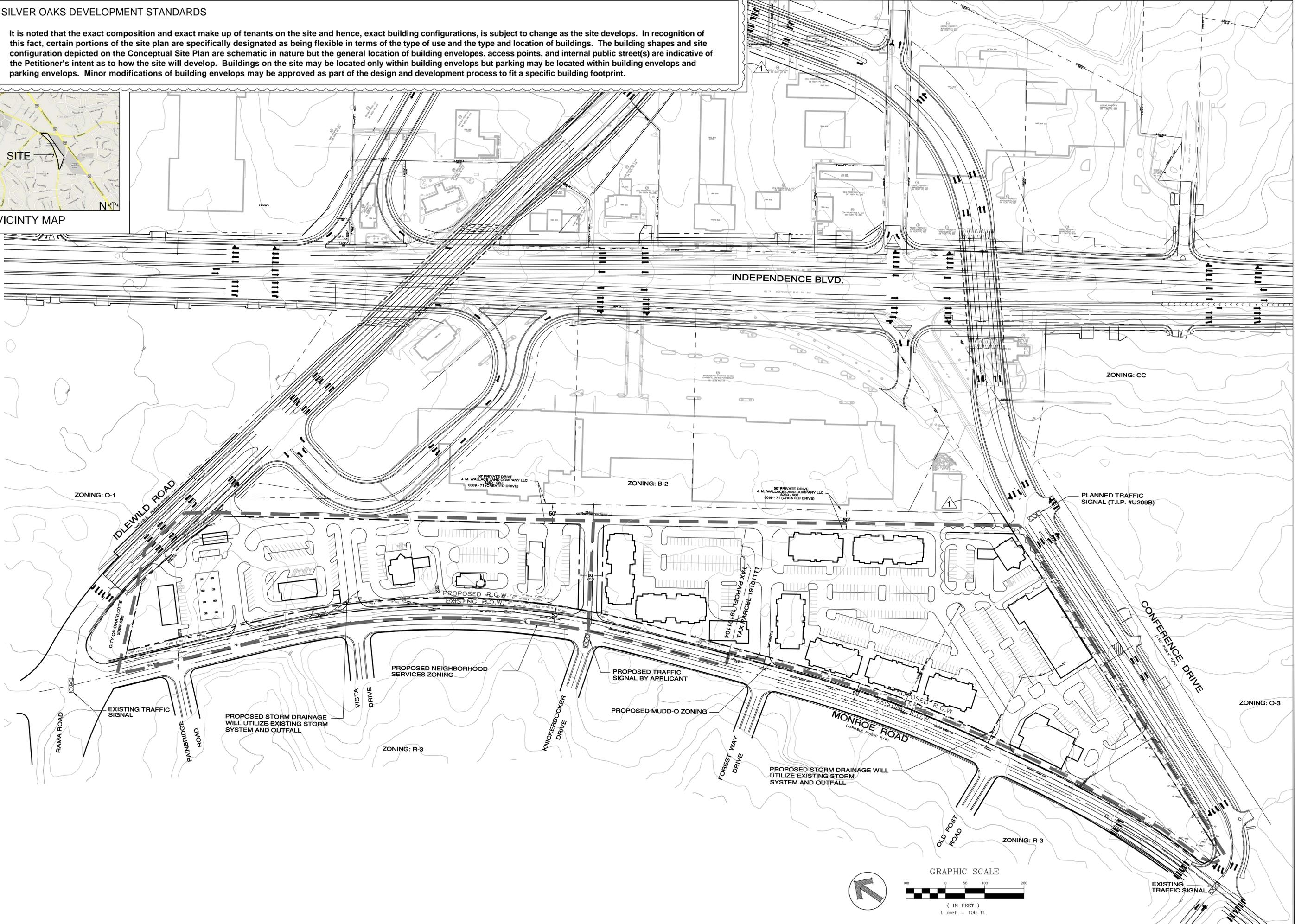


SILVER OAKS DEVELOPMENT STANDARDS

It is noted that the exact composition and exact make up of tenants on the site and hence, exact building configurations, is subject to change as the site develops. In recognition of this fact, certain portions of the site plan are specifically designated as being flexible in terms of the type of use and the type and location of buildings. The building shapes and site configuration depicted on the Conceptual Site Plan are schematic in nature but the general location of building envelopes, access points, and internal public street(s) are indicative of the Petitioner's intent as to how the site will develop. Buildings on the site may be located only within building envelopes but parking may be located within building envelopes and parking envelopes. Minor modifications of building envelopes may be approved as part of the design and development process to fit a specific building footprint.



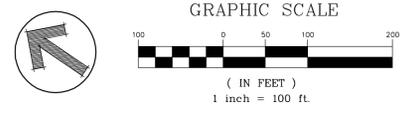
VICINITY MAP



REZONING PETITION #:
2011-107
FOR PUBLIC HEARING

SILVER OAK
CONCEPTUAL SITE PLAN
 GOODE PROPERTIES

REVISIONS:
 1 1.2011-02-18
 DATE: DEC-2010
 DRAWN BY: HAC
 CHECKED BY: MSM
 Q.C. BY: MSM
 SCALE: 1/8"=1'-0"
 PROJECT #: 0106200003100
 SHEET #:



SILVER OAKS DEVELOPMENT STANDARDS

- General Provisions.**
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
 - Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to 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.

Purpose
The purpose of this Rezoning application is to provide for the redevelopment of an existing multifamily community with frontage along Monroe Rd. This redevelopment will provide for relocation sites for a number of uses, many of which will soon be displaced by the scheduled improvements to Independence Blvd. It will also provide for a residential component with fewer dwelling units than are located on the site today in support of the City's transit plans. To achieve these purposes, the application seeks the rezoning of the site to the NS and MUDD-O categories.

It is noted that the exact composition and exact make up of tenants on the site and hence, exact building configurations, is subject to change as the site develops. In recognition of this fact, certain portions of the site plan are specifically designated as being flexible in terms of the type of use and the type and location of buildings. The building shapes and site configuration depicted on the Conceptual Site Plan are schematic in nature but the general location of building envelopes, access points, and internal public street(s) are indicative of the Petitioner's intent as to how the site will develop. Buildings on the site may be located only within building envelopes but parking may be located within building envelopes and parking envelopes. Minor modifications of building envelopes may be approved as part of the design and development process to fit a specific building footprint.

- Optional Provisions**
To allow for the relocation of nearby uses to be displaced by scheduled road improvements and to allow for high density housing in support of future transit in the area, this Petition proposes that a portion of the site be rezoned to the MUDD-O category. The optional request, if approved, would allow for the provision of retail and/or restaurant uses with drive through service windows as part of the site. The uses being displaced or that have already moved out of the area of the road improvements include banks, restaurants, and pharmacies. These uses rely on the ability to utilize drive through service windows as part of their business operations but the total number of such used is limited by the provisions of this Petition.

- Permitted Uses**
Uses allowed on the property included in this Petition are those uses that are permitted in the NS and the MUDD respectively.
- Transportation**
- Property along the frontage adjoining Monroe Rd. will be dedicated sufficient to provide for 50' of right of way as measured from the centerline of Monroe Rd. and such additional right of way as may be required to accommodate turn lanes within Monroe Rd. necessary to provide access to the site. These improvements will be identified in the traffic study prepared for the proposed development of the site.
 - Transportation improvements will be constructed as each individual site develops and will be identified in the traffic study for the site.
 - The site will include both public and private streets as identified on the concept plan for the site.
 - Parking areas are indicated on the concept plan for the site.

Architectural Standards
In addition to design provisions contained within the district regulations of the Zoning Ordinance for the NS and MUDD categories, the development of the site will be governed by the provisions and standards of Architectural Specifications and Guidelines that will be produced by the Petitioner and which will be binding on the development of the site. All buildings on the site except for the structure that may be located directly adjoining the City of Charlotte property will have "4 sided architecture".

The Petitioner will limit the height of buildings which are adjacent to Monroe Road to 4 habitable floors or 60', which ever is greater.

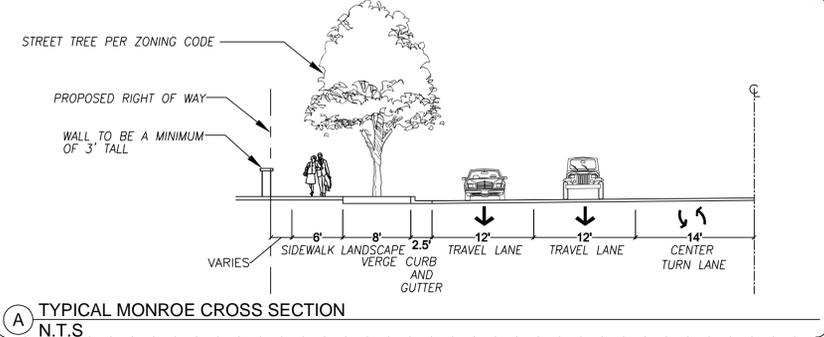
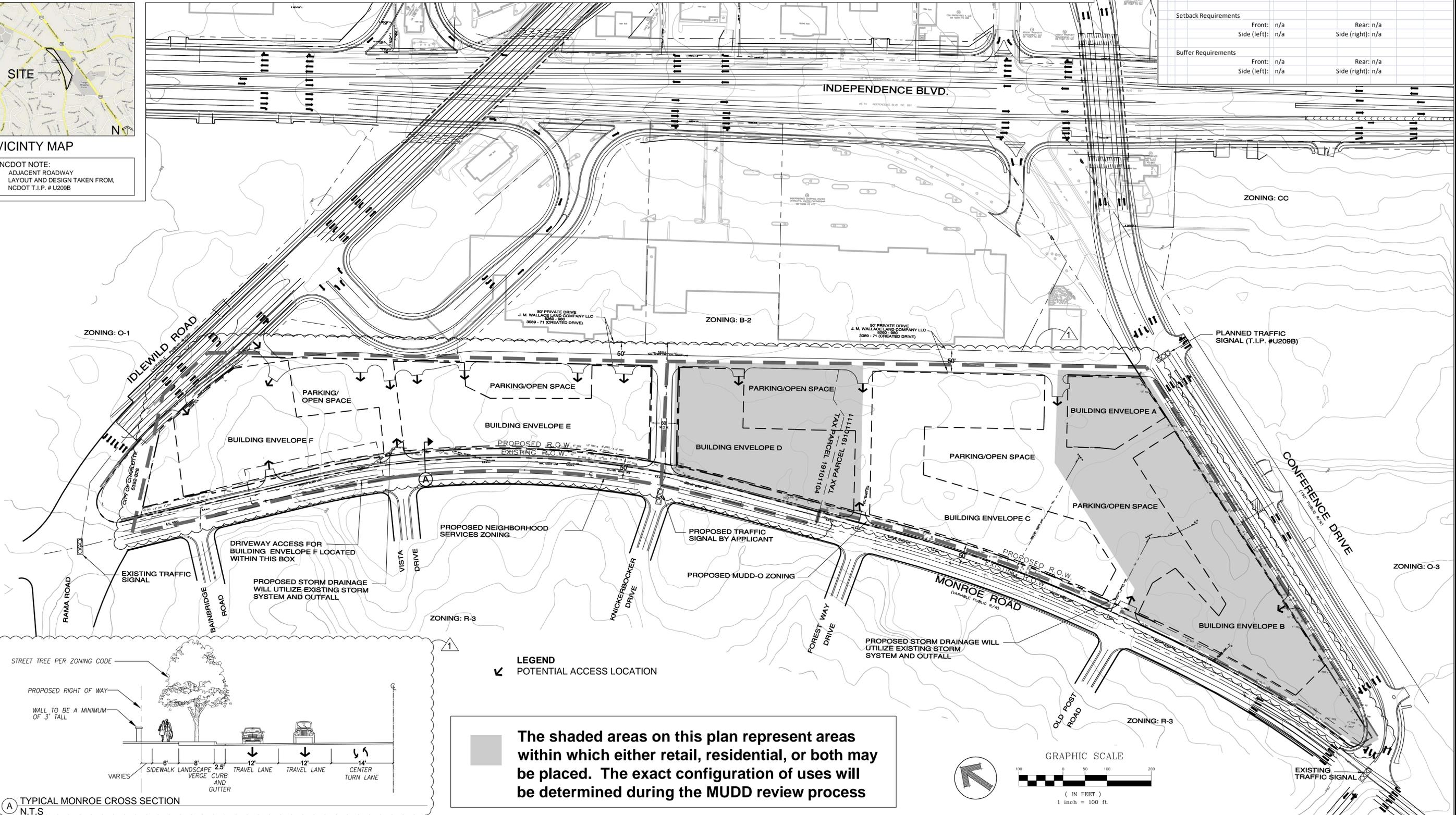
Streetscape and Landscaping
Streetscape features to be located along the frontage of Monroe Road may vary with the type and style of development on each development site but will be consistent with the typical cross sections contained on the site plan and will be designed to screen parking and service areas that adjoin the right-of-way.

- Environmental Features**
Reserved.
- Parks, Greenways, and Open Space**
Reserved.
- Fire Protection**
Reserved.
- Signage**
Reserved.
- Lighting**
a. Freestanding lighting on the site will utilize full cut-off luminaries and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.
- Phasing**
Reserved.
- Transit**
The Petitioner has an existing easement agreement with CATS that allows for two transit stops to be located on the site.
- Initial Submission- 12/28/10 (1)
Revised per staff comments- 2-18-11

Development Data Table		
Total Site Area:	20.6 Acres	
Tax Parcels:	19101111	10.38 Acres
	19101104	10.23 Acres
Existing Zoning:	R-17MF	
Proposed Zoning:	MUDD-O	13.1 Acres (Shaded areas = 2.8 Acres and 5.2 Acres)
	NS	7.3 Acres
	Knickerbocker Drive Right of Way .2 Acres	
Existing Use:	Multi-Family Housing	
Proposed Use:	Multi-Family Housing, Commercial, and Retail Out Parcels	
Residential:	275 Units	
Non-Residential Sites:	Up to 7	
Additional Non-Residential:	15,000 SF	
Floor Area Ratio:	N/A	
Maximum Building Height:	N/A	
Parking Spaces:	Residential	To Comply With Each Zoning Ordinance
	Non-Residential	To Comply With Each Zoning Ordinance
Open Space (estimated):	3 acres	
Setback Requirements:	Front: n/a	Rear: n/a
	Side (left): n/a	Side (right): n/a
Buffer Requirements:	Front: n/a	Rear: n/a
	Side (left): n/a	Side (right): n/a



VICINITY MAP
NCDOT NOTE:
ADJACENT ROADWAY
LAYOUT AND DESIGN TAKEN FROM,
NCDOT T.I.P. # U209B



LEGEND
POTENTIAL ACCESS LOCATION

The shaded areas on this plan represent areas within which either retail, residential, or both may be placed. The exact configuration of uses will be determined during the MUDD review process

