

- 1. DEVELOPMENT DATA TABLE:**
- 1a. TOTAL SITE ACREAGE:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
- 1b. TAX PARCEL:
1c. EXISTING ZONING:
1d. PROPOSED ZONING:
1e.1 EXISTING USES:
1e.2 PROPOSED USES:
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
- 1g. RESIDENTIAL DENSITY:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
- 1h. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
- 1i. FLOOR AREA RATIO:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
- 1j. MAXIMUM BUILDING HEIGHT:
1k. NUMBER AND/OR RATIO OF PARKING SPACES:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
- 1l. AMOUNT OF OPEN SPACE:

- 2. GENERAL PROVISIONS:**
- 2a. APPLICABILITY OF ORDINANCE NOTES:

3. PERMITTED USES:

- 3a. ALLOWED USES:
3b. PROHIBITED USES:

4. TRANSPORTATION:

- 4a. TRANSPORTATION IMPROVEMENTS CONSTRUCTED
IN CONJUNCTION WITH DEVELOPMENT
4b. PUBLIC VS. PRIVATE STREETS
4c. PARKING LOCATION - SURFACE
4d. TRANSIT FACILITIES
4e. LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS

5. ARCHITECTURAL STANDARDS:

- 5a. BUILDING MATERIALS
5b. BUILDING SCALE AND NUMBER OF BUILDINGS:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
5c. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
5d. TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES
5e. FENCE/WALL STANDARDS

6. STREETScape & LANDSCAPING:

- 6a. STREETScape (SIDEWALK AND PLANTING STRIP) STANDARDS
6b. BUFFER/SCREENING TREATMENT

7. ENVIRONMENTAL FEATURES:

- 7a. TREE SAVE AREAS
7b. SITE INTERIOR TREES & LANDSCAPE
7c. PCO TREATMENT

8. PARKS, GREENWAYS & OPEN SPACE:

- 8a. CONNECTIONS TO PARK & OR GREENWAY

9. FIRE PROTECTION:

- 9a. FIRE LANE TREATMENT

10. SIGNAGE:

- 10a. SIGN LIMITATIONS - SIZE, TYPE, LOCATION

11. LIGHTING:

- 11a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING
11b. PEDESTRIAN SCALE LIGHTING

12. PHASING:

- 12a. DEVELOPMENT PHASING BY USE OR AREA:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:

13. OTHER:

- 13a. UNDERGROUNDING OF UTILITIES

- 13b. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS
13c. TRAFFIC STUDY

PROPOSED BUILDING DATA:

DEVELOPMENT AREA 1

PROPOSED UNIT TOTAL:
PROPOSED MIX:

9 Units	Terrace/Street Level	2BR	6
		3BR	3
		2BR	18
30 Units	Level 1	3BR	12
		2BR	18
		3BR	12
32 Units	Level 3	2BR	18
		3BR	12
		3BR	14

SITE AMENITIES PER NCHFA GUIDELINES:

- #1 Picnic Shelter (Table & Grill) - Accessory Structure - UR-2
#2 Community Porch
#3 3-Seating Areas (6' Bench) - Site Interior

6.050 AC, 263,520.50 SF - EXISTING
3.733 AC, 162,641.478 - PROPOSED
2.315 AC, 100,879.022 - PROPOSED
ID #07706201 - DEED BK. 22805, PG. 479, MECKLENBURG COUNTY REGISTRY
R-MF-22
UR-2
VACANT LAND - FORMERLY DOUBLE OAKS SINGLE-STORY MULTIFAMILY RESIDENTIAL
RESIDENTIAL (MULTI-FAMILY OR SENIOR APTS, SINGLE FAMILY - ATTACHED OR DETACHED, NEIGHBORHOOD SERVICE/RETAIL.

101 MULTI-FAMILY APARTMENTS - PROPOSED
UP TO MAX. AS PRESCRIBED BY THE ORDINANCE.

27.055 UNITS PER AC - PROPOSED
UP TO MAX. AS PRESCRIBED BY THE ORDINANCE.

4,000 SF. COMMUNITY SPACE - BUSINESS/SMALL ASSEMBLY OCCUPANCY (MF AMENITIES, LEASING OFFICE) - PROPOSED
(SERVICE, RETAIL AND/OR OFFICE) UP TO MAX. GSF AS PRESCRIBED BY THE ORDINANCE.

0.866 : 1 FAR - PROPOSED
UP TO MAX F.A.R. AS PRESCRIBED BY THE ORDINANCE.
UP TO MAX. HEIGHT AS PRESCRIBED BY THE ORDINANCE.

151 PARKING SPACES @ 1.5 PER RDU (30 SPACES ON-STREET & 121 SPACES INTERNAL) - PROPOSED
MIN. OR MAX. PARKING AS PRESCRIBED BY THE ORDINANCE.
NO DEDICATED OPEN SPACE REQUIREMENTS AS PRESCRIBED BY THE ORDINANCE.

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE, THE "ORDINANCE" FOR THE UR-2 ZONING CLASSIFICATION SHALL BE FOLLOWED.
ALTERATION OF THE CONDITIONAL PLAN IS SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL

ANY/ALL ALLOWED USES AS PRESCRIBED BY THE ORDINANCE.
ANY/ALL PROHIBITED USES AS PRESCRIBED BY THE ORDINANCE.

UP TO 12 (TWELVE) MAX. ON-STREET PARKING SPACES PROPOSED PER CITY OF CHARLOTTE - NEWLAND RD.
UP TO 20 (TWENTY) MAX. ON-STREET PARKING SPACES PROPOSED PER CITY OF CHARLOTTE - SAMUEL ST.
NO NEW STREETS PROPOSED AS PART OF THIS REZONING SUBMITTAL.
1 (ONE) CURB CUT PROPOSED AT SAMUEL ST. WITH FUTURE CROSS EASMENT TO DEVELOPMENT AREA 2.
INTERNAL & ON-STREET (SURFACE) PARKING AS PRESCRIBED BY THE ORDINANCE & LAND-USE STANDARDS.
EXISTING SAMUEL ST./STATESVILLE AVE. CATS BUS STOP - TO REMAIN. SEE PLAN.
PROPOSED FUTURE "TRAILHEAD" CONNECTION TO FUTURE GREENWAY PATH PER THE DEVELOPMENT PLAN.
PROPOSED PRIVATELY MAINTAINED 8' PUBLIC SIDEWALKS ALONG DEVELOPMENT AREA 1 STREET EDGES
TO MAINTAIN 'URBAN' GREENWAY PATH.
STATESVILLE AVENUE/US HWY 21, LASALLE ST. - NO PROPOSED CHANGES OR CURB-CUTS
NEWLAND RD. & SAMUEL ST. - ON-STREET PARKING - PROPOSED, TO BE COORDINATED WITH CDOT.

MATERIALS AS PRESCRIBED BY THE ORDINANCE.
BUILDING HEIGHT AS PRESCRIBED BY THE ORDINANCE.
1 (ONE) PRIMARY MULTI-FAMILY BUILDING WITH BREEZEWAY CONNECTIONS & 1 (ONE) ACCESSORY PICNIC SHELTER
UP TO 4 (FOUR) MULTI-FAMILY APT. OR MF/SENIOR RESIDENTIAL BUILDINGS

MATERIALS FOR STREET WALLS, BUILDING ENTRANCES, CANOPIES & BALCONIES AS PRESCRIBED BY THE ORDINANCE.
MATERIALS FOR STREET WALLS, BUILDING ENTRANCES, CANOPIES & BALCONIES AS PRESCRIBED BY THE ORDINANCE.
ENCLOSURES AS PRESCRIBED BY THE ORDINANCE.
FENCES/WALLS AS PRESCRIBED BY THE ORDINANCE.

SIDEWALK AND PLANTING STRIP AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
REQUIRED BUFFERS OR SCREENING AS PRESCRIBED BY THE ORDINANCE.

REFER TO PLAN LOCATIONS. FINAL TREE SAVE ALLOWANCES & COORDINATION WITH URBAN FORESTRY.
INTERIOR SITE TREES & LANDSCAPE AS PRESCRIBED BY THE ORDINANCE.
SITE IS WITHIN THE DISTRESSED BUSINESS DISTRICT. PCO WATER QUALITY REQUIREMENTS - WAIVED.
STORM DETENTION IS PLANNED ON SITE FOR THE REMAINDER OF THE DOUBLE OAKS DEVELOPMENT, LLC. PARCELS,
TO SERVE PARCELS ID #07707902 & ID#07706201

FUTURE TRAILHEAD CONNECTION FROM PROPOSED PUBLICLY MAINTAINED 8' SIDEWALK @ DEAD END OF NEWLAND RD.
FINAL LOCATION AND CONNECTION TO FUTURE GREENWAY TO BE COORDINATED WITH COUNTY

PROPOSED SITE INTERIOR EMERGENCY AND REFUSE ACCESS LANE DESIGNED WITH HEAVY DUTY PAVING SYSTEM.

ANY SITE/MONUMENT AND/OR BUILDING/WALL SIGNS AS PRESCRIBED BY THE ORDINANCE.

INTERNAL SITE LIGHTING AS PRESCRIBED BY THE ORDINANCE.
PEDESTRIAN SCALE LIGHTING ALONG THE PUBLIC STREET R.O.W AND INTERNAL SITE PARKING AS PRESCRIBED
BY THE ORDINANCE. FINAL LAYOUT AND DESIGN TO BE COORDINATED WITH DUKE ENERGY.

PROPOSED DEVELOPMENT BASED ON NCHFA TAX CREDIT AWARD IN 8/2013
& CONSTRUCTION IN 2014.
PROPOSED FOR SALE/ DEVELOPMENT PROPERTY WITH FUTURE CONSTRUCTION

STORMWATER DESIGN & CONNECTIONS FOR PARCEL ID #07707902 TO BMP
TO BE COORDINATED WITH CITY ENGINEERING.
REFER TO DEVELOPMENT AREA 1 FOR PROPOSED REFUSE LOCATION.
A TRAFFIC STUDY WAS PREVIOUSLY PREPARED FOR THE ENTIRE
DOUBLE OAKS SITE IN RELATION TO REZONING PETITION 2008-73.

PROPOSED FUTURE TRAILHEAD
AT END OF EXIST. NEWLAND AVE.
FUTURE CONNECTION BETWEEN
10' COUNTY GREENWAY PATH ENTRANCE
TO PROVIDE CONNECTION TO 8'
PRIVATELY MAINTAINED WALK.

PROPOSED HAMMERHEAD AT END OF EXIST. NEWLAND AVE.
PER CLT. LAND DEVELOPMENT STANDARDS, CDOT AND
CITY FIRE MARSHALL COORDINATION.
COORDINATE WITH COUNTY REQUIRED FOR ROADWAY
IMPROVEMENT ENCROACHMENT EASEMENT ON COUNTY
OWNED PROPERTY.

APPROXIMATE PROPOSED LOCATION OF TERRACE
(STREET/BASEMENT LEVEL UNITS) AT EXISTING STREET
EDGE & ALONG EDGE OF PROPOSED BMP.

14' SB REQ'D FROM BOC.
16' PROVIDED FOR 8' LANDSCAPE MEDIAN & 8' SIDEWALK.
8' PRIVATELY MAINTAINED WALK PROPOSED FOR GREENWAY PATH.

MODIFY EXISTING FOC. TO RECESS ON-STREET PARKING.
PROPOSED 7'x22' PARALLEL PARKING SPACES IN ADDITION
TO EXIST. +24' ROADWAY, PER CITY OF CHARLOTTE LAND
PLANNING STANDARDS & CDOT COORDINATION.

NEW 8' LANDSCAPE/PLANTING MEDIAN WITH 3" CALIPER STREET TREES,
40' O.C., PER CHARLOTTE TREE ORDINANCE 21-96

NEWLAND ROAD MULTI-FAMILY APARTMENTS TECHNICAL REZONING SUBMITTAL PLAN & NOTES

Lasalle Street (Variable Public ROW)
(Existing)

EXISTING PARCEL - N.I.C.

NOW OR FORMERLY
New Life Fellowship Center
of Charlotte, Inc.
Deed Bk. 11023, Pg. 44
ID #07706202
Mecklenburg Co. Registry

DEVELOPMENT AREA 1

3.733 AC
NOW OR FORMERLY
Double Oaks Development, LLC
Deed Bk. 22805, Pg. 479
ID #07706201
Mecklenburg County Registry

DEVELOPMENT AREA 2

**FUTURE PARCEL
PROPOSED TO BE SUB-DIVIDED
2.315 AC**

NOW OR FORMERLY
Double Oaks Development, LLC
Deed Bk. 22805, Pg. 479
ID #07706201
Mecklenburg County Registry

LIMITS OF PROPOSED
PARKING ENVELOPE

FUTURE CROSS ACCESS
(LOCATION TO BE DETERMINED)

EXISTING CATS BUS STOP

LIMITS OF PROPOSED
BUILDING ENVELOPE

FUTURE SIDEWALK & MEDIAN BY OTHERS
8' LANDSCAPE/PLANTING MEDIAN
WITH 3" CALIPER STREET TREES.
40' O.C. PER CHARLOTTE TREE
ORDINANCE 21-96

FUTURE SIDEWALK & MEDIAN BY OTHERS.
NOTE: TO MAINTAIN EXIST. TREE SAVE AND PROVIDE THE
8' PRIVATELY MAINTAINED WALK WITHIN THE 16' SB, THE
FINAL SIDEWALK PLAN WILL NEED TO MEANDER TO MAINTAIN
THE EXIST. TREES. TO BE COORDINATED WITH PLANNING
AND URBAN FORESTRY.

PROPOSED DEVELOPMENT ENTRANCE DRIVE,
PER CITY OF CHARLOTTE LAND PLANNING
STANDARDS & CDOT COORDINATION.

APPROXIMATE PROPOSED LOCATION OF BUILDING FOOTPRINT.
MAX. HEIGHT AS PRESCRIBED BY THE ORDINANCE.

NOTE: TO MAINTAIN EXIST. TREE SAVE AND PROVIDE THE
8' PRIVATELY MAINTAINED WALK WITHIN THE 16' SB, THE
FINAL SIDEWALK PLAN WILL NEED TO MEANDER TO MAINTAIN
THE EXIST. TREES. TO BE COORDINATED WITH PLANNING
AND URBAN FORESTRY.

EXISTING FOC WITHIN +33' ROADWAY.
PROPOSED 7'x22' PARALLEL PARKING SPACES WITHIN ROADWAY
TO MAINTAIN +24' ROADWAY WIDTH, PER CITY OF CHARLOTTE LAND
PLANNING STANDARDS & CDOT COORDINATION.

NEW 8' LANDSCAPE/PLANTING MEDIAN WITH 3" CALIPER STREET TREES,
40' O.C., PER CHARLOTTE TREE ORDINANCE 21-96

**INCLUDED FOR STORM DETENTION ONLY
5.263 AC**

NOW OR FORMERLY
Double Oaks Development, LLC
Deed Bk. 22805, Pg. 479
ID #07707902
Mecklenburg County Registry



RECEIVED

By mcataldo at 8:49 am, J

REVISIONS:

DATE: 12/21/2012
DESIGNED BY: Shook/Kelley

DRAWN BY: As Noted

CHECKED BY: 11045

PROJECT #: SP001

SHEET #:

Newland Road Multi-family Apartments
Newland Ave. & Samuel St. - Double Oaks
The Housing Partnership, 4601 Charlotte Park Dr., STE 350, Charlotte, NC, 28217
704.342.0933 p / 704.342.2745 f, EMAIL - fdodson@cmhp.org

REZONING SUBMITTAL PETITION #

shook kelley

LandDesign



2151 Hawkins Street Suite 400 Charlotte, NC 28203
T 704.377.0861 F 704.377.0953
www.shookkelley.com Charlotte / Los Angeles

THE HOUSING PARTNERSHIP

NOTES:

- * Deed Reference - Deed BK. 22805, Pg. 479 Double Oaks Development, LLC
Dated September 13, 2007 Recorded in Mecklenburg Co. Registry
- * Map Reference - Double Oaks Community Dated April 27, 2007
Performed by David R. Garrett, PLS
- * Horizontal and Vertical Control provided by Warren Jennings Land Surveying and is based on NAD 83 and NAVD 88.
- * Property subject to recorded and unrecorded rights of way, easements and agreements as may appear.
- * Topographic and planimetric information provided by Avioimage Mapping Services, Inc.