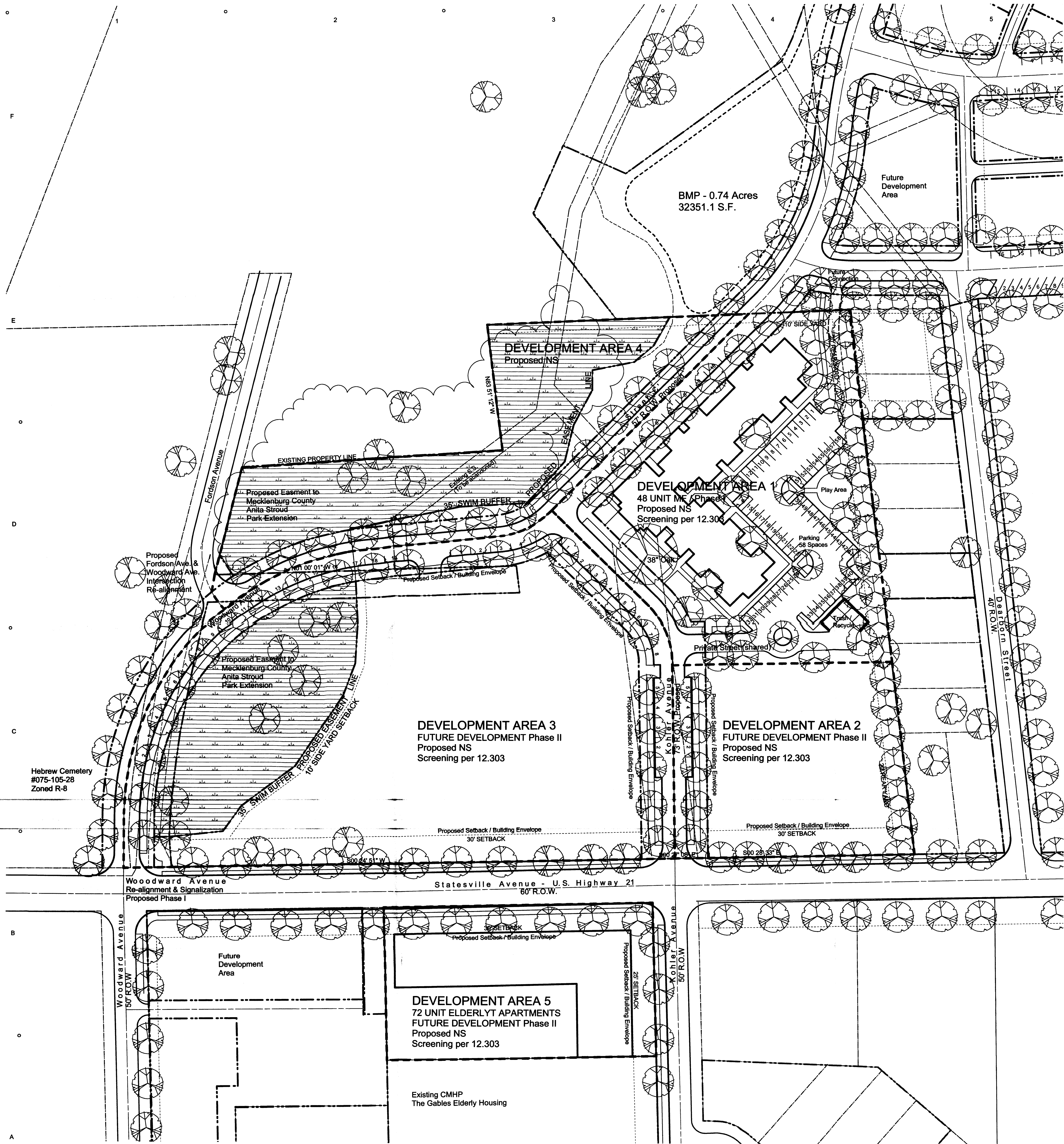
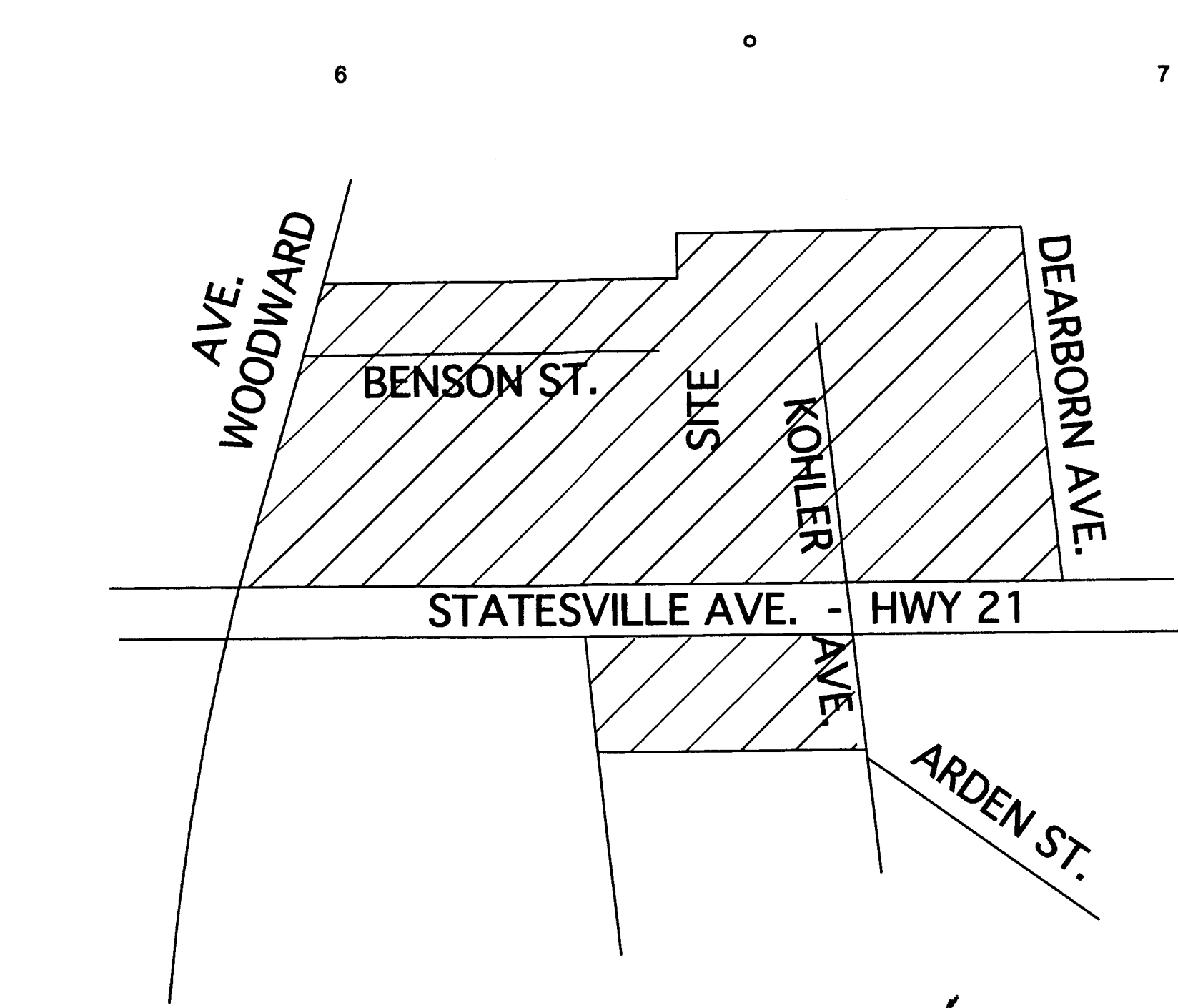




Kohler Avenue Re-Zoning Plan SCHEMATIC

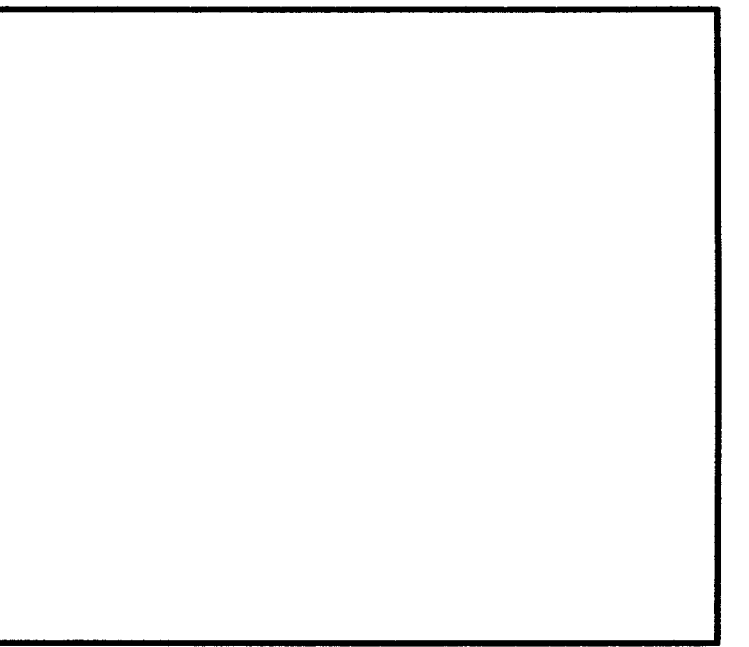


VICINITY MAP
Not To Scale

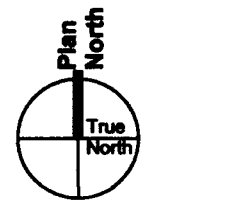
SITE DEVELOPMENT DATA

SITE DATA (EXISTING):	
Owner:	Double Oaks Development, LLC
Address:	4601 Charlotte Park Dr., Suite # 350 Charlotte, NC 28217
Site Address:	Unassigned
Tax Parcel Numbers:	075-105-43
Existing Zoning:	R-12 MF (CD)
Area:	7.128 AC.
Tax Parcel Numbers:	075-105-30
Existing Zoning:	R-12MF (CD)
Area:	1.101 AC.
Tax Parcel Numbers:	075-105-37
Existing Zoning:	R-8
Area:	0.865 AC.
Tax Parcel Numbers:	079-044-02
Existing Zoning:	B-2
Area:	1.313 AC.
TOTAL SITE AREA:	10.407 AC
EASEMENT DEDICATION AREA:	1.83 AC.
NET AREA:	8.577 AC.
SITE DATA (PROPOSED):	
Proposed Zoning:	Neighborhood Services (NS)
Jurisdiction:	City of Charlotte
Proposed Use:	Multi-Family
Building Height:	60' Maximum
Dwelling Units:	48
Density:	28 DU/AC.
FAR:	0.8
Site Area:	1.77 AC.
Proposed Zoning:	Neighborhood Services (NS)
Jurisdiction:	City of Charlotte
Proposed Use:	Mixed Use [Retail/Office - 10,370 GSF]
Building Height:	60' Maximum
Dwelling Units:	21
Density:	18 DU/AC
FAR:	0.2 (mixed residential uses excluded)
Site Area:	1.17 AC.
Proposed Zoning:	Neighborhood Services (NS)
Jurisdiction:	City of Charlotte
Proposed Use:	Mixed Use [Retail/Office - 17,950 GSF]
Building Height:	60' Maximum
Dwelling Units:	73
Density:	24 DU/AC.
FAR:	0.3 (mixed residential uses excluded)
Site Area:	2.99 AC.
Proposed Zoning:	Neighborhood Services (NS)
Jurisdiction:	City of Charlotte
Proposed Use:	Green Way / Park via Easement
Building Height:	NA
Dwelling Units:	NA
Density:	NA
FAR:	NA
Site Area:	1.83 AC.
Proposed Zoning:	Neighborhood Services (NS)
Jurisdiction:	City of Charlotte
Proposed Use:	Multi-Family (Elderly Housing)
Building Height:	60' Maximum
Dwelling Units:	72
Density:	54 DU/AC.
FAR:	1.8
Site Area:	1.313 AC.

NOT FOR CONSTRUCTION



Key Plan



Prepared for:
David Howard
CMHP
Charlotte-Mecklenburg
Housing Partnership
4601 Charlotte Park Drive
Suite 350
Charlotte, NC 28217
704-342-0933



Double Oaks
Kohler Avenue

Statesville Avenue
Charlotte, NC

Re-Zoning Plan
Petition #

Key	Date	Description
1	2007_01_30	Schematic Design

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Project name: Double Oaks / 07024
CAD File Name: DO_48_ZONING_PLAN

KOHLER AVENUE
RE-ZONING PLAN SUBMITTAL
FOR PUBLIC HEARING

SP102