



DISTRICT 1 LEGAL DESCRIPTION

Area to be Rezoned to TOD-MO

COMMENCING at a National Geodetic Survey Monument "Freedom", having North Carolina NAD83 grid coordinates of, N: 530,589.14, E: 1,449,627.71 thence N 17°02'39" W a horizontal ground distance of 8,293.63 feet to a calculated point; said point lying in the centerline of Caldwell Street (a 60' Public right-of-way) as shown on Map Book 15, Page 19, recorded in the Mecklenburg County Public Registry and being the POINT OF BEGINNING; thence S 09°01'21" E a distance of 30.07 feet; thence S 51°34'08" W a distance of 805.67 feet; thence N 38°30'32" W a distance of 97.32 feet; thence N 53°31'00" E a distance of 30.25 feet; thence N 36°17'56" W a distance of 223.42 feet; thence N 53°36'43" E a distance of 238.40 feet; thence S 30°12'52" W a distance of 170.00 feet; thence N 36°12'52" W a distance of 80.00 feet; thence N 53°30'02" E a distance of 138.85 feet; thence N 46°28'59" E a distance of 328.16 feet; thence S 35°24'11" E a distance of 298.77 feet; thence with the arc of a circular curve turning to the left with a radius of 172.35 feet, and an arc length of 108.60, (chord: S 68°45'97" E a distance of 179.41 feet), to the POINT OF BEGINNING.

A total area of 291,741 square feet or 6.5974 acres.

DISTRICT 2 LEGAL DESCRIPTION

Area to be Rezoned to TOD-RO

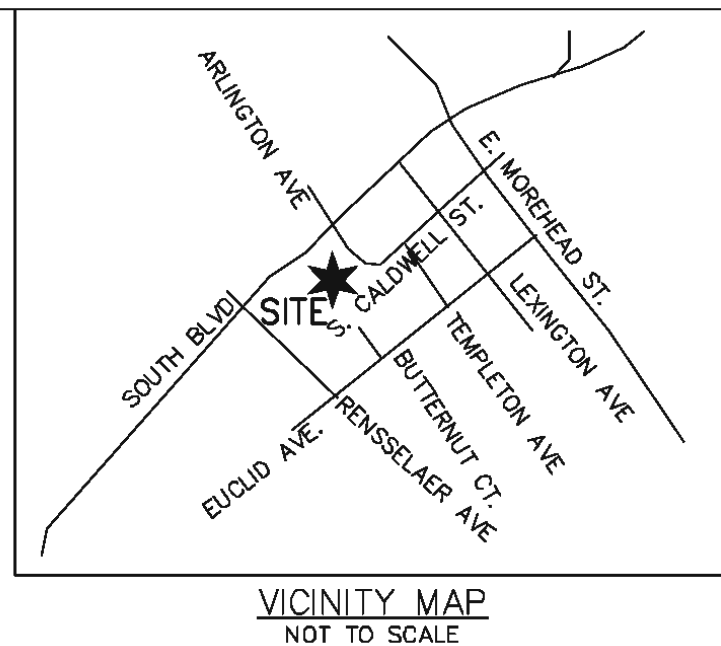
COMMENCING at a National Geodetic Survey Monument "Freedom", having North Carolina NAD83 grid coordinates of, N: 530,589.14, E: 1,449,627.71 thence N 17°02'39" W a horizontal ground distance of 8,293.63 feet to a calculated point; said point lying in the centerline of Caldwell Street (a 60' Public right-of-way) as shown on Map Book 15, Page 19, recorded in the Mecklenburg County Public Registry and being the POINT OF BEGINNING; thence S 09°01'21" E a distance of 30.07 feet; thence S 51°34'08" W a distance of 805.67 feet; thence N 38°30'32" E a distance of 97.32 feet; thence N 53°31'00" E a distance of 30.25 feet; thence N 36°17'56" W a distance of 223.42 feet; thence N 53°36'43" E a distance of 238.40 feet; thence S 30°12'52" W a distance of 170.00 feet; thence N 36°12'52" W a distance of 80.00 feet; thence N 53°30'02" E a distance of 138.85 feet; thence N 46°28'59" E a distance of 328.16 feet; thence S 35°24'11" E a distance of 298.77 feet; thence with the arc of a circular curve turning to the left with a radius of 172.35 feet, and an arc length of 108.60, (chord: S 68°45'97" E a distance of 179.41 feet), to the POINT OF BEGINNING.

A total area of 495,911 square feet or 11.395 acres.

NOTE: PROPOSED ZONING DISTRICT LINE BETWEEN DISTRICT 1 AND 2 FOLLOWS THE APPROXIMATE LOCATION OF CENTERLINE OF FUTURE PUBLIC STREET CONNECTING EXISTING CLEVELAND AVENUE AND CALDWELL STREET.

ADJACENT OWNERS

| PARCEL | PROPERTY OWNER | TAX PARCEL ID # | ZONING | PROPERTY OWNER ADDRESS |
|--------|--|---------------------|--------|---|
| 1 | | 12303702 - 12303734 | UMUD | |
| 2 | ARLINGTON RESIDENTIAL HOLDINGS LLC | 12303801 - 12303887 | UMUD | 315 ARLINGTON AVE. CHARLOTTE, NC 28203 |
| 3 | CRAM HOLDINGS LLC | 12303901 - 12303928 | UMUD | |
| 4 | SKYWAY DRIVE PARTNERSHIP | 12303608 - 12303611 | TOD-MO | 3409 MEADOWLUFF DR. CHARLOTTE, NC 28226 |
| 5 | CITY OF CHARLOTTE | 12302505 | R-22MF | 800 E. 4TH ST. CHARLOTTE, NC 28202 |
| 6 | THE PRITCHARD MEMORIAL BAPTIST CHURCH OF CHARLOTTE | 12302502 | R-22MF | 1117 SOUTH BLVD. CHARLOTTE, NC 28203 |
| 7 | THE PRITCHARD MEMORIAL BAPTIST CHURCH OF CHARLOTTE | 12302201 | O-2 | 1117 SOUTH BLVD. CHARLOTTE, NC 28203 |
| 8 | CAROLINAS AGC INC. | 12302203 | O-2 | 1100 EUCLID AVE. CHARLOTTE, NC 28203 |
| 9 | CAROLINAS AGC INC. | 12302213 | O-2 | 1100 EUCLID AVE. CHARLOTTE, NC 28203 |
| 10 | THE ASSOCIATED GENERAL CONTR OF AMERICA | 12302205 | O-2 | PO BOX 30277 CHARLOTTE, NC 28230 |
| 11 | WHITE BAY VENUES LLC | 12302212 | O-2 | PO BOX 35470 CHARLOTTE, NC 28235 |
| 12 | CAROLINAS AGC INC. | 12302211 | O-2 | PO BOX 30277 CHARLOTTE, NC 28230 |
| 14 | THE ASSOCIATED GENERAL CONTR OF AMERICA | 12302206 | O-3 | 1100 EUCLID AVE. CHARLOTTE, NC 28203 |
| 15 | MARY BYRD DOWD | 12305501 | R-5 | 701 TEMPLETON AVE. CHARLOTTE, NC 28203 |
| 16 | KIMBERLY NOFSINGER & DAVID NOFSINGER | 12305519 | R-5 | 1113 EUCLID AVE. CHARLOTTE, NC 28203 |
| 17 | SCOTT BROWN | 12305518 | R-5 | 1109 EUCLID AVE. CHARLOTTE, NC 28203 |
| 18 | MICHAEL OVERSTREET & JUDY OVERSTREET | 12305517 | R-5 | 728 LEXINGTON AVE. CHARLOTTE, NC 28203 |
| 19 | CHRISTOPHER BRADLEY HECK & BRENDA VENIS | 12305502 | R-5 | 705 TEMPLETON AVE. CHARLOTTE, NC 28203 |
| 20 | THOMAS JOSEPH BLACKWOOD III | 12305516 | R-5 | 704 LEXINGTON AVE. CHARLOTTE, NC 28203 |
| 21 | GUS P PSOMADAKIS & TERESA PSOMADAKIS | 12305503 | R-5 | 709 TEMPLETON AVE. CHARLOTTE, NC 28203 |
| 22 | CRYSTAL REECE & JOEL REECE | 12305515 | R-5 | 708 LEXINGTON AVE. CHARLOTTE, NC 28203 |
| 23 | KIMBERLY BEAL | 12305504 | R-5 | 715 TEMPLETON AVE. CHARLOTTE, NC 28203 |
| 24 | LULA MILLER HOWIE | 12305514 | R-5 | 712 LEXINGTON AVE. CHARLOTTE, NC 28203 |
| 25 | MARY LEARY & GEORGE LEARY | 12305505 | R-5 | 719 TEMPLETON AVE. CHARLOTTE, NC 28203 |
| 26 | ASTRID G JAN | 12305515 | R-5 | 715 TEMPLETON AVE. CHARLOTTE, NC 28203 |
| 27 | SCOTT SCHWAMM & CYNTHIA SCHWAMM | 12305516 | R-5 | 712 TEMPLETON AVE. CHARLOTTE, NC 28203 |
| 28 | THOMAS WHITLOCK & APRIL WHITLOCK | 12305617 | R-5 | 708 TEMPLETON AVE. CHARLOTTE, NC 28203 |
| 29 | JAMES CARLTON HIXON & KATHY MORTEZ | 12305618 | R-5 | 704 TEMPLETON AVE. CHARLOTTE, NC 28203 |
| 30 | JACKSON ORRIN HILTON & SHERI HILTON | 12305619 | R-5 | 8447 KERRY GLEN LN. CHARLOTTE, NC 28226 |
| 31 | EUCLID STREET ASSOCIATES | 12305620 | R-22MF | 605 LEXINGTON AVE. CHARLOTTE, NC 28203 |
| 32 | BARBARA GAGNON | 12305601 | R-4 | 601 MOUNT VERNON AVE. CHARLOTTE, NC 28203 |
| 33 | BERNARD GESING & FRANCES GESING | 12305602 | R-4 | 607 MT VERNON AVE. CHARLOTTE, NC 28203 |
| 34 | PATRICIA D JOSLYN | 12305603 | R-4 | 611 MT VERNON AVE. CHARLOTTE, NC 28203 |
| 35 | BENJAMIN BONNER | 12305604 | R-4 | 615 MT VERNON AVE. CHARLOTTE, NC 28203 |
| 36 | KEVIN DUPUIS | 12305718 | R-4 | 600 MT VERNON AVE. CHARLOTTE, NC 28203 |
| 37 | VIRGINIA S WRIGHT | 12305717 | R-4 | 604 MT VERNON AVE. CHARLOTTE, NC 28203 |
| 38 | WILLIAM BRODERS & JULIE BRODERS | 12305716 | R-4 | 610 MT VERNON AVE. CHARLOTTE, NC 28203 |
| 39 | MILTON BLOCH & MARY KAREN VELLINES | 12305715 | R-4 | 46 WILLIAMS ST. CLINTON, NY 13323 |
| 40 | MARIAN BOETTGER | 12305701 | R-4 | 601 BERKELEY AVE. CHARLOTTE, NC 28203 |
| 41 | ARTHEMIS KLETO | 12305702 | R-4 | 605 BERKELEY AVE. CHARLOTTE, NC 28203 |
| 42 | WILLIAM MCKINNEL IV | 12305703 | R-4 | 609 BERKELEY AVE. CHARLOTTE, NC 28203 |
| 43 | JOAN A HEARN | 12305704 | R-4 | 613 BERKELEY AVE. CHARLOTTE, NC 28203 |
| 44 | MECKLENBURG COUNTY AND REAL ESTATE FINANCE DEPT. | 12308101 | R-4 | 600 E. 4TH ST. CHARLOTTE, NC 28202 |
| 45 | LISBETH MACK & GERARD MACK | 12302913 | R-5 | 121 HERMITAGE RD. CHARLOTTE, NC 28207 |
| 46 | G ROBERT TURNER III & THOMAS BRIM | 12302912 | R-5 | 2600 ONE FIRST UNION CENTER 301 S COLLEGE ST. CHARLOTTE, NC 28202 |
| 47 | WAYNE H CAMAS | 12302911 | R-5 | 1410 EUCLID AVE. CHARLOTTE, NC 28203 |
| 48 | ROBERT HENDERSON & JUANITA HENDERSON | 12302910 | R-5 | 809 BERKELEY AVE. CHARLOTTE, NC 28203 |
| 49 | JAMIE VALDER & BERNARD CHERMAN | 12302909 | R-5 | 1415 EUCLID AVE. CHARLOTTE, NC 28203 |
| 50 | GWENDOLYN BRUCE | 12302908 | R-5 | 1424 EUCLID AVE. CHARLOTTE, NC 28203 |
| 51 | IVAN S KIRSH & CAROLYN KIRSH | 12302914 | R-5 | 1428 EUCLID AVE. CHARLOTTE, NC 28203 |
| 52 | NANCY WEEKLEY | 12302907 | R-5 | 425 RENNELAER AVE. CHARLOTTE, NC 28203 |
| 53 | R&K HOLDINGS LLC | 12307133 - 12307134 | R-22MF | 1500 EUCLID AVE. CHARLOTTE, NC 28203 |
| 54 | R&K HOLDINGS LLC | 12307111 | R-22MF | 734 BERKELEY AVE. CHARLOTTE, NC 28203 |
| 55 | JOHN CATES & EVE CATES | 12307112 | R-22MF | 2031 SHERWOOD AVE. CHARLOTTE, NC 28207 |
| 56 | | 12307138 - 12307156 | R-22MF | |
| 57 | ROBERT BOYD & PATRICIA BOYD | 12302906 | R-5 | 4223 DENBIGH DR. CHARLOTTE, NC 28226 |
| 58 | FRANCES JONES | 12302905 | R-5 | 417 RENNELAER AVE. CHARLOTTE, NC 28203 |
| 59 | JAMES HARRISON & TRACY HARRISON | 12302904 | R-5 | 415 RENNELAER AVE. CHARLOTTE, NC 28203 |
| 60 | CYNTHIA SCHWARTZ | 12302903 | R-5 | 409 RENNELAER AVE. CHARLOTTE, NC 28203 |
| 61 | ELIZABETH KAKACEK & PETER KAKACEK | 12302902 | R-5 | 405 RENNELAER AVE. CHARLOTTE, NC 28203 |



design resource group

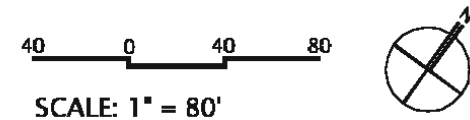
- landscape architecture
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HOUSING AUTHORITY OF CITY OF CHARLOTTE
1301 SOUTH BOULEVARD
CHARLOTTE, NC 28203
PH: 704-336-5183

REZONING PLAN



SCALE: 1" = 80'

PROJECT #: 004-032
DRAWN BY: CLJS
CHECKED BY: JG

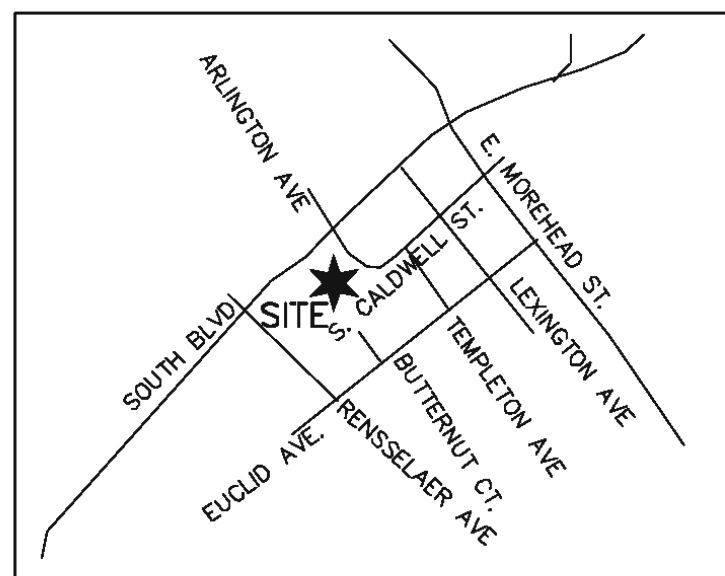
EXISTING CONDITIONS

DECEMBER 28, 2009

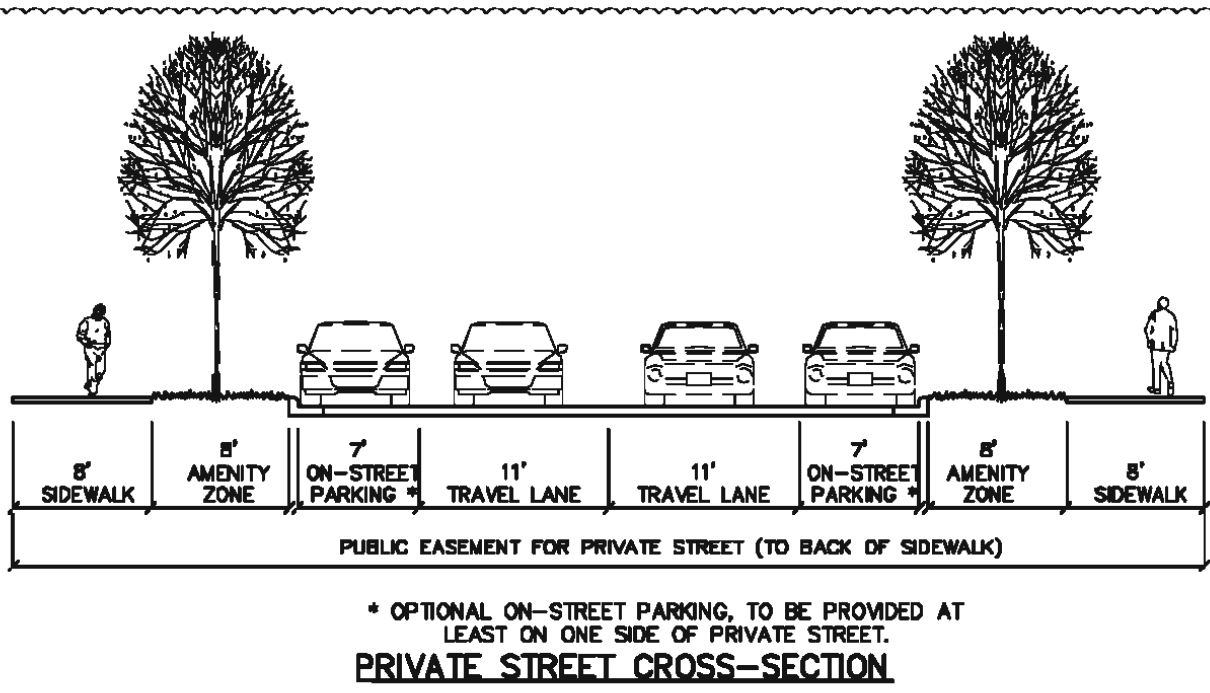
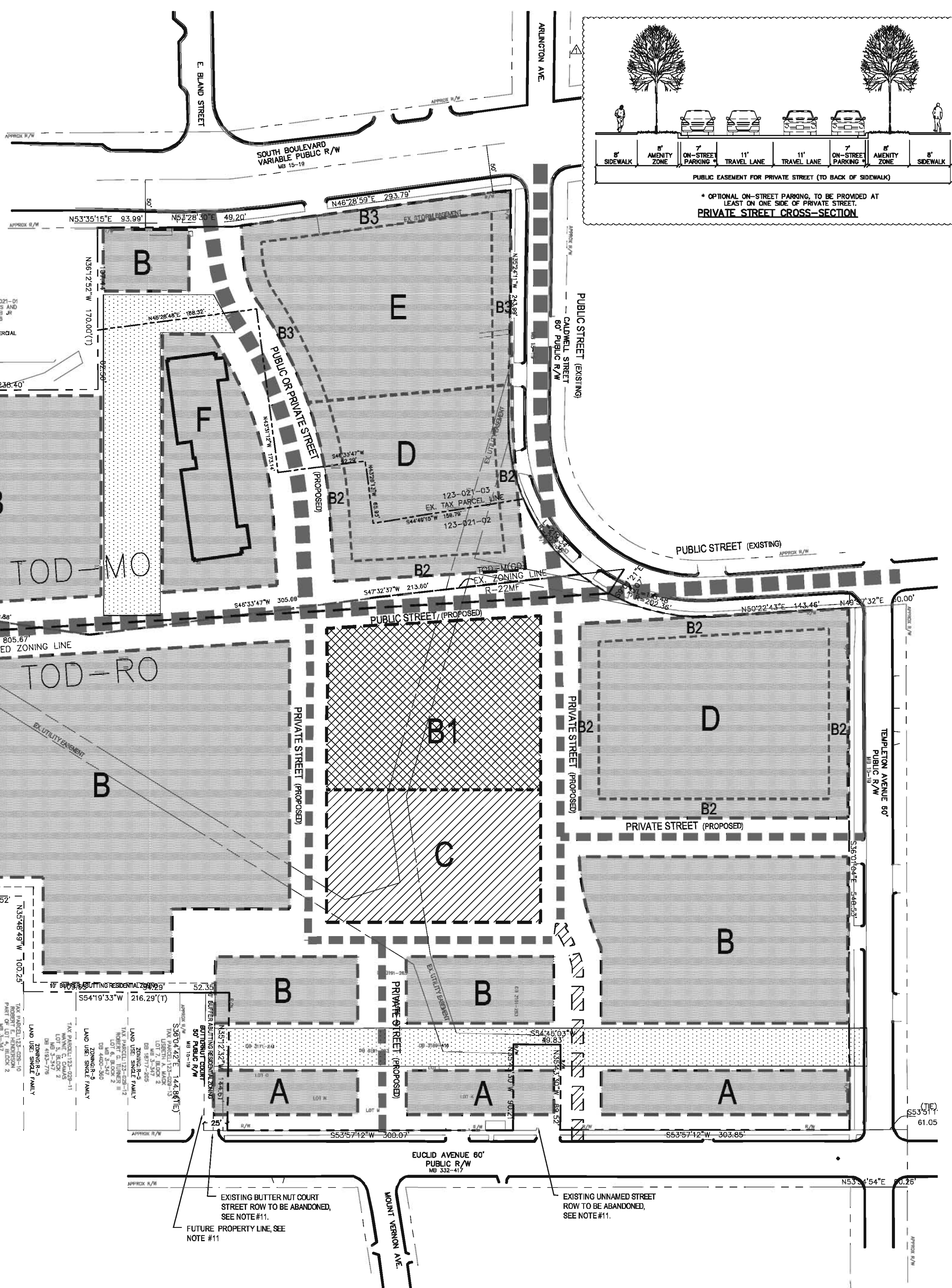
REVISIONS:
1. FEB. 15, 2010 PER CITY COMMENTS
2. MAR. 19, 2010 PER CITY COMMENTS

FOR PUBLIC HEARING
PETITION #2010-022


RZ-1



VICINITY MAP
NOT TO SCALE



SITE DATA

| | | |
|---|--|--|
| SITE AREA: | 16.6985 ACRES | |
| TAX PARCEL ID: | 123-021-02 & 123-021-03 | |
| EXISTING ZONING: | DISTRICT 1- TOD-M(CD) -PETITION # 2009-034 DISTRICT 2- R-22MF | |
| PROPOSED ZONING: | DISTRICT 1 - TOD-M0 DISTRICT 2 - TOD-RO | |
| YARD REQUIREMENTS: | | |
| | TOD-MO | TOD-RO |
| MIN. FRONT SETBACK  (FROM BACK OF CURB) | 20' (18' @ SOUTH BLVD. W/ ON-STREET PARKING) | 20' (30' @ EUCLID AVE.) |
| MIN. SIDEYARD | 0' OR 5' MIN. (5' ABUTS EX. RES. STRUCTURE OR ZONING) | 0' OR 5' MIN. (5' ABUTS EX. RES. STRUCTURE OR ZONING) |
| MIN. REAR YARD | 0' (20' ABUTS EX. RES. STRUCTURE OR ZONING) | 0' OR (20' ABUTS EX. RES. STRUCTURE OR ZONING) |
| MAX. BUILDING HT. | AS NOTED AT NOTE #4 | AS NOTED AT NOTE #4 |

THE SITE IS LOCATED WITHIN THE SOUTH END TRANSIT STATION AREA PLAN (2005).

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS:
UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE ORDINANCE) FOR THE TOD-MO AND TOD-RO ZONING CLASSIFICATIONS, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW, SHALL GOVERN.
- PERMITTED USES:
THE SITE MAY DEVELOPED TO USES AND ASSOCIATED ACCESSORY USES AS ALLOWED UNDER THE RESPECTIVE TOD-MO AND TOD-RO ZONING DISTRICTS OF THE ORDINANCE.
- UNIFIED DEVELOPMENT PROVISIONS: SETBACKS, YARDS, OPEN SPACE AND PARKING:
EXCEPT SET FORTH IN 'OPTIONAL DEVELOPMENT PROVISIONS' BELOW, SETBACKS, YARDS, OPEN SPACES AND PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.

THE ATTACHED SITE PLAN OVERVIEW DELINEATES BROADLY THE VARIOUS BUILDABLE SITES THAT WILL EMERGE FROM THE REZONING PLAN:

A: THE EDGE PARCELS THAT FRONT ON EUCLID AVENUE WILL BE LIMITED TO TOWNHOUSE, OR CONDOS DEVELOPMENTS THAT ARE DESIGNED AS TOWNHOUSES WITH VERTICAL PARTY WALLS. THESE UNITS WILL BE DIRECTLY FRONTING EUCLID AVENUE. ALL VEHICULAR CIRCULATION WILL BE BEHIND THE UNITS, NO DIRECT VEHICULAR ACCESS TO INDIVIDUAL UNITS OFF OF EUCLID AVENUE TO BE PROVIDED. THE HEIGHT OF THESE UNITS WILL BE LIMITED TO 40 FEET TO THE TOP OF ANY FLAT ROOF PORTION OR TO MIDPOINT OF A PITCHED OR SLOPING ROOF.

B: ALL PARCELS WITH THIS DESIGNATION WILL CONFORM TO SIZE, SCALE, HEIGHT, AND SETBACKS AS PRESCRIBED IN THE TOD ORDINANCE WITHOUT ADDITIONAL OPTIONS OR CONDITIONS.

B1: WILL CONFORM TO SCALE, HEIGHT, AND SETBACKS AS PRESCRIBED IN THE TOD ORDINANCE WITH AN ADDITIONAL CONDITION INCREASING MINIMUM SETBACKS ALONG THE BLAND AND ARLINGTON STREET EXTENSIONS TO 20' FROM BACK OF CURB (ENABLING WIDER PHYSICAL AND VISIBLE CONNECTIVITY TO THE PROPOSED OPEN SPACE -HOWEVER, THIS PARCEL COULD ALSO BECOME OPEN SPACE).

B2: WILL BE LIMITED TO A MAXIMUM HEIGHT OF 85' (4-5 STORES DEPENDING ON USE) WITH AN ADDITIONAL CONDITION REQUIRING AT LEAST 10% GROUND LEVEL RETAIL TO BE MIXED WITH THE ADJACENT RESIDENTIAL USES.

B3: WILL BE LIMITED TO A MAXIMUM HEIGHT OF 85' (4-5 STORES DEPENDING ON USE) WITH AN ADDITIONAL CONDITION REQUIRING AT LEAST 60% GROUND LEVEL RETAIL TO BE MIXED WITH THE ADJACENT USES.

C: DESIGNATED OPEN SPACE CONFORMING TO THE OPEN SPACE GUIDELINES AS OUTLINED IN THE TOD ORDINANCE. THE OPEN SPACE TO BE ACCESSIBLE TO GENERAL PUBLIC. THE MINIMUM SIZE OF THIS SPACE WILL BE AS DEFINED IN THE TOD ORDINANCE. THIS OPEN SPACE MAY GROW BEYOND THE PRESCRIBED MINIMUM TO INCLUDE SOME OR ALL OF THE ADJACENT BUILDABLE PARCEL WITHIN THE DESIGNATED CIRCULATION ROUTES AS SHOWN.

THE BUILDABLE ENVELOPES AND CIRCULATION PATH GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET MAY BE SUBJECT TO MINOR VARIATIONS THAT DO NOT CHANGE THE DESIGN INTENT DEPICTED.

4. OPTIONAL DEVELOPMENT PROVISIONS:
THE ATTACHED SITE PLAN OVERVIEW DELINEATES BROADLY THE VARIOUS BUILDABLE SITES THAT WILL EMERGE FROM THE REZONING PLAN WITH THE FOLLOWING OPTIONAL DEVELOPMENT PROVISIONS:

A: THE PETITIONER SEEKS THE OPTIONAL PROVISION OF A MINIMUM 30' SETBACK FROM BACK OF CURB OF EUCLID AVENUE TO ANY PORCH OR MAIN STRUCTURE, EXCEPT THAT STEPS MAY ENROACH INTO THIS SETBACK. THESE UNITS WILL EACH ADDRESS EUCLID AVENUE WITH A FRONT PORCH OF AT LEAST 8 FEET DEEP, AND BE DESIGNED IN A STYLE COMPATIBLE TO THE ARCHITECTURE DESIGN OF DILWORTH COMMUNITY. THERE WILL BE NO VINYL SIDING, AND THE ROOFS SHALL BE PREDOMINANTLY PITCHED WITH ROOF SHINGLE DESIGN.

D: THE MAXIMUM HEIGHT WILL BE 120 FEET WITHIN THE 20' B2 PERIMETER WITHOUT PROVIDING ADDITIONAL SETBACK.

E: A MIXTURE OF USES SHALL BE PROVIDED ALONG ALL PUBLIC ROADWAY. THE MAXIMUM HEIGHT WILL BE 200 FEET WITHOUT PROVIDING ADDITIONAL SETBACK.

F: THE EXISTING STRAWN RESIDENTIAL TOWER IS APPROXIMATELY 120' IN HEIGHT, WHICH DOES NOT MEET THE CURRENT ZONING ORDINANCE WITH RESPECT TO SINGLE FAMILY ADJACENCY. THE CURRENT HEIGHT OF THE TOWER IS THE MAXIMUM LIMIT AND ALL FUTURE DEVELOPMENTS WILL NOT EXCEED THIS HEIGHT.

6. OUTDOOR LIGHTING
PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE, SECTION 9.1208. (10). ALL LIGHTING TO BE SHIELDED WITH FULL CUT-OFF.

6. SOUTH END TRANSIT AREA PLAN:
THE DEVELOPMENT WILL MEET THE ADOPTED STREET SCAPE STANDARDS OF THE SOUTH END TRANSIT AREA PLAN.

7. PARKING
PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE, OFF-STREET PARKING REQUIREMENTS.

PETITIONER SHALL PROVIDE BICYCLE LANES AND ON-STREET PARKING RECESSED ALONG STREET FRONTAGE ON SOUTH BOULEVARD PER THE ADOPTED SOUTH END TRANSIT STATION AREA PLAN.

PETITIONER SHALL PROVIDE ON STREET PARKING ON ALL NEW PUBLIC AND PRIVATE STREETS, WHERE FEASIBLE. ON STREET PARKING SHALL CONFORM TO CITY OF CHARLOTTE ZONING ORDINANCE.

PARKING FOR THE EXISTING SENIOR HOUSING BUILDING SHALL MEET A MINIMUM OF ONE QUARTER (1/4) SPACE PER UNIT.

8. PRIVATE STREET
PRIVATE STREET WITHIN THE DEVELOPMENT TO BE ESTABLISHED PER STREET CROSS-SECTION DEPICTED BELOW AND TO BE DESIGNED PER THE CITY OF CHARLOTTE 'URBAN STREET DESIGN GUIDELINES'.

9. SCREENING, BUFFER, LANDSCAPING, AND OPEN SPACE AREAS
PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE, SECTION 9.1208. A 10' BUFFER TO BE PROVIDED AT AREAS ADJOINING RESIDENTIAL ZONING.

10. ABANDONMENT OF EXISTING UTILITY EASEMENT
SOME EXISTING UTILITY EASEMENT TO BE ABANDONED, AN ALTERNATIVE ROUTE TO BE PROVIDED UPON ESTABLISHMENT OF SITE DEVELOPMENT LAYOUT PLAN.

11. ABANDONMENT OF EXISTING PUBLIC STREETS OFF OF EUCLID AVENUE
EXISTING BUTTER NUT COURT AND A UNNAMED STREET ROW TO BE ABANDONED. THE OWNER TO APPLY FOR THE STREET ABANDONMENT UPON APPROVAL OF THIS REZONING PETITION.

12. ARCHITECTURAL STANDARDS
THE STREET LEVEL OF ALL BUILDINGS, ALONG PUBLIC AND PRIVATE ROADWAYS, WILL BE DESIGNED TO ENCOURAGE AND COMPLIMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY THROUGH ARCHITECTURAL DETAIL, A VARIATION OF MATERIALS, AND ACTIVE USES CONSISTENT WITH SECTION 9.1209 - 'URBAN DESIGN STANDARDS' AS OUTLINED IN THE TOD ORDINANCE.

BUILDING ELEVATIONS ABOVE THE STREET LEVEL SHALL BE DESIGNED TO PROMOTE VISUAL INTEREST ALONG PUBLIC STREET RIGHT OF WAYS THROUGH THE USE OF ARCHITECTURAL ELEMENTS, DETAIL, MATERIALS, ARTICULATION AND VARIATION CONSISTENT WITH SECTION 9.1209 - 'URBAN DESIGN STANDARDS' AS OUTLINED IN THE TOD ORDINANCE.

13. BONDING EFFECT OF THE REZONING

IF THE REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE KEY:

- BUILDABLE AREA
- OPEN/GREEN SPACE
- BUILDABLE AREA OR OPEN SPACE TRADE
- PRIMARY VEHICULAR PATH
- SECONDARY VEHICULAR PATH



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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STRAWN SITE
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HOUSING AUTHORITY OF CITY OF CHARLOTTE
1301 SOUTH BOULEVARD
CHARLOTTE, NC 28203
PH: 704-336-5183

REZONING PLAN

SCALE: 1" = 60'

PROJECT #: 004-032
DRAWN BY: JS
CHECKED BY: JG

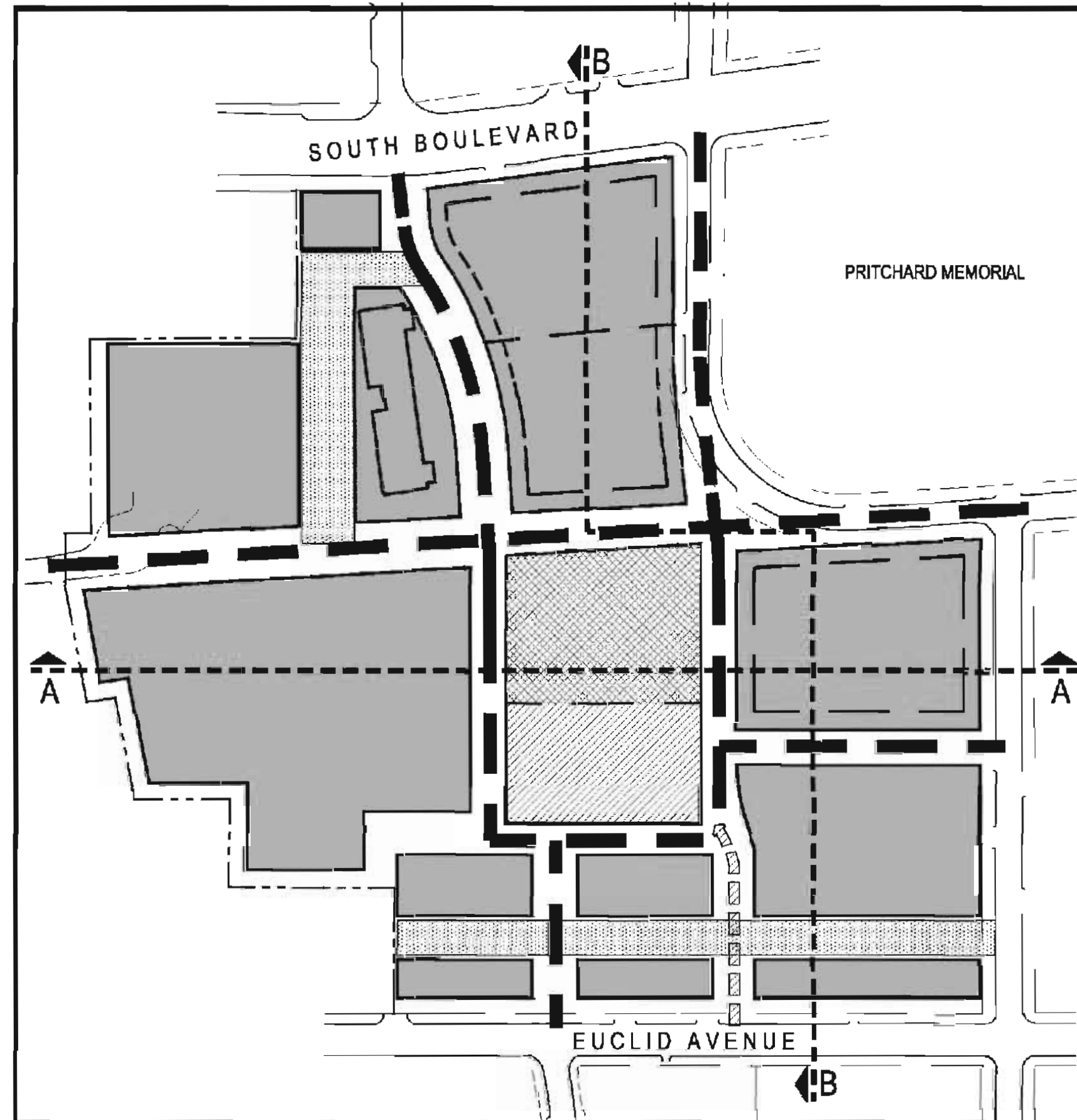
TECHNICAL DATA SHEET

DECEMBER 28, 2009

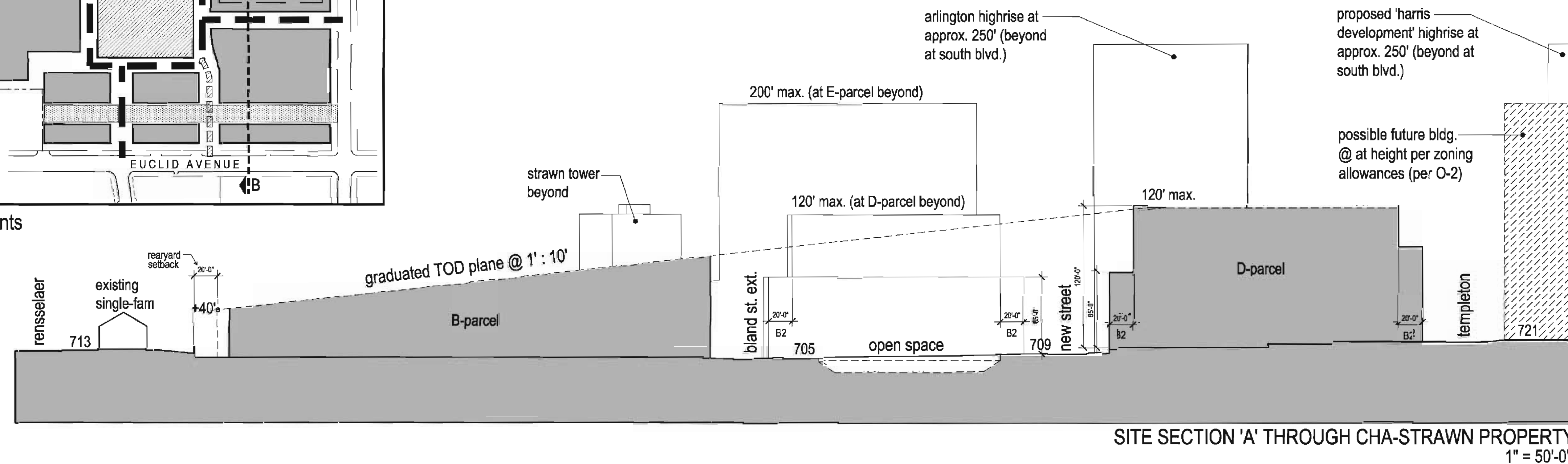
REVISIONS:
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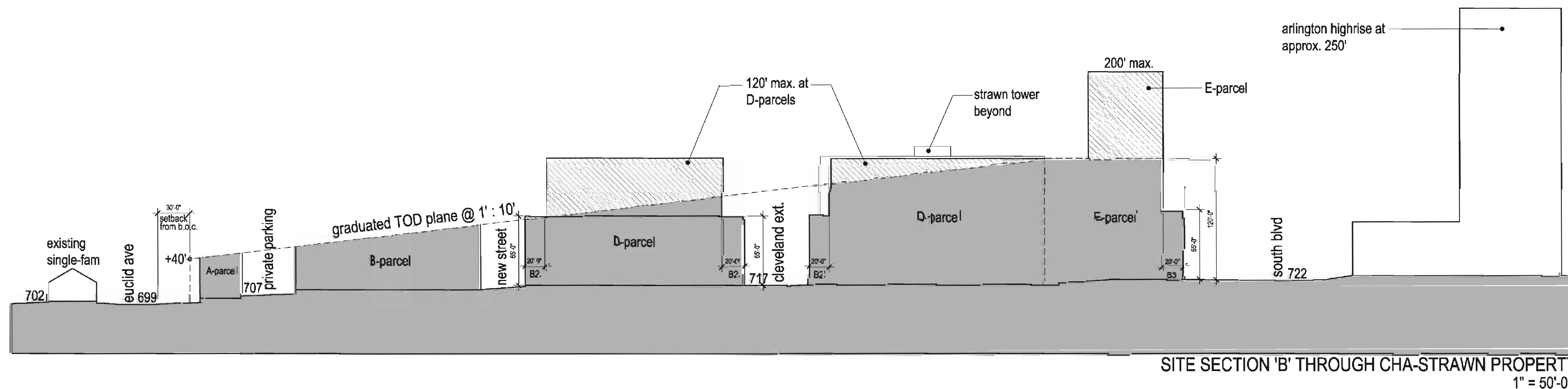
RZ-2



SITE PLAN KEY - nts



SITE SECTION 'A' THROUGH CHA-STRAWN PROPERTY
1" = 50'-0"



SITE SECTION 'B' THROUGH CHA-STRAWN PROPERTY
1" = 50'-0"



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REZONING PLAN

SCALE: 1" = 50'

PROJECT #: 004-032
DRAWN BY: JS
CHECKED BY: JG

SITE SECTIONS

DECEMBER 28, 2009

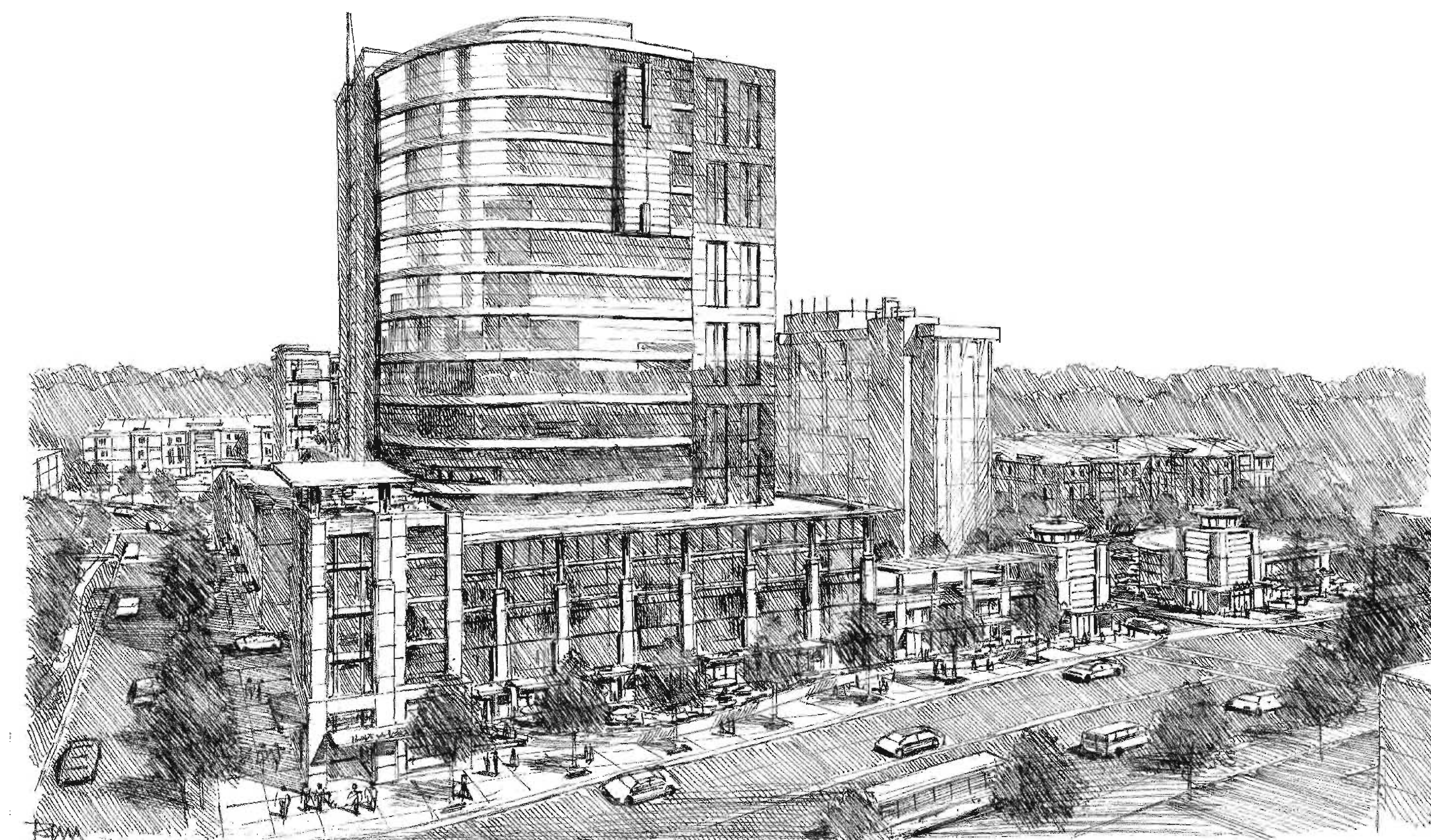
REVISIONS:
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FOR PUBLIC HEARING
PETITION #2010-022

RZ-3



STREETSCAPE VIEW ALONG CLEVELAND EXTENSION (PARCEL 'D' VIEW)



STREETSCAPE VIEW ALONG SOUTH BOULEVARD (PARCEL 'E' VIEW)



AERIAL VIEW FROM EUCLID AND TEMPLETON



AERIAL VIEW FROM EUCLID AVENUE



AERIAL VIEW FROM SOUTH BOULEVARD



AERIAL VIEW FROM SOUTH AND LEXINGTON

The renderings and perspectives are schematic in nature and are intended for illustrative and massing study only. Actual buildings, when designed for specific programming requirements, will conform to the notes included with this petition



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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REZONING PLAN

PROJECT #: 004-032
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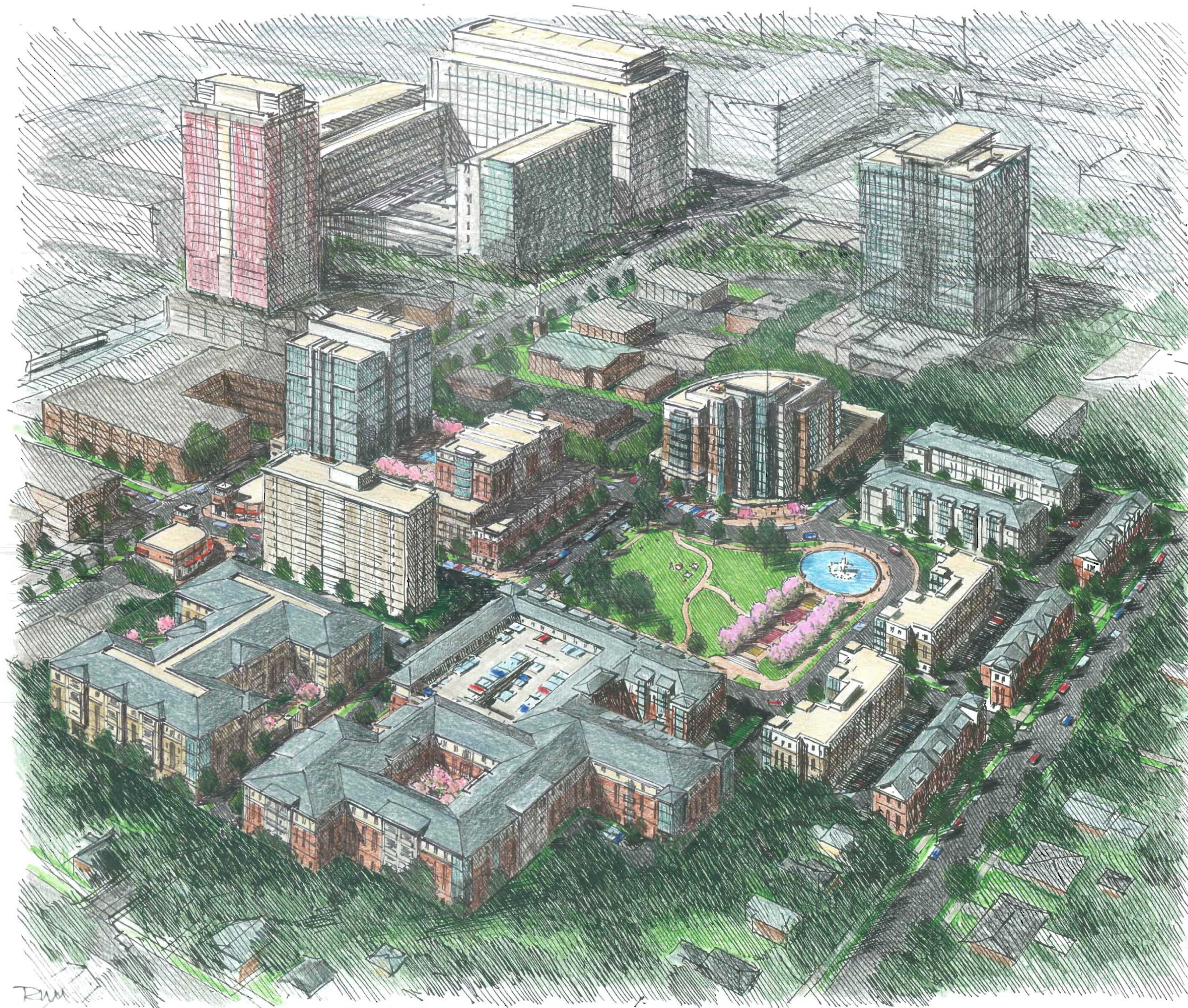
**PERSPECTIVE
RENDERING**

DECEMBER 28, 2009

REVISIONS:
1. MAR. 19, 2010 NEW SHEET

FOR PUBLIC HEARING
PETITION #2010-022

RZ-4



AERIAL VIEW WITH NEIGHBORHOOD CONTEXT

The renderings and perspectives are schematic in nature and are intended for illustrative and massing study only. Actual buildings, when designed for specific programming requirements, will conform to the notes included with this petition



■ design resource group

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