

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 530,889.14, E 1,448,827.71, 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 47°32'37" W a distance of 48.84 feet; thence S 47°32'37" W a distance of 213.80 feet; thence S 48°53'47" W a distance of 305.69 feet; thence S 52°10'27" E a distance of 230.88 feet; thence N 38°17'58" W a distance of 223.42 feet; thence N 53°38'45" E a distance of 238.40 feet; thence N 38°12'52" W a distance of 170.90 feet; thence N 38°12'52" W a distance of 58.88 feet; thence N 53°38'45" E a distance of 138.86 feet; thence N 48°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 198.55, (chord: S 68°45'57" E a distance of 179.41 feet), to the POINT OF BEGINNING.
A total area of 291,741 square feet or 6.6974 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 530,889.14, E 1,448,827.71, 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; S 47°32'37" W a distance of 213.80 feet; thence S 48°53'47" W a distance of 305.69 feet; thence S 52°10'27" E a distance of 230.88 feet; thence N 38°17'58" W a distance of 223.42 feet; thence N 53°38'45" E a distance of 238.40 feet; thence N 38°12'52" W a distance of 170.90 feet; thence N 38°12'52" W a distance of 58.88 feet; thence N 53°38'45" E a distance of 138.86 feet; thence N 48°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 198.55, (chord: S 68°45'57" E a distance of 179.41 feet), to the POINT OF BEGINNING.
A total area of 495,911 square feet or 11.385 acres.

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-MO DISTRICT 2 - TOD-RO
YARD REQUIREMENTS:	
MIN. FRONT SETBACK (FROM BACK OF CURB)	TOD-MO 20' (16' @ SOUTH BLVD. W/ ON-STREET PARKING) (25' @ EUCLID AVE.) TOD-RO 20' (25' @ EUCLID AVE.)
MIN. SIDEYARD	0' OR 5' MIN. 5' ABUTS EX. RES. STRUCTURE OR ZONING 0' OR 5' MIN.
MIN. REAR YARD	0' OR 5' MIN. 5' ABUTS EX. RES. STRUCTURE OR ZONING 0' OR 5' MIN.
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 DEVELOP 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.
- 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 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.
- B: THE PETITIONER SEEKS THE OPTIONAL PROVISION OF A MINIMUM 25' 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 5 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 PREDOMINATELY PITCHED WITH ROOF SHINGLE DESIGN.
- ALL BUILDINGS FACING EUCLID AVENUE SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 40' AS MEASURED AT THE EAVE LINE. SLOPED ROOF LINE SHALL BE ALLOWED TO EXTEND ABOVE THE 40' LINE WITHOUT PROVIDING ADDITIONAL SETBACK.
- B: ALL PARCELS WITH THIS DESIGNATION WILL CONFORM TO SIZE, SCALE, HEIGHT, AND SETBACKS AS DESCRIBED IN THE TOD ORDINANCE WITHOUT ADDITIONAL OPTIONS OR CONDITIONS.
- B1: ALL PARCELS WITH THIS DESIGNATION WILL CONFORM TO SIZE, SCALE, HEIGHT AND SETBACKS AS DESCRIBED IN THE TOD ORDINANCE WITHOUT ADDITIONAL OPTIONS OR CONDITIONS. THE DEVELOPER MAY SELECT TO ESTABLISH THIS PARCEL TO BE A PUBLIC OR PRIVATE OPEN SPACE.
- C: DESIGNATED OPEN SPACE CONFORMING TO THE OPEN SPACE GUIDELINES AS OUTLINED IN THE TOD ORDINANCE. 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.
- D: THIS PARCEL WILL CONFORM TO THE STANDARD TOD GUIDELINES WITH ONE OPTION: THE MAXIMUM HEIGHT WILL BE 130 FEET WITHOUT PROVIDING ADDITIONAL SETBACK.
- E: THIS PARCEL WILL CONFORM TO THE STANDARD TOD GUIDELINES WITH ONE OPTION: THE MAXIMUM HEIGHT WILL BE 200 FEET WITHOUT PROVIDING ADDITIONAL SETBACK.
- F: THE EXISTING STRAWN RESIDENTIAL TOWER OR SIMILAR SIZE BUILDING TO REMAIN. EXISTING BUILDING HEIGHT IS APPROXIMATELY 120'.
- 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.

5. OUTDOOR LIGHTING
PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE, SECTION 9.1208, (10).
6. CONNECTIVITY AND CIRCULATION STANDARDS
PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE, SECTION 9.1208, (11).
7. CONNECTIVITY AND CIRCULATION STANDARDS
PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE, SECTION 9.1208, (11).
8. PARKING
PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE, OFF-STREET PARKING REQUIREMENTS.
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.
9. SCREENING, BUFFER, LANDSCAPING, AND OPEN SPACE AREAS
PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE, SECTION 9.1208, (11).
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. 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



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

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

REZONING PLAN

FOR PUBLIC HEARING
PETITION #2010-XX

SCALE: 1" = 60'

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

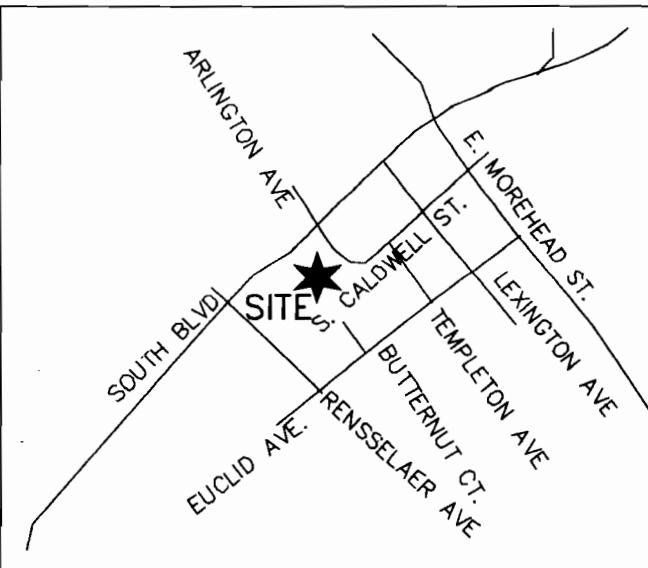
TECHNICAL DATA SHEET

DECEMBER 28, 2009

REVISIONS:

ADJACENT OWNERS

PARCEL	PROPERTY OWNER	TAX PARCEL ID #	ZONING	PROPERTY OWNER ADDRESS
1		12303702 - 12303794	UMUD	
2	ARLINGTON RESIDENTIAL HOLDINGS LLC	12303801 - 12303887,		315 ARLINGTON AVE. CHARLOTTE, NC 28203
3	CRAM HOLDINGS LLC	12303901 - 12303929		
4	SKYWAY DRIVE PARTNERSHIP	12303603	B2	3409 MEADOWBLUFF DR. CHARLOTTE, NC 28226
5	CITY OF CHARLOTTE	12302505	R-22MF	2325 SUNSET AV. ROCKY MOUNT, NC 27804
6	THE PRITCHARD MEMORIAL BAPTIST CHURCH OF CHARLOTTE	12302502	R-22MF	600 E. 4TH ST. CHARLOTTE, NC 28202
7	THE PRITCHARD MEMORIAL BAPTIST CHURCH OF CHARLOTTE	12302201	O-2	1117 SOUTH BLVD. CHARLOTTE, NC 28203
8	CAROLINAS AGC INC	12302203	O-2	1117 SOUTH BLVD. CHARLOTTE, NC 28203
9	CAROLINAS AGC INC	12302213	O-2	1100 EUCLID AVE. CHARLOTTE, NC 28203
10	THE ASSOCIATED GENERAL CONTR OF AMERICA	12302225	O-2	1100 EUCLID AVE. CHARLOTTE, NC 28203
11	WHITE BAY VENTURES LLC	12302212	O-2	PO BOX 30277 CHARLOTTE, NC 28230
12	CAROLINAS AGC INC	12302211	O-2	PO BOX 30277 CHARLOTTE, NC 28230
13	CAROLINAS AGC INC	12302211	O-2	PO BOX 30277 CHARLOTTE, NC 28230
14	THE ASSOCIATED GENERAL CONTR OF AMERICA	12302226	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-8	1109 EUCLID AVE. CHARLOTTE, NC 28203
18	MICHAEL OVERSTREET & JUDY OVERSTREET	12305517	R-8	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-8	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-8	708 LEXINGTON AVE. CHARLOTTE, NC 28203
23	KIMBERLY BEAL	12305504	R-5	715 TEMPLETON AVE. CHARLOTTE, NC 28203
24	LULA MILLER HOWE	12305514	R-8	712 LEXINGTON AVE. CHARLOTTE, NC 28203
25	MARY LEARY & GEORGE LEARY	12305505	R-5	719 TEMPLETON AVE. CHARLOTTE, NC 28203
26	ASTRID G JAIN	12305515	R-5	715 TEMPLETON AVE. CHARLOTTE, NC 28203
27	SCOTT SCHAMANN & CYNTHIA SCHAMANN	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 OFFSHY HILTON & SHERI HILTON	12305619	R-5	5447 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 BOWNER	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	MARLAN BOETTGER	12305701	R-4	601 BERKELEY AVE. CHARLOTTE, NC 28203
41	ARTEMIS KLETO	12305702	R-4	605 BERKELEY AVE. CHARLOTTE, NC 28203
42	WILLIAM MCKINNELLY	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.	12305701	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	JANICE VALDER & BERNARD OFFERMAN	12302909	R-5	1418 EUCLID AVE. CHARLOTTE, NC 28203
50	GWENDOLYN BRUCE	12302908	R-5	1424 EUCLID AVE. CHARLOTTE, NC 28203
51	IVAN S KIRSH & CAROLIN KIRSH	12302914	R-5	1428 EUCLID AVE. CHARLOTTE, NC 28203
52	NANCY WEXLEY	12302907	R-5	425 RENSSELAER 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 RENSSELAER AVE. CHARLOTTE, NC 28203
59	JAMES HARRISON & TRACY HARRISON	12302904	R-5	415 RENSSELAER AVE. CHARLOTTE, NC 28203
60	CYNTHIA SCHWARTZ	12302903	R-5	409 RENSSELAER AVE. CHARLOTTE, NC 28203
61	ELIZABETH KAKACEK & PETER KAKACEK	12302902	R-5	405 RENSSELAER AVE. CHARLOTTE, NC 28203



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REZONING PLAN

FOR PUBLIC HEARING
PETITION #2010-XX

40 0 40 80
SCALE: 1" = 80'

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

EXISTING
CONDITIONS

DECEMBER 28, 2009

REVISIONS:

2010-022
RZ-1