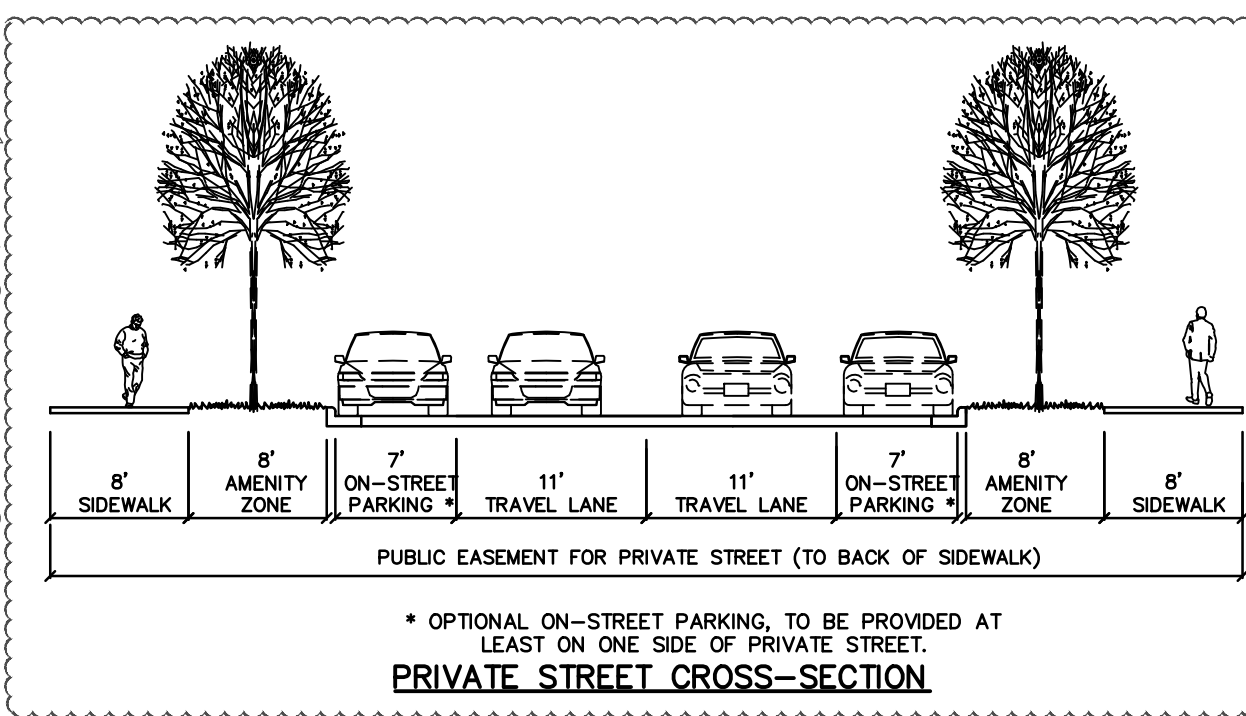
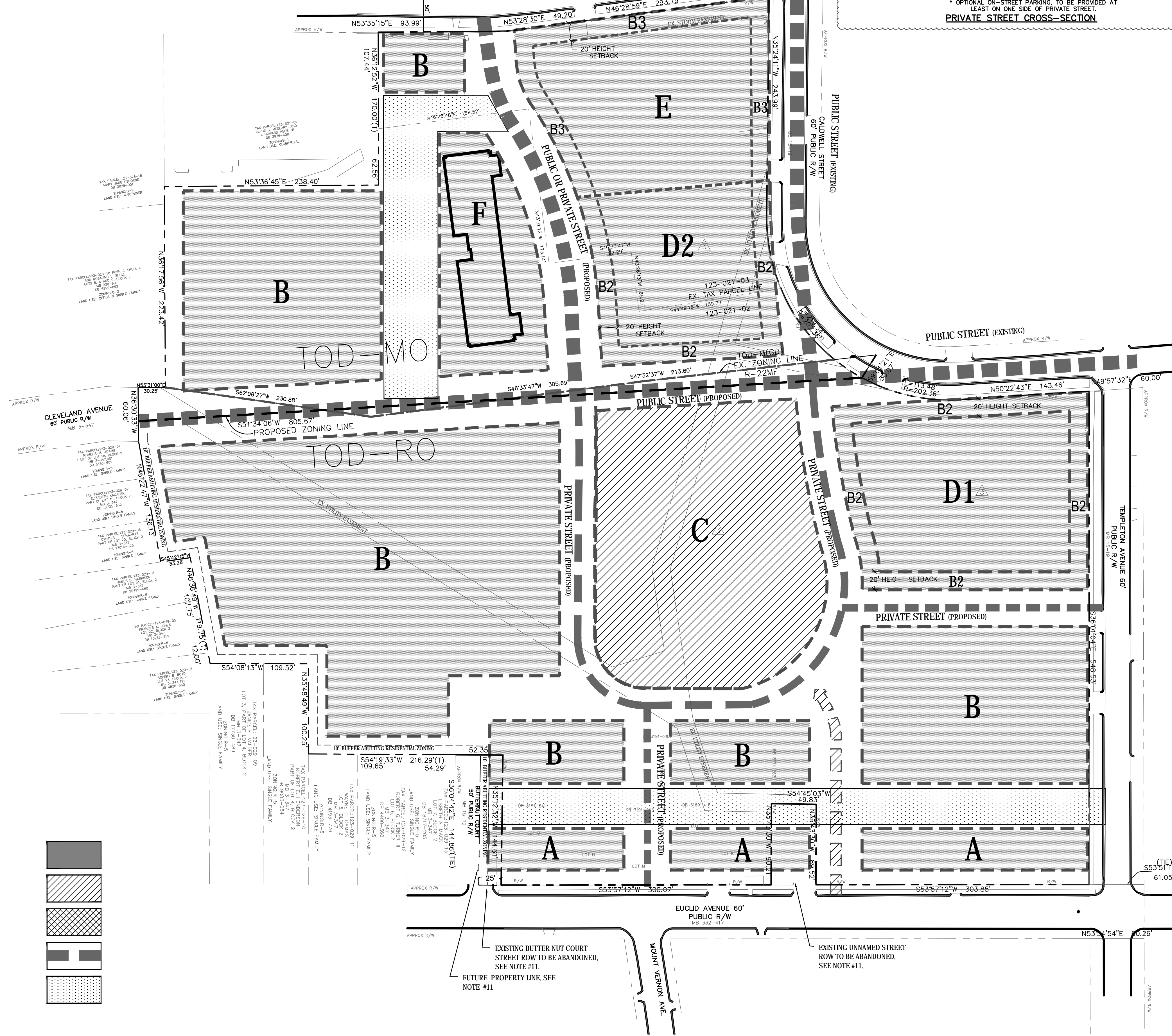


VICINITY MAP  
NOT TO SCALE



#### 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-R0

#### YARD REQUIREMENTS:

	TOD-MO	TOD-RO
MIN. FRONT SETBACK (FROM BACK OF CURB)	20' (16' @ 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' (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:**  
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 MEASURED PER ORDINANCE STANDARD.  
**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.  
**B2:** WILL BE LIMITED TO A MAXIMUM HEIGHT OF 65' (4-5 STORIES 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 65' (4-5 STORIES DEPENDING ON USE) WITH AN ADDITIONAL CONDITION REQUIRING AT LEAST 80% 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 THE SPACE WILL BE AS DEFINED IN THE TOD ORDINANCE. THIS OPEN SPACE MAY INCLUDE STORMWATER MANAGEMENT AS OPEN SPACE.  
THE BUILDABLE ENVELOPES AND CIRCULATION PATHS 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 PER ORDINANCE STANDARDS. THESE UNITS WILL EACH ADDRESS EUCLID AVENUE WITH A FRONT PORCH OF AT LEAST 6 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.  
**D1:** 50% OF AREA D1 WITHIN THE 20' B2 PERIMETER MAY BE 100' IN HEIGHT. THE REMAINING 50% WILL MEET TOD STANDARDS.  
**D2:** THE MAXIMUM HEIGHT WILL BE 120' WITHIN THE 20' B2 PERIMETER SETBACK WITHOUT PROVIDING ADDITIONAL SETBACK.  
**E:** A MIXTURE OF USES SHALL BE PROVIDED ALONG ALL PUBLIC ROADWAY. THE MAXIMUM HEIGHT WILL BE 180 FEET WITHOUT PROVIDING ADDITIONAL SETBACK FOR 50% OF THE AREA WITHIN THE B3 PERIMETER. THE REMAINING 50% WILL MEET TOD STANDARDS. MINIMUM 50% OF TOWER ELEMENT TO BE OFFICE.  
**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. PARKING FOR THE EXISTING SENIOR HOUSING BUILDING SHALL MEET A MINIMUM OF ONE QUARTER (1/4) SPACE PER UNIT. HOUSING WILL BE ELDERLY AND LOW/MODERATE INCOME RESIDENTS.  
**5. 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 TO 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.  
**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 AN 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 ASSIGNORS.  
**14. THE PETITIONER WILL BE RESPONSIBLE FOR THE IMPLEMENTATION COSTS ASSOCIATED WITH ANY ON-STREET RECESSED PARALLEL PARKING ON THEIR SOUTH BOULEVARD FRONTAGE.**  
**15. ALL PRIVATE STREETS' CONSTRUCTION AND MAINTENANCE RESPONSIBILITY WILL BE THE RESPONSIBILITY OF THE PETITIONER.**



design resource group

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

2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0608 f 704.358.3093  
www.drgpr.com



**STRAWN SITE**  
1301 SOUTH BOULEVARD, CHARLOTTE, NORTH CAROLINA  
**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: JC

#### TECHNICAL DATA SHEET

DECEMBER 28, 2009

- REVISIONS:
- FEB. 15, 2010 PER CITY COMMENTS
  - MAR. 19, 2010 PER CITY COMMENTS
  - MAY 21, 2010 PER CITY COMMENTS

FOR PUBLIC HEARING  
PETITION #2010-022

RZ-2

# CHARLOTTE HOUSING AUTHORITY - STRAWN SITE

## SITE SECTIONS



design resource group

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

2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0608 f 704.358.3093  
www.drgroup.com

A

X

O

M

ARCHITECTURE

333 WEST TRADE ST.  
SUITE 200  
CHARLOTTE, NC 28202  
T 704.927.9900  
F 704.343.8380  
www.axiomarchitecture.com

STRAWN SITE

1301 SOUTH BOULEVARD, CHARLOTTE, NORTH CAROLINA

HOUSING AUTHORITY OF CITY OF CHARLOTTE

1301 SOUTH BOULEVARD  
CHARLOTTE, NC 28203  
PH: 704-336-5183

REZONING PLAN

SCALE: 1" = 50'

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

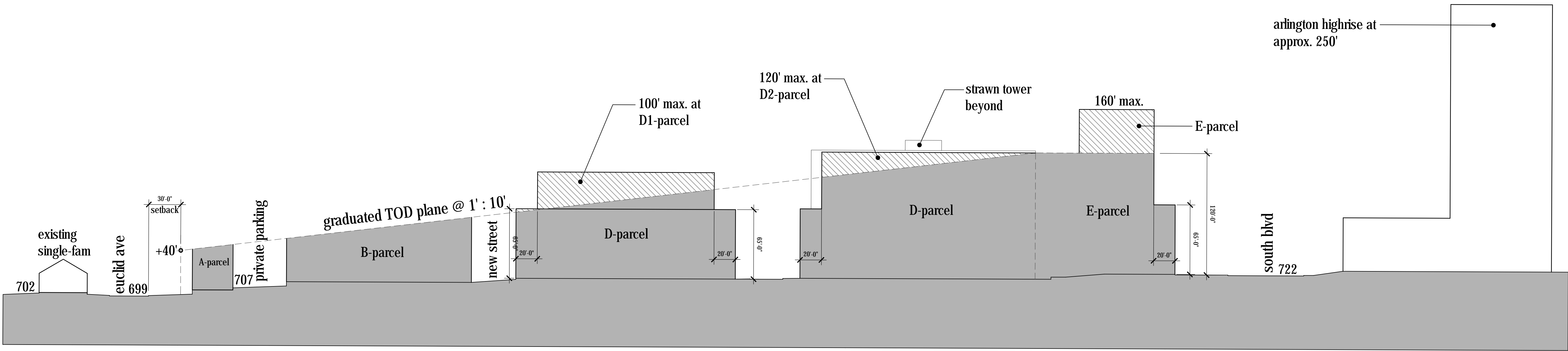
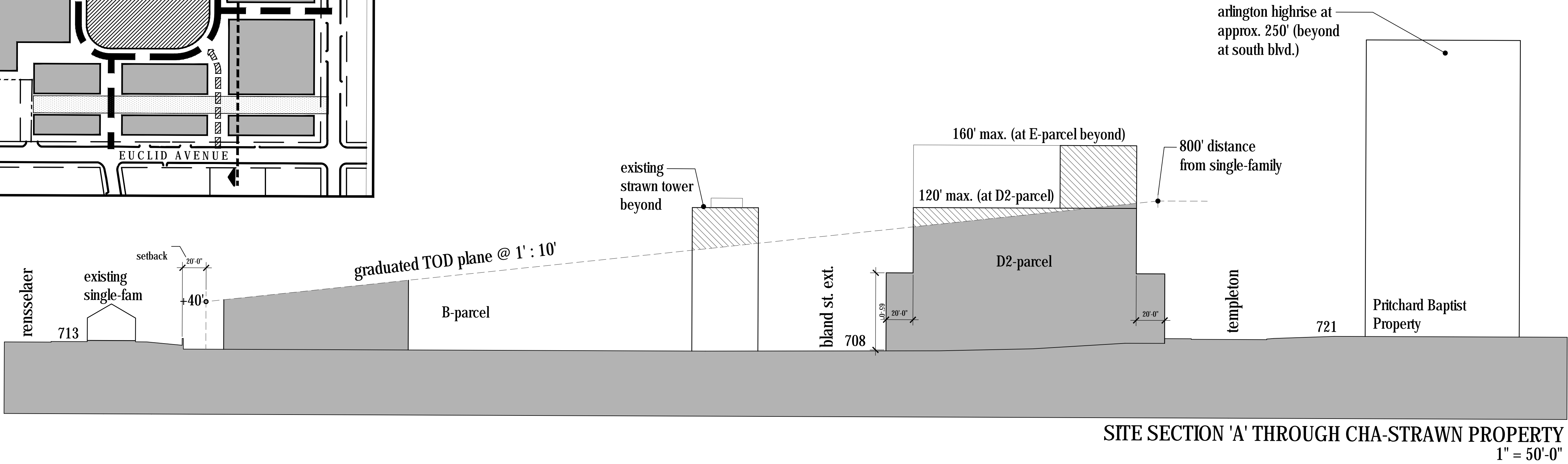
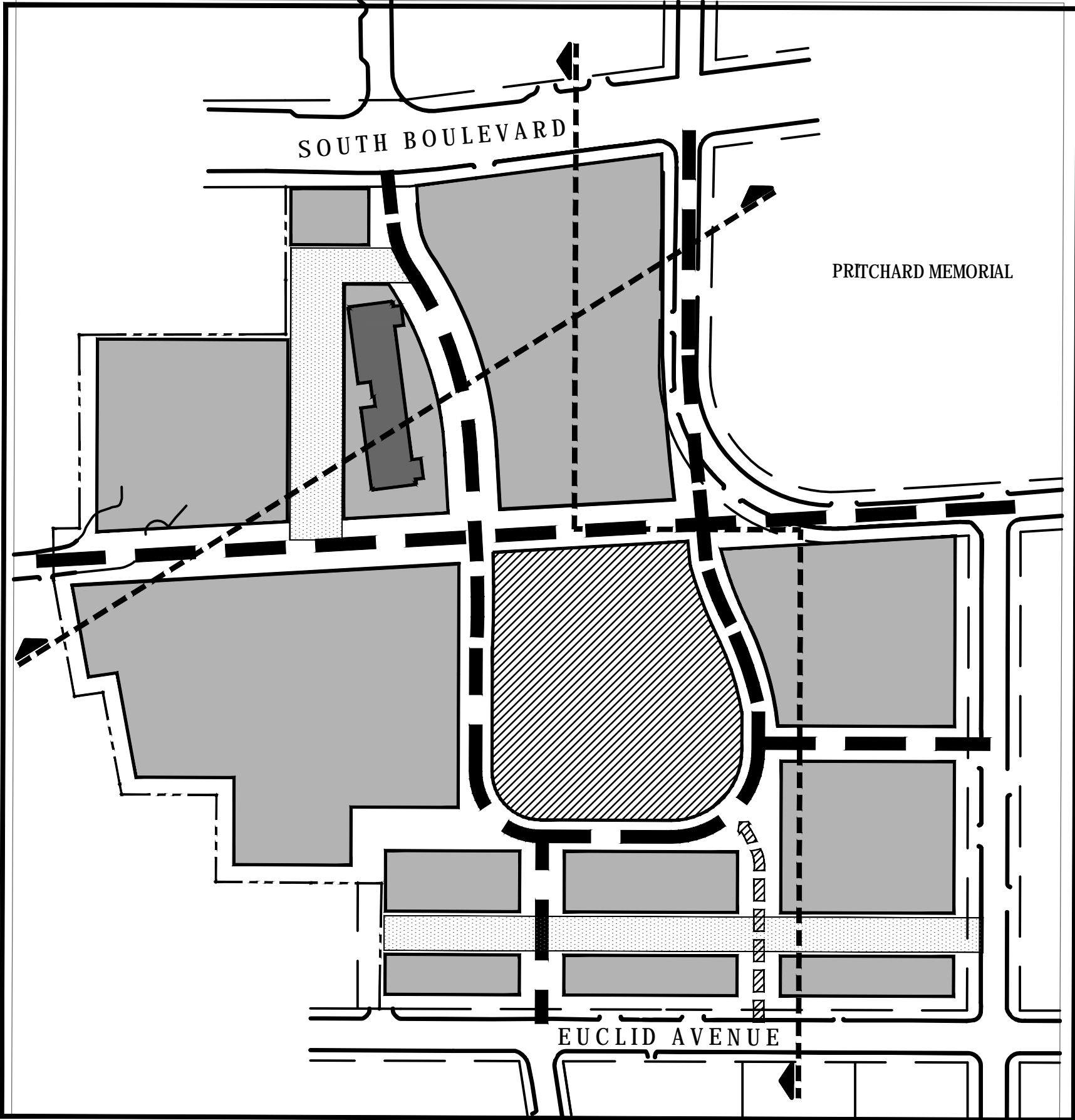
### SITE SECTIONS

DECEMBER 28, 2009

- REVISIONS:
1. FEB. 15, 2010 NEW SHEET
  2. MAR. 19, 2010 PER CITY COMMENTS
  3. MAY 21, 2010 PER CITY COMMENTS

FOR PUBLIC HEARING  
PETITION #2010-022

RZ-3







RESIDENTIAL STREETSCAPE VIEW ALONG CLEVELAND EXTENSION (PARCEL 'D1' VIEW)



STREETSCAPE VIEW ALONG SOUTH BOULEVARD



AERIAL 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

2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0608 f 704.348.3693  
www.drgpr.com



ARCHITECTURE  
333 WEST TRADE ST.  
SUITE 200  
CHARLOTTE, NC 28202  
T 704.927.9900  
F 704.343.9380  
www.axiomarchitecture.com

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

REZONING PLAN

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

**PERSPECTIVE  
RENDERING**

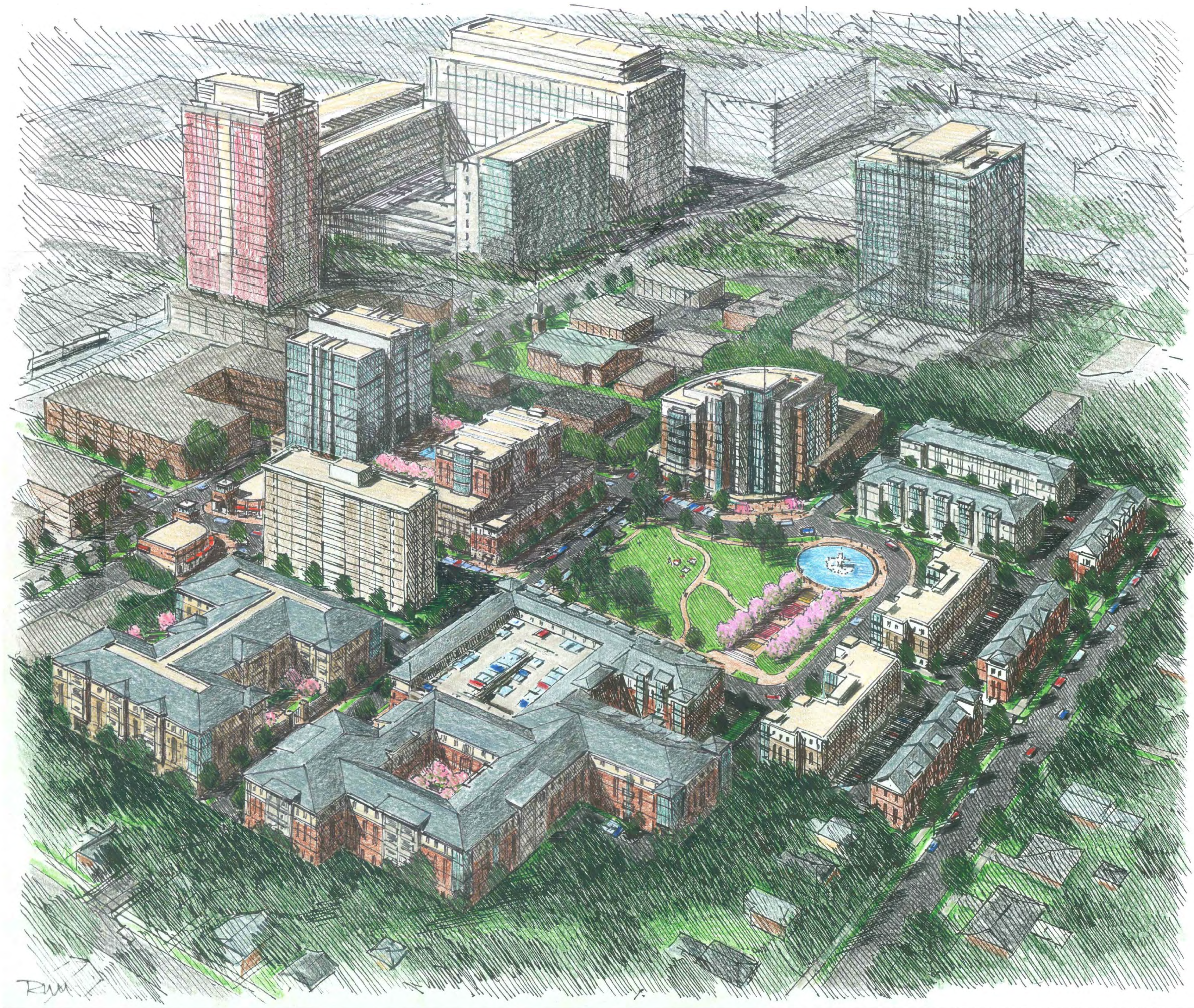
DECEMBER 28, 2009

REVISIONS:  
1. MAR. 19, 2010 NEW SHEET  
2. MAY 21, 2010 PER CITY COMMENTS

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

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

2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0608 f 704.348.3693  
www.drgpr.com



ARCHITECTURE  
333 WEST TRADE ST.  
SUITE 200  
CHARLOTTE, NC 28202  
T 704.927.9900  
F 704.343.9380  
www.axiomarchitecture.com

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

REZONING PLAN

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

PERSPECTIVE  
RENDERING

DECEMBER 28, 2009

REVISIONS:  
1. MAR. 19, 2010 NEW SHEET  
2. MAY 21, 2010 PER CITY COMMENTS

FOR PUBLIC HEARING  
PETITION #2010-022

RZ-5