

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°02'38" 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 18, recorded in the Mecklenburg County Public Registry and being the POINT OF BEGINNING; thence S 08°01'21" E a distance of 30.07 feet; thence S 51°34'06" W a distance of 805.67 feet; thence N 36°30'33" W a distance of 37.32 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°30'45" E a distance of 238.40 feet; thence N 36°11'25" W a distance of 170.00 feet; thence N 36°12'52" W a distance of 50.00 feet; thence N 53°33'02" E a distance of 139.86 feet; thence N 40°28'59" E a distance of 328.16 feet; thence S 35°24'11" E a distance of 288.77 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 188.68, (chord: S 66°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-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°02'38" 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 18, recorded in the Mecklenburg County Public Registry and being the POINT OF BEGINNING; thence S 08°01'21" E a distance of 30.07 feet; thence S 51°34'06" W a distance of 805.67 feet; thence N 36°30'33" E a distance of 37.32 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°30'45" E a distance of 238.40 feet; thence N 36°11'25" W a distance of 170.00 feet; thence N 36°12'52" W a distance of 50.00 feet; thence N 53°33'02" E a distance of 139.86 feet; thence N 40°28'59" E a distance of 328.16 feet; thence S 35°24'11" E a distance of 288.77 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 188.68, (chord: S 66°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.

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 - 12303794	UMUD	
2	ARLINGTON RESIDENTIAL HOLDINGS LLC	12303801 - 12303897	UMUD	315 ARLINGTON AVE. CHARLOTTE, NC 28203
3	CRAM HOLDINGS LLC	12303901 - 12303928	UMUD	3409 MEADOWBLUFF DR. CHARLOTTE, NC 28226
4	SKYWAY DRIVE PARTNERSHIP	12303603	B2	2325 SUNSET AV. ROCKY MOUNT, NC 27804
5	CITY OF CHARLOTTE	12302505	R-22MF	600 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	12302226	O-2	PO BOX 30277 CHARLOTTE, NC 28230
11	WHITE BAY VENTURES 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 COVINO	12305501	R-5	701 TEMPLETON AVE. CHARLOTTE, NC 28203
16	KIMBERLY NOPSINGER & DAVID NOPSINGER	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	LUXA MILLER HOWE	12305514	R-5	712 LEXINGTON AVE. CHARLOTTE, NC 28203
25	MARY LEARY & GEORGE LEARY	12305506	R-5	719 TEMPLETON AVE. CHARLOTTE, NC 28203
26	ASTRID G. JAIN	12305515	R-5	716 TEMPLETON AVE. CHARLOTTE, NC 28203
27	SCOTT SCHMANN & CYNTHIA SCHMANN	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 HYKON & KATHY MONTEZ	12305618	R-5	704 TEMPLETON AVE. CHARLOTTE, NC 28203
30	JACKSON ORRIN HILTON & SHERILTON	12305619	R-5	7447 HERRY 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. JOSEPH	12305603	R-4	611 MT VERNON AVE. CHARLOTTE, NC 28203
35	BENJAMIN BONNIER	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. CHARLOTTE, NC 28203
40	MARIAN BOETTGER	12305701	R-4	601 BERKELEY AVE. CHARLOTTE, NC 28203
41	ARTEMIS KLETO	12305702	R-4	605 BERKELEY AVE. CHARLOTTE, NC 28203
42	WILLIAM MCKINNELL 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. CAMUS	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	GIVENDOLYN 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 WENTLEY	12302907	R-5	405 RENNELAER AVE. CHARLOTTE, NC 28203
53	RS&K HOLDINGS LLC	12307133 - 12307134	R-22MF	1500 EUCLID AVE. CHARLOTTE, NC 28203
54	RS&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		12302906	R-5	4223 DENBIGH DR. CHARLOTTE, NC 28226
57	ROBERT BOYD & PATRICIA BOYD	12302905	R-5	417 RENNELAER AVE. CHARLOTTE, NC 28203
58	FRANCES JONES	12302904	R-5	415 RENNELAER AVE. CHARLOTTE, NC 28203
59	JAMES HARRISON & TRACY HARRISON	12302903	R-5	409 RENNELAER AVE. CHARLOTTE, NC 28203
60	CYNTHIA SCHWARTZ	12302902	R-5	405 RENNELAER AVE. CHARLOTTE, NC 28203
61	ELIZABETH KAWACEK & PETER KAWACEK	12302902	R-5	405 RENNELAER AVE. CHARLOTTE, NC 28203



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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" = 80'

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

EXISTING CONDITIONS

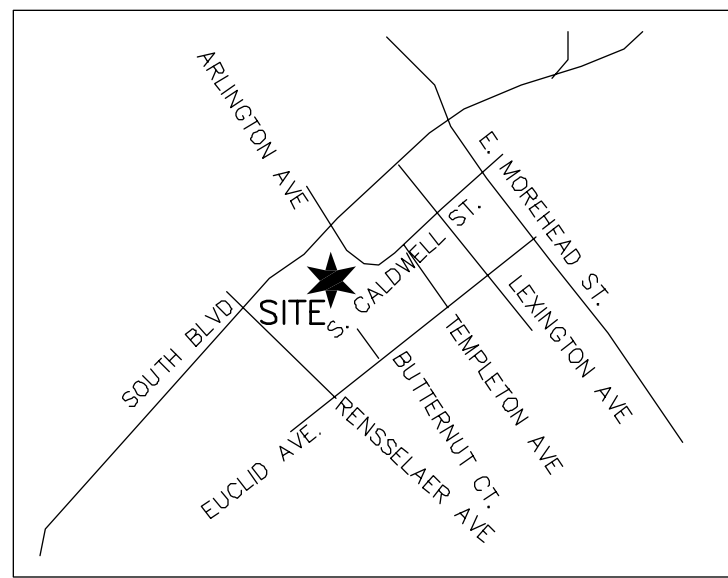
DECEMBER 28, 2009

REVISIONS:

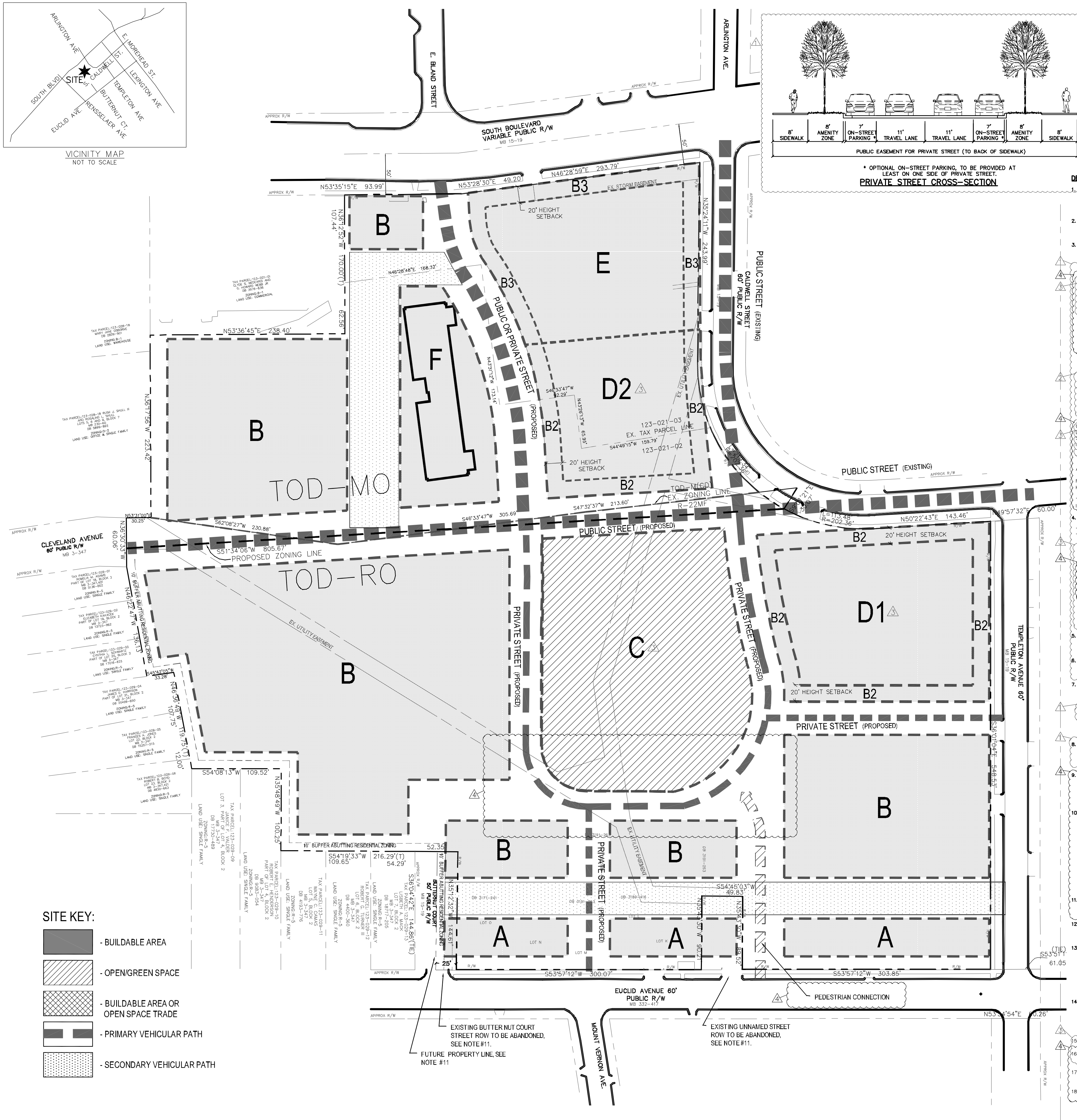
- FEB. 15, 2010 PER CITY COMMENTS
- MAR. 19, 2010 PER CITY COMMENTS
- JULY 28, 2010 PER CITY AND NEIGHBORHOOD COMMENTS

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-R0
YARD REQUIREMENTS:	TOD-MO 20' (16' @ SOUTH BLVD. W/ ON-STREET PARKING) TOD-RO 20' (30' @ EUCLID AVE.)
MIN. FRONT SETBACK (FROM BACK OF CURB)	0' OR 5' MIN. (5' ABUTS EX. RES. STRUCTURE OR ZONING)
MIN. SIDEYARD	0' (20' ABUTS EX. RES. STRUCTURE OR ZONING)
MIN. REAR YARD	AS NOTED AT NOTE #4
MAX. BUILDING HT.	AS NOTED AT NOTE #4

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

DEVELOPMENT STANDARDS

1. 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.

2. PERMITTED USES:

THE SITE MAY BE DEVELOPED TO USES AND ASSOCIATED ACCESSORY USES AS ALLOWED UNDER THE RESPECTIVE TOD-MO AND TOD-RO ZONING DISTRICTS OF THE ORDINANCE.

3. 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 MEASURED PER ORDINANCE STANDARD. 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 DUNTHORPE COMMUNITY.

B. ALL DOORS SERVING GROUND FLOOR UNITS WILL HAVE INDIVIDUAL PORCHES, AND ALL PORCHES WILL BE CONNECTED TO THE STREET WITH SIDEWALKS. PORCHES SHALL BE DESIGNED CONTEXTUALLY TO THE SCALE AND STYLE OF THE ADJACENT RESIDENTIAL BUILDINGS.

C. EXTERIOR SIDING MATERIAL SHALL BE FIBER CEMENT-TYPE BOARDS OR PLANKS OR BETTER. NO VINYL OR MASSITONE-TYPE SIDING SHALL BE USED.

D. BUILDING ROOFS WILL BE PREDOMINANTLY OF PITCHED-DESIGN AND WILL BE COVERED WITH ARCHITECTURAL-TYPE ROOF SHINGLES.

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.

DESIGNATED OPEN SPACE CONFORMING TO THE OPEN SPACE GUIDELINES AS OUTLINED IN THE TOD ORDINANCE. THE OPEN SPACE TO BE ACCESSIBLE TO GENERAL PUBLIC. THIS OPEN SPACE MAY INCLUDE UNDERGROUND STORMWATER MANAGEMENT. CONSISTENT WITH CURRENT PCOD ORDINANCE AND STANDARDS. IN ADDITION, A PEDESTRIAN WALKWAY SHALL BE INCORPORATED INTO PARCEL 'C' WITH BENCHES, LIGHTS AND TREES AS TO CREATE A PARK-LIKE AMENITY FOR THE PROJECT.

THERE WILL BE NO CHAIN-LINKED FENCING OR UTILITARIAN ELEMENTS AS TO DETRACT FROM THE VISUAL AMENITY.

A MIXTURE OF USES SHALL BE PROVIDED ALONG ALL PUBLIC ROADWAY.

F. HOUSING WILL BE ELDERLY AND LOW/MODERATE INCOME RESIDENTS.

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:

D1: 50% OF AREA D1 WITHIN THE 20' B2 PERIMETER MAY BE 100' IN HEIGHT. THE REMAINING 50% WILL MEET TOD STANDARDS.

D2: 50% OF AREA D2 WITHIN THE 20' B2 PERIMETER MAY BE 120' IN HEIGHT. THE REMAINING 50% WILL MEET TOD STANDARDS.

E: 50% OF AREA E WITHIN THE 20' B3 PERIMETER MAY BE 160' IN HEIGHT. THE REMAINING 50% WILL MEET TOD STANDARDS.

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 UNIT 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.

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 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. TRAFFIC CALMING

TO THE EXTENT POSSIBLE WITH CDOT STANDARDS, RECOMMENDATIONS, AND GUIDELINES, A TRAFFIC TABLE WILL BE UTILIZED TO SLOW TRAFFIC ALONG THE NEW CALDWELL/CLEVELAND CONNECTOR STREET AT THE BLAND STREET INTERSECTION. ANY OFF-SITE TRAFFIC CALMING ALONG EUCLID, RENNELSLEA, OR CLEVELAND, SOUGHT BY THE NEIGHBORHOOD AND INSTALLED/PAID FOR BY CDOT, WILL NOT BE OPPOSED BY THE PETITIONER AND PROJECT.

10. SCREENING, BUFFER, LANDSCAPING, AND OPEN SPACE AREAS

A. PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS, SECTION 9.1208, WITH THE EXCEPTION AS THE PROPERTY ABUTS THE SINGLE FAMILY ZONING ALONG RENNELSLEA AND EUCLID AVENUES WHERE THE BUILDING SETBACK FROM THIS PROPERTY LINE WILL BE NO LESS THAN 40' - THE FIRST 15' OF WHICH WILL BE AN UNDISTURBED BUFFER. ALL TREES OF 5' OR GREATER IN CALIPER WHERE THEY CAN BE PROTECTED FROM CONSTRUCTION DISRUPTION, WILL BE IDENTIFIED, PROTECTED, AND PRESERVED WITHIN THE ENTIRE 40' SETBACK.

B. ALL MAJOR TRASH RECEPACLES AND LOADING DOCKS WILL BE PROHIBITED WITHIN 100' FROM THE REAR PROPERTY LINE OF THE HOUSES ALONG EUCLID AND RENNELSLEA. FURTHER, TRUCKS TO PICK UP TRASH WILL BE PROHIBITED WITHIN THIS 100' DISTANCE. TO THE EXTENT POSSIBLE WITHIN THE CDOT RESTRICTIONS, LARGE TRUCKS, INCLUDING MOVING VANS, SHALL NOT USE THE RENNELSLEA SIDE ACCESS FOR CIRCULATION TO THE SITE.

C. DURING THE CONSTRUCTION OF ALL PHASES OF THE IMPLEMENTATION OF THE PLAN, CONSTRUCTION TRAFFIC WILL NOT USE RENNELSLEA OR EUCLID AVENUES TO ENTER AND EXIT THE PROJECT.

11. 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.

12. 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.

13. ARCHITECTURAL STANDARDS

THE 'STREET LEVEL' OF ALL BUILDINGS, ALONG PUBLIC AND PRIVATE ROADWAYS, WILL BE DESIGNED TO ENCOURAGE AND COMPLEMENT 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.

14. 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.

THE PETITIONER WILL BE RESPONSIBLE FOR THE IMPLEMENTATION COSTS ASSOCIATED WITH ANY ON-STREET RECESSED PARALLEL PARKING ON THEIR SOUTH BOULEVARD FRONTAGE.

ALL PRIVATE STREETS' CONSTRUCTION AND MAINTENANCE RESPONSIBILITY WILL BE THE RESPONSIBILITY OF THE PETITIONER. PROPOSED INTERNAL PRIVATE STREETS WILL BE LOCATED WITHIN A PUBLIC EASEMENT AND WILL REMAIN OPEN TO THE PUBLIC AT ALL TIMES.

THE PETITIONER WILL FUND ASSOCIATED TRAFFIC/PEDESTRIAN SIGNAL COSTS AT SOUTH BOULEVARD AND BLAND STREET. SIGNAL MODIFICATIONS MAY BE NECESSARY TO ACCOMMODATE THE FOURTH INTERSECTION APPROACH INTO THE DEVELOPMENT AND ALL NECESSARY PEDESTRIAN ACCESS/SIGNALIZATION COSTS.

WHEN THE MASTER PLAN FOR THE SITE IS TOTALLY BUILT OUT, IT WILL NOT EXCEED 1.2 MILLION SQUARE FEET OF NEW LEASABLE/SELLABLE SPACE.



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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:
1. FEB. 15, 2010 PER CITY COMMENTS
2. MAR. 19, 2010 PER CITY COMMENTS
3. MAY. 21, 2010 PER CITY COMMENTS
4. JULY 28, 2010 PER CITY AND NEIGHBORHOOD COMMENTS

FOR PUBLIC HEARING
PETITION #2010-022

RZ-2

CHARLOTTE HOUSING AUTHORITY - STRAWN SITE

SITE SECTIONS



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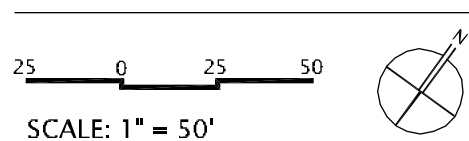
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REZONING PLAN



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

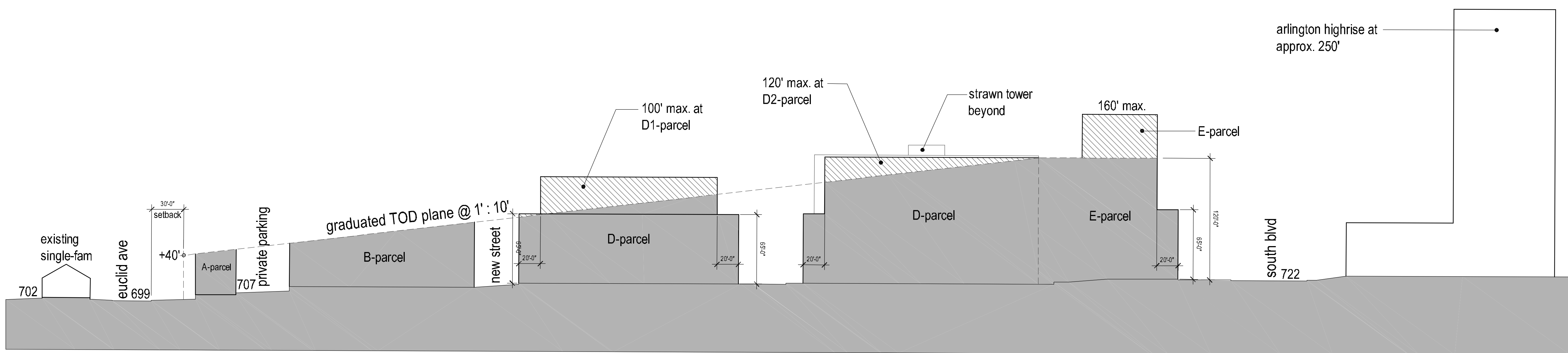
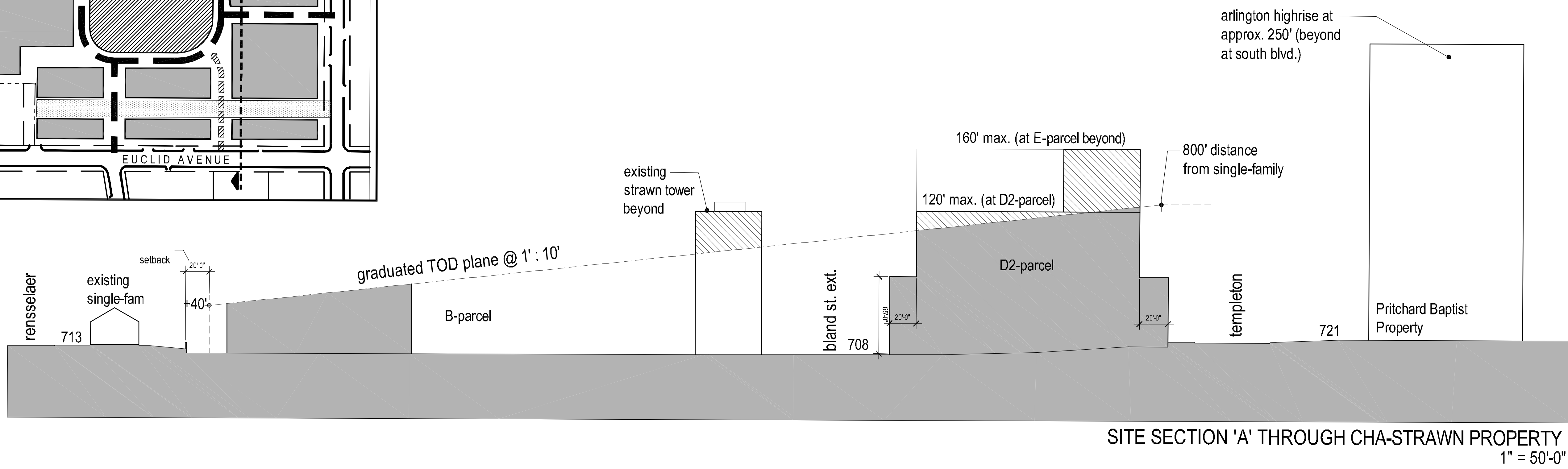
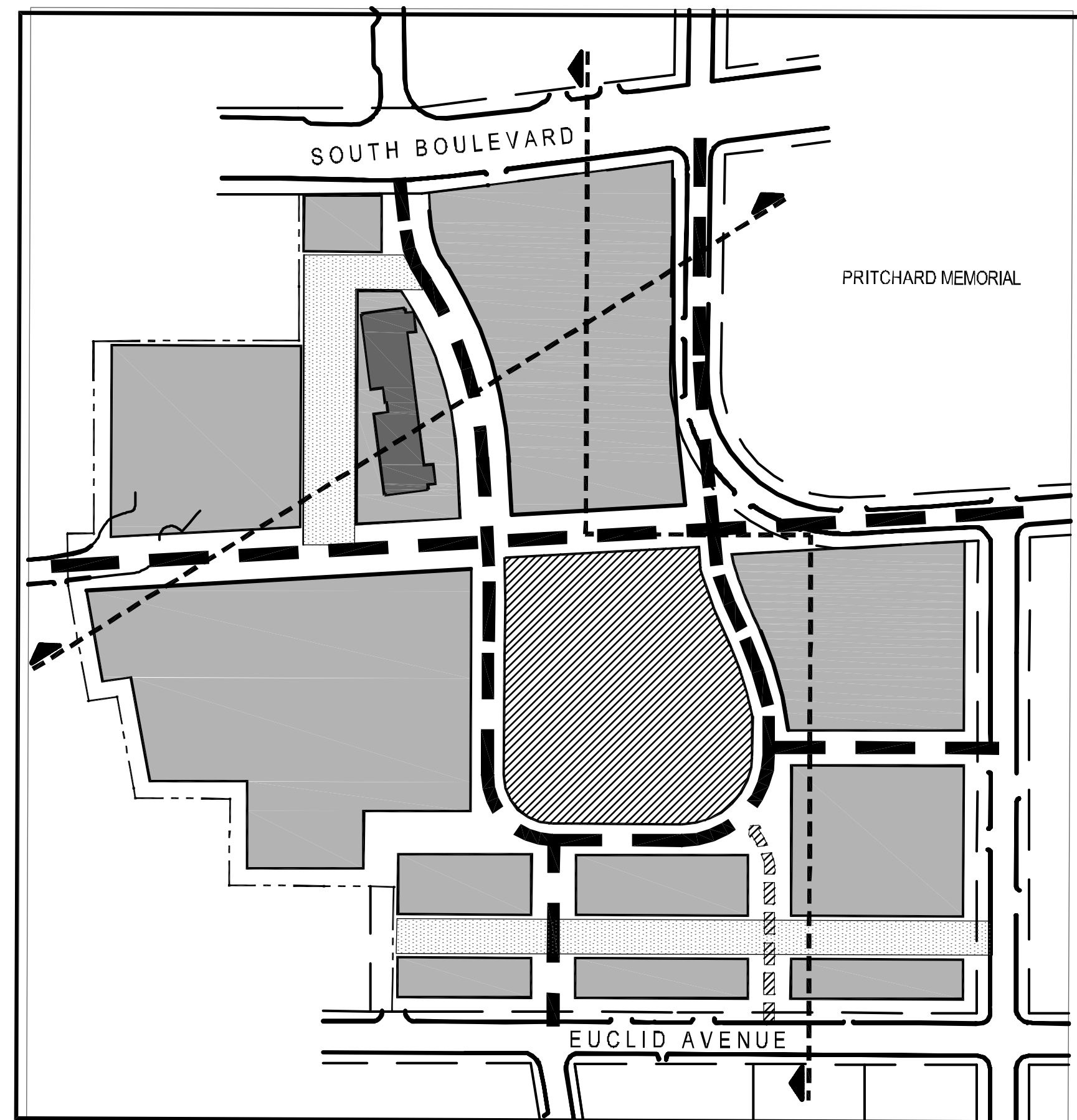
SITE SECTIONS

DECEMBER 28, 2009

- REVISIONS:
- FEB. 15, 2010 NEW SHEET
 - MAR. 19, 2010 PER CITY COMMENTS
 - MAY 21, 2010 PER CITY COMMENTS
 - JULY 28, 2010 PER CITY AND NEIGHBORHOOD 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

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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
3. JULY 28, 2010 PER CITY AND
NEIGHBORHOOD COMMENTS

FOR PUBLIC HEARING
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RZ-4



AERIAL VIEW WITH NEIGHBORHOOD CONTEXT

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design resource group

- landscape architecture
- civil engineering
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REZONING PLAN

PROJECT #: 004-032
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**PERSPECTIVE
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RZ-5