



Charlotte-Mecklenburg Planning Department

DATE: November 21, 2017

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2010-022 Housing Authority of the City of Charlotte

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow modifications to the phasing notes and certificate of occupancy for the transportation improvements.

Reasons for Staff's support of the request:

- Staff is supporting the request since the changes still meets the intent of the plan approved by the City Council.

Note:

No other conditional note changes were made as part of this request.

All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.

Signage was not reviewed as part of this request.



design resource group

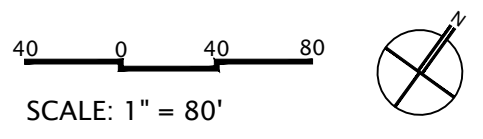
- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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

AXIOM
ARCHITECTURE
333 WEST TRADE ST.
SUITE 200
CHARLOTTE, NC 28202
T 704.927.9900
F 704.343.9390
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: 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
 - AUGUST 13, 2010 PER CITY AND NEIGHBORHOOD COMMENTS
 - AUGUST 30, 2010 PER ZONING COMMITTEE AND NEIGHBORHOOD COMMENTS
 - SEPTEMBER 20, 2010 FINAL SITE PLAN FOR PUBLIC HEARING
- PETITION #2010-022

RZ-1

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°34'06" 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°36'45" E** a distance of **238.40** feet; thence **S 6°12'52" 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 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 **199.09**, (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

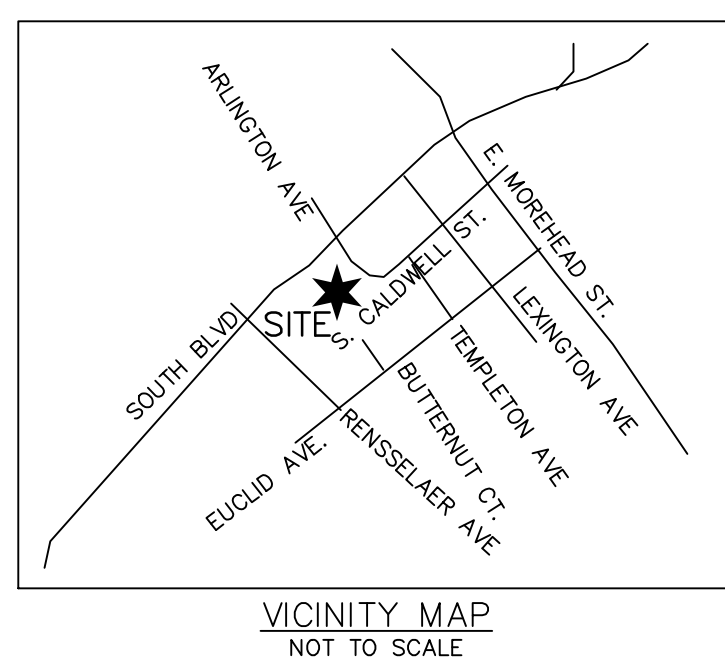
Area to be Rezoned to TOD-RO
COMMENCING at a National Geodetic Survey Monument "Freedom", having North Carolina NAD83 grid coordinates of: **N: 530,589.14, E: 1,449,627.71** thence **N 17°02'39" W** a horizontal ground distance of **8,293.63** feet to a calculated point; said point lying in the centerline 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°34'06" W** a distance of **805.67** feet; thence **N 36°30'33" W** a distance of **37.32** feet; thence **S 46°22'47" E** a distance of **136.13** feet; thence **N 45°42'05" E** a distance of **33.28** feet; thence **S 46°36'49" E** a distance of **119.75** feet; thence **N 54°08'13" E** a distance of **109.52** feet; thence **S 35°48'49" E** a distance of **100.25** feet; thence **N 54°19'33" E** a distance of **91.29** feet; thence **S 35°56'12" E** a distance of **144.61** feet; thence **N 53°57'12" E** a distance of **678.78** feet; thence **N 36°01'04" W** a distance of **548.50** feet; thence **S 50°22'42" W** a distance of **142.46** feet; thence with a radius of **202.36** feet, and an arc length of **113.48** 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 - 12303887, 12303901 - 12303928	UMUD	315 ARLINGTON AVE. CHARLOTTE, NC 28203
3	CRAM HOLDINGS LLC	12303608 - 12303611	TOD-MO	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	12302205	O-2	PO BOX 30277 CHARLOTTE, NC 28230
11	WHITE BAY VENTURES LLC	12302212	O-2	PO BOX 3470 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-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 HOWIE	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 IAIN	12305515	R-5	716 TEMPLETON AVE. CHARLOTTE, NC 28203
27	SCOTT SCHMANN & CYNTHIA SCHUMANN	12305616	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 MORTZET	12305618	R-5	704 TEMPLETON AVE. CHARLOTTE, NC 28203
30	JACKSON ORRIN 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, 28203
33	BERNARD GESING & FRANCES GESING	12305602	R-4	607 MT VERNON AVE. CHARLOTTE, NC 28203
34	PATRICIA D JOSLYM	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 13325
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	JOHN 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	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 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 & PERTER KAKACEK	12302902	R-5	405 RENNELAER AVE. CHARLOTTE, NC 28203



Attached to Administrative Approval

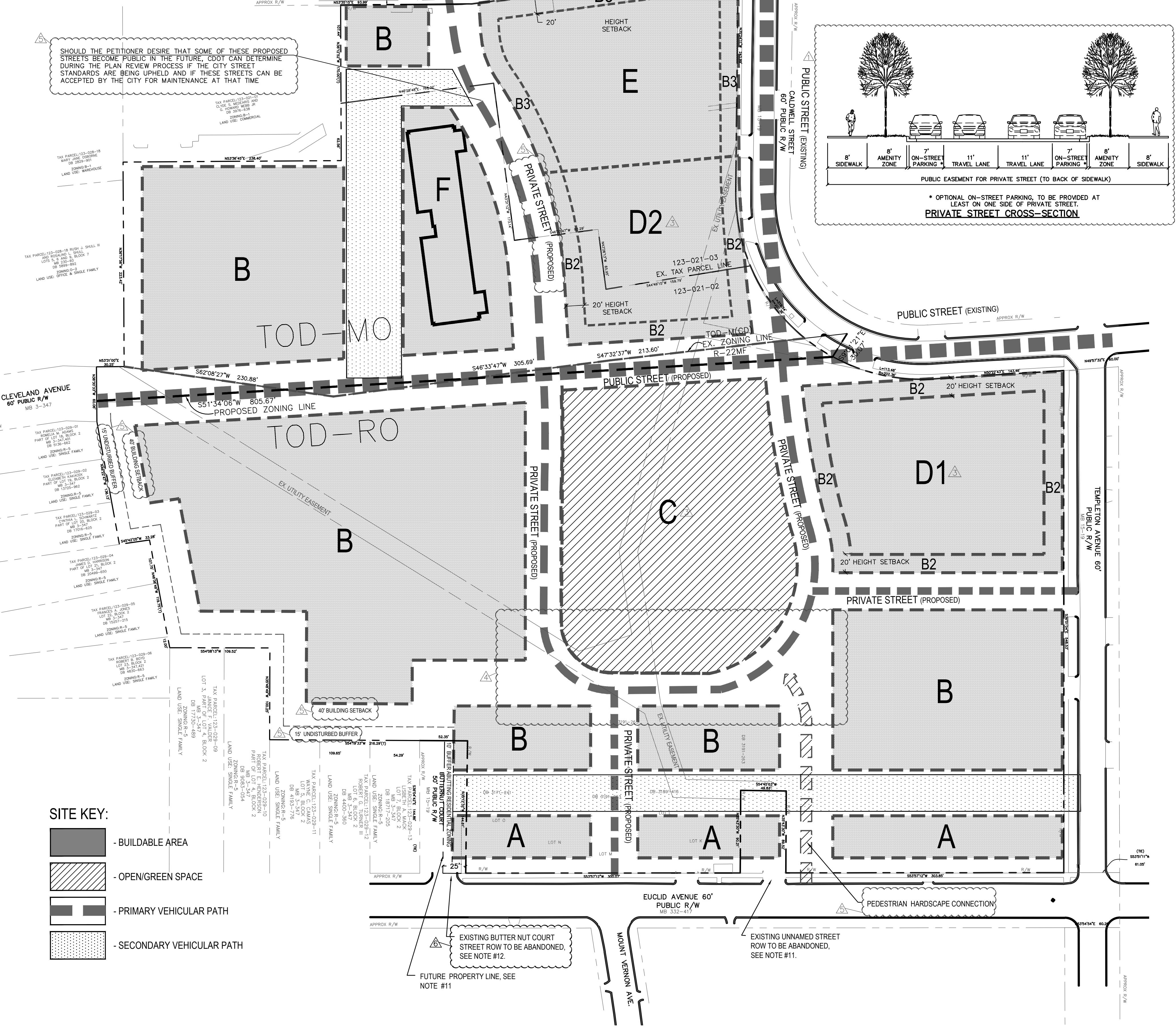
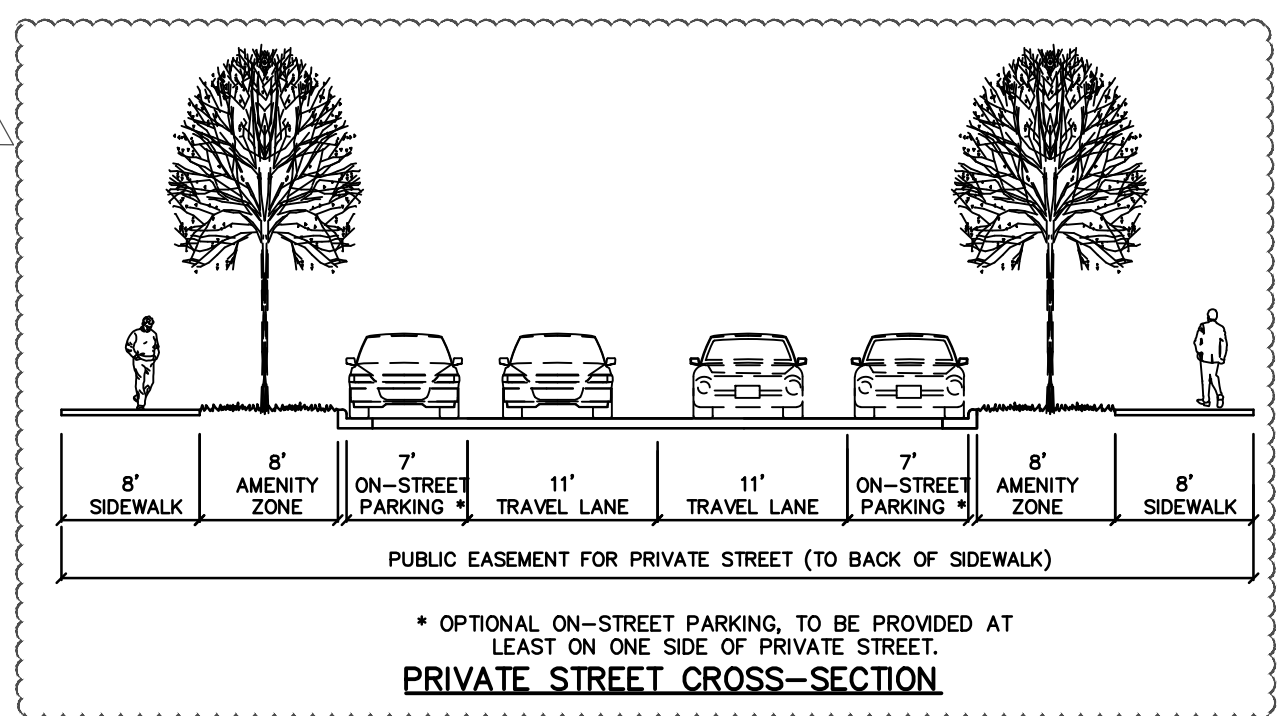
Solomon A. Fortune
Solomon A. Fortune

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
 DISTRICT 1 - TOD-M0
 DISTRICT 2 - TOD-R0

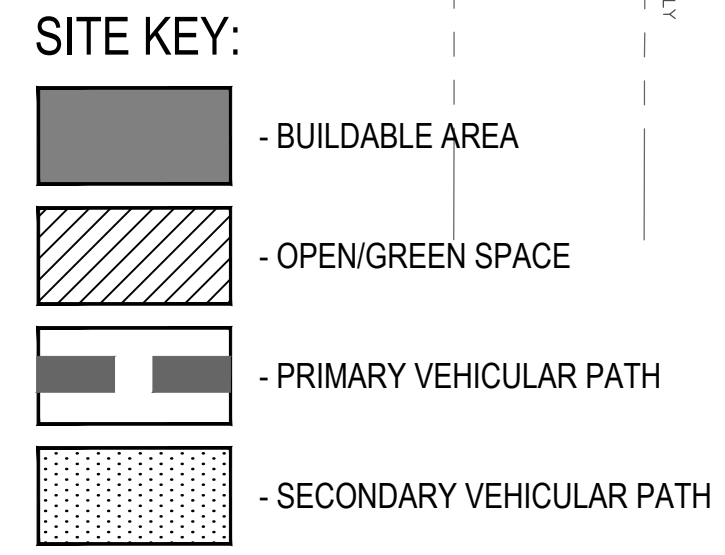
YARD REQUIREMENTS:

	TOD-M0	TOD-R0
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'	0'
MAX. BUILDING HT.	(20' ABUTS EX. RES. STRUCTURE OR ZONING) AS NOTED AT NOTE #4	(20' ABUTS EX. RES. STRUCTURE OR ZONING) AS NOTED AT NOTE #4

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



SHOULD THE PETITIONER DESIRE THAT SOME OF THESE PROPOSED STREETS BECOME PUBLIC IN THE FUTURE, CDOT CAN DETERMINE DURING THE PLAN REVIEW PROCESS IF THE CITY STREET STANDARDS ARE BEING UPHOLD AND IF THESE STREETS CAN BE ACCEPTED BY THE CITY FOR MAINTENANCE AT THAT TIME



- 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-M0 AND TOD-R0 ZONING CLASSIFICATIONS, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW, SHALL GOVERN.
 - PERMITTED USES:** THE SITE MAY BE DEVELOPED TO USES AND ASSOCIATED ACCESSORY USES AS ALLOWED UNDER THE RESPECTIVE TOD-M0 AND TOD-R0 ZONING DISTRICTS OF THE ORDINANCE.
 - UNIFIED DEVELOPMENT PROVISIONS: SETBACKS, YARDS, OPEN SPACE AND PARKING:**
 - EXCEPT AS FORTH IN 'OPTIONAL DEVELOPMENT PROVISIONS' BELOW, SETBACKS, YARDS, OPEN SPACES AND PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE AND AS NOTED ON THE 'TECHNICAL DATA SHEET'.
 - THE ATTACHED SITE PLAN OVERVIEW DELINEATES BROADLY THE VARIOUS BUILDABLE SITES THAT WILL EMERGE FROM THE REZONING PLAN:
 - 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 DILWORTH COMMUNITY. ADDITIONAL CONDITIONS SHALL INCLUDE:
 - 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.
 - EXTERIOR SIDING MATERIAL SHALL BE FIBER CEMENT-TYPE BOARDS OR PLANKS OR BETTER. NO VINYL OR MASONITE-TYPE SIDING SHALL BE USED.
 - BUILDING ROOFS WILL BE PITCHED DESIGN AND WILL BE COVERED WITH ARCHITECTURAL-TYPE ROOF SHINGLES.
 - ALL PARCELS WITH THIS DESIGNATION WILL CONFORM TO SIZE, SCALE, HEIGHT, AND SETBACKS AS PRESCRIBED IN THE TOD ORDINANCE AND THE COMMITMENTS SPECIFIED IN NOTE 10, WITHOUT ADDITIONAL OPTIONS.
 - D1: WILL BE LIMITED TO A MAXIMUM HEIGHT OF 65' (4-5 STORES DEPENDING ON USE) WITH AN ADDITIONAL CONDITION REQUIRING AT LEAST 10% GROUND LEVEL RETAIL.
 - D2: WILL BE LIMITED TO A MAXIMUM HEIGHT OF 65' (4-5 STORES DEPENDING ON USE) WITH AN ADDITIONAL CONDITION REQUIRING AT LEAST 80% GROUND LEVEL RETAIL.
 - D3: WILL BE LIMITED TO A MAXIMUM HEIGHT OF 65' (4-5 STORES DEPENDING ON USE) WITH AN ADDITIONAL CONDITION REQUIRING AT LEAST 80% GROUND LEVEL RETAIL.
 - DESIGNATED OPEN SPACE SHALL INCLUDE UNDERGROUND STORM WATER MANAGEMENT. IN ADDITION, A PEDESTRIAN WALKWAY SHALL BE INCORPORATED INTO PARCEL 'C' WITH BENCHES, LIGHTS, TREES, AND EXTENSIVE 'GREEN SPACE' TO CREATE A PARK-LIKE AMENITY FOR THE PROJECT. THERE WILL BE NO CHAIN-LINK FENCING OR UTILITARIAN ELEMENTS AS TO DETRACT FROM THE VISUAL AMENITY. ADDITIONALLY, THE LINEAR TRACT (DESIGNATED ON THE PLAN AS OPEN SPACE) SHALL INCLUDE HARD SURFACING FOR WALKWAY AND PEDESTRIAN CONNECTIVITY FROM EUCLID AVENUE TO THE LARGER OPEN SPACE ('C').
 - A MIXTURE OF USES SHALL BE PROVIDED ALONG ALL PUBLIC ROADWAY. A MINIMUM OF 50% OFFICE USE SHALL OCCUR WITHIN THIS PARCEL.
 - F: PARCEL TO REMAIN RESIDENTIAL USE - CURRENTLY, SUBSIDIZED ELDERLY HOUSING.
 - 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 DEPICED.
 - IN THE EVENT AN ENTIRELY NEW BUILDING IS CONSTRUCTED IN THE FUTURE ON PARCEL F, THE BUILDING ENVELOPE SHALL BE ALLOWED TO BE CONSTRUCTED IN ACCORDANCE WITH THE OPTIONAL DEVELOPMENT PROVISION NOTED FOR PARCEL D2 (NOTE 4, D2).
 - 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:
 - 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.
 - 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 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.
 - 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.
 - SOUTH END TRANSIT AREA PLAN:**
 - THE DEVELOPMENT WILL MEET THE ADOPTED STREET SCAPE STANDARDS OF THE SOUTH END TRANSIT STATION AREA PLAN.
 - 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 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.
 - 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'.
 - 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, RENSSELAER, OR CLEVELAND, SOUGHT BY THE NEIGHBORHOOD AND INSTALLED/PAID FOR BY OTHERS, WILL NOT BE OPPOSED BY THE PETITIONER AND PROJECT.
 - 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 REAR AND SIDE PROPERTY LINES OF THE SINGLE FAMILY ZONING ALONG RENSSELAER 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. A PROTECTION PLAN WILL BE CREATED FOR EACH PARCEL BEFORE CONSTRUCTION COMMENCES TO IDENTIFY ANY SUCH TREES OVER 5' TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES, FOR CITY REVIEW AND APPROVAL.
 - B: ALL MAJOR TRASH RECEPTACLES AND LOADING DOCKS WILL BE PROHIBITED WITHIN 100' FROM THE REAR PROPERTY LINE OF THE HOUSES ALONG EUCLID AND RENSSELAER. 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 RENSSELAER 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 RENSSELAER OR EUCLID AVENUES TO ENTER AND EXIT THE PROJECT.
 - 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.
 - 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.
 - 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.
 - 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, PERSONS, REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.
 - 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.**
 - TRANSPORTATION IMPROVEMENT PHASING PLAN STRATEGY:**
 - BEFORE ISSUANCE OF THE EQUITH BUILDING'S C.O. LOCATED BETWEEN THE PROPOSED CLEVELAND AVE. EXTENSION AND TOWNHOUSES FACING EUCLID AVE., THE PETITIONER SHALL:
 - IMPLEMENT THE CLEVELAND AVE. EXTENSION AND ITS AMENITIES AND ALL STREET/PEDESTRIAN CONNECTIONS TO EUCLID AVE.
 - IMPLEMENT THE PROPOSED PRIVATE STREET AND ITS AMENITIES FROM PARCEL 'C' TO TEMPLETON AVE. IF DEVELOPMENT OCCURS ON EITHER PARCEL 'D1' OR 'D3' ADJOINING TEMPLETON AVE.
 - IMPLEMENT THE BLAND STREET EXTENSION INCLUDING SIGNALIZATION AND PEDESTRIAN IMPROVEMENTS AND ITS AMENITIES FROM SOUTH BLVD. TO CLEVELAND AVE.
 - BEFORE THE ISSUANCE OF THE THIRD BUILDING'S C.O. LOCATED BETWEEN SOUTH BLVD. AND THE PROPOSED CLEVELAND AVE. EXTENSION (TOD-M0 AREA) THE PETITIONER SHALL:
 - IMPLEMENT BLAND STREET EXTENSION AND ITS AMENITIES INCLUDING SIGNALIZATION AND PEDESTRIAN IMPROVEMENTS FROM SOUTH BLVD. TO CLEVELAND AVE. EXTENSION.
 - IMPLEMENT THE CLEVELAND AVE. EXTENSION FROM TEMPLETON AVE. TO THE SITES SOUTHERN PROPERTY LINE AND ITS AMENITIES.
 - IMPLEMENT THE CALDWELL STREET IMPROVEMENTS AND 4-WAY INTERSECTION CONNECTION TO THE PROPOSED CLEVELAND AVE. EXTENSION.
 - 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.**
 - THE DEVELOPER / PROPERTY OWNER SHALL NOTIFY THE DILWORTH COMMUNITY DEVELOPMENT ASSOCIATION (DCDA) OF ALL FUTURE PARCEL DEVELOPMENTS ASSOCIATED WITH THIS PETITION UPON COMMENCEMENT OR REQUEST FOR INDIVIDUAL 'TOD' REVIEW AND / OR ADMINISTRATIVE APPROVAL. SUCH NOTICE SHALL BE IN WRITING TO THE CURRENT PRESIDENT OF THE DCDA AND SHALL BE FOR INFORMATION PURPOSES ONLY.**

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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" = 60'

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

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
- JULY 28, 2010 PER CITY AND NEIGHBORHOOD COMMENTS
- AUGUST 13, 2010 PER CITY AND NEIGHBORHOOD COMMENTS
- AUGUST 30, 2010 PER ZONING COMMITTEE AND NEIGHBORHOOD COMMENTS
- SEPTEMBER 20, 2010 FINAL SITE PLAN
- SEPTEMBER 22, 2010 REV NOTES

FOR PUBLIC HEARING
 PETITION #2010-022

CHARLOTTE HOUSING AUTHORITY - STRAWN SITE SITE SECTIONS



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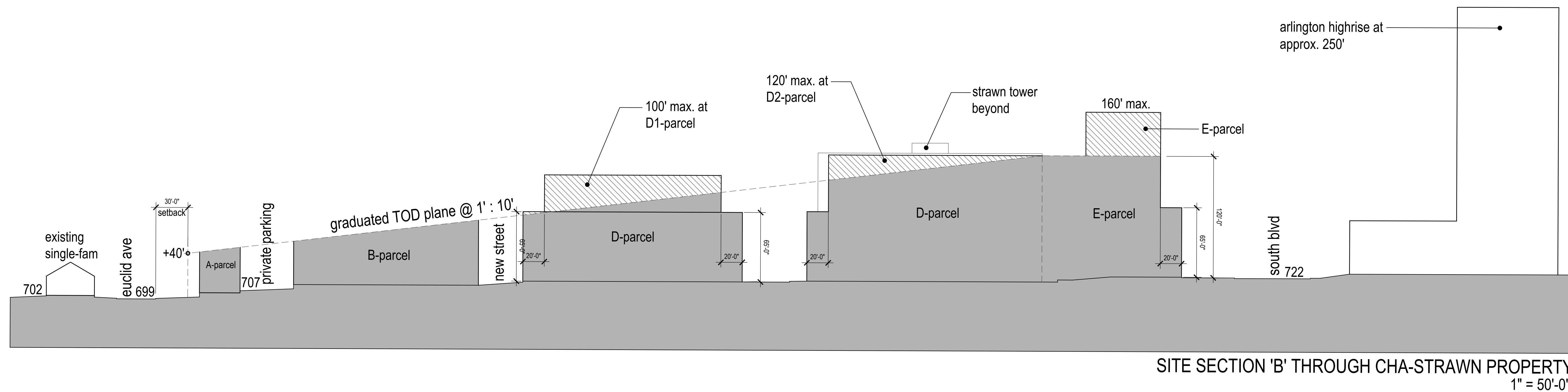
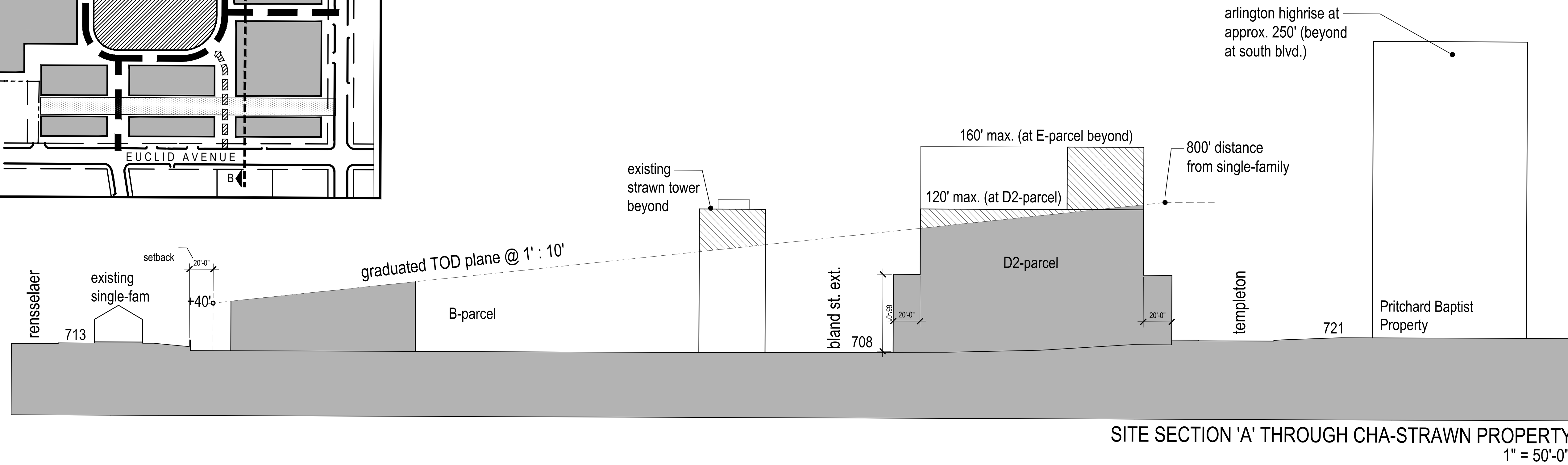
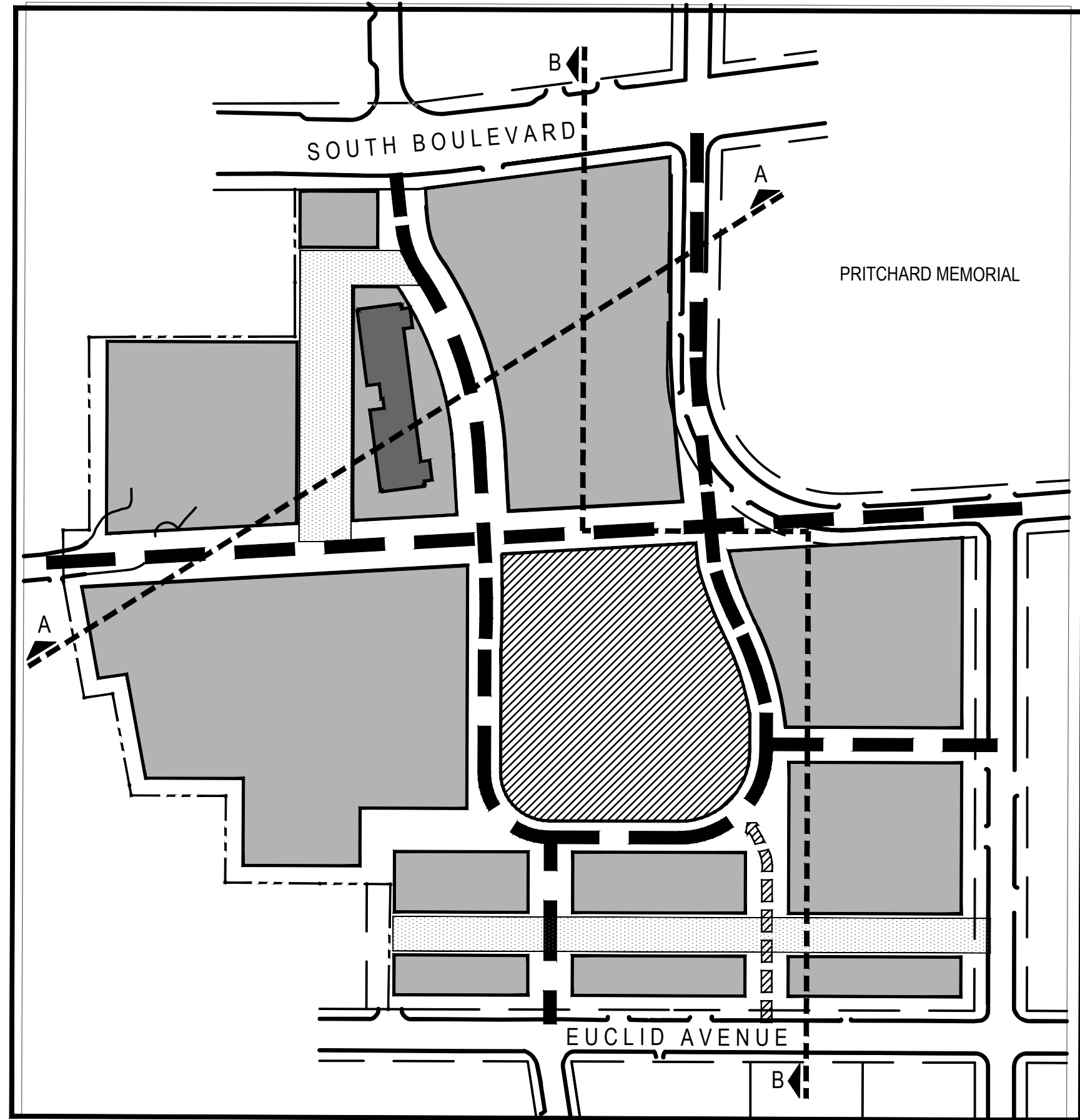
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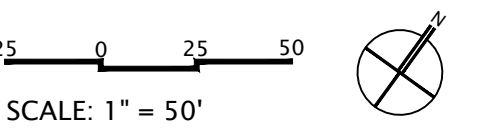
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PH: 704-336-5183

Attached to Administrative
Approval

Solomon A. Fortune \$
Solomon A. Fortune



REZONING PLAN



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
 4. JULY 28, 2010 PER CITY AND NEIGHBORHOOD COMMENTS
 5. AUGUST 13, 2010 PER CITY AND NEIGHBORHOOD COMMENTS
 6. AUGUST 30, 2010 PER ZONING COMMITTEE AND NEIGHBORHOOD COMMENTS
 7. SEPTEMBER 20, 2010 FINAL SITE PLAN FOR PUBLIC HEARING PETITION #2010-022

RZ-3

Attached to Administrative
Approval

Solomon A. Fortune \$F
Solomon A. Fortune



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



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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

FOR PUBLIC HEARING
PETITION #2010-022

RZ-4



Attached to Administrative
Approval

Solomon A. Fortune *SF*
Solomon A. Fortune

RJM

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



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REZONING PLAN

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

**PERSPECTIVE
RENDERING**

DECEMBER 28, 2009

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2. MAY 21, 2010 PER CITY COMMENTS

FOR PUBLIC HEARING
PETITION #2010-022

RZ-5