

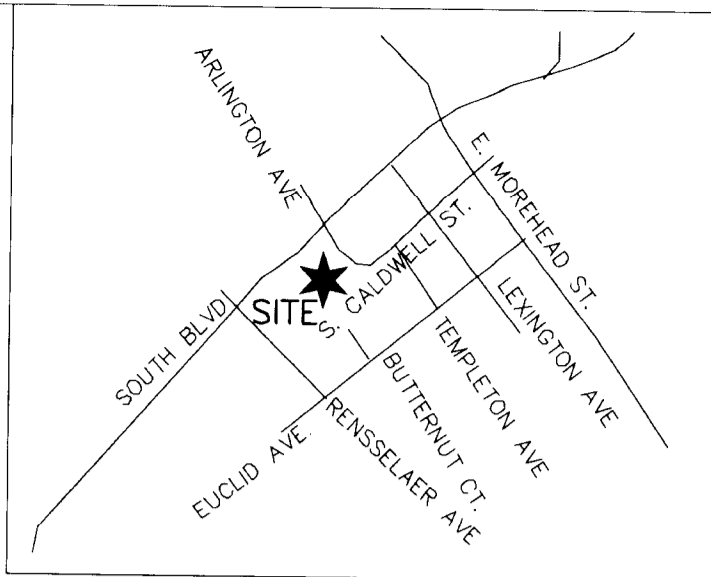
DISTRICT 1 LEGAL DESCRIPTION

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 50' 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 99°01'21" E a distance of 30.07 feet, thence S 51°34'06" W a distance of 805.67 feet, thence N 30°30'33" W a distance of 37.32 feet, thence N 53°31'00" E a distance of 30.25 feet, thence N 36°17'58" W a distance of 223.42 feet, thence N 53°38'45" E a distance of 238.40 feet, thence S 80°12'52" W a distance of 170.00 feet, thence N 30°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 198.05, (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-RD
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 50' 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 99°01'21" E a distance of 30.07 feet, thence S 51°34'06" W a distance of 805.67 feet, thence N 30°30'33" W a distance of 37.32 feet, thence N 53°31'00" E a distance of 30.25 feet, thence N 36°17'58" W a distance of 223.42 feet, thence N 53°38'45" E a distance of 238.40 feet, thence S 80°12'52" W a distance of 170.00 feet, thence N 30°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 198.05, (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.

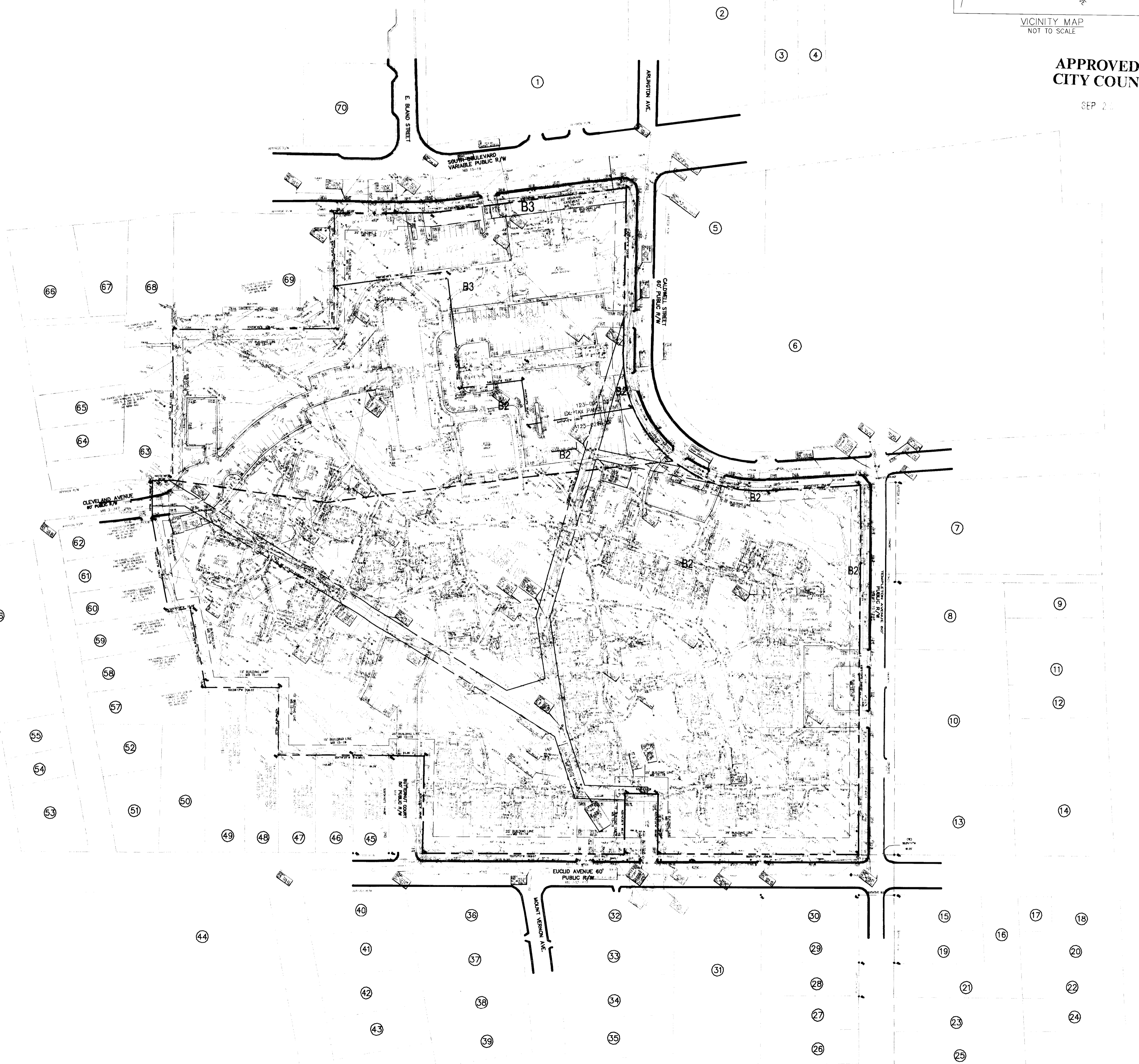
NOTE: PROPOSED ZONING DISTRICT LINE BETWEEN DISTRICT 1 AND 2 FOLLOWS THE APPROXIMATE LOCATION OF CENTERLINE OF FUTURE PUBLIC STREET CONNECTING EXISTING CLEVELAND AVENUE AND CALDWELL STREET.



VICINITY MAP
NOT TO SCALE

APPROVED BY
CITY COUNCIL

SEP 2010



ADJACENT OWNERS

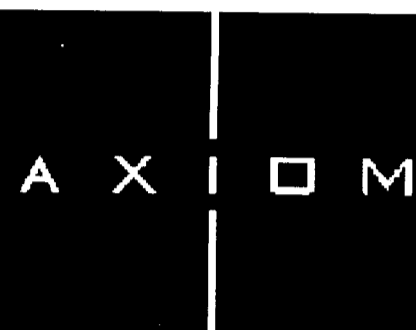
PARCEL	PROPERTY OWNER	TAX PARCEL ID #	ZONING	PROPERTY OWNER ADDRESS
1		12303702 - 12303794	UMUD	
2	ARLINGTON RESIDENTIAL HOLDINGS LLC	12303801 - 12303897		
3	CRAM HOLDINGS LLC	12303901 - 12303928	UMUD	315 ARLINGTON AVE. CHARLOTTE, NC 28203
4	SKYWAY DRIVE PARTNERSHIP	12303608 - 12303611	TOD-MO	3409 MEADOWBLUFF DR. CHARLOTTE, NC 28226
5	CITY OF CHARLOTTE	12303603	B2	2325 SUNSET AV. ROCKY MOUNT, NC 27804
6	THE PRITCHARD MEMORIAL BAPTIST CHURCH OF CHARLOTTE	12302505	R-22MF	800 E. 4TH ST. CHARLOTTE, NC 28202
7	THE PRITCHARD MEMORIAL BAPTIST CHURCH OF CHARLOTTE	12302502	R-22MF	1117 SOUTH BLVD. CHARLOTTE, NC 28203
8	CAROLINAS AGC INC	12302201	O-2	1117 SOUTH BLVD. CHARLOTTE, NC 28203
9	CAROLINAS AGC INC	12302203	O-2	1100 EUCLID AVE. CHARLOTTE, NC 28203
10	CAROLINAS AGC INC	12302213	O-2	1100 EUCLID AVE. CHARLOTTE, NC 28203
11	THE ASSOCIATED GENERAL CONTR OF AMERICA	12302205	O-2	PO BOX 30277 CHARLOTTE, NC 28230
12	WHITE BAY VENTURES LLC	12302212	O-2	PO BOX 35479 CHARLOTTE, NC 28235
13	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 NCFMSINGER & DAVID NCFMSINGER	12305519	R-5	1113 EUCLID AVE. CHARLOTTE, NC 28203
17	SCOTT BROWN	12305518	R-8	1109 EUCLID AVE. CHARLOTTE, NC 28203
18	MICHAEL OVERSTREET & ANDY OVERSTREET	12305517	R-8	728 LEVINGTON 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 LEVINGTON AVE. CHARLOTTE, NC 28203
21	GLENN P. PSOMADAKIS & TERESA PSOMADAKIS	12305503	R-5	703 TEMPLETON AVE. CHARLOTTE, NC 28203
22	CRYSTAL REECE & JOEL REECE	12305515	R-8	708 LEVINGTON AVE. CHARLOTTE, NC 28203
23	KIMBERLY BEAL	12305504	R-5	715 TEMPLETON AVE. CHARLOTTE, NC 28203
24	LILA MILLER HOWIE	12305514	R-8	712 LEVINGTON AVE. CHARLOTTE, NC 28203
25	MARY LEAH & GEORGE LEAHY	12305505	R-5	710 TEMPLETON AVE. CHARLOTTE, NC 28203
26	ASTRID G JAIN	12305515	R-5	716 TEMPLETON AVE. CHARLOTTE, NC 28203
27	SCOTT SCHMANN & CYNTHIA SCHMANN	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 & RATHY MORTEZ	12305618	R-5	704 TEMPLETON AVE. CHARLOTTE, NC 28203
30	JACKSON ORRIN HILTON & SHERYL HILTON	12305619	R-5	5447 KERRY GLEN LN. CHARLOTTE, NC 28226
31	EUCLID STREET ASSOCIATES	12305620	R-22MF	605 LEVINGTON 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 BOMBER	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 SWRIGHT	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 VELLENS	12305715	R-4	46 WILLIAMS ST. CLINTON, NY 13323
40	MARIAN BOETTIGER	12305701	R-4	602 BERKELEY AVE. CHARLOTTE, NC 28203
41	ARTEMIS KLETO	12305702	R-4	606 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.	12302901	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 3015 COLLEGE ST. CHARLOTTE, NC 28202
47	WAYNE H. CAMAS	12302911	R-5	1410 EUCLID AVE. CHARLOTTE, NC 28203
48	ROBERT HENDERSON & JANITA 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 & CAROLINKIRSH	12302914	R-5	1428 EUCLID AVE. CHARLOTTE, NC 28203
52	MANCH WEELEY	12302907	R-5	425 RENNELAER AVE. CHARLOTTE, NC 28203
53	RR&K HOLDINGS LLC	12307133 - 12307134	R-22MF	1503 EUCLID AVE. CHARLOTTE, NC 28203
54	RR&K HOLDINGS LLC	12307111	R-22MF	734 BERKELEY AVE. CHARLOTTE, NC 28203
55	JOHN GATES & EVE GATES	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



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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

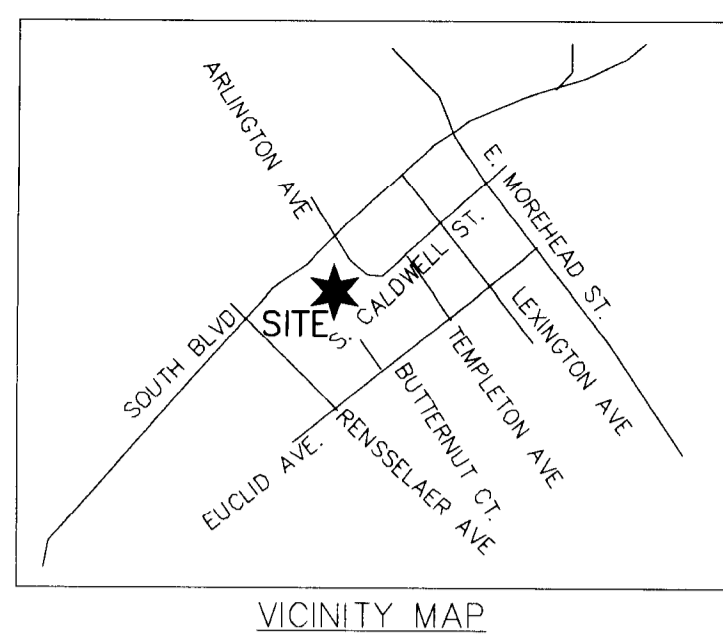
SCALE: 1" = 80'

PROJECT #: 004 032
DRAWN BY: CJ, JS
CHECKED BY: JC

EXISTING CONDITIONS

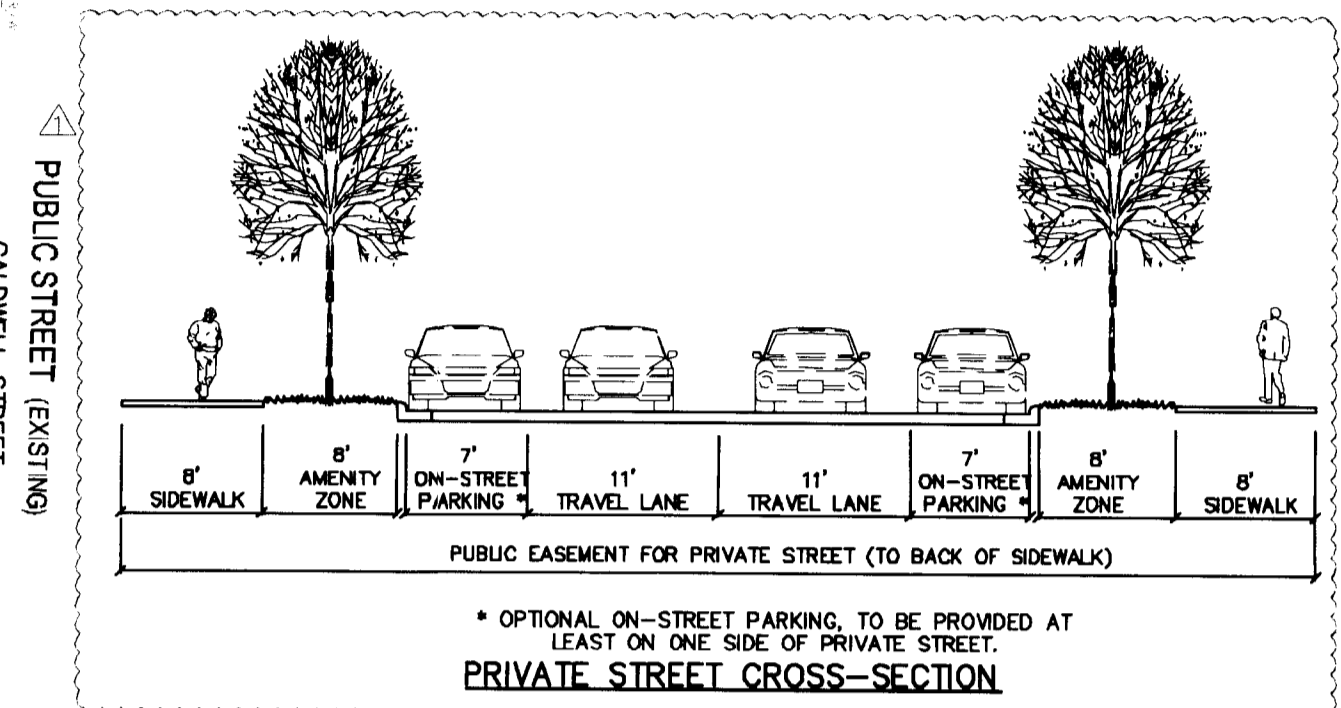
DECEMBER 28, 2009
 REVISIONS:
 1. FEB. 15, 2010 PER CITY COMMENTS
 2. MAR. 19, 2010 PER CITY COMMENTS
 3. JULY 28, 2010 PER CITY AND NEIGHBORHOOD COMMENTS
 4. AUGUST 13, 2010 PER CITY AND NEIGHBORHOOD COMMENTS
 5. AUGUST 30, 2010 PER ZONING COMMITTEE AND NEIGHBORHOOD COMMENTS
 6. SEPTEMBER 26, 2010 FINAL SITE PLAN FOR PUBLIC HEARING
 PETITION #2010-022

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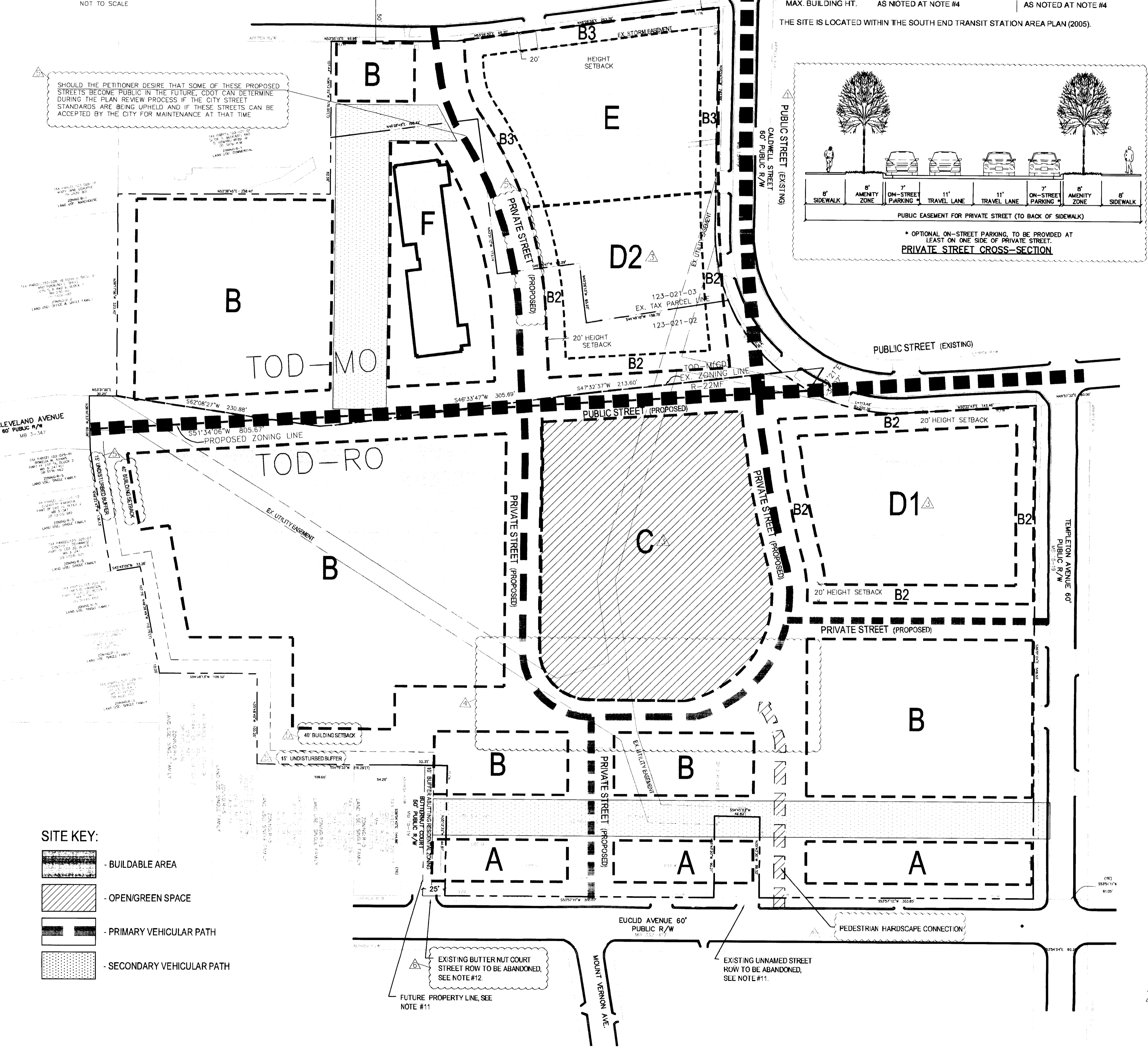


SITE DATA	
SITE AREA:	16.6985 ACRES
TAX PARCEL ID:	123-021-02 & 123-021-03
EXISTING ZONING:	DISTRICT 1 - TOD-M(CD) - PETITION # 2009-034 DISTRICT 2 - R-22MF
PROPOSED ZONING:	DISTRICT 1 - TOD-M0 DISTRICT 2 - TOD-R0
YARD REQUIREMENTS:	
TOD-M0	TOD-R0
MIN. FRONT SETBACK (FROM BACK OF CURB)	20' @ SOUTH BLVD, W/ ON-STREET PARKING (30' @ EUCLID AVE.)
MIN. SIDEYARD	0' OR 5' MIN. (5' ABUTS EX. RES. STRUCTURE OR ZONING)
MIN. REAR YARD	0' OR 5' MIN. (5' ABUTS EX. RES. STRUCTURE OR ZONING)
MAX. BUILDING HT.	(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 UPHELD AND IF THESE STREETS CAN BE ACCEPTED BY THE CITY FOR MAINTENANCE AT THAT TIME.



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-R0 AND TOD-M0 ZONING CLASSIFICATIONS, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW, SHALL GOVERN.

2. 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 SHOWN ON THE TECHNICAL DATA SHEET.

3. UNIFIED DEVELOPMENT PROVISIONS: BUILDING HEIGHTS
THE ATTACHED SITE PLAN OVERVIEW DELINEATES BROADLY THE VARIOUS BUILDABLE SITES THAT WILL EMERGE FROM THE REZONING PLAN.

4. UNIFIED DEVELOPMENT PROVISIONS: OPEN SPACE AND TRAFFIC CALMING
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 CONNECTIVITY FROM EUCLID AVENUE TO THE LARGER OPEN SPACE (12').

5. UNIFIED DEVELOPMENT PROVISIONS: PARCEL USE
PARCEL TO REMAIN RESIDENTIAL USE - CURRENTLY, SUBSIDIARIZED HOUSING.

6. UNIFIED DEVELOPMENT PROVISIONS: BUILDING ENVELOPES AND CIRCULATION PATH
GENERAL YARDENINGS SHOWN ON THE TECHNICAL DATA SHEET MAY BE SUBJECT TO MINOR VARIATIONS THAT DO NOT CHANGE THE DESIGN INTENT DERIVED.

7. UNIFIED DEVELOPMENT PROVISIONS: OPTIONAL DEVELOPMENT PROVISIONS
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 ORIGINAL DEVELOPMENT PROVISION NOTED FOR PARCEL D2 (INT. 4, D2).

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

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

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

11. UNIFIED DEVELOPMENT PROVISIONS: EXISTING STRAWN RESIDENTIAL TOWER
THE EXISTING STRAWN RESIDENTIAL TOWER IS APPROXIMATELY 110' 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 AS 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.

12. UNIFIED DEVELOPMENT PROVISIONS: 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.

13. UNIFIED DEVELOPMENT PROVISIONS: SOUTH END TRANSIT AREA PLAN
THE DEVELOPMENT WILL MEET THE ADOPTED STREET SCAPE STANDARDS OF THE SOUTH END TRANSIT STATION AREA PLAN.

14. UNIFIED DEVELOPMENT PROVISIONS: PARKING
PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE, OFF-STREET PARKING REQUIREMENTS.

15. UNIFIED DEVELOPMENT PROVISIONS: 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.

16. UNIFIED DEVELOPMENT PROVISIONS: 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/EUCLID CONNECTOR STREET AT THE BLAND STREET INTERSECTION. ANY OFF-SITE TRAFFIC CALMING ALONG EUCLID, RENSSELAER, OR CLEVELAND, SOUGHT BY THE NEIGHBORHOOD AND INSTALLED/PAYED FOR BY OWNERS, WILL NOT BE OPPOSED BY THE PETITIONER AND PROJECT.

17. UNIFIED DEVELOPMENT PROVISIONS: 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' IDENTIFIED, PROTECTED, AND PRESERVED WITHIN THE ENTIRE 45' 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.

18. UNIFIED DEVELOPMENT PROVISIONS: TRASH RECEPTACLES AND LOADING DOCKS
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 COLLATION TO THE SITE.

19. UNIFIED DEVELOPMENT PROVISIONS: CONSTRUCTION TRAFFIC
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.

20. UNIFIED DEVELOPMENT PROVISIONS: 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.

21. UNIFIED DEVELOPMENT PROVISIONS: ABANDONMENT OF EXISTING PUBLIC STREETS OFF OF EUCLID AVENUE
EXISTING BUTTERNUT COURT AND AN UNNAMED STREET ROW TO BE ABANDONED. THE OWNER TO APPLY FOR THE STREET ABANDONMENT UPON APPROVAL OF THIS REZONING PETITION.

22. UNIFIED DEVELOPMENT PROVISIONS: 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.

23. UNIFIED DEVELOPMENT PROVISIONS: BUILDING ELEVATIONS
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.

24. UNIFIED DEVELOPMENT PROVISIONS: 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 PROVIDED AS THE BONDING EFFECT OF THE REZONING AND SHALL BE ENFORCED TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

25. UNIFIED DEVELOPMENT PROVISIONS: TRAFFIC SIGNAL
THE PETITIONER WILL BE RESPONSIBLE FOR THE IMPLEMENTATION COSTS ASSOCIATED WITH ANY ON-STREET RECESSED PARALLEL PARKING ON THEIR SOUTH BOULEVARD FRONTAGE.

26. UNIFIED DEVELOPMENT PROVISIONS: PRIVATE STRAITS CONSTRUCTION
ALL PRIVATE STRAITS CONSTRUCTION AND MAINTENANCE RESPONSIBILITY WILL BE THE RESPONSIBILITY OF THE PETITIONER. PROPOSED INTERNAL PRIVATE STRAITS WILL BE LOCATED WITHIN A PUBLIC EASEMENT AND WILL REMAIN OPEN TO THE PUBLIC AT ALL TIMES.

27. UNIFIED DEVELOPMENT PROVISIONS: TRANSPORTATION IMPROVEMENT PHASING PLAN STRATEGY
A. PETITIONER WILL FUND ASSOCIATED TRAFFIC/PEDESTRIAN SIGNALS AT SOUTH BOULEVARD AND BLAND STREET. SIGNAL MODIFICATIONS MAY BE NECESSARY TO ACCOMMODATE THE FUTURE INTERSECTION APPROACH INTO THE DEVELOPMENT AND ALL NECESSARY TRAFFIC SIGNALS/VEHICLE SIGNALIZATION COSTS.

28. UNIFIED DEVELOPMENT PROVISIONS: BEFORE ISSUANCE OF THE FIRST BUILDING'S C.O.
BEFORE ISSUANCE OF THE FIRST BUILDING'S C.O. LOCATED BETWEEN THE PROPOSED CLEVELAND AVE. EXTENSION AND TOWNHOMES 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 'D2' ADJOINING TEMPLETON AVE.
- IMPLEMENT THE BLAND STREET EXTENSION INCLUDING SIGNALIZATION AND PEDESTRIAN IMPROVEMENTS AND ITS AMENITIES FROM SOUTH BLVD. TO CLEVELAND AVE.

29. UNIFIED DEVELOPMENT PROVISIONS: BEFORE ISSUANCE OF THE FIRST BUILDING'S C.O. LOCATED BETWEEN SOUTH BLVD. AND THE PROPOSED CLEVELAND AVE. EXTENSION (TOD-M0 AREA)
BEFORE ISSUANCE OF THE FIRST 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 SITE'S SOUTHERN PROPERTY LINE AND ITS AMENITIES.
- IMPLEMENT THE CALDWELL STREET IMPROVEMENTS AS A 4-WAY INTERSECTION CONNECTION WITH THE PROPOSED CLEVELAND AVE. EXTENSION.

30. UNIFIED DEVELOPMENT PROVISIONS: 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.
- TOWNHOMES FACING ALONG EUCLID AVE. COULD BE IMPLEMENTED WITHOUT TRANSPORTATION IMPROVEMENTS.
- 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.

SITE KEY:

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

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STRAWN SITE

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REZONING PLAN
APPROVED BY CITY COUNCIL

SEP 10

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

FOR PUBLIC HEARING
PETITION #2010-022

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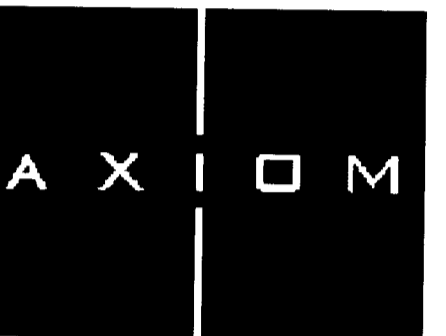
CHARLOTTE HOUSING AUTHORITY - STRAWN SITE SITE SECTIONS



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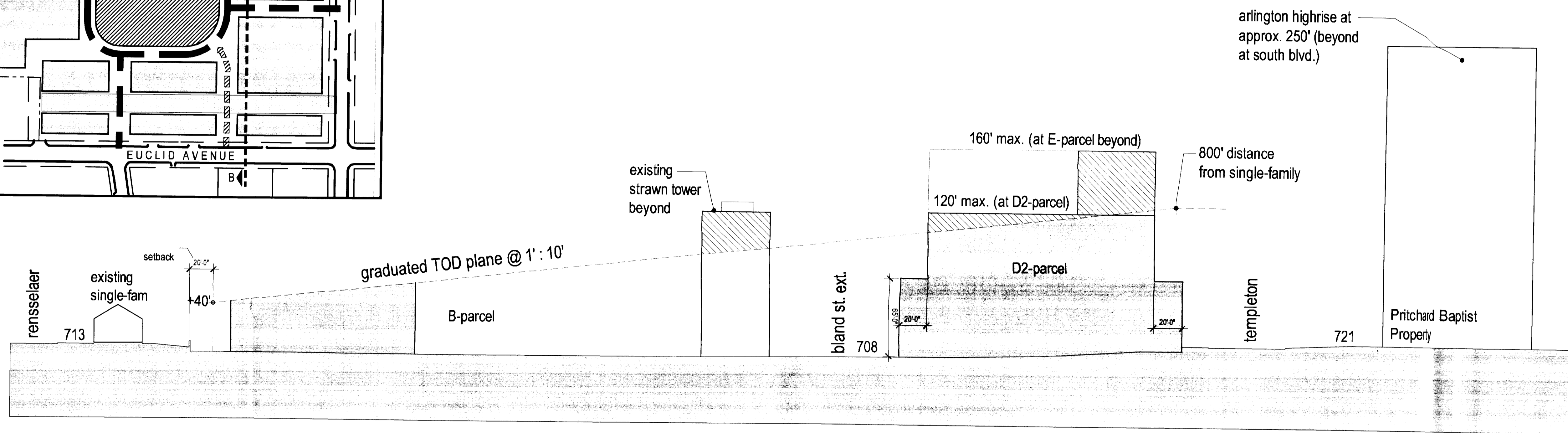
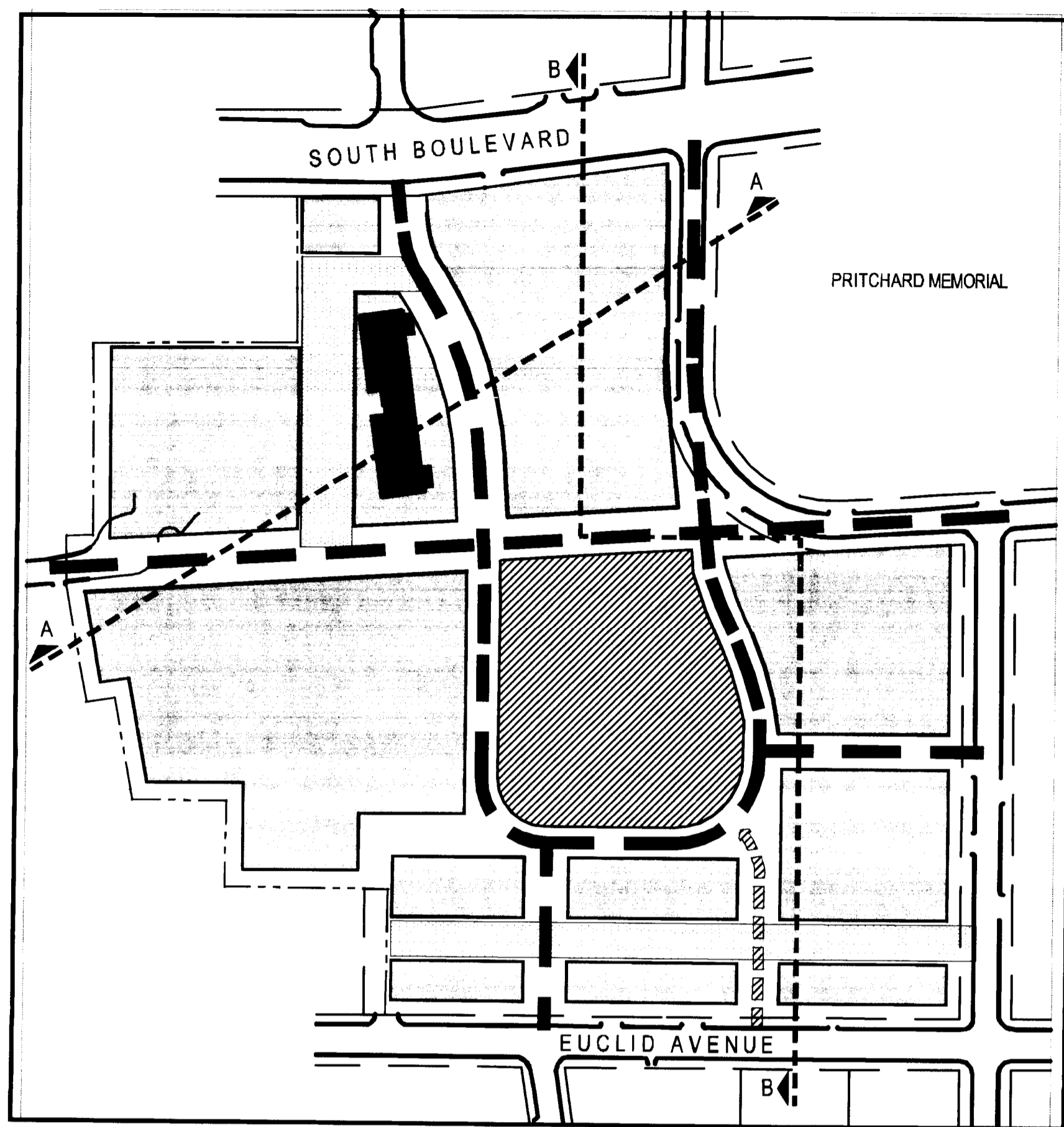
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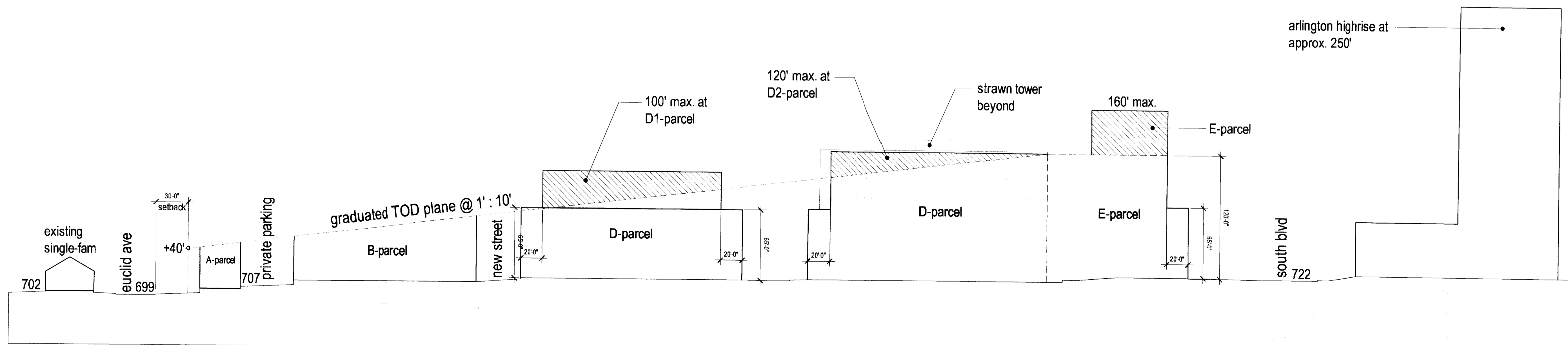
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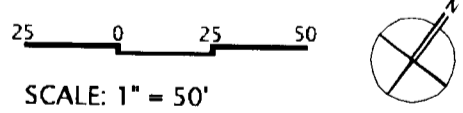
SITE SECTION 'A' THROUGH CHA-STRAWN PROPERTY
1" = 50'-0"



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

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REZONING PLAN



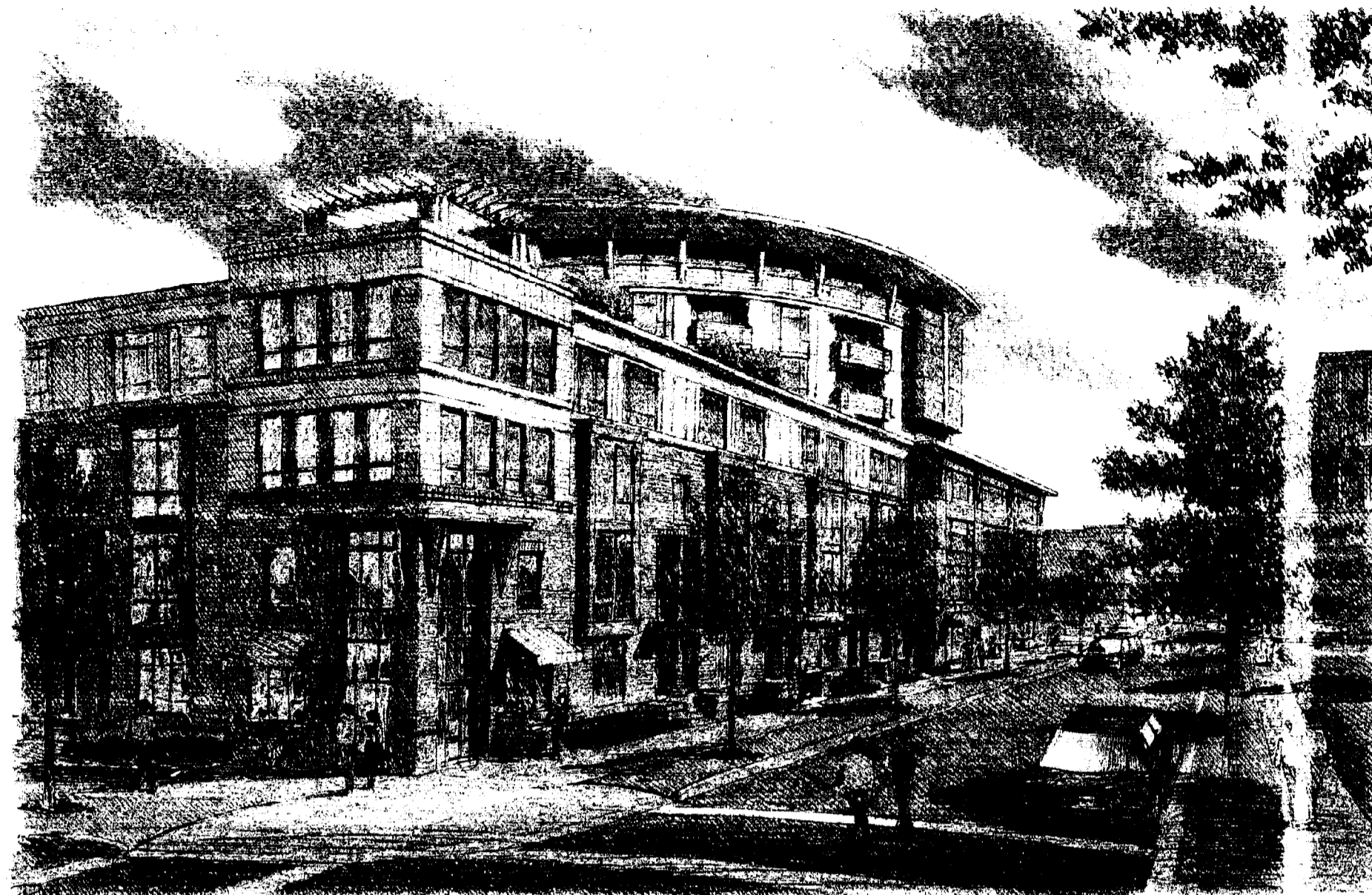
SCALE: 1" = 50'

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

SITE SECTIONS

DECEMBER 28, 2009

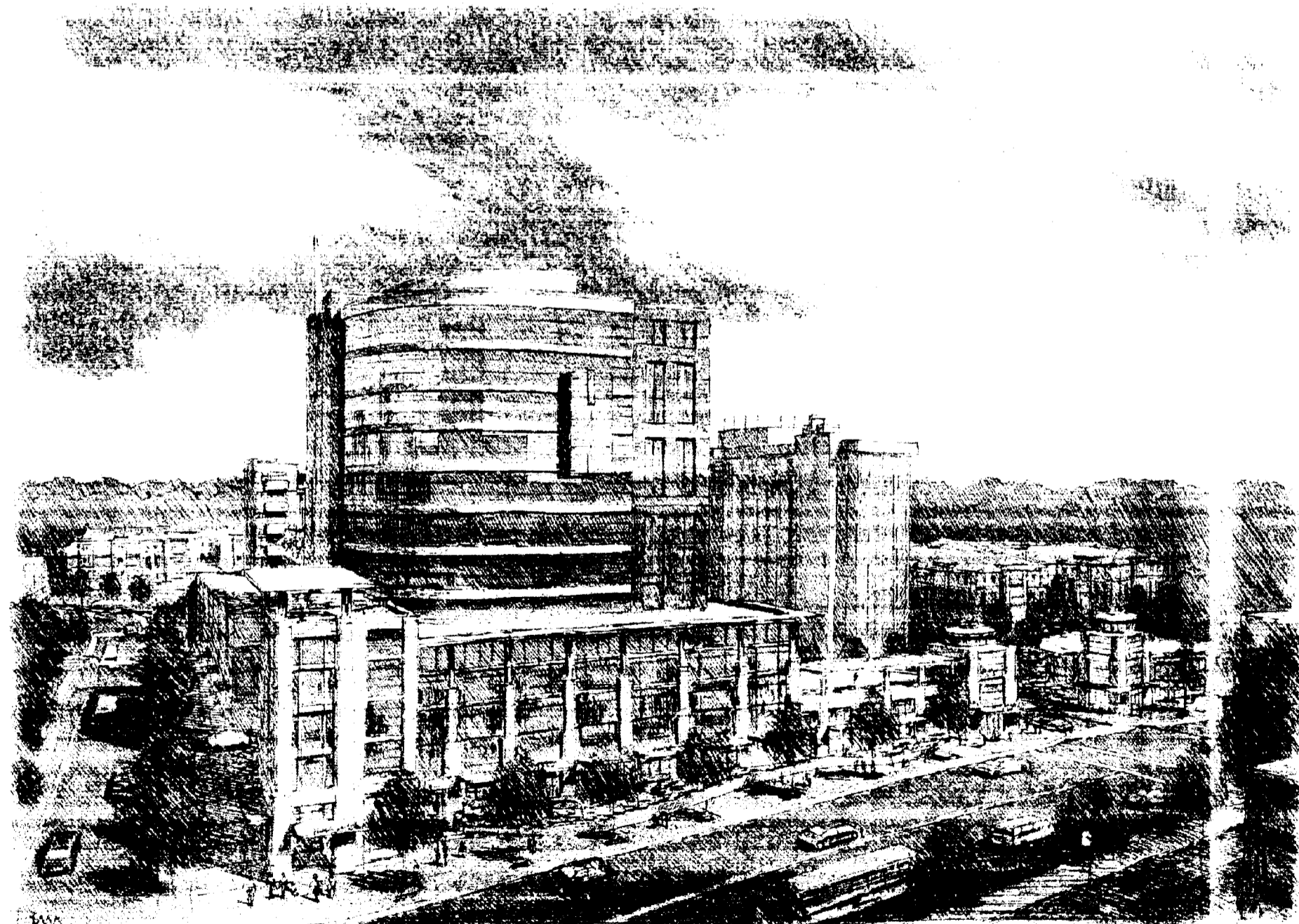
- REVISIONS:
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 7. SEPTEMBER 20, 2010 FINAL SITE PLAN FOR PUBLIC HEARING
- PETITION #2010-022



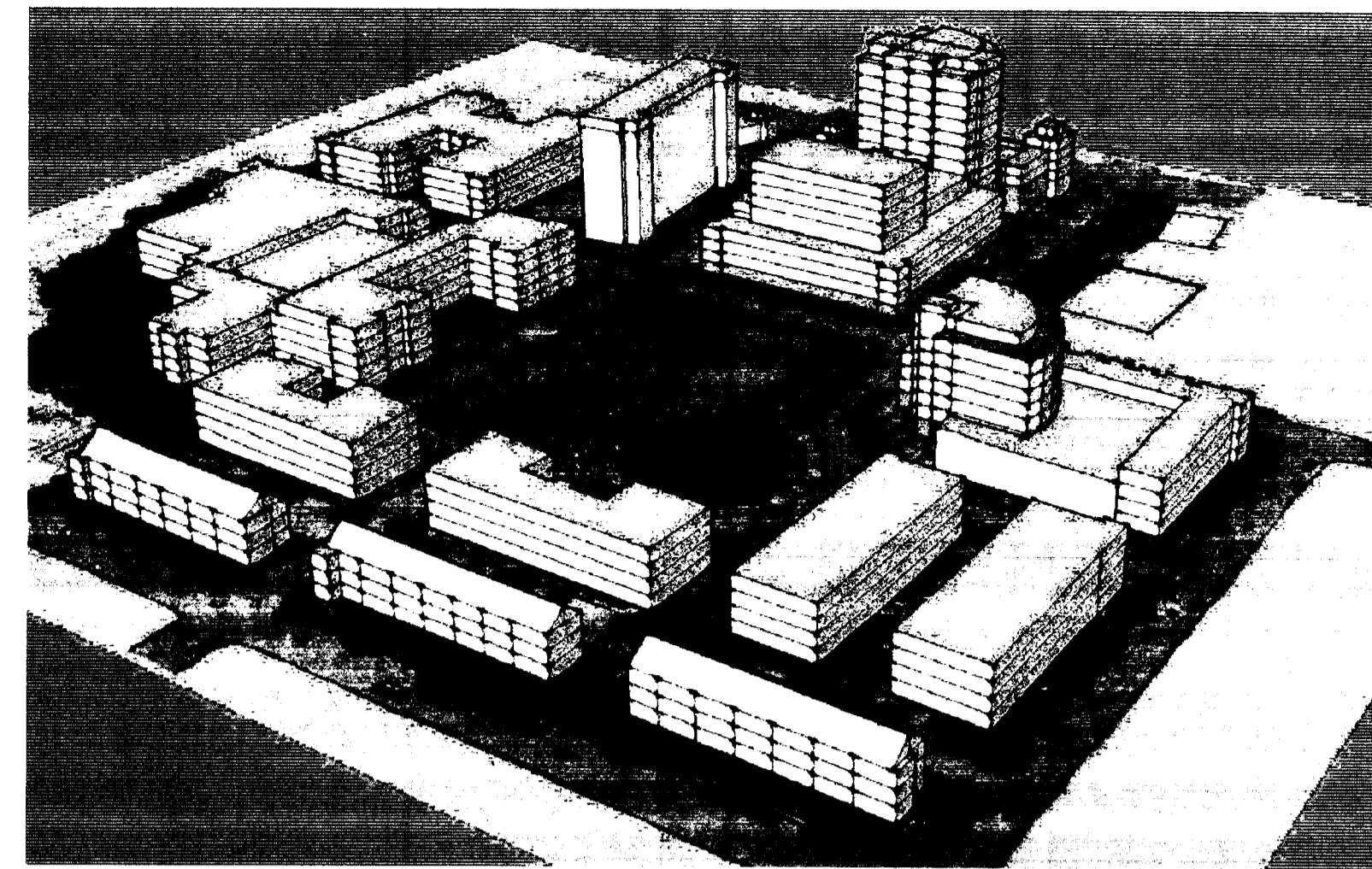
RESIDENTIAL STREETSCAPE VIEW ALONG CLEVELAND EXTENSION (PARCEL 'D1' VIEW)



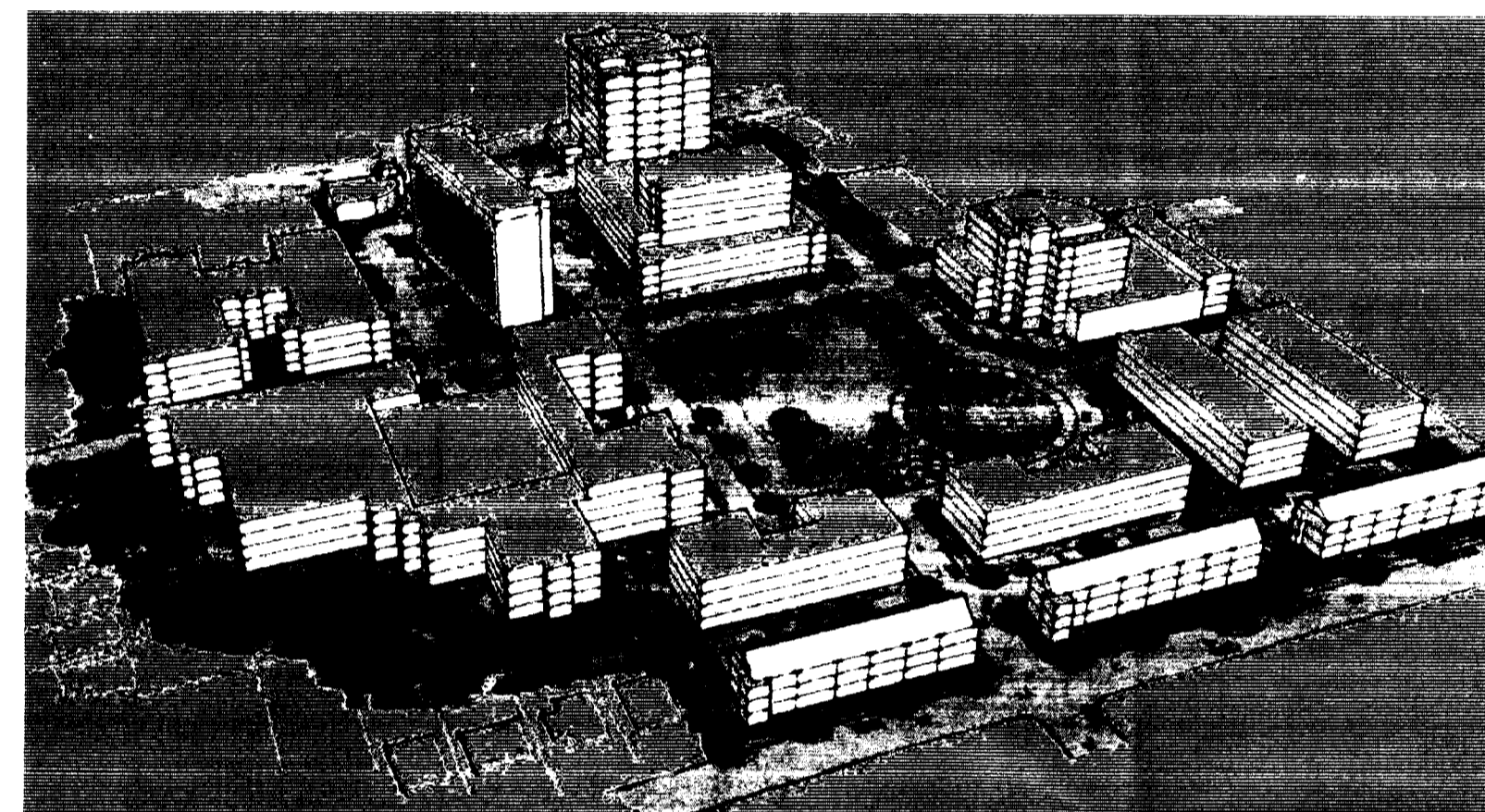
STREETSCAPE VIEW ALONG SOUTH BOULEVARD



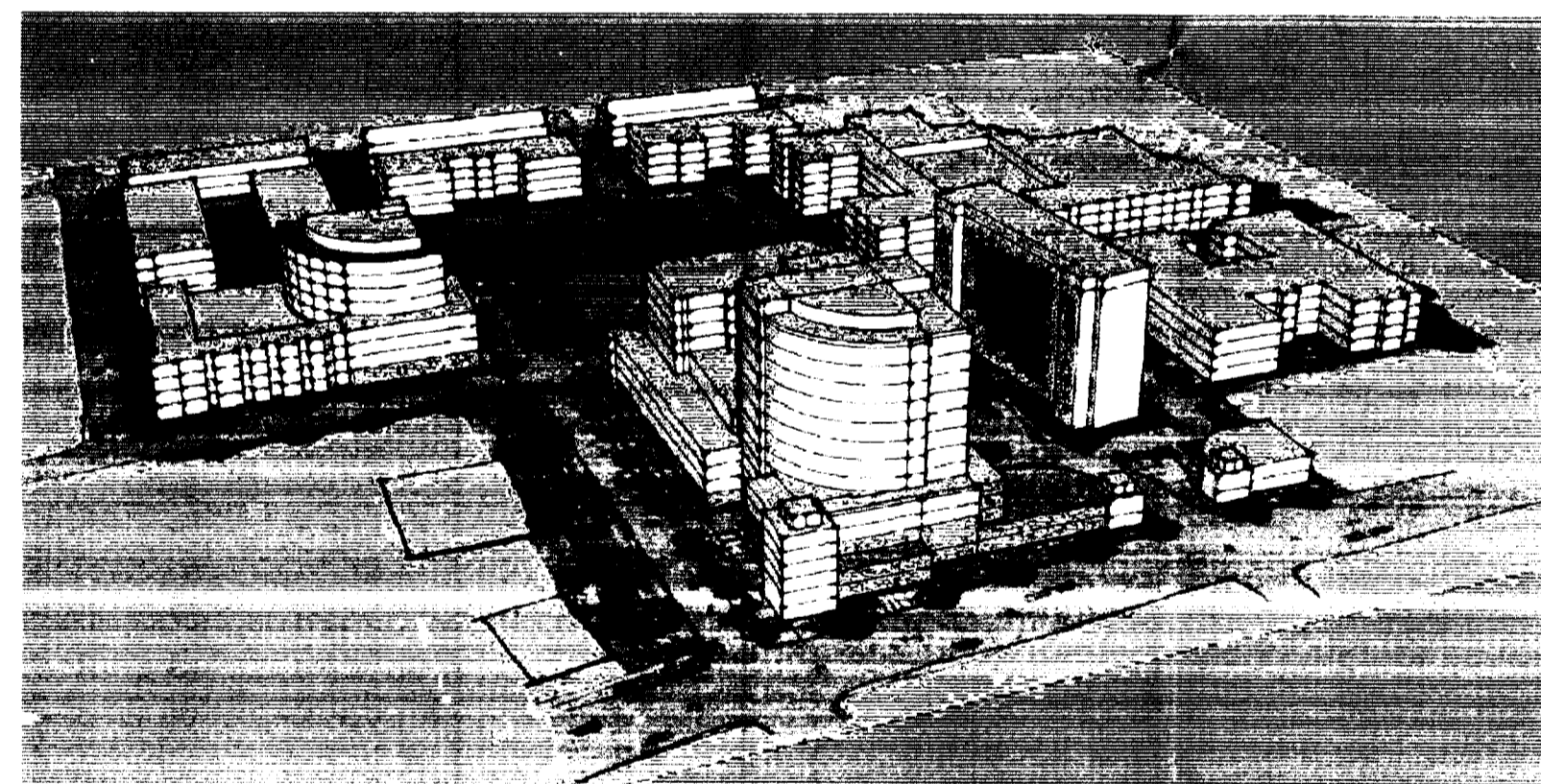
AERIAL VIEW ALONG SOUTH BOULEVARD (PARCEL 'E' VIEW)



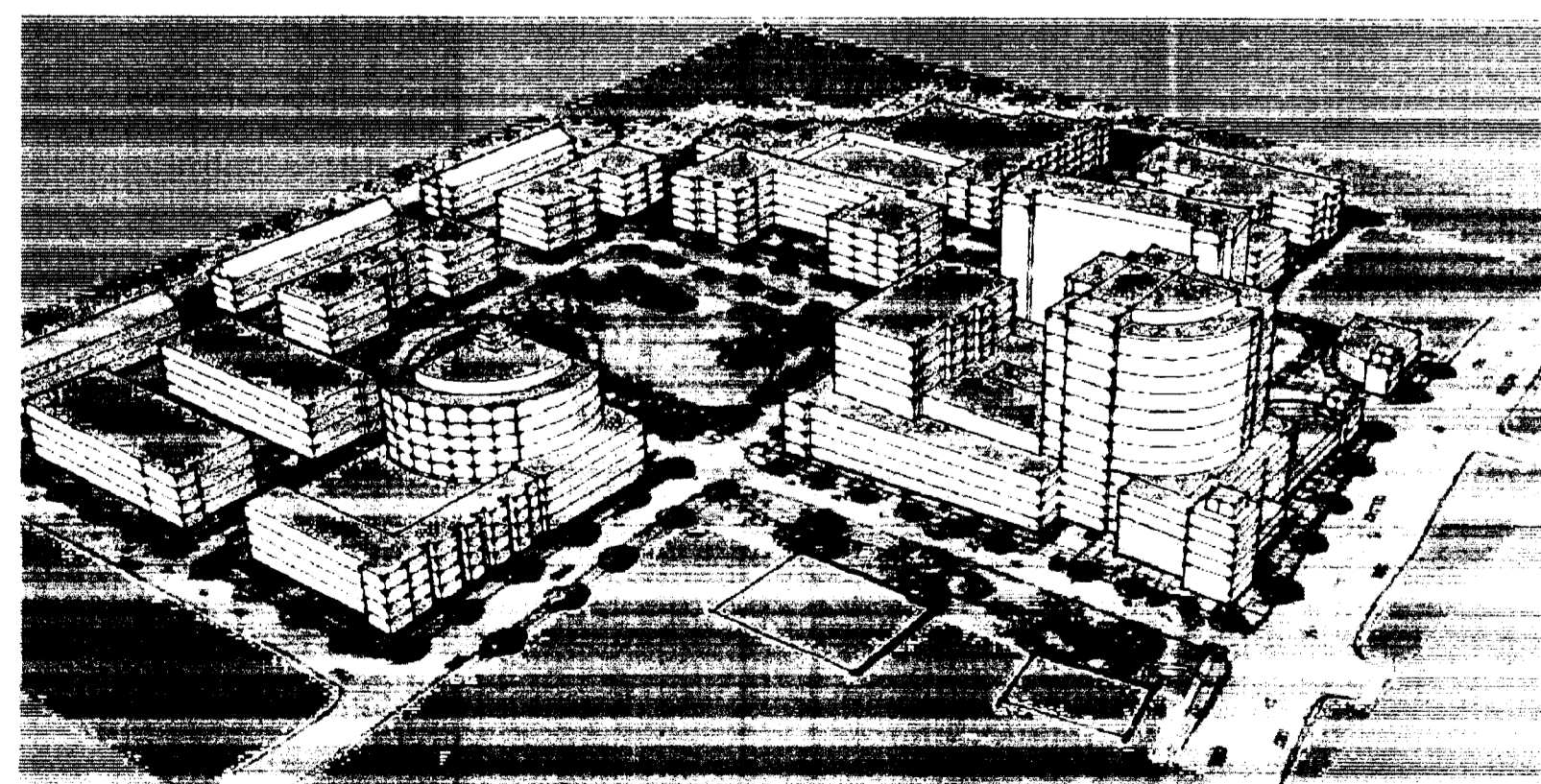
AERIAL VIEW FROM EUCLID AND TEMPLETON



AERIAL VIEW FROM EUCLID AVENUE



AERIAL VIEW FROM SOUTH BOULEVARD



AERIAL VIEW FROM SOUTH AND LEXINGTON

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REZONING PLAN

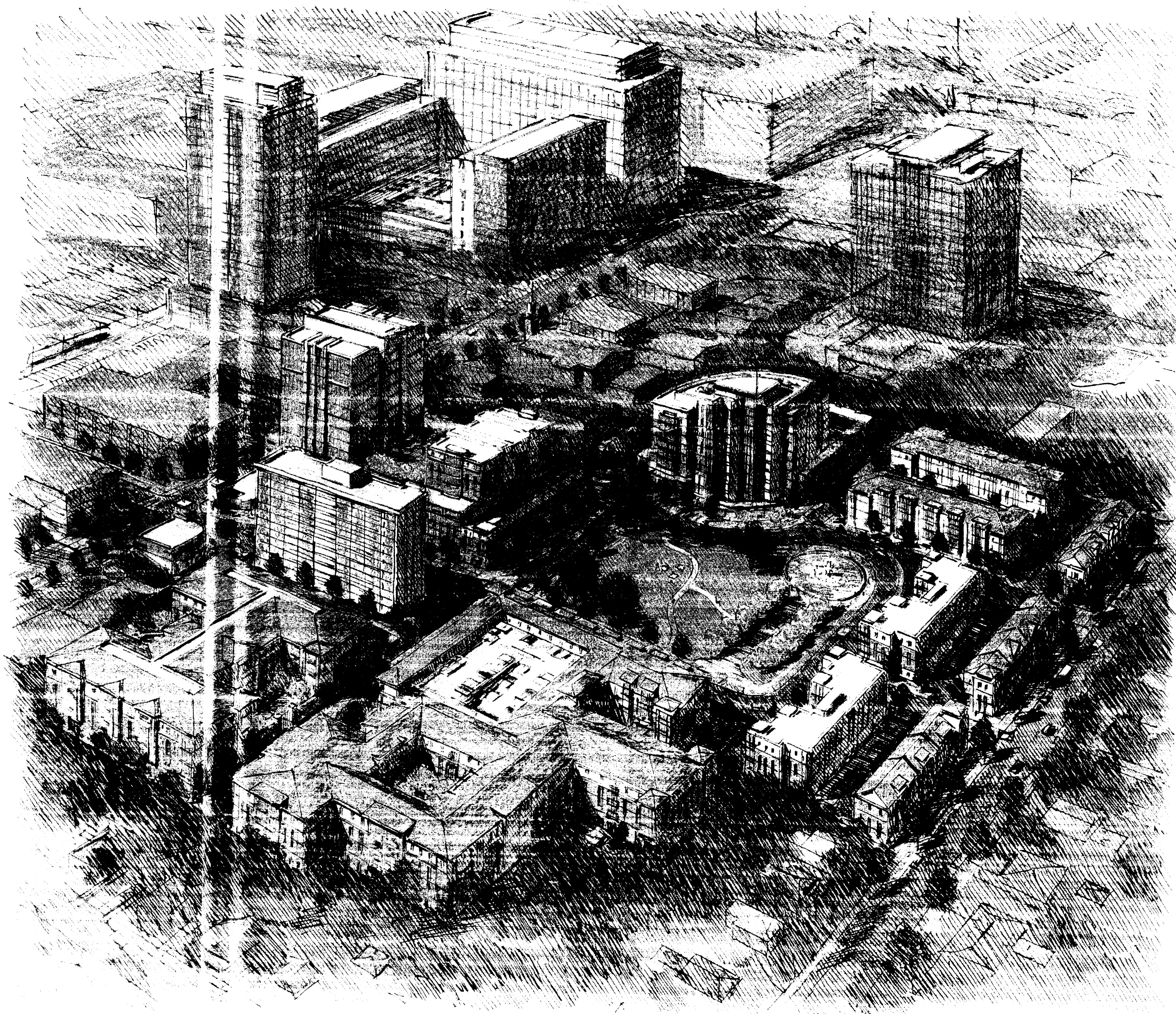
PROJECT #: 004 032
DRAWN BY:
CHECKED BY:

PERSPECTIVE
RENDERING

DECEMBER 28, 2009

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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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AERIAL VIEW WITH NEIGHBORHOOD CONTEXT