



design resource group

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

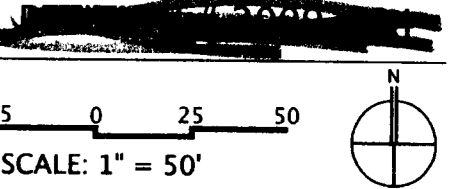
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 charlotte, nc 28208
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STRAWN APARTMENTS
 CHARLOTTE, NORTH CAROLINA

CHARLOTTE HOUSING AUTHORITY
 1301 SOUTH BOULEVARD
 CHARLOTTE, NC 28203
 704.336.5183

REZONING DOCUMENTS

FOR PUBLIC HEARING



PROJECT #: 070-008
 DRAWN BY: CL
 CHECKED BY: TH

APPROVED BY: [Signature]

FEBRUARY 19, 2009

- REVISIONS:
- 20 APRIL 2009 PER CMPC COMMENTS
 - 15 MAY 2009 PER CMPC COMMENTS

TOD - M (CD) DEVELOPMENT CONDITIONS

- Bland Street Extension:**
 Petitioner commits to building a vehicular and pedestrian connection (the "Bland Street Extension") for use by the public from the Bland Street intersection to the adjacent R-22 MF property (Tract 2) and subject to the criteria listed below:
 - The Petitioner must reserve the easement for this extension prior to issuance of building permits for new construction for Tract 1, except renovation of the existing 12 story apartment building and subject to Note 4. The Petitioner shall be allowed to modify the easement at its discretion subject to the requirements of 1.2.
 - The Petitioner must record the easement for this connection prior to the issuance of Site Plan approval by City of Charlotte for Tract 2.
 - Construction Documents for Bland Street Extension must be approved by the City of Charlotte, prior to the issuance of building permits for any new construction on Tract 1, subject to Note 4.
 - The Bland Street extension through Tract 1 shall be complete prior to the issuance of any certificate of occupancy for new construction on Tract 1, subject to Note 4.
- Cleveland Street Extension:**
 At such time that Tract 2 is rezoned, or prior to any development of Tract 1 within 46' of the common boundary line between Tract 1 and Tract 2, the Petitioner commits to providing any necessary right of way and setback along the anticipated future extension of Cleveland Avenue to Caldwell Street to the extent that the street extension affects Tract 1.
- No development shall be constructed within 200' of the southern property line abutting Tax Parcel 123-028-18.
- Notwithstanding the above, certain changes to the property which are directly associated with the renovation of the existing 12 story apartment building shall be allowed. These changes include the following:
 - Renovation of the existing structure, including any accessory structure.
 - Changes to the parking and circulation which are necessary to ensure parking is provided for the existing 12 story apartment building, as generally represented by the parking envelope shown on the plan, and including reasonable access to the parking;
 - Demolition of any existing structures on the property;
 - Any minor modification to the grounds around the apartment building as part of its renovation.
- Petitioner commits to providing a Solid Waste Management Plan per LUESA guidelines prior to commencement of any construction.

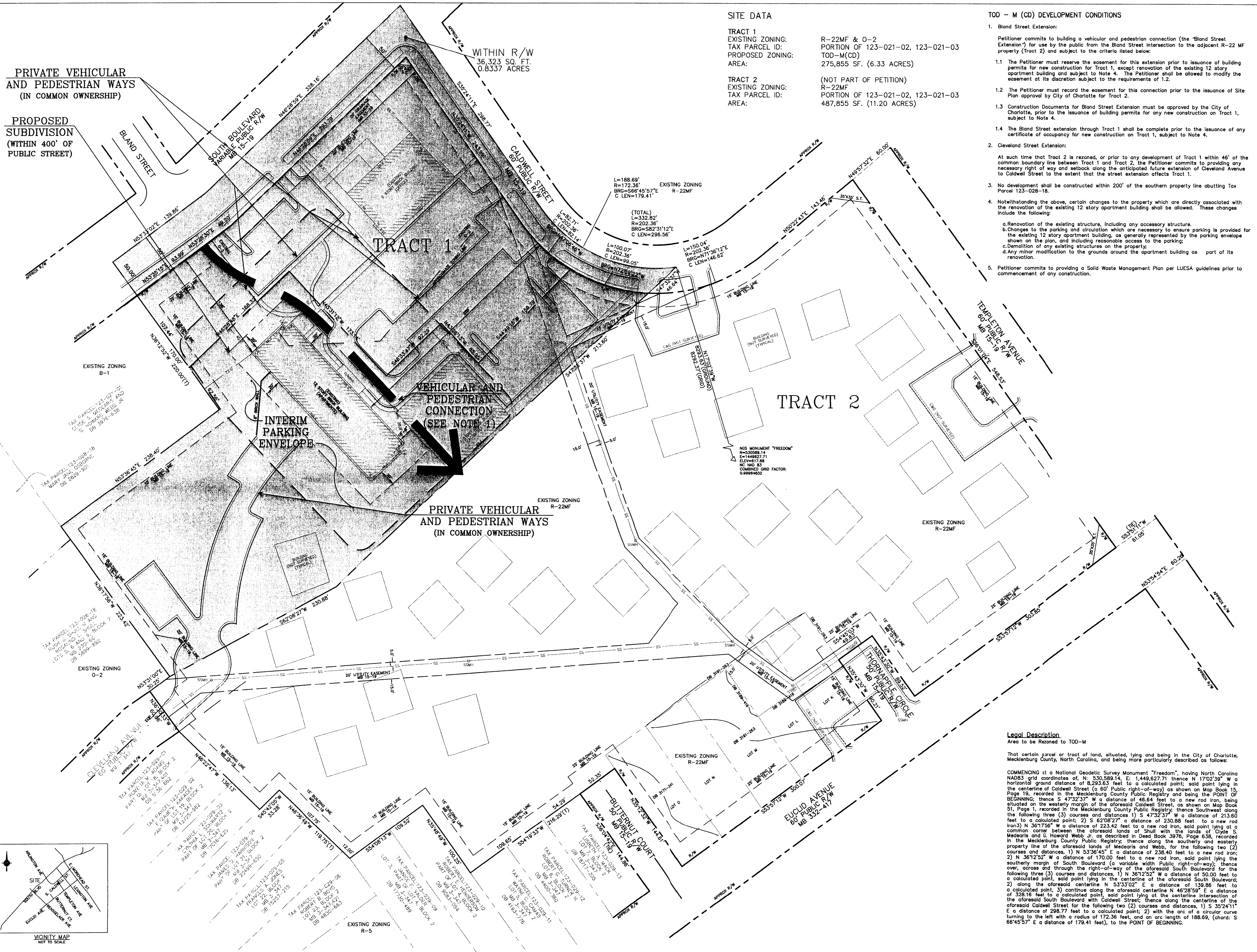
SITE DATA

TRACT 1
 EXISTING ZONING: R-22MF & O-2
 TAX PARCEL ID: PORTION OF 123-021-02, 123-021-03
 PROPOSED ZONING: TOD-M(CD)
 AREA: 275,855 SF. (6.33 ACRES)

TRACT 2
 EXISTING ZONING: (NOT PART OF PETITION)
 TAX PARCEL ID: R-22MF
 AREA: PORTION OF 123-021-02, 123-021-03
 487,855 SF. (11.20 ACRES)

PRIVATE VEHICULAR AND PEDESTRIAN WAYS (IN COMMON OWNERSHIP)

PROPOSED SUBDIVISION (WITHIN 400' OF PUBLIC STREET)



WITHIN R/W
 36,323 SQ. FT.
 0.8337 ACRES

EXISTING ZONING R-22MF
 L=188.69'
 R=172.36'
 BRG=S66°45'57"E
 C LEN=179.41'

(TOTAL)
 L=332.82'
 R=202.36'
 BRG=S82°31'12"E
 C LEN=296.56'

L=100.07'
 R=202.36'
 BRG=N71°36'12"E
 C LEN=99.05'

L=150.04'
 R=202.36'
 BRG=N71°36'12"E
 C LEN=146.62'

VEHICULAR AND PEDESTRIAN CONNECTION (SEE NOTE 4)

PRIVATE VEHICULAR AND PEDESTRIAN WAYS (IN COMMON OWNERSHIP)

Legal Description

Area to be Rezoned to TOD-M

That certain parcel or tract of land, situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

COMMENCING at a National Geodetic Survey Monument "Freedom", having North Carolina NAD83 grid coordinates of, N: 530,589.14; E: 1,448,627.71 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 47°32'37" W a distance of 46.84 feet to a new rod iron, being situated on the westerly margin of the aforesaid Caldwell Street, as shown on Map Book 51, Page 1, recorded in the Mecklenburg County Public Registry; thence Southwest along the following three (3) courses and distances: 1) S 47°32'37" W a distance of 213.60 feet to a calculated point; 2) S 62°08'27" a distance of 230.88 feet to a new rod iron; 3) N 36°17'56" W a distance of 223.42 feet to a new rod iron, said point lying at a common corner between the aforesaid lands of Medearis and Webb, for the following two (2) courses and distances: 1) N 53°36'45" E a distance of 238.40 feet to a new rod iron; 2) N 36°12'52" W a distance of 170.00 feet to a new rod iron, said point lying on the southern margin of South Boulevard (a variable width Public right-of-way); thence over, across and through the right-of-way of the aforesaid South Boulevard for the following three (3) courses and distances: 1) N 36°12'52" W a distance of 50.00 feet to a calculated point, said point lying in the centerline of the aforesaid South Boulevard; 2) along the aforesaid centerline N 53°33'02" E a distance of 139.86 feet to a calculated point, 3) continue along the aforesaid centerline N 46°28'59" E a distance of 328.16 feet to a calculated point, said point lying at the centerline intersection of the aforesaid South Boulevard with Caldwell Street; thence along the centerline of the aforesaid Caldwell Street for the following two (2) courses and distances: 1) S 35°24'11" E a distance of 298.77 feet to a calculated point; 2) with the arc of a circular curve turning to the left with a radius of 172.36 feet, and an arc length of 188.69, (chord: S 66°45'57" E a distance of 179.41 feet), to the POINT OF BEGINNING.

