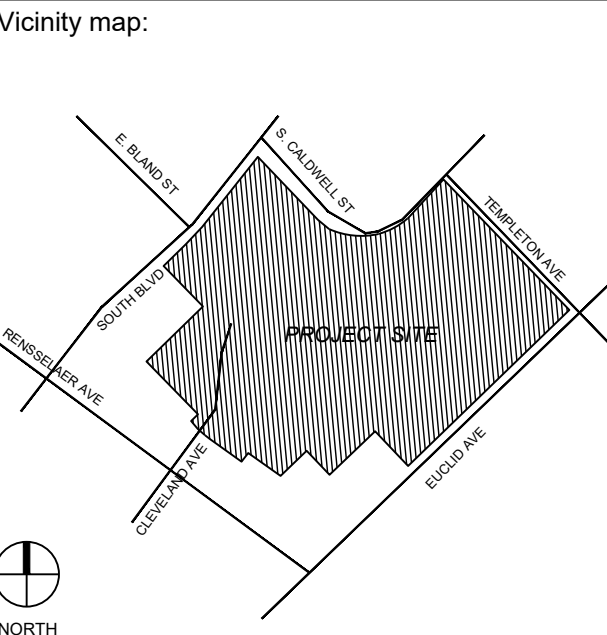


Development:
CENTRE SOUTH

Project:
CENTRE SOUTH REZONING



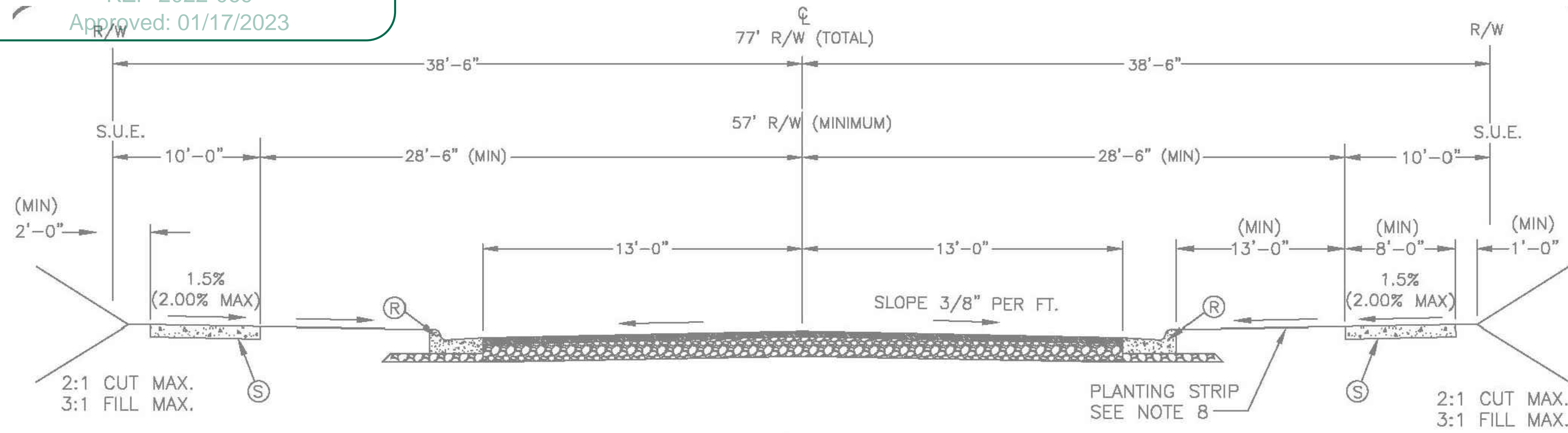
Seal:

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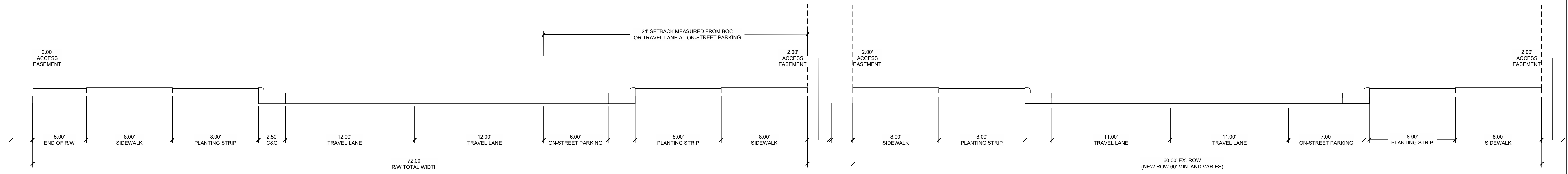
No.	Date	Description

CROSS SECTIONS EXHIBIT

Project number: 19018.00
 Date: 12.21.2022
 Drawn by: TD
 Approved by: EX

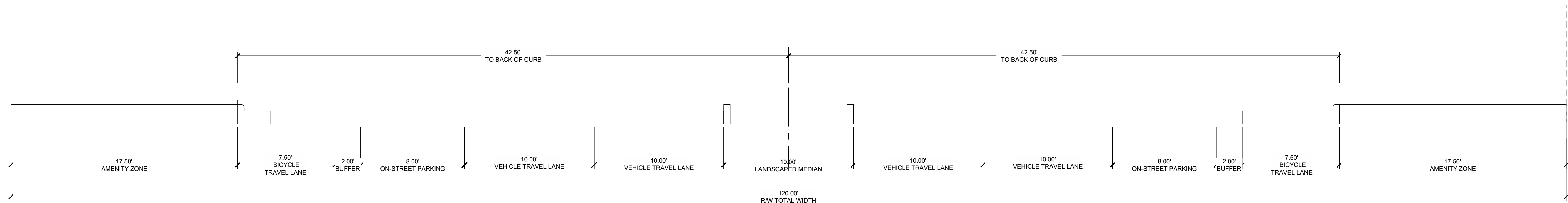


CROSS SECTION C(C) - CLEVELAND AVENUE AND PROPOSED PUBLIC STREET U-05C(TOD ONLY)
 (THOROUGHFARE TYPE: LOCAL)
 SCALE: 1/4" = 1'-0"



CROSS SECTION C(D) - CLEVELAND AVENUE AND PROPOSED PUBLIC STREET U-05D(TOD ONLY)
 (THOROUGHFARE TYPE: LOCAL)
 SCALE: 1/4" = 1'-0"

CROSS SECTION D - CALDWELL STREET
 (THOROUGHFARE TYPE: LOCAL)
 SCALE: 1/4" = 1'-0"



CROSS SECTION E - 2018 SOUTHEND VISION PLAN SOUTH BOULEVARD STREETSCAPE SECTION
 SOUTH BOULEVARD THOROUGHFARE TYPE: EXMJTH)
 SCALE: 1/4" = 1'-0"

L:\Projects\2019\19018.00 - Centre South Subdivision\DWG\CS1 - Design\Exhibits\2021.11.17 Rezoning Exhibit\Centre South Cross Sections.dwg Nov 14, 2022 - 4:28pm

DEVELOPMENT SUMMARY

± 16.6985 acres

TAX PARCEL #s: 123-021-02 and 123-021-03 and 123-021-04A

EXISTING ZONING TOD-MO and TOD-RO (Petition # 2010-022)

PROSED ZONING TOD-UC(CD) and TOD-NC(CD)

EXISTING USES Vacant and residential

PROPOSED USES All uses permitted by right and under prescribed conditions in the TOD-UC zoning district as to the portion of the Site so designated on the Rezoning Plan and in the TOD-NC zoning district as to the portion of the Site so designated on the Rezoning Plan together with accessory uses as allowed in such applicable zoning districts, all as may be more specifically described in Section 3 below.

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT
As allowed by the TOD-UC and TOD-NC zoning district, subject to the conditions set forth in Section 3 below.

MAXIMUM BUILDING HEIGHT
As allowed by the TOD-UC and TOD-NC zoning district, subject to the conditions set forth in Section 3 below. Building height will be measured in the manner described by the Ordinance.

PARKING As required by the Ordinance.

SETBACKS & YARDS As set forth in the Development Standards and generally as depicted on the Rezoning Plan.

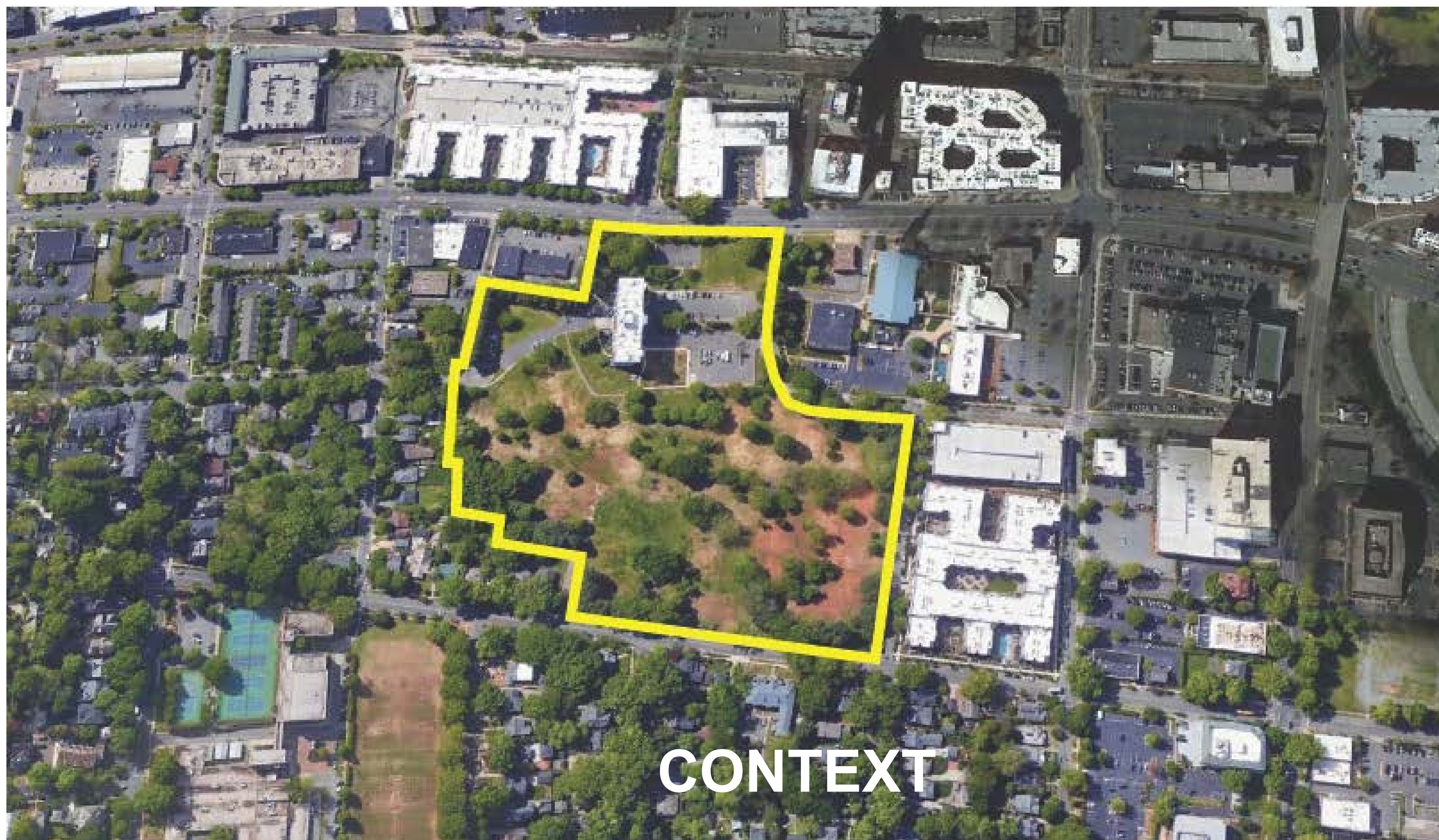
CENTRE SOUTH PROJECT VISION/CONTEXT

Centre South envisions a transformative mixed-use destination with employment, housing and lifestyle conveniences near the historic Dilworth neighborhood and in close proximity to the light rail, South End and Center City. Centre South will be a vibrant and inclusive mixed-use community connecting people by way of a new street network and pedestrian friendly features such as community-oriented retail and a welcoming public green space.

Centre South's project design will build upon prior site planning efforts for this 16.7 acre site formerly known as the Strawn Cottages by concentrating higher intensity development closest to South Boulevard, tapering the height of buildings away from South Boulevard and locating townhome designed dwellings along Euclid Avenue.

The site is currently zoned TOD-MO and TOD-RO by conditional rezoning petition #2010-022, approved in 2010 and amended by Administrative Approval dated as of November 21, 2017. The TOD-MO and TOD-RO zoning districts were part of the original City of Charlotte Transit Oriented Zoning Ordinance. The updated City Transit Oriented Ordinance adopted as of April 15, 2019 eliminated these zoning districts and included modified land use and design provisions governing new TOD districts. These new districts include the TOD-UC and TOD-NC zoning districts sought by this rezoning.

The rezoning Petitioner seeks to update the development plan contemplated by the existing zoning to comport with the new TOD districts and TOD Ordinance and provide for a few site design adjustments such as the configuration of internal streets and building footprints elements, all in a manner that adheres to certain design commitments set out in the existing zoning.



Development:

CENTRE SOUTH

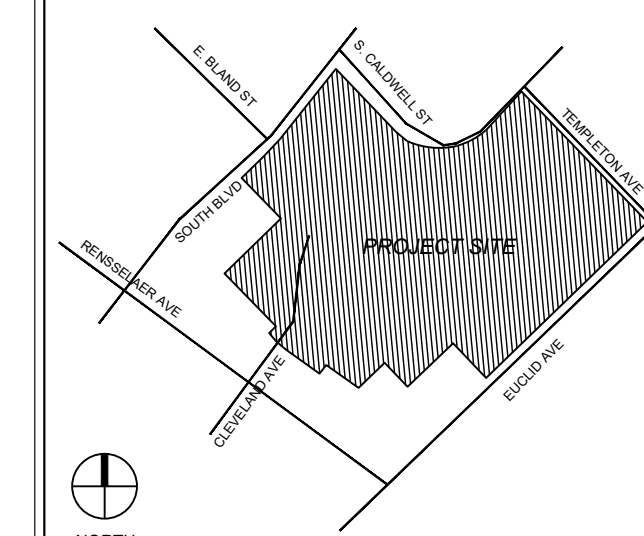
Project:

RZP-2022-069

Submital:

CENTRE SOUTH REZONING

Vicinity map:



Seal:

Issued for:

No.	Date	Description

Title:

COVER SHEET

Project number: **C-1051-00** Sheet:
 Date: 12.21.2022
 Drawn by: **TD**
 Approved by: **EX**

DEVELOPMENT SUMMARY

ACREAGE: ± 16.6985 ACRES

TAX PARCEL #S: 123-021-02, 123-021-03 AND 123-021-04A

EXISTING ZONING: TOD-MO AND TOD-RO (PETITION # 2010-022)

PROPOSED ZONING: TOD-UC(CD) AND TOD-NC(CD)

EXISTING USES: VACANT AND RESIDENTIAL USES

PROPOSED USES: ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-UC ZONING DISTRICT AS TO THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN AND IN THE TOD-NC ZONING DISTRICT AS TO THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN TOGETHER WITH ACCESSORY USES AS ALLOWED IN SUCH APPLICABLE ZONING DISTRICTS, ALL AS MAY BE MORE SPECIFICALLY DESCRIBED IN SECTION 3 BELOW.

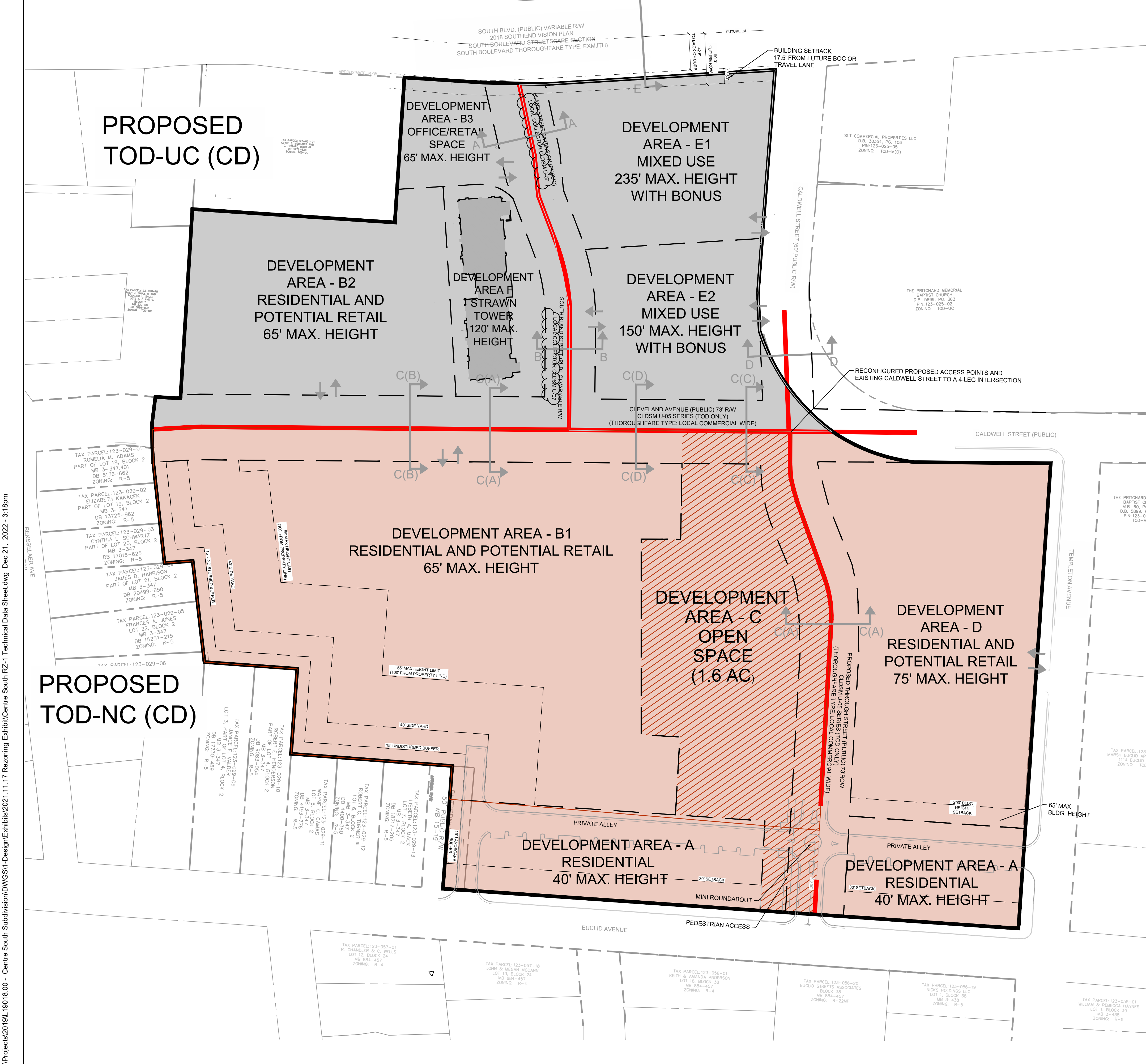
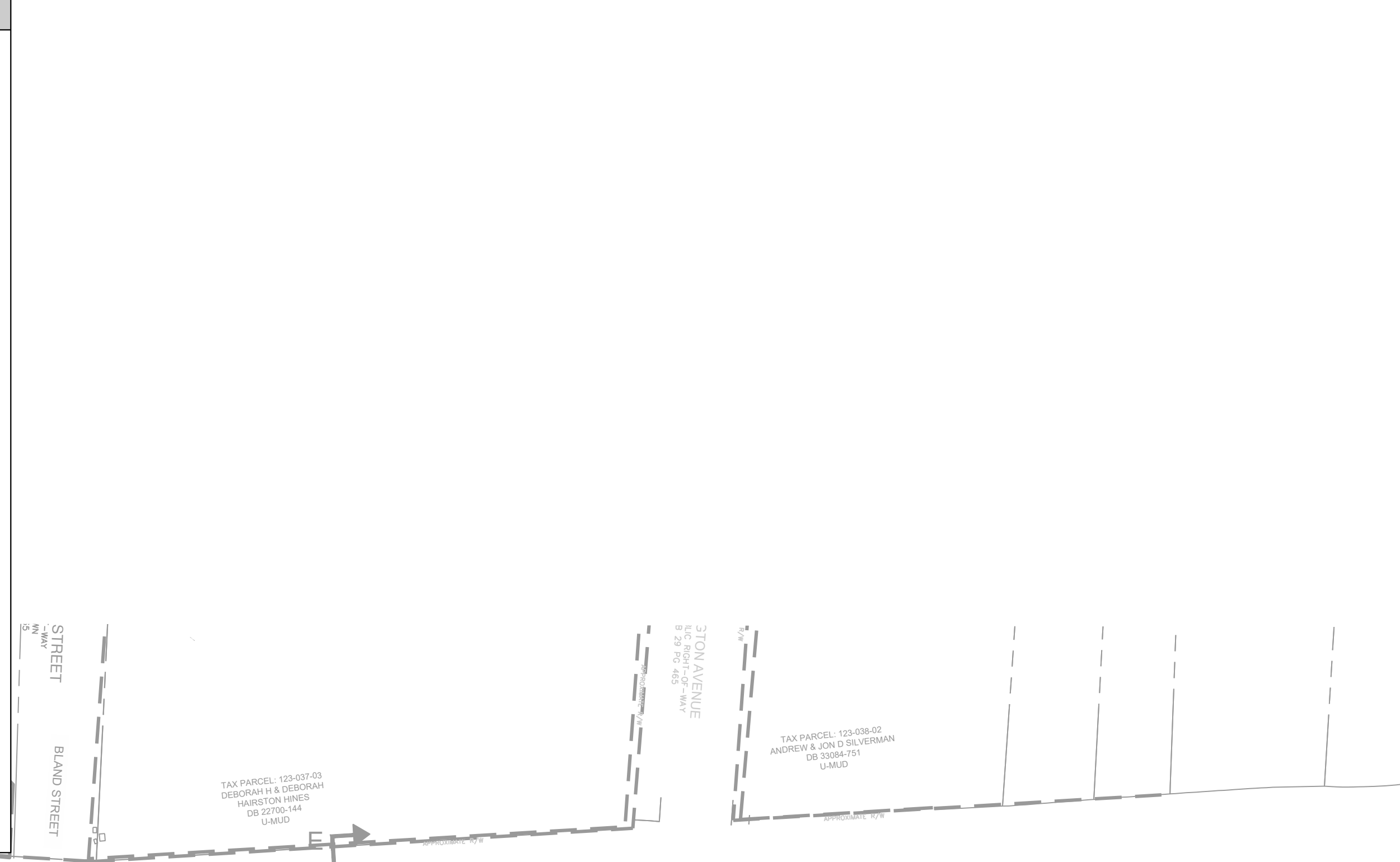
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:
AS ALLOWED BY THE TOD-UC AND TOD-NC ZONING DISTRICT, SUBJECT TO THE CONDITIONS SET FORTH IN SECTION 3 BELOW.

MAXIMUM BUILDING HEIGHT:
AS ALLOWED BY THE TOD-UC AND TOD-NC ZONING DISTRICT, SUBJECT TO THE CONDITIONS SET FORTH IN SECTION 3 BELOW. BUILDING HEIGHT WILL BE MEASURED IN THE MANNER DESCRIBED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE.

SETBACKS & YARDS: AS SET FORTH IN THE DEVELOPMENT STANDARDS AND GENERALLY AS DEPICTED ON THE REZONING PLAN.

NOTE: DEVELOPMENT STANDARDS/PROVISIONS NOT SPECIFICALLY LISTED OR REFERENCED BELOW IN THIS REZONING PLAN WILL BE GOVERNED BY THE STANDARDS/PROVISIONS OF THE TOD-UC AND THE TOD-NC ZONING DISTRICTS FOR THE APPLICABLE PORTIONS OF THE SITE AS SET FORTH ON THE REZONING PLAN.



GENERAL PROVISIONS:

A. SITE LOCATION; OVERVIEW/BACKGROUND. THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET AND OTHER GRAPHICS, IF ANY, SET FORTH ON ATTACHED SHEET RZ-1 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY THE FALLON COMPANY LLC (THE "PETITIONER") FOR AN APPROXIMATELY ± 16.6985 ACRE SITE LOCATED ALONG SOUTH BOULEVARD, CALDWELL STREET, TEMPLOW AVENUE, EUCLID AVENUE, AND CLEVELAND AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN (THE "SITE"), FORMERLY KNOWN AS THE STRAWN COTTAGES.

THE SITE IS CURRENTLY ZONED TOD-MO AND TOD-RO PURSUANT TO CONDITIONAL REZONING PETITION #2010-022, AS AMENDED BY ADMINISTRATIVE APPROVAL DATED AS OF NOVEMBER 21, 2017 (THE "EXISTING ZONING"). THE TOD-MO AND TOD-RO ZONING DISTRICTS WERE PART OF THE ORIGINAL CITY OF CHARLOTTE TRANSIT ORIENTED ZONING ORDINANCE, BUT THE UPDATED CITY TRANSIT ORIENTED ORDINANCE ADOPTED EFFECTIVE AS OF APRIL 15, 2019 ELIMINATED THESE ZONING DISTRICTS AND INCLUDED MODIFIED LAND USE AND DESIGN PROVISIONS FOR THE PORTION OF THE SITE SO DESIGNATED AND THE TOD-NC PORTION OF THE SITE SO DESIGNATED SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE CONDITIONS GOVERNING DEVELOPMENT SET FORTH IN SECTION 3 BELOW.

BY WAY OF THIS REZONING PLAN, THE PETITIONER SEEKS TO UPDATE THE DEVELOPMENT INTENTIONS OF THE EXISTING ZONING TO COMPORT WITH THE NEW TOD DISTRICTS AND TO ORDINANCE AND PROVIDE FOR A FEW SITE DESIGN ADJUSTMENTS SUCH AS THE CONFIGURATION OF A FEW INTERNAL STREETS AND BUILDING FOOTPRINTS ELEMENTS, BUT IN A MANNER THAT ADHERES TO VARIOUS DESIGN COMMITMENTS SET OUT IN THE EXISTING ZONING.

B. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE IN EXISTENCE AS OF THE DATE OF APPROVAL OF THIS REZONING BY CITY COUNCIL (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE APPLY TO THE TOD-UC PORTION OF THE PORTION OF THE SITE SO DESIGNATED AND THE TOD-NC PORTION OF THE SITE SO DESIGNATED SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE CONDITIONS GOVERNING DEVELOPMENT SET FORTH IN SECTION 3 BELOW.

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, BUILDING DEVELOPMENT ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") IF SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

D. DEVELOPMENT AREAS. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH VARIOUS DEVELOPMENT AREAS AS GENERALLY DEPICTED ON SHEET RZ-1 (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS"); THE FINAL LOCATIONS OF THE DEVELOPMENT AREA BOUNDARIES MAY BE SUBJECT TO MINOR VARIATIONS FROM THOSE SET FORTH ON THE REZONING PLAN.

E. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT BE LIMITED EXCEPT TO THE EXTENT EXPRESSLY LIMITED BY THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-UC OR TOD-NC ZONING CLASSIFICATIONS, AS APPLICABLE.

F. PLANNED/UNIFIED DEVELOPMENT. THE PORTIONS OF THE SITE DESIGNATED AS TOD-UC AND TOD-NC, AS APPLICABLE, SHALL BE VIEWED IN THE AGGREGATE AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO DEVELOPMENT TAKING PLACE ON THE SITE. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, AND OTHER SIMILAR ZONING STANDARDS, IF APPLICABLE AT ALL, WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE.

G. PHASING. STREETScape AND ROADWAY IMPROVEMENTS SHALL BE IMPLEMENTED AS DEVELOPMENT OCCURS WITHIN THE LIMITS AND/OR FRONTAGE OF THE ASSOCIATED BUILDING CONSTRUCTION. EACH BUILDING'S CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL COMPLETION OF TRANSPORTATION IMPROVEMENTS ALONG BUILDING'S FRONTAGE OR AS APPROVED BY CDOT DURING PERMITTING, IF APPLICABLE AS DESCRIBED HEREIN IN SECTION 3.E. BELOW.

H. ENCROACHMENT AGREEMENT. ALL NON-STANDARD TRANSPORTATION IMPROVEMENTS (I.E. GRADINGS, BOLLARDS, SPECIAL PAVERS, ALL ITEMS NOT WITHIN THE GLDSM ETC.) PROPOSED WITHIN THE PUBLIC/CITY MAINTAINED STREET RIGHT-OF-WAY WILL REQUIRE APPROVAL BY CDOT THROUGH AN ENCROACHMENT AGREEMENT. THE ENCROACHMENT AGREEMENT SHALL SPECIFY THE MAINTENANCE RESPONSIBILITY FOR EACH NON-STANDARD TRANSPORTATION IMPROVEMENT ITEM AS PROPOSED ON SITE PLANS/CROSS-SECTIONS. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S).

I. GROSS FLOOR AREA. WHEN DETERMINING MINIMUM DEVELOPMENT LEVELS, IF ANY, SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES), ENCLOSED LOADING DOCK/SERVICE AREAS, BALCONIES, OUTDOOR DINING AREAS AND ALL GATHERING AREAS WHETHER ON THE ROOF OF A BUILDING OR AT STREET LEVEL.

2. PERMITTED USES:

A. THE SITE MAY BE DEVELOPED WITH ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-UC ZONING DISTRICT AS TO THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN AND IN THE TOD-NC ZONING DISTRICT AS TO THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN, TOGETHER WITH ACCESSORY USES AS ALLOWED IN SUCH APPLICABLE ZONING DISTRICTS, SUBJECT TO THE FOLLOWING LIMITATIONS AND IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE AND SECTION 3 BELOW.

- 405,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE USES (GENERAL, MEDICAL OR OTHER OFFICE USES), WHICH USES SHALL BE LOCATED WITHIN THE TOD-UC PORTION OF THE SITE;
- 36,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, DEEE, PERSONAL SERVICES, AND SIMILAR NON-OFFICE COMMERCIAL USES;
- HOTEL USES OF 180 HOTEL ROOMS; AND
- 975 MULTI-FAMILY RESIDENTIAL DWELLING UNITS (INCLUDING 21 SINGLE-FAMILY ATTACHED UNITS).

3. ADDITIONAL DEVELOPMENT CONDITIONS:
THE FOLLOWING DEVELOPMENT CONDITIONS SHALL APPLY TO DEVELOPMENT TAKING PLACE ON DESIGNATED PORTIONS OF THE SITE IN ADDITION TO THE APPLICABLE PROVISIONS OF THE ORDINANCE.

A. MAXIMUM DEVELOPMENT LEVEL(S).

- DEVELOPMENT AREA A** MAY BE DEVELOPED FOR UP TO 21 SINGLE FAMILY ATTACHED RESIDENTIAL DWELLING UNITS IN A TOWNHOME DESIGN FORMAT TOGETHER WITH ACCESSORY USES PERMITTED WITHIN THE TOD-NC ZONING DISTRICT.
- DEVELOPMENT AREAS B1 AND B2** MAY BE DEVELOPED WITH RESIDENTIAL USES WITH OPTIONAL GROUND FLOOR RETAIL.
- DEVELOPMENT AREA B3** MAY BE DEVELOPED WITH OFFICE AND RETAIL USES.
- DEVELOPMENT AREA C** SHALL BE USED FOR ACTIVE OPEN SPACE AREAS WITH SUCH FEATURES AS PEDESTRIAN SIDEWALKS/PATHS, BENCHES, PEDESTRIAN SCALE LIGHTING, LANDSCAPING/TREES, AND GATHERING AREAS TO CREATE A PARK-LIKE AMENITY FOR THE SITE AND NEARBY RESIDENTS.
- DEVELOPMENT AREA D** MAY BE DEVELOPED WITH RESIDENTIAL USES WITH OPTIONAL GROUND FLOOR RETAIL.
- E1 AND E2** MAY BE DEVELOPED WITH ALL USES PERMITTED AS DESCRIBED IN SECTION 2.A. ABOVE, SUBJECT TO THE MAXIMUM DEVELOPMENT LIMITATIONS FOR THE LISTED USES. HOTEL ROOMS MAY BE CONVERTED TO MULTI-FAMILY RESIDENTIAL DWELLING UNITS AT A RATIO OF 1 HOTEL ROOM SO CONVERTED TO 1 DWELLING UNIT IN DEVELOPMENT AREA E2.
- DEVELOPMENT AREA F** MAY BE DEVELOPED FOR RESIDENTIAL USES AS ALLOWED UNDER TOD-UC ZONING DISTRICT AS CURRENTLY EXISTS WITH THE EXISTING STRAWN TOWER OR AS MAY BE REDEVELOPED IN THE FUTURE TOGETHER WITH ACCESSORY USES PERMITTED WITHIN THE TOD-UC ZONING DISTRICT.

B. BUILDING HEIGHTS. EXCEPT AS SET FORTH BELOW, BUILDING HEIGHTS FOR DEVELOPMENT ON THE SITE SHALL ADHERE TO STANDARDS AND PROVISIONS OF THE TOD-UC OR TOD-NC ZONING DISTRICTS, INCLUDING INCREASED HEIGHT ABOVE BASE STANDARDS BASED ON APPLICATION OF APPLICABLE HEIGHT BONUS PROVISIONS. IN ALL EVENTS, MAXIMUM BUILDING HEIGHTS FOR APPLICABLE DEVELOPMENT AREAS SHALL NOT EXCEED THE FOLLOWING APPLICABLE PROVISIONS:

- DEVELOPMENT AREA A:** BUILDING(S) LOCATED WITHIN DEVELOPMENT AREA A SHALL NOT EXCEED A HEIGHT OF FORTY FEET (40').
- DEVELOPMENT AREA B-1:** BUILDING(S) LOCATED WITHIN DEVELOPMENT AREA B-1 SHALL NOT EXCEED A HEIGHT OF SIXTY-FIVE FEET (65'), SUBJECT TO A STEP-DOWN OF BUILDING HEIGHT TO FIFTY-FIVE FEET (55') FOR THE PORTION OF BUILDING(S) LOCATED WITHIN DEVELOPMENT AREA B-1 WITHIN THE FIRST ONE HUNDRED FEET (100') FROM THE PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- DEVELOPMENT AREAS B-2 AND B-3:** BUILDING(S) LOCATED WITHIN DEVELOPMENT AREAS B-2 AND B-3 SHALL NOT EXCEED A HEIGHT OF SIXTY-FIVE FEET (65').
- DEVELOPMENT AREA D:** BUILDING(S) LOCATED WITHIN DEVELOPMENT AREA D SHALL NOT EXCEED A HEIGHT OF SEVENTY-FIVE FEET (75'). IT IS UNDERSTOOD THAT AREAS WITHIN 200' OF RESIDENTIAL USES SHALL BE LIMITED TO A MAXIMUM HEIGHT SIXTY-FIVE FEET (65') PER ORDINANCE.
- DEVELOPMENT AREAS E-1 AND E-2:** BUILDING(S) LOCATED WITHIN DEVELOPMENT AREA E-1 SHALL NOT EXCEED A HEIGHT OF TWO HUNDRED THIRTY-FIVE FEET (235') AND WITHIN DEVELOPMENT AREA E-2 SHALL NOT EXCEED A HEIGHT OF ONE HUNDRED FIFTY FEET (150'). IT IS UNDERSTOOD THAT BONUS PROVISIONS MUST BE PROVIDED PER ORDINANCE.
- DEVELOPMENT AREA F:** BUILDING(S) LOCATED WITHIN DEVELOPMENT AREA F SHALL NOT EXCEED A HEIGHT OF ONE HUNDRED TWENTY FEET (120').
- DEVELOPMENT AREA A LAND USE/DESIGN CONDITIONS.**
THE EDGE PARCELS THAT FRONT ON EUCLID AVENUE WILL BE LIMITED TO TOWNHOUSE, OR CONDO DEVELOPMENTS THAT ARE DESIGNED AS TOWNHOUSES WITH VERTICAL PARTY WALLS. THESE UNITS WILL BE DIRECTLY FRONTING EUCLID AVENUE. ALL VEHICULAR CIRCULATION WITHIN DEVELOPMENT AREA A WILL BE LOCATED BEHIND THE UNITS, NO DIRECT VEHICULAR ACCESS TO INDIVIDUAL UNITS OFF OF EUCLID AVENUE WILL BE ALLOWED. THE HEIGHT OF THESE UNITS WILL BE LIMITED TO 40 FEET MEASURED PER THE 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 ARCHITECTURAL DESIGN OF THE DILWORTH COMMUNITY. ADDITIONAL CONDITIONS PERTAINING TO THE RESIDENTIAL DWELLING UNITS WITHIN DEVELOPMENT AREA A SHALL INCLUDE:
 - ALL PRIMARY ENTRY DOORS SERVING GROUND FLOOR UNITS WILL HAVE INDIVIDUAL PORCHES ALONG EUCLID AVENUE, AND ALL SUCH PORCHES WILL BE CONNECTED TO THE STREET WITH WALKWAYS. THESE 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 PREDOMINATELY OF PITCHED DESIGN AND WILL BE COVERED WITH ARCHITECTURAL TYPE ROOF SHINGLES.
- CONSTRUCTION REGULATIONS.** DURING CONSTRUCTION OF ALL PHASES OF THE IMPLEMENTATION OF THE DEVELOPMENT, CONSTRUCTION TRAFFIC, SUCH AS LARGE CONSTRUCTION TRUCKS, WILL NOT USE THE RENNSLEAER OR EUCLID AVENUES SIDE ACCESS FOR CIRCULATION TO THE SITE.
- TRANSPORTATION COMMITMENTS/PHASING.**
 - 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, SUBJECT TO CUSTOMARY MAINTENANCE/REPAIR AND STREET FESTIVAL TYPE OF ACTIVITIES.
 - THE PETITIONER SHALL INSTALL THE FOLLOWING IMPROVEMENTS IN ASSOCIATION WITH PHASE I - AREAS D AND E1 PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING IN PHASE I:
 - CONSTRUCT THE BLAND STREET EXTENSION WITH ONE INGRESS LANE AND TWO EGRESS LANES (AN EASTBOUND THRU-LEFT TURN AND A SEPARATE RIGHT-TURN LANE WITH 80 FEET OF STORAGE). ALSO INSTALL A TRAFFIC MONITORING CAMERA AND INSTALL APS PUSHBUTTONS AND ACCESSIBLE SIDEWALK RAMPS FOR ALL APPROACHES.
 - IMPLEMENT THE CLEVELAND AVENUE EXTENSION FROM BLAND ST EXTENSION TO CALDWELL ST, INCLUDING A 4-LEG INTERSECTION AT CALDWELL.
 - IMPLEMENT THE NEW STREET CONNECTION BETWEEN CLEVELAND AVE EXTENSION AND EUCLID AVENUE, INCLUDING THE MINI ROUNDABOUT.
 - THE PETITIONER SHALL INSTALL THE FOLLOWING IMPROVEMENTS IN ASSOCIATION WITH PHASE II - AREAS B1, B2 AND E2 PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING IN PHASE II:
 - IMPLEMENT THE CLEVELAND AVENUE EXTENSION FROM RENNSLEAER AVE TO THE BLAND STREET EXTENSION.
 - THE PETITIONER SHALL INSTALL THE FOLLOWING IMPROVEMENTS IN ASSOCIATION WITH PHASE III - AREAS B1, B2 AND E2 PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY IN PHASE III:
 - IN LIEU OF COMPLETING ADDITIONAL IMPROVEMENTS AT OTHER STUDY INTERSECTIONS, THE PETITIONER WILL COMMIT TO PROVIDING A MAXIMUM CONTRIBUTION OF \$100,000 TO CDOT.
 - THE PETITIONER SHALL DEDICATE A 20' WIDE PORTION OF RIGHT-OF-WAY ALONG THE SITE'S FRONTAGE ON SOUTH BOULEVARD ALONG THE SITE'S FRONTAGE.
 - AN EIGHT (8) FOOT PLANTING STRIP OR AMENITY ZONE AND AN EIGHT (8) FOOT SIDEWALK SHALL BE PROVIDED ALONG EACH PUBLIC ZONE AS SUCH STREETS ARE CONSTRUCTED.
 - THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY IN THE ASSOCIATED DEVELOPMENT AREA. IN THE EVENT RIGHT-OF-WAY DEDICATION ENCOMPASSES MULTIPLE DEVELOPMENT AREAS, DEDICATION SHALL OCCUR WITH THE FINAL CERTIFICATE OF OCCUPANCY OF THE FINAL BUILDING FOR THE ASSOCIATED DEVELOPMENT AREAS.
 - THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
 - ALL TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER WITH RESPECT TO A PARTICULAR DEVELOPMENT AREA, AS EXPRESSLY SET FORTH ABOVE, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE DEVELOPMENT AREA, SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE DEVELOPMENT AREA.
 - COMMUNICATION WITH DILWORTH COMMUNITY.** THE PETITIONER SHALL NOTIFY THE DILWORTH COMMUNITY ASSOCIATION ("DCA") OF ALL FUTURE PARCEL DEVELOPMENTS ASSOCIATED WITH THIS PETITION UPON COMMENCEMENT OR REQUEST FOR INDIVIDUAL 'TOD' REVIEW AND/OR ADMINISTRATIVE APPROVAL.
 - THE PETITIONER SHALL PROVIDE A MINIMUM OF TWENTY (20) EV-READY PARKING SPACES ON THE SITE. EV-READY PARKING SPACES ARE THOSE THAT HAVE PRE-INSTALLED ELECTRICAL PANEL CAPACITY WITH A DEDICATED CIRCUIT, RACEWAY WITH CONDUIT, AND EITHER A JUNCTION BOX OR A 240V OUTLET. THE PROPOSED EV-READY PARKING SPACES SHALL BE PROVIDED IN DEVELOPMENT AREA E1 PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY IN DEVELOPMENT AREA E1.
 - ENVIRONMENT:**
THE SITE SHALL ADHERE TO THE TREE ORDINANCE.
 - CATS:**
A. THE CATS EXISTING SHELTER PAD SHALL BE REPLACED WITH DETAIL 60.04A IN ASSOCIATION WITH THE DEVELOPMENT OF AREA B3.
 - AMENDMENTS TO THE REZONING PLAN:**
A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OR DEVELOPMENT AREA OR AREA OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.
 - BINDING EFFECT OF THE REZONING APPLICATION:**
A. IF THIS REZONING PETITION IS APPROVED, IT WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

101 N. TRYON ST., #1400
CHARLOTTE, NC 28202
7.704.534.7625

FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # R-19016.01

Development:

CENTRE SOUTH

Project:

RZP-2022-069

Submittal:

CENTRE SOUTH REZONING

Vicinity map:

Scale:

0 30 60 120 NORTH
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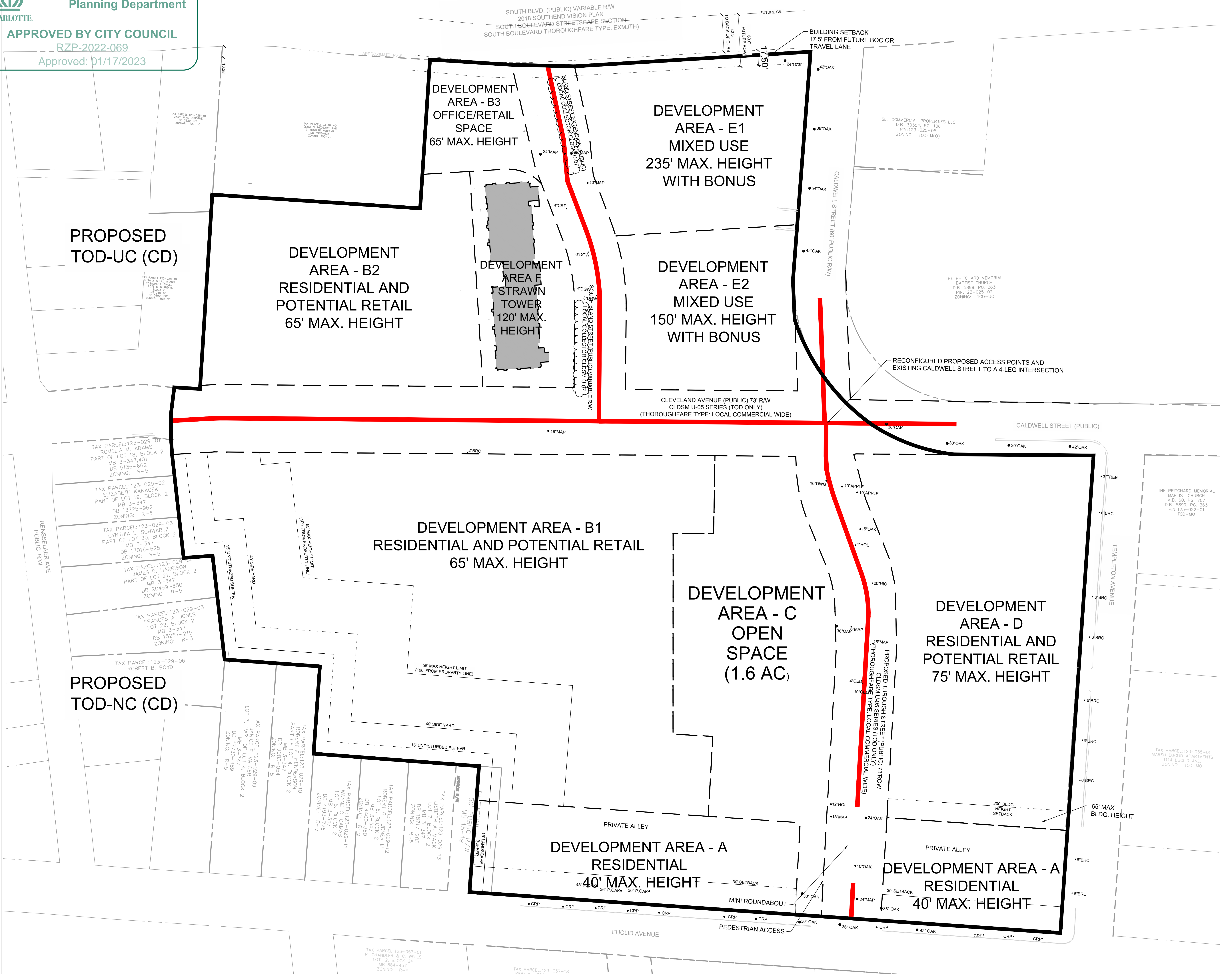
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TECHNICAL DATA SHEET

Project number: 19016.01 **Sheet:** RZ-1
Date: 2022.12.21
Drawn by: TD
Approved by: TD

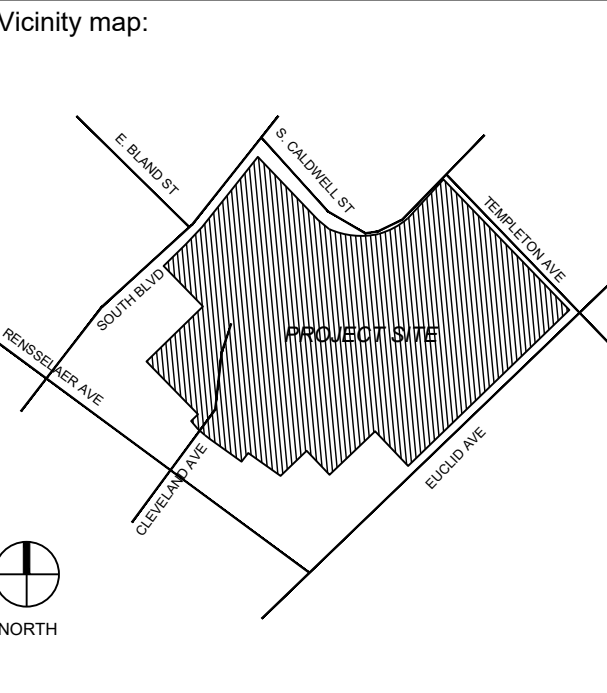
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Development:
CENTRE SOUTH

Project:
CENTRE SOUTH REZONING

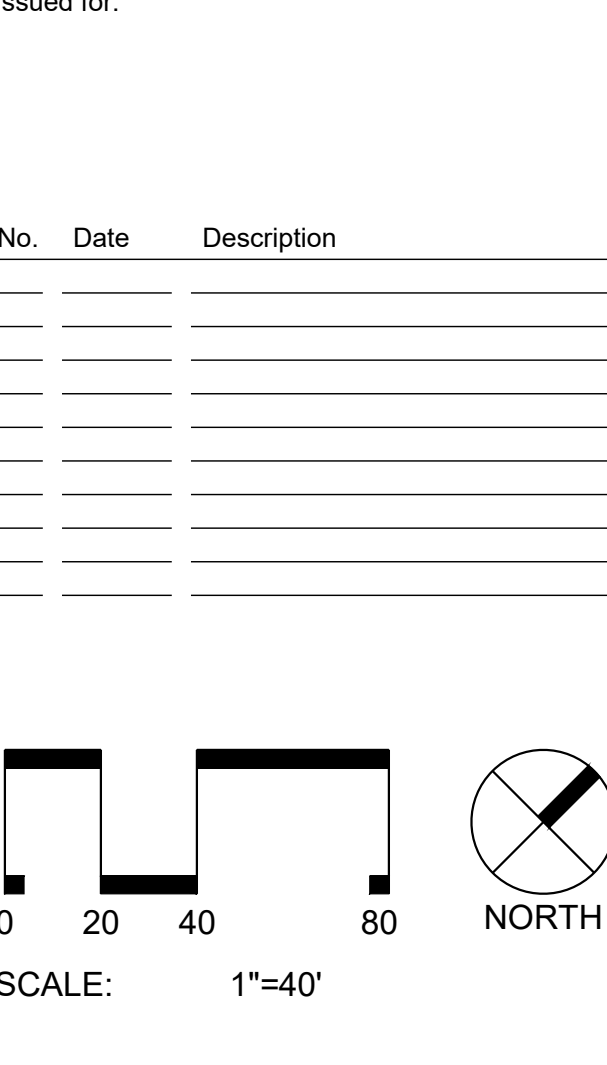
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CENTRE SOUTH REZONING



Seal:

Issued for:

No.	Date	Description



Title:
RZ-1 REZONING ROW TREE EXHIBIT

Project number: 19016.01
 Date: 2022.12.21
 Drawn by: TD
 Approved by: EX

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Development:

CENTRE SOUTH

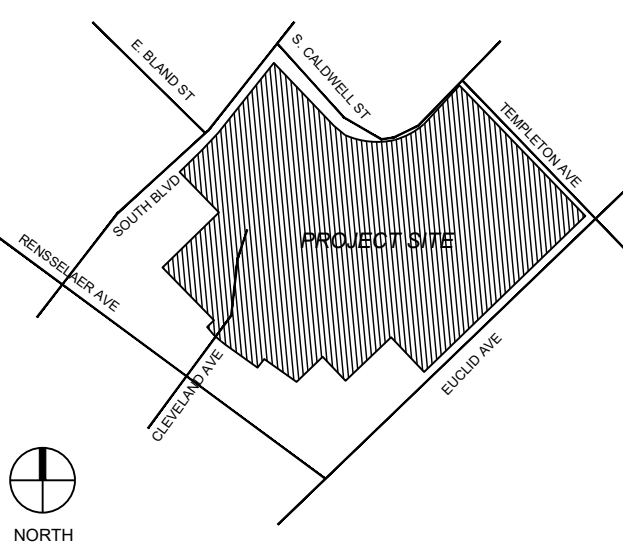
Project:

RZP-2022-069

Submital:

CENTRE SOUTH REZONING

Vicinity map:



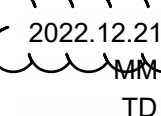

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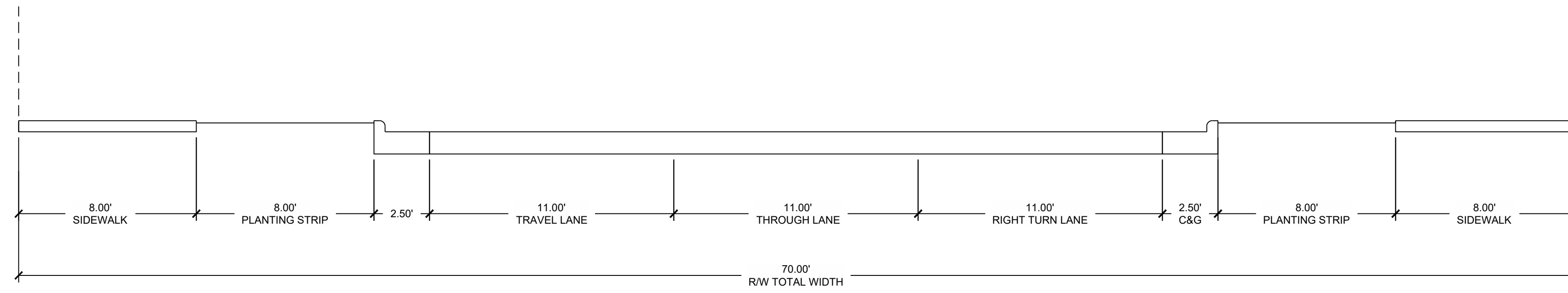
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No.	Date	Description

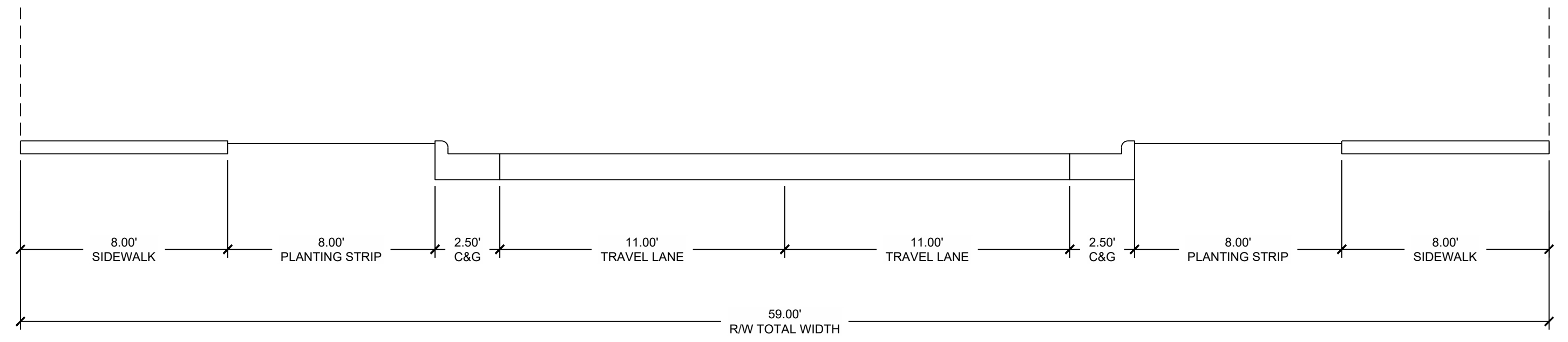
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CROSS SECTIONS EXHIBIT

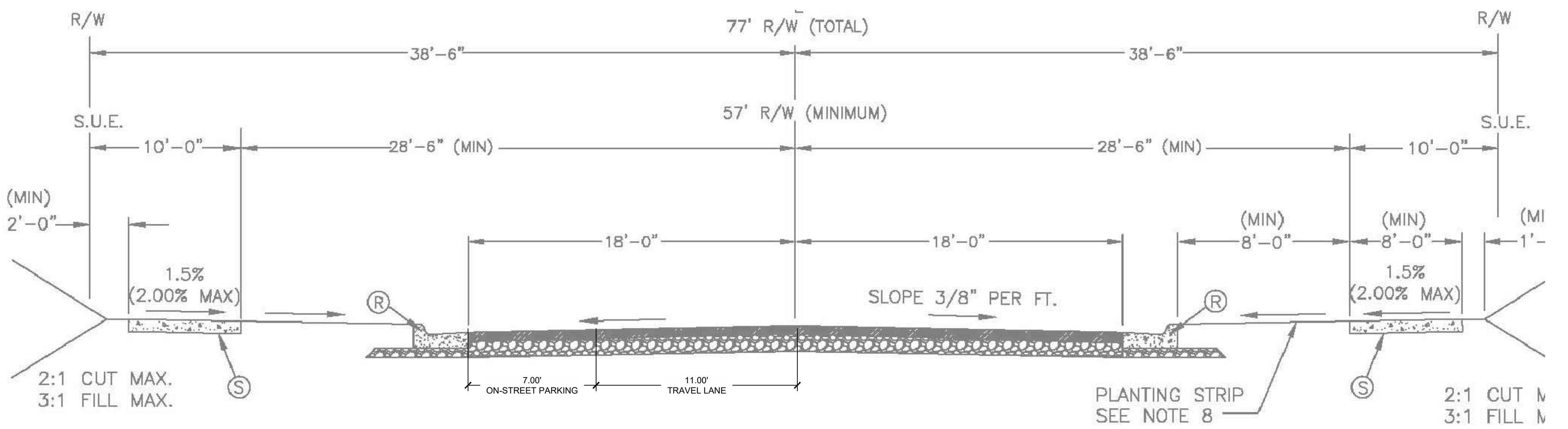
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 Date: 2022.12.21
 Drawn by: 
 Approved by:  TD **EX**



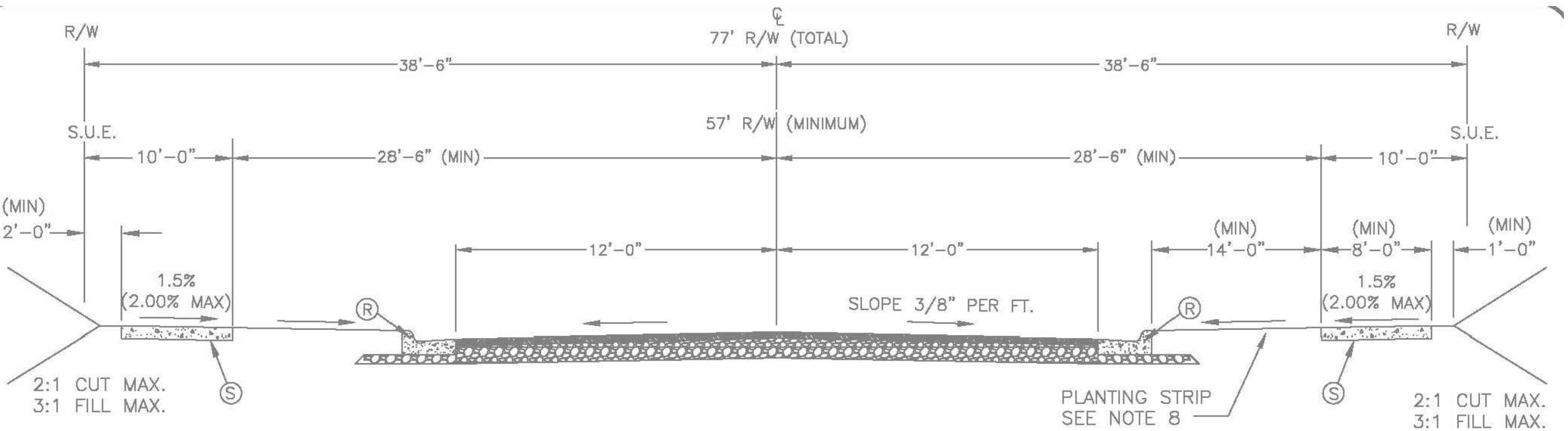
CROSS SECTION A - BLAND STREET EXTENSION (PUBLIC STREET)
 (BLAND STREET THOROUGHFARE TYPE: LOCAL COLLECTOR CLSDM U-07)
 SCALE: 1/4" = 1'-0"



CROSS SECTION B - BLAND STREET EXTENSION (PUBLIC STREET)
 (BLAND STREET THOROUGHFARE TYPE: LOCAL COLLECTOR CLSDM U-07)
 SCALE: 1/4" = 1'-0"



CROSS SECTION C(A) - CLEVELAND AVENUE AND PROPOSED PUBLIC STREET U-05A(TOD ONLY)
 (THOROUGHFARE TYPE: LOCAL)
 SCALE: 1/4" = 1'-0"



CROSS SECTION C(B) - CLEVELAND AVENUE AND PROPOSED PUBLIC STREET U-05B(TOD ONLY)
 (THOROUGHFARE TYPE: LOCAL)
 SCALE: 1/4" = 1'-0"

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