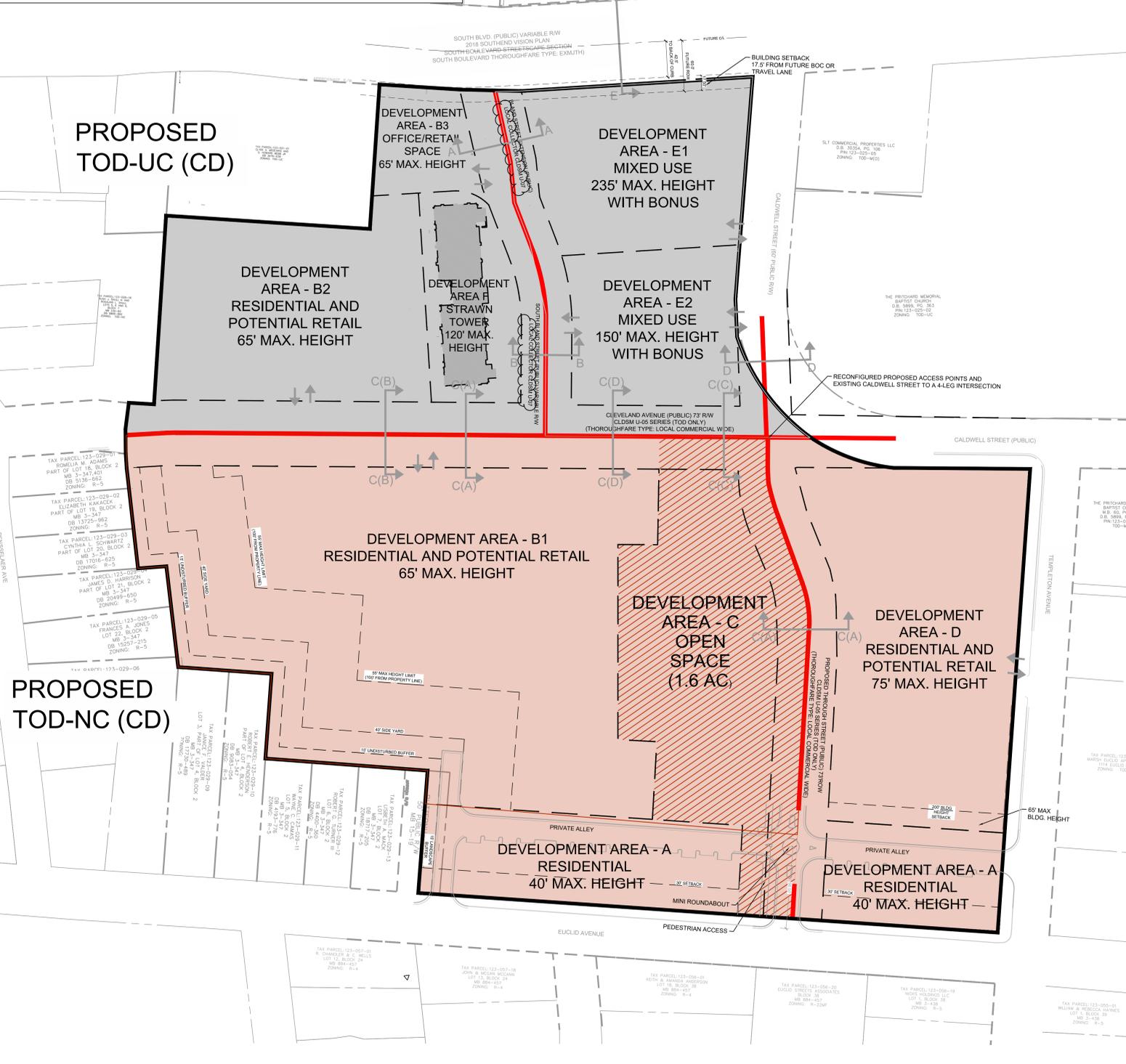


DEVELOPMENT SUMMARY

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:

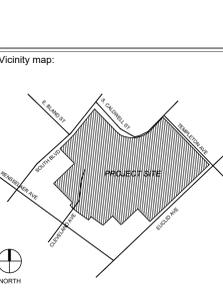
- A. SITE LOCATION; OVERVIEW/BACKGROUND. THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET AND OTHER GRAPHICS, IF ANY, SET FORTH ON ATTACHED SHEET RZ-1 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY THE FALLON COMPANY LLC (THE "PETITIONER") FOR AN APPROXIMATELY ± 16.6985 ACRE SITE LOCATED ALONG SOUTH BOULEVARD, CALDWELL STREET, TEMPLETON AVENUE, EUCLID AVENUE, AND CLEVELAND AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN (THE "SITE"), FORMERLY KNOWN AS THE STRAWN COTTAGES.
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:
I. DEVELOPMENT AREA A: BUILDING(S) LOCATED WITHIN DEVELOPMENT AREA A SHALL NOT EXCEED A HEIGHT OF FORTY FEET (40').
II. 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.
III. 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').
IV. 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.
V. 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.
VI. DEVELOPMENT AREA F: BUILDING(S) LOCATED WITHIN DEVELOPMENT AREA F SHALL NOT EXCEED A HEIGHT OF ONE HUNDRED TWENTY FEET (120').
C. 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:
I. 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.
II. EXTERIOR SIDING MATERIAL SHALL BE FIBER CEMENT TYPE BOARDS OR PLANKS OR BETTER. NO VINYL OR MASONITE TYPE SIDING SHALL BE USED.
III. BUILDING ROOFS WILL BE PREDOMINATELY OF PITCHED DESIGN AND WILL BE COVERED WITH ARCHITECTURAL TYPE ROOF SHINGLES.
D. 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.
E. TRANSPORTATION COMMITMENTS/PHASING.
I. 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.
II. 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:
O C-1 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.
O IMPLEMENT THE CLEVELAND AVENUE EXTENSION FROM BLAND ST EXTENSION TO CALDWELL ST, INCLUDING A 4-LEG INTERSECTION AT CALDWELL.
O IMPLEMENT THE NEW STREET CONNECTION BETWEEN CLEVELAND AVE EXTENSION AND EUCLID AVENUE, INCLUDING THE MINI ROUNDABOUT.
III. 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:
O IMPLEMENT THE CLEVELAND AVENUE EXTENSION FROM RENNSLEAER AVE TO THE BLAND STREET EXTENSION.
O IN LIEU OF COMPLETING ADDITIONAL IMPROVEMENTS AT OTHER STUDY INTERSECTIONS, THE PETITIONER WILL COMMIT TO PROVIDING A MAXIMUM CONTRIBUTION OF \$100,000 TO CDOT.
O THE PETITIONER SHALL 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.
IV. 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.
F. 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.
G. 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.
H. ENVIRONMENT:
THE SITE SHALL ADHERE TO THE TREE ORDINANCE.
I. CATS:
A. THE CATS EXISTING SHELTER PAD SHALL BE REPLACED WITH DETAIL 60.04A IN ASSOCIATION WITH THE DEVELOPMENT OF AREA B3.
J. 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.
K. 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.



CENTRE SOUTH

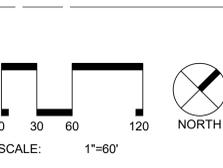
Development:
Project:
RZP-2022-069

CENTRE SOUTH REZONING



Scale:
Issued for:
No. Date Description

Table with 3 columns: No., Date, Description. Contains one row with empty cells.



TECHNICAL DATA SHEET

Title:
Project number: 15816-00, Sheet:
Date: 2022.12.21
Drawn by: TD
Approved by: TD
RZ-1



STEWART

101 N. TRYON ST., #1400 CHARLOTTE, NC 28202
704.334.7625
FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # L19016.01

Development:

CENTRE SOUTH

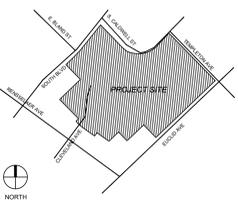
Project:

RZP-2022-069

Submital:

CENTRE SOUTH REZONING

Vicinity map:



Seal:

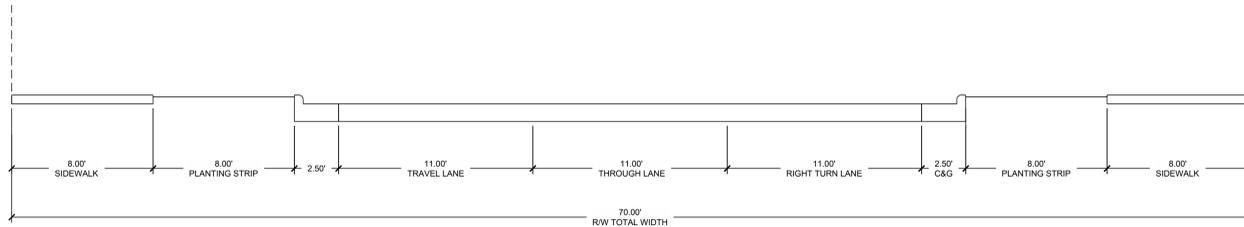
Issued for:

No.	Date	Description

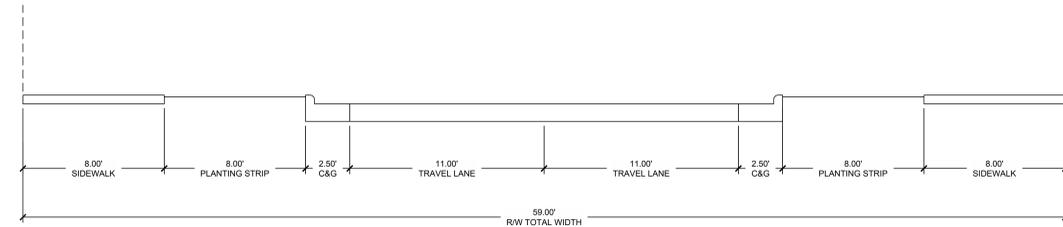
Title:

CROSS SECTIONS EXHIBIT

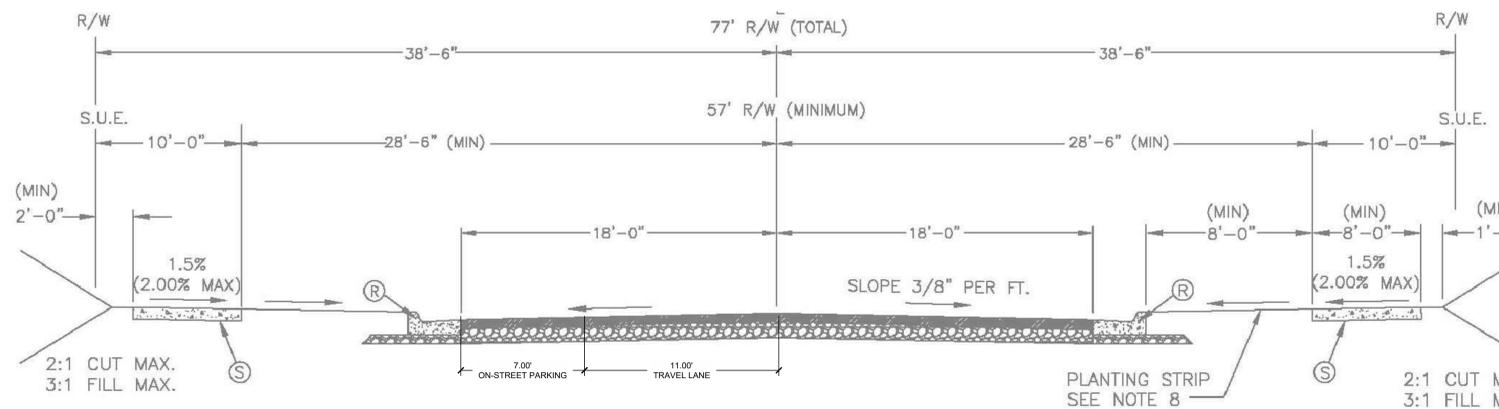
Project number: L19016.01 - Sheet:
Date: 2022.12.21
Drawn by: TD
Approved by: TD



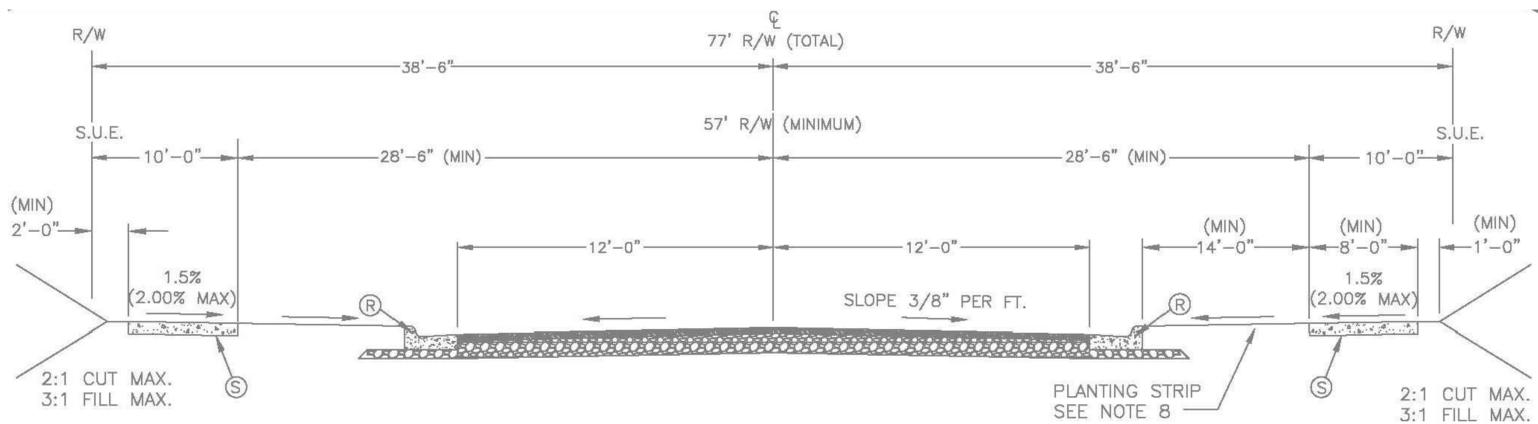
CROSS SECTION A - BLAND STREET EXTENSION (PUBLIC STREET)
(BLAND STREET THOROUGHFARE TYPE: LOCAL COLLECTOR CLSDM U-07)
SCALE: 1/4" = 1'-0"



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"

Development:

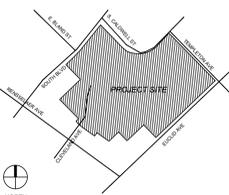
CENTRE SOUTH

Project:

Submital:

CENTRE SOUTH REZONING

Vicinity map:



Seal:

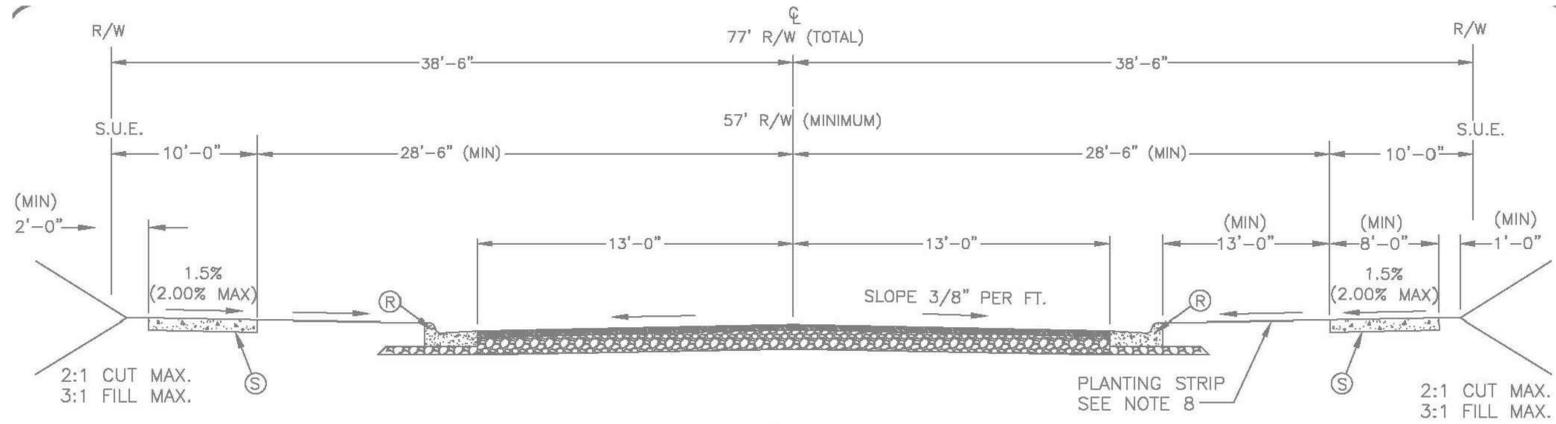
Issued for:

No.	Date	Description

Title:

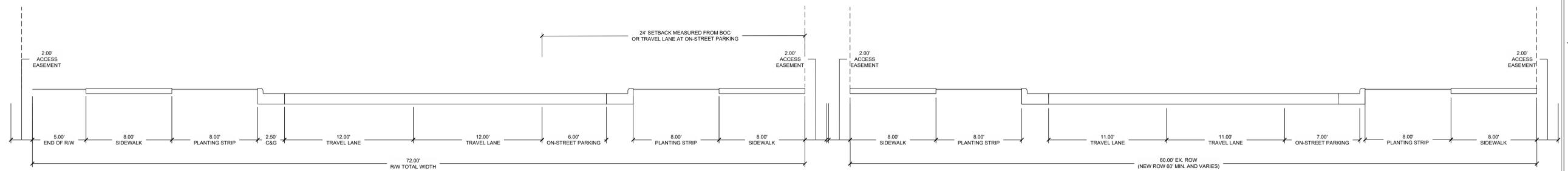
CROSS SECTIONS EXHIBIT

Project number: L19016.01
 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"

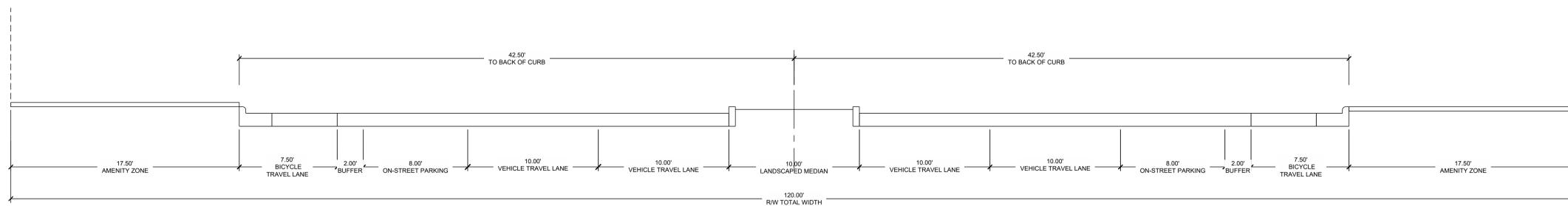


CROSS SECTION C(D) - CLEVELAND AVENUE AND PROPOSED PUBLIC STREET U-05D(TOD ONLY)
 (THOROUGHFARE TYPE: LOCAL)

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"