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.

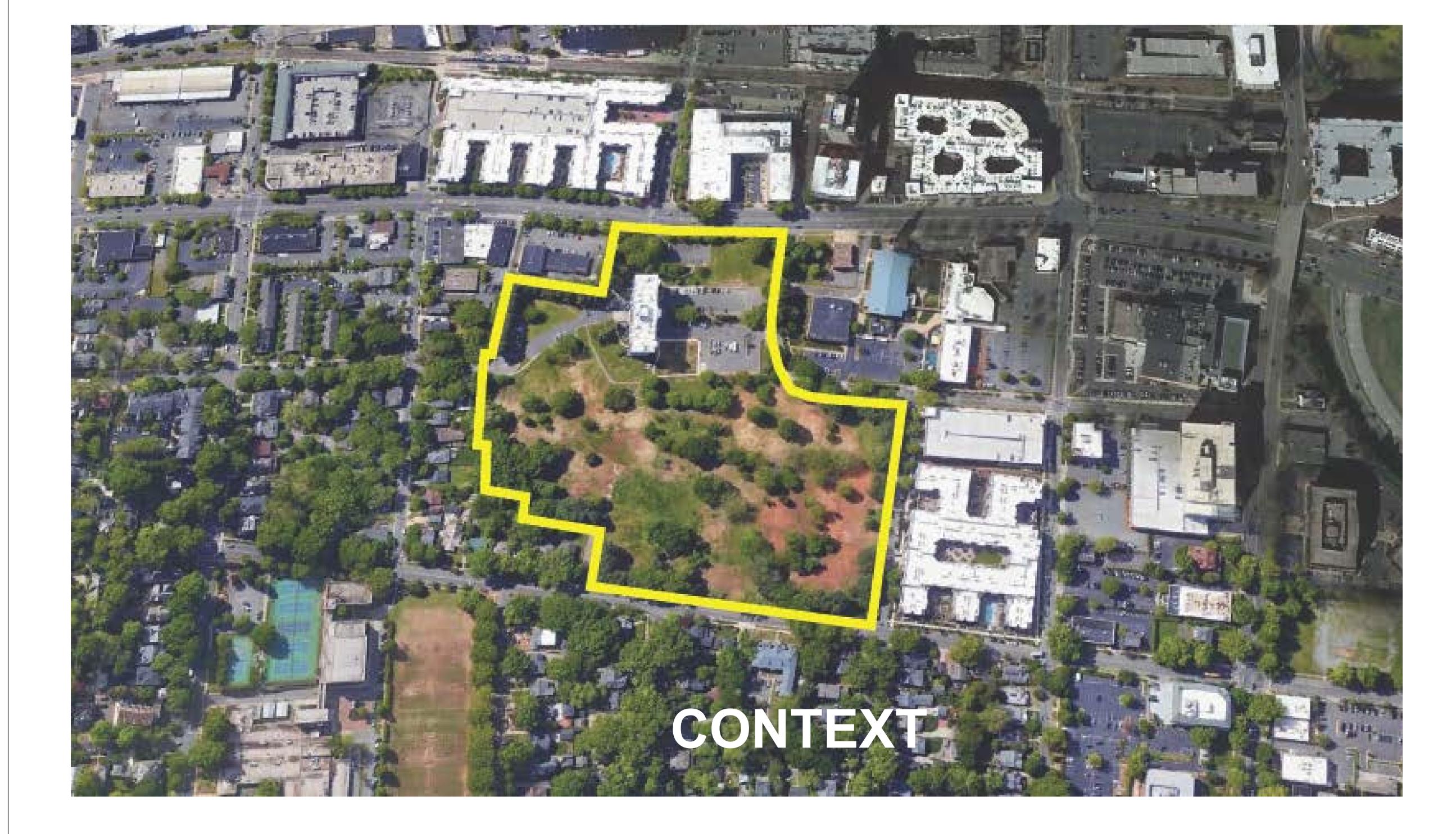
# **CENTRE SOUTH PROJECT VISION/CONTEXT**

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.









Developm

# CENTRE SOUTH

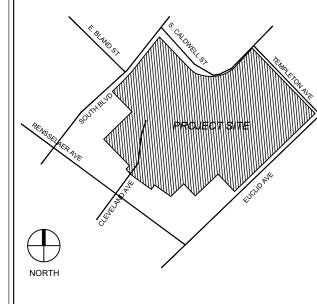
Project:

RZP-2022-069

Submittal:

# CENTRE SOUTH REZONING

Vicinity map



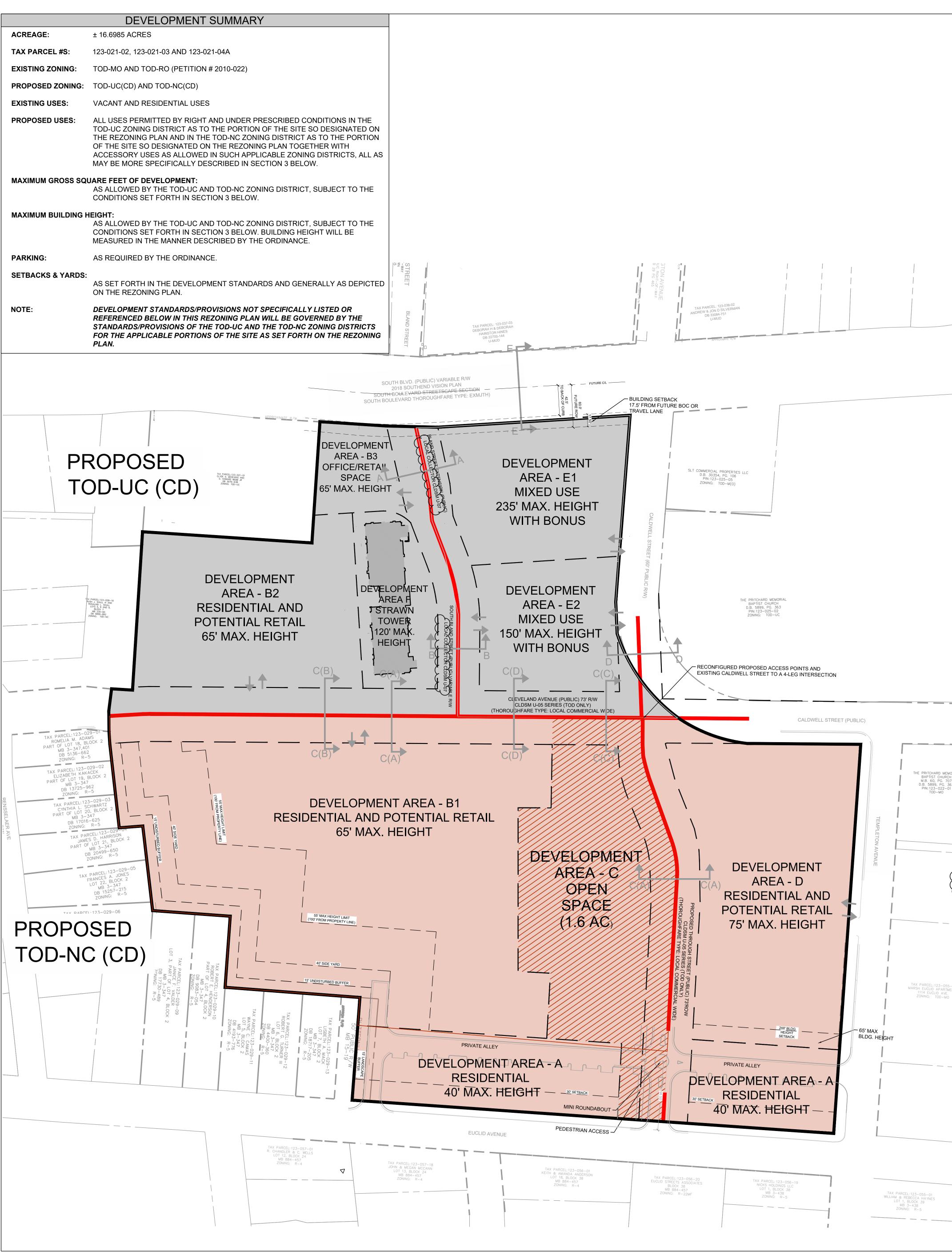
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Date Description

Title:

COVER SHEET

Project number: 12/1073:00 Sheet:
Date: 12.21.2022
Drawn by: TD



#### **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 PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN 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.

THE SITE IS CURRENTLY ZONED TOD-MO AND TOD-RO PURSUANT TO CONDITIONAL REZONING PETITION #2010-022, AS AMENDED BY ADMINISTRATIVE APPROVAL DATED AS NOT EXCEED A HEIGHT OF SEVENTY-FIVE FEET (75'). IT IS UNDERSTOOD THAT AREAS 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 V. DEVELOPMENT AREAS E-1 AND E-2: BUILDING(S) LOCATED WITHIN DEVELOPMENT MODIFIED LAND USE AND DESIGN PROVISIONS GOVERNING DEVELOPMENT PURSUANT TO NEW TOD DISTRICTS, SUCH AS THE TOD-UC AND TOD-NC ZONING DISTRICTS SOUGHT WITHIN DEVELOPMENT AREA E-2 SHALL NOT EXCEED A HEIGHT OF ONE HUNDRED FIFTY BY THIS REZONING.

BY WAY OF THIS REZONING PLAN, THE PETITIONER SEEKS TO UPDATE THE DEVELOPMENT CONTEMPLATED BY THE EXISTING ZONING TO COMPORT WITH THE NEW VI. DEVELOPMENT AREA F: BUILDING(S) LOCATED WITHIN DEVELOPMENT AREA F TOD DISTRICTS AND TOD 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.

BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF REZONING BY CITY COUNCIL (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-UC ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED AND THE TOD-NC PORTION OF THE SITE SO DESIGNATED SHALL GOVERNING DEVELOPMENT SET FORTH IN SECTION 3 BELOW.

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, BUILDING ENVELOPES, DEVELOPMENT AREAS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS 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 D. 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 EXCEP 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 BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE.

AS DEVELOPMENT OCCURS WITHIN THE LIMITS AND/OR FRONTAGE OF THE ASSOCIATED APS PUSHBUTTONS AND ACCESSIBLE SIDEWALK RAMPS FOR ALL APPROACHES.

BUILDING CONSTRUCTION. EACH BUILDING'S CERTIFICATE OF OCCUPANCY WILL NOT BE O IMPLEMENT THE CLEVELAND AVENUE EXTENSION FROM BLAND ST EXTENSION TO BUILDING CONSTRUCTION. EACH BUILDING'S CERTIFICATE OF OCCUPANCY WILL NOT BE O 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. GRANITE BAND, BOLLARDS, SPECIAL PAVERS, ALL ITEMS NOT WITHIN THE CLDSM 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)

GROSS FLOOR AREA. WHEN DETERMINING MAXIMUM 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.

THE SITE MAY BE DEVELOPED WITH ALL USES PERMITTED BY RIGHT AND UNDER APRESCRIBED CONDITIONS IN THE TOD-UC ZONING DISTRICT AS TO THE PORTION OF THE RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED SITE SO DESIGNATED ON THE REZONING PLAN AND IN THE TOD-NC ZONING DISTRICT AS THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE 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 DEDICATION SHALL OCCUR WITH THE FINAL CERTIFICATE OF OCCUPANCY OF THE FINAL 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, EDEE, 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).

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).

I. 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.

II. DEVELOPMENT AREAS B1 AND B2 MAY BE DEVELOPED WITH RESIDENTIAL USES WITH OPTIONAL GROUND FLOOR RETAIL.

III. DEVELOPMENT AREA B3 MAY BE DEVELOPED WITH OFFICE AND RETAIL USES.

IV. 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.

Y. DEVELOPMENT AREA D MAY BE DEVELOPED WITH RESIDENTIAL USES WITH OPTIONAL GROUND FLOOR RETAIL.

VI. 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 DEVELOPMENT AREA E2.

VII. DEVELOPMENT AREA F MAY BE DEVELOPED FOR RESIDENTIAL USES AS ALLOWED OF THE ORDINANCE. TUNDER 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:

I. 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

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 WITHIN 200' OF RESIDENTIAL USES SHALL BE LIMITED TO A MAXIMUM HEIGHT SIXTY-FIVE FEET (65') PER ORDINANCE.

AREA E-1 SHALL NOT EXCEED A HEIGHT OF TWO HUNDRED THIRTY-FIVE FEET (235') AND FEET (150'). IT IS UNDERSTOOD THAT BONUS PROVISIONS MUST BE PROVIDED PER ORDINANCE.

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 B. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED TOWNHOUSE, OR CONDO DEVELOPMENTS THAT ARE DESIGNED AS TOWNHOUSES WITH VERTICAL PARTY WALLS. THESE UNITS WILL BE DIRECTLY FRONTING EUCLID AVENUE. ALL CHARLOTTE ZONING ORDINANCE IN EXISTENCE AS OF THE DATE OF APPROVAL OF THIS 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 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 GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE CONDITIONS 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 (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") IF SET FORTH ON THE REZONING 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.

III. 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 RENSSELAER 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 PETITION SHALL INSTALL THE FOLLOWING IMPROVEMENTS IN ASSOCIATION STANDARDS, AND OTHER SIMILAR ZONING STANDARDS, IF APPLICABLE AT ALL, WILL NOT WITH PHASE I - AREAS D AND E1 PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF G. PHASING. STREETSCAPE AND ROADWAY IMPROVEMENTS SHALL BE IMPLEMENTED WITH 80 FEET OF STORAGE). ALSO INSTALL A TRAFFIC MONITORING CAMERA AND INSTALL 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

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 RENSSELAER AVE TO THE

THE PETITIONER SHALL INSTALL THE FOLLOWING IMPROVEMENTS IN ASSOCIATION WITH PHASE II - AREAS B1, B2 AND E2 PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY IN PHASE II:
O IN LIEU OF COMPLETING ADDITIONAL IMPROVEMENTS AT OTHER STUDY UNTERSECTIONS, THE PETITIONER WILL COMMIT TO PROVIDING A MAXIMUM CONTRIBUTION QF \$100,000 TO CDQT.
v. THE PETITIONER SHALL DEDICATE SIXTY (60) FEET 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 STREET AS SUCH STREETS ARE

vii. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL FINAL CERTIFICATE OF OCCUPANCY IN THE ASSOCIATED DEVELOPMENT AREA. IN THE EVENT RIGHT-OF-WAY DEDICATION ENCOMPASSES MULTIPLE DEVELOPMENT AREAS, 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

IX. 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 TH DILWORTH COMMUNITY ASSOCIATION ("DCA") OF ALL FUTURE PARCEL DEVELOPMENTS ASSOCIATED WITH THIS PETITION UPON COMMENCEMENT OR REQUEST FOR INDIVIDUA '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

## ENVIRONMENT

THE SITE SHALL ADHERE TO THE TREE ORDINANCE.

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 DWELLING UNITS AT A RATIO OF 1 HOTEL ROOM SO CONVERTED TO 1 DWELLING UNIT IN 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

## 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.



Development:

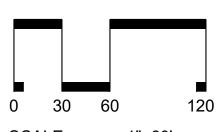
CENTRE SOUTH

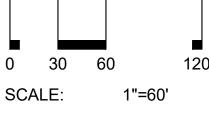
RZP-2022-069

Submittal:

CENTRE SOUTH REZONING







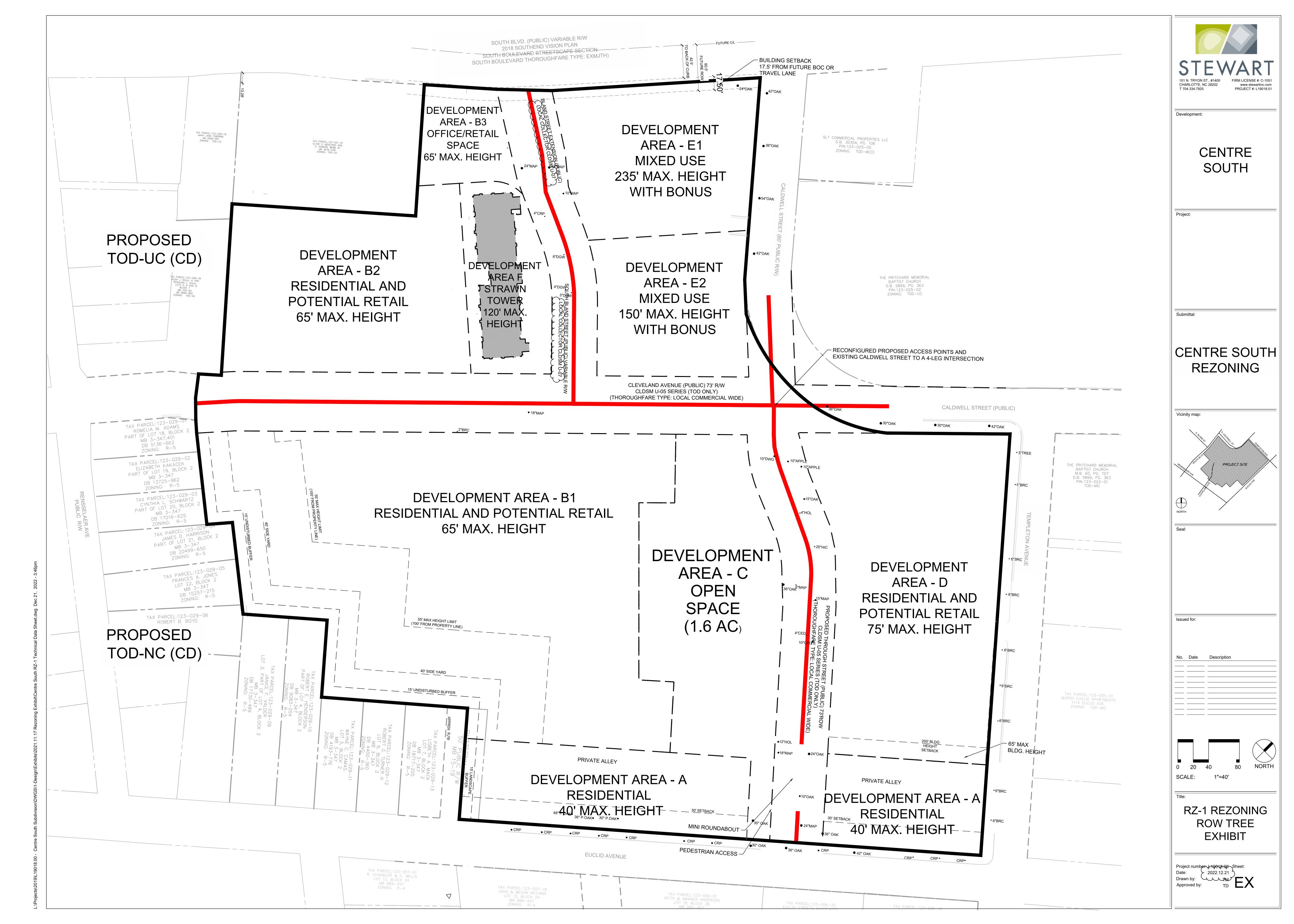
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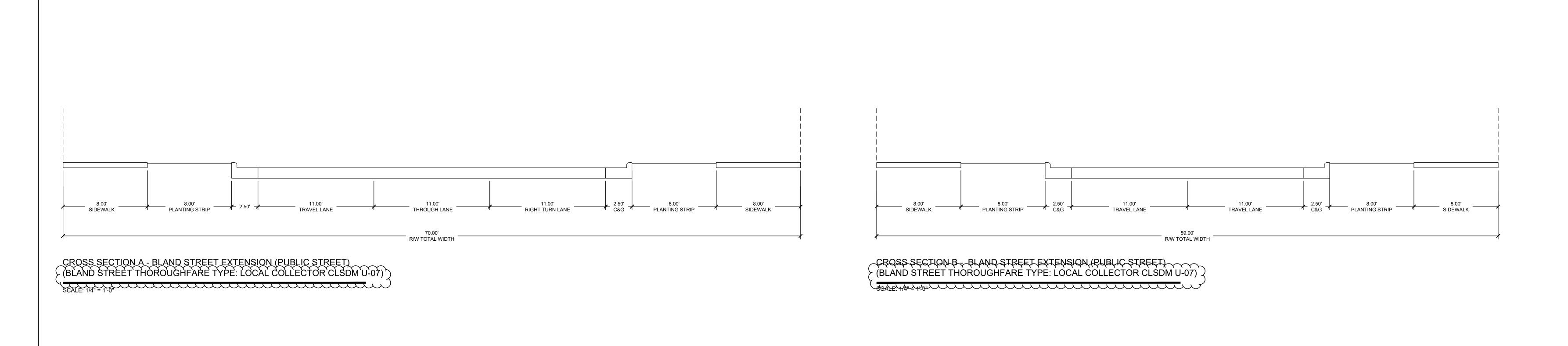
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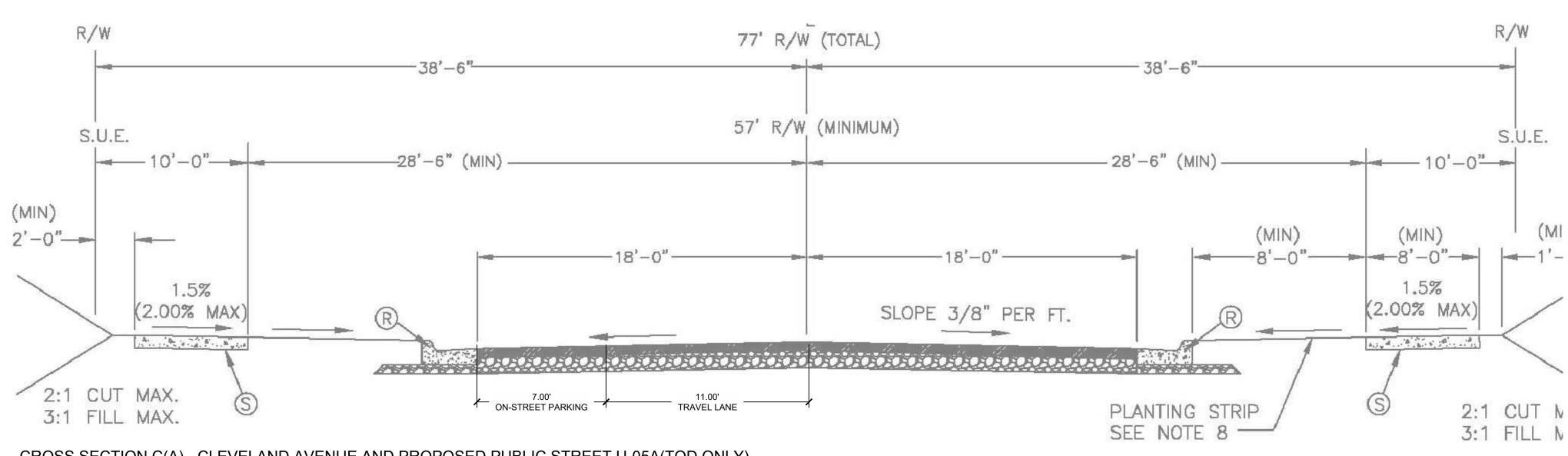
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Approved by:

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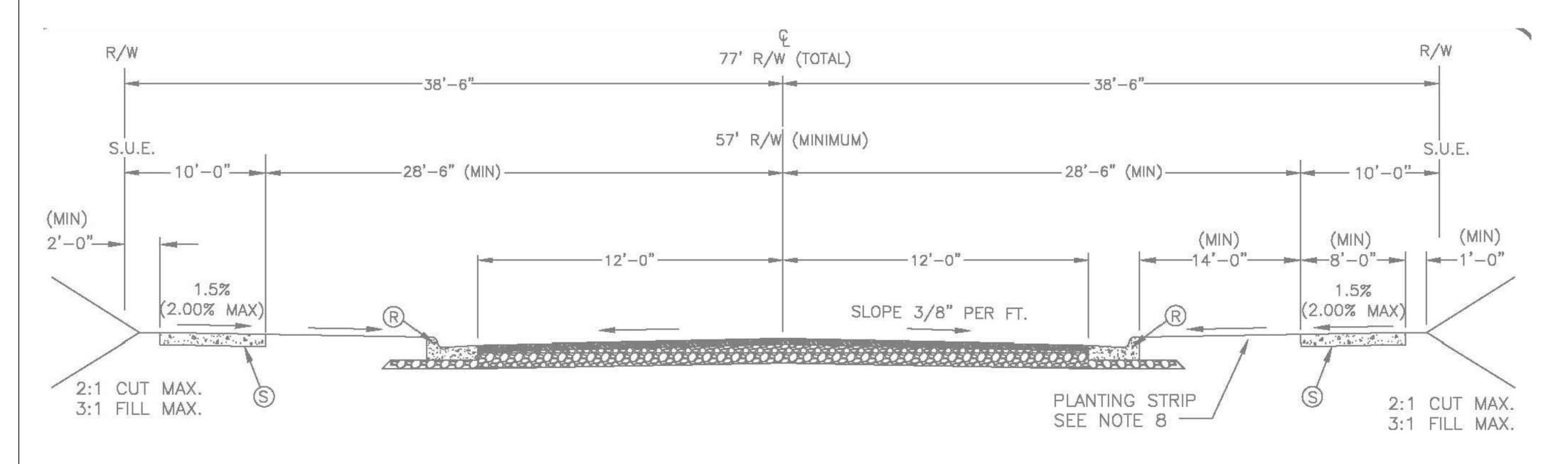






CROSS SECTION C(A) - CLEVELAND AVENUE AND PROPOSED PUBLIC STREET U-05A(TOD ONLY) (THOROUGHFARE TYPE: LOCAL)

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"

STEWART

101 N. TRYON ST., #1400
CHARLOTTE, NC 28202
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FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: L19018.01

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CENTRE SOUTH

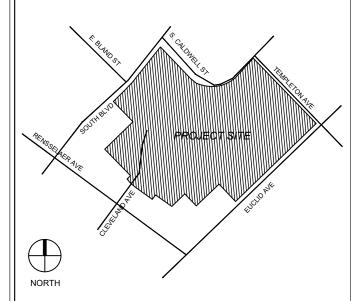
Project:

RZP-2022-069

Submittal:

CENTRE SOUTH REZONING

Vicinity map:



Seal:

Issued for:

No. Date Description

CROSS SECTIONS EXHIBIT

Project number: 19018-00 Sheet:
Date: 2022.12.21
Drawn by: TD

