

DEVELOPMENT SUMMARY

SITE AREA ± 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.



CONTEXT

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.



EXISTING ZONING



PROPOSED ZONING



Development:

CENTRE SOUTH

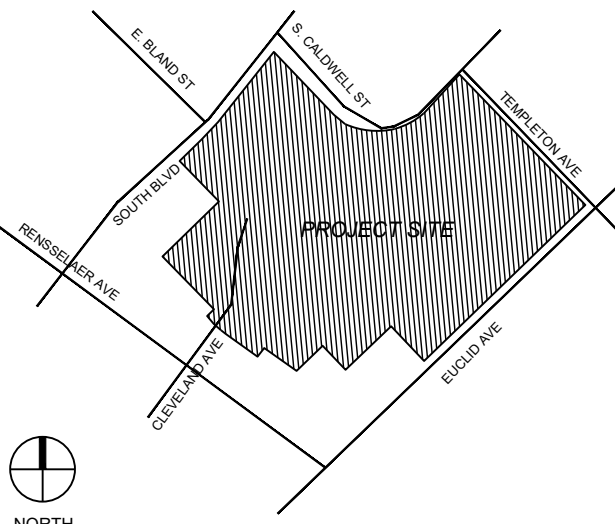
Project:

RZP-2022-069

Submital:

CENTRE SOUTH REZONING

Vicinity map:



Seal:

Issued for:

No.	Date	Description

Title:

COVER SHEET

Project number: 2022-069 Sheet: 1 of 1  
Date: 12.21.2022  
Drawn by: TD  
Approved by: TD EX







Development:

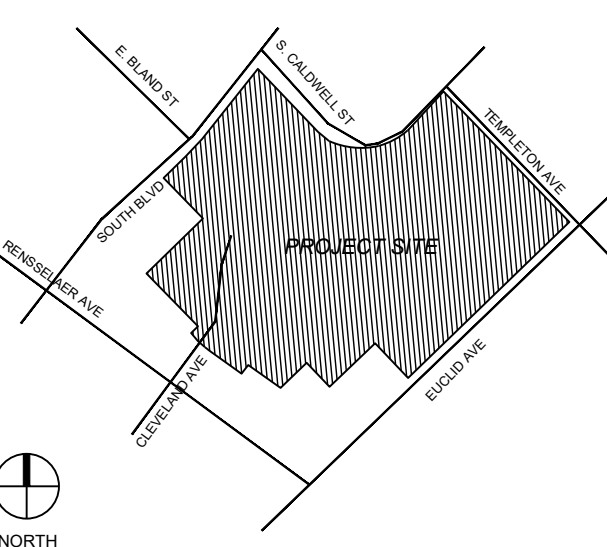
## CENTRE SOUTH

Project:

Submital:

## CENTRE SOUTH REZONING

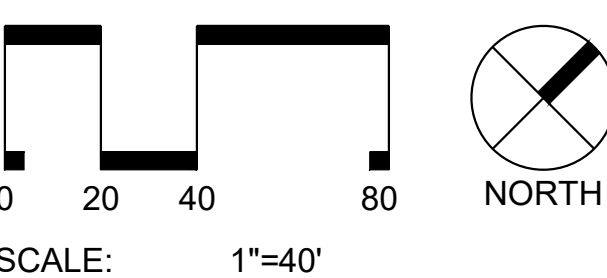
Vicinity map:



Seal:

Issued for:

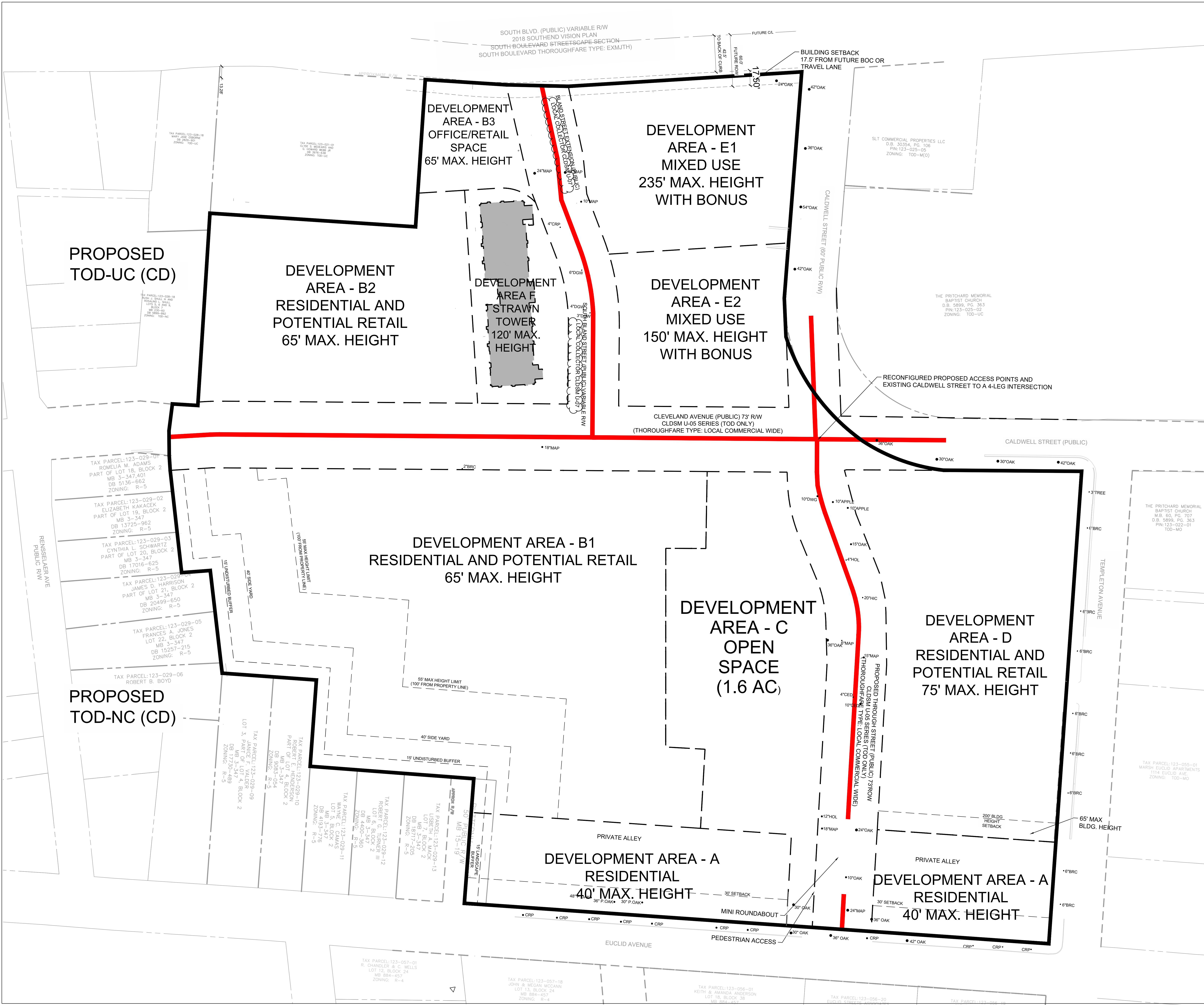
No.	Date	Description



Title:

## RZ-1 REZONING ROW TREE EXHIBIT

Project number: 19010-01  
Date: 2022.12.21  
Drawn by: TD  
Approved by: EX





Development:

CENTRE  
SOUTH

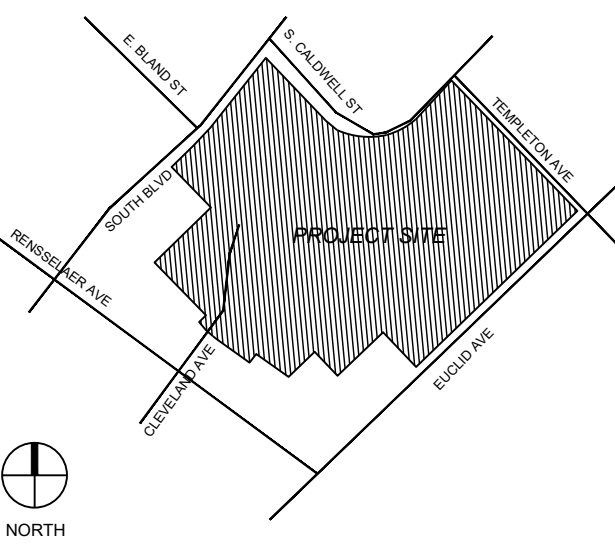
Project:

RZP-2022-069

Submittal:

CENTRE SOUTH  
REZONING

Vicinity map:



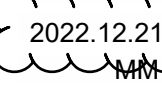
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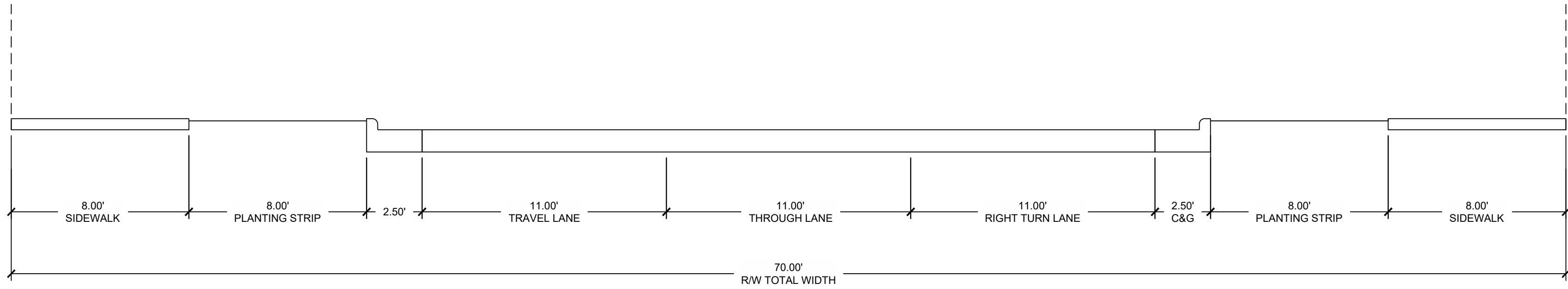
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No.	Date	Description

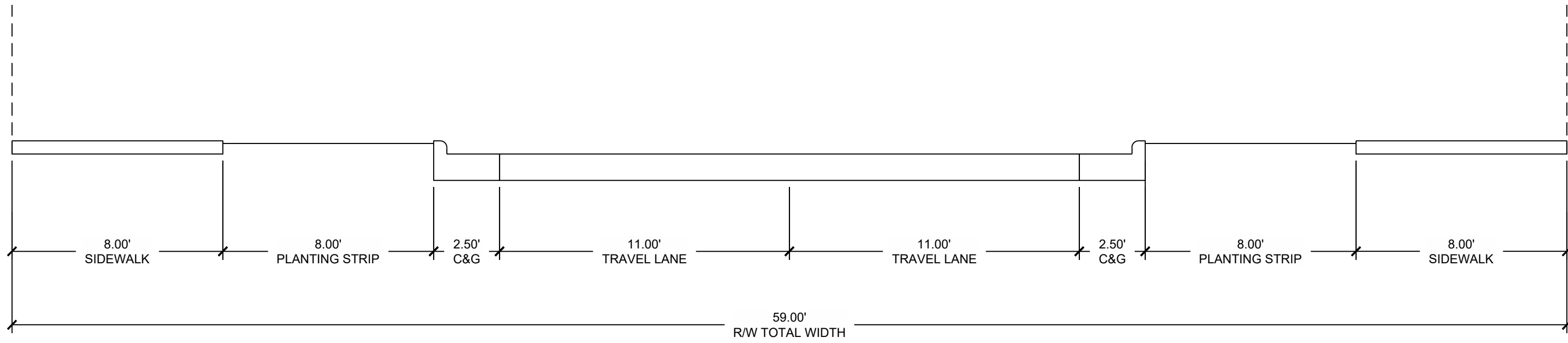
Title:

CROSS SECTIONS  
EXHIBIT

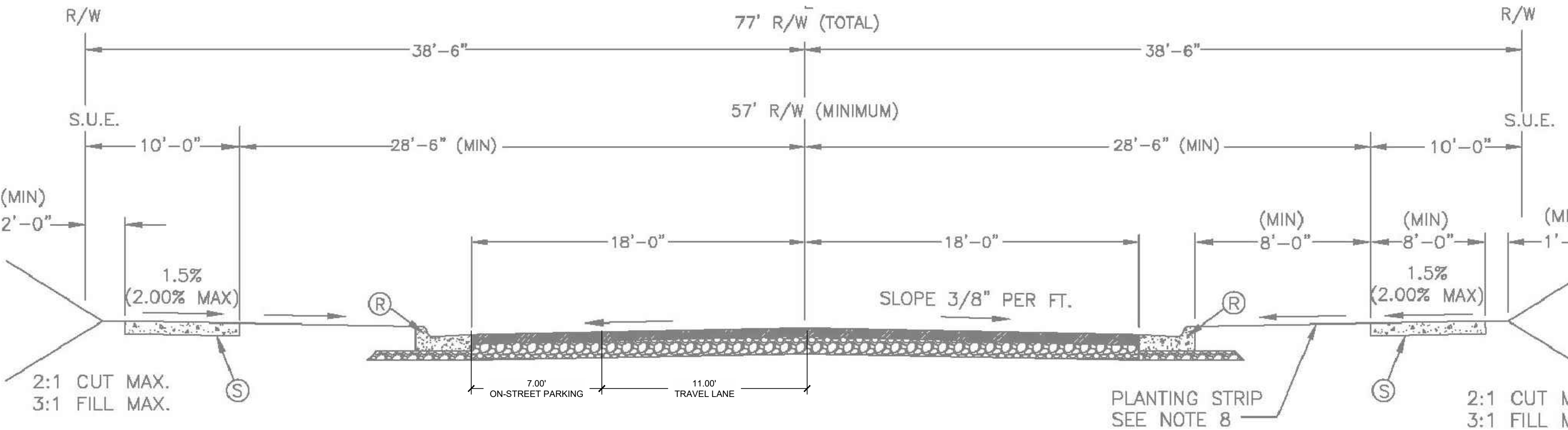
Project number: L19018.01  
Date: 2022.12.21  
Drawn by:   
Approved by: TD



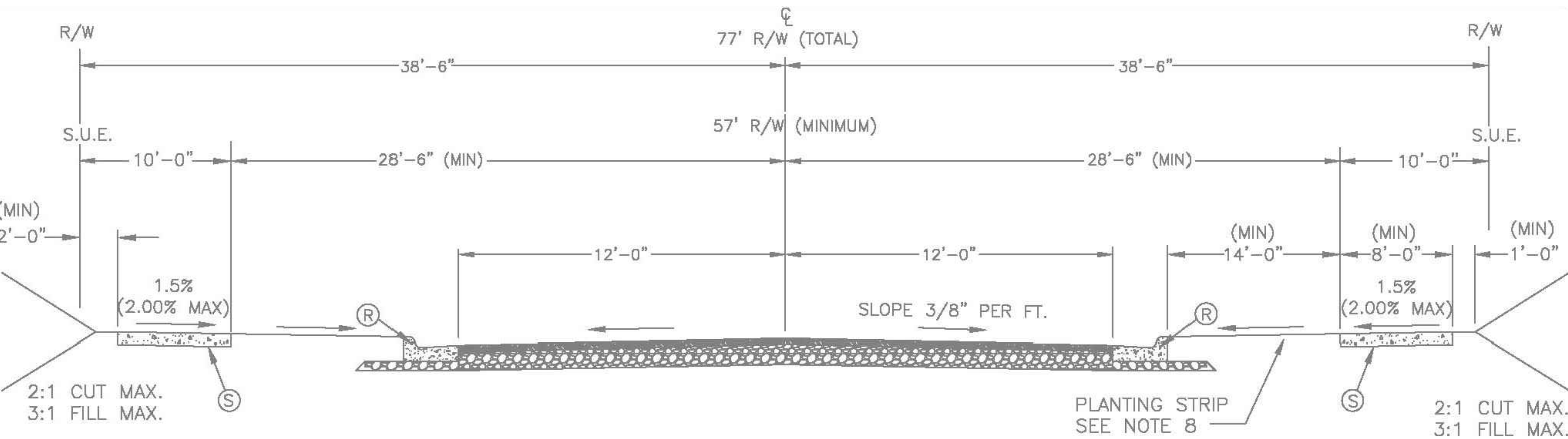
CROSS SECTION A - BLAND STREET EXTENSION (PUBLIC STREET)  
(BLAND STREET THOROUGHFARE TYPE: LOCAL COLLECTOR CLSDM U-07)  
SCALE: 1/4" = 1'-0"



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:

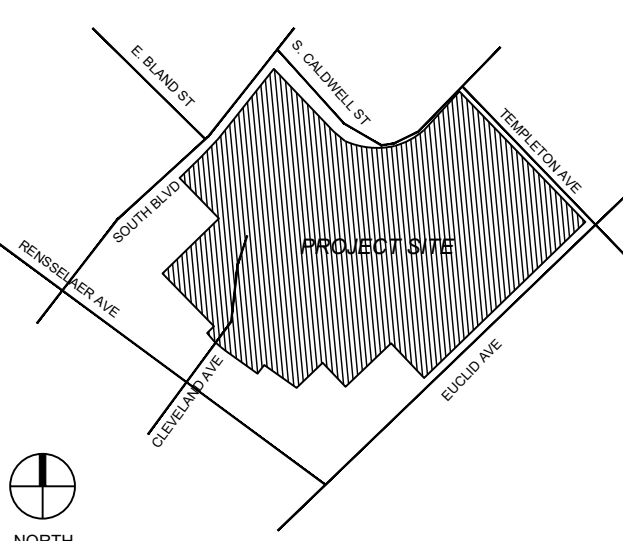
## CENTRE SOUTH

Project:

Submital:

## CENTRE SOUTH REZONING

Vicinity map:



Seal:

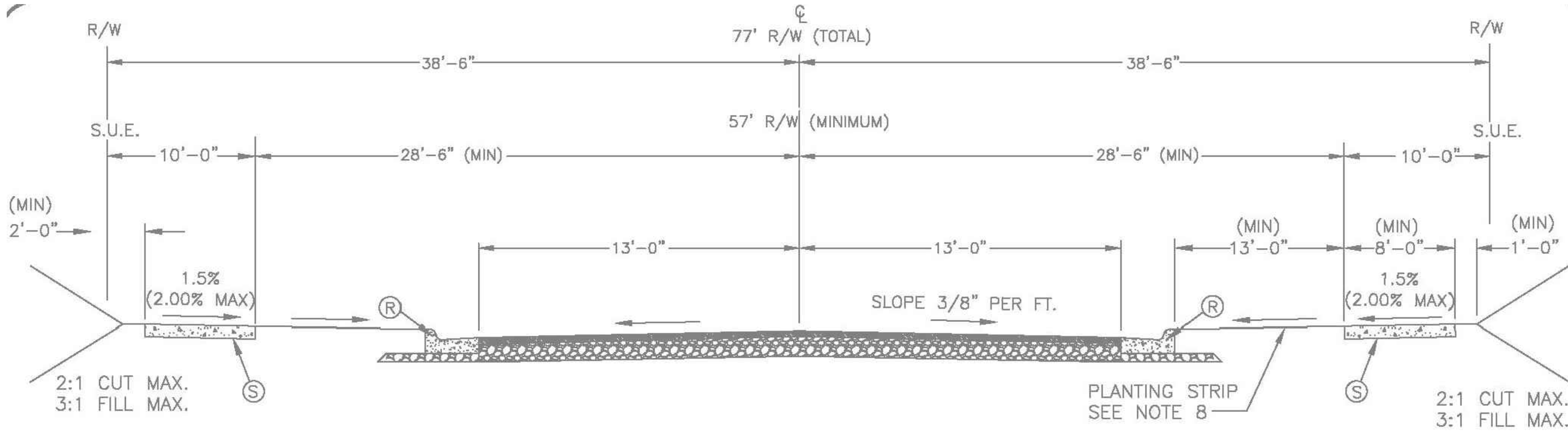
Issued for:

No.	Date	Description

Title:

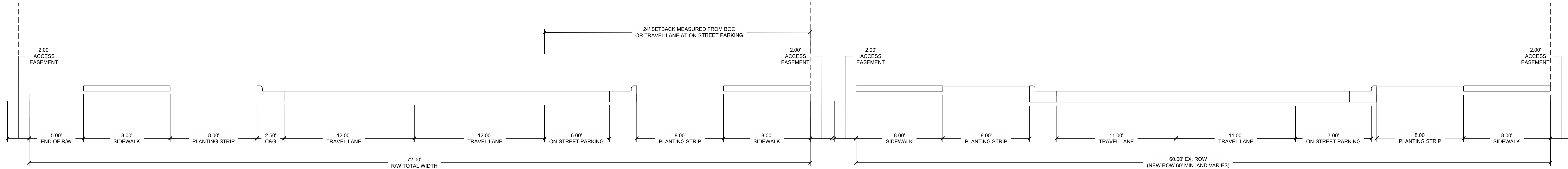
## CROSS SECTIONS EXHIBIT

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"

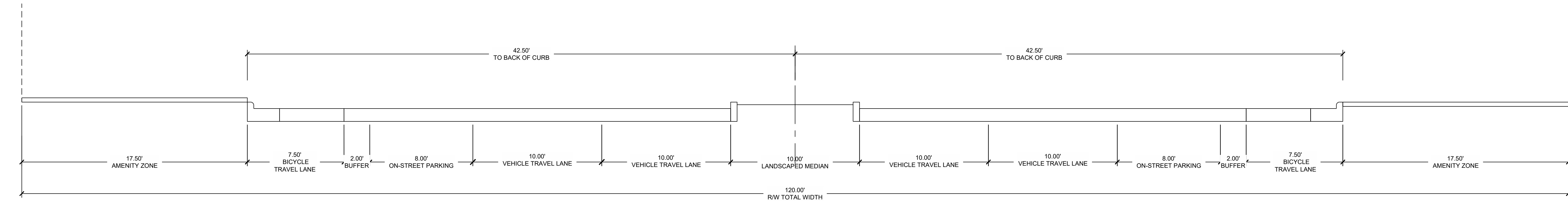


CROSS SECTION C(D) - CLEVELAND AVENUE AND PROPOSED PUBLIC STREET U-05D(TOD ONLY)  
(THOROUGHFARE TYPE: LOCAL)

SCALE: 1/4" = 1'-0"

CROSS SECTION D - CALDWELL STREET  
(THROUGHFARE 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"