









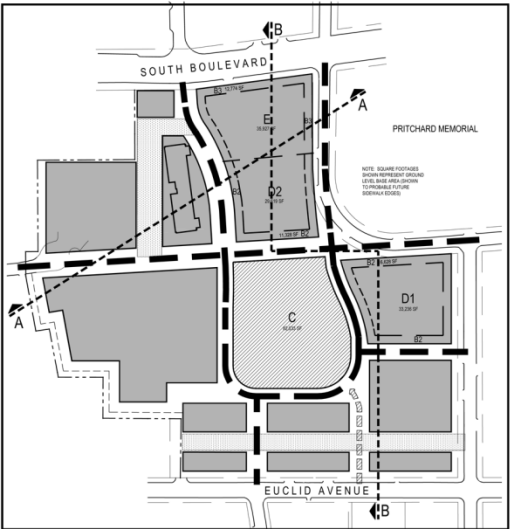
EXISTING STRAWN TOWER



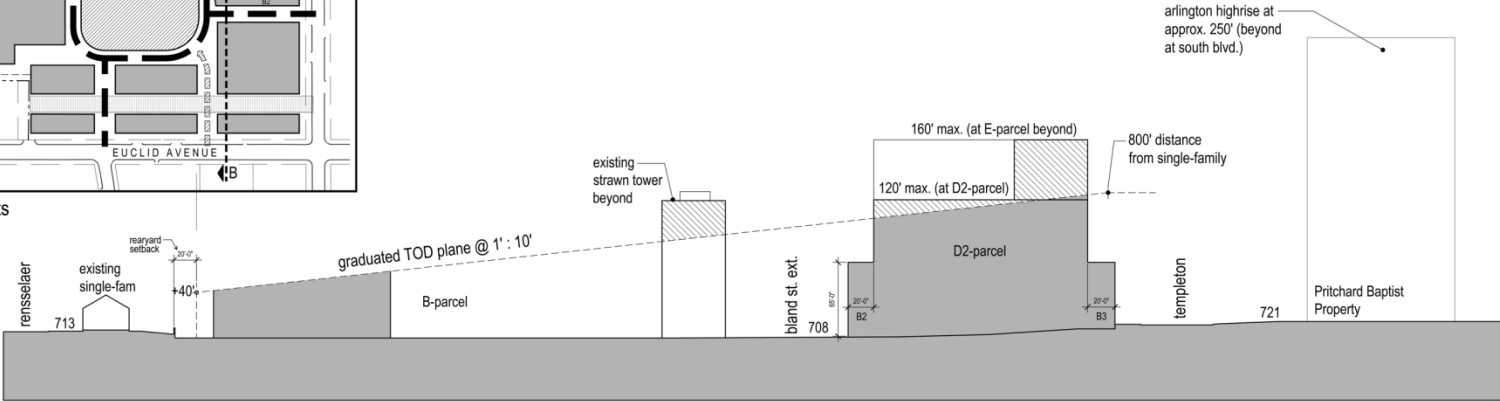
PROPOSED RENOVATION  
(COMPLETION 2011)

# CHARLOTTE HOUSING AUTHORITY - STRAWN SITE

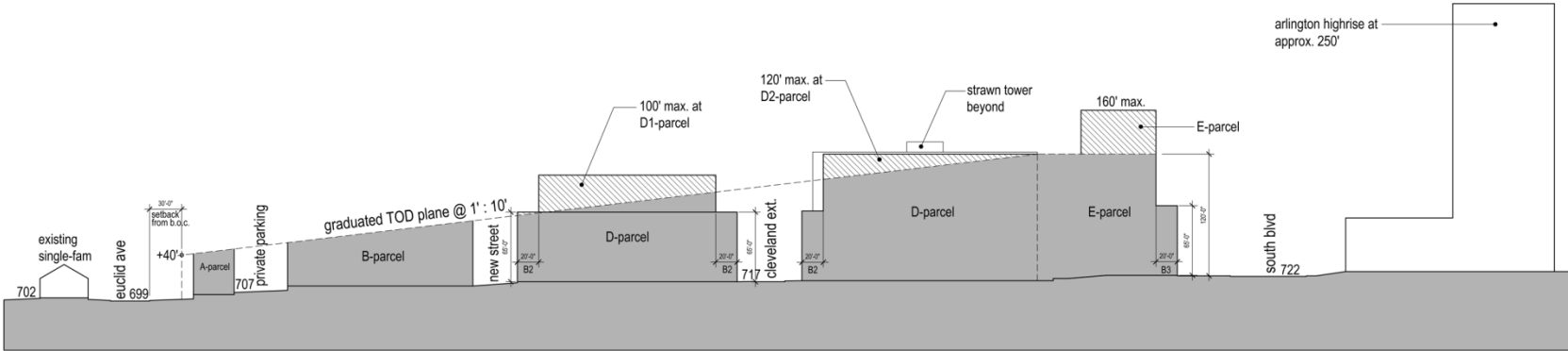
## SITE SECTIONS



SITE PLAN KEY - nts



SITE SECTION 'A' THROUGH CHA-STRAWN PROPERTY  
1" = 50'-0"



SITE SECTION 'B' THROUGH CHA-STRAWN PROPERTY  
1" = 50'-0"





# STRAWN MASTER PLAN

CONCEPTUAL SITE PLAN

**CHA** Charlotte Housing Authority





## CLEVELAND STREETSCAPE UNDER STRAIGHT T.O.D.





# CLEVELAND STREETSCAPE UNDER T.O.D. WITH OPTIONS

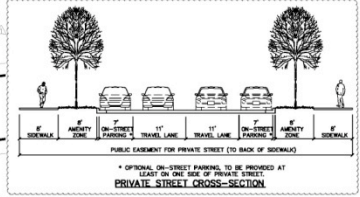
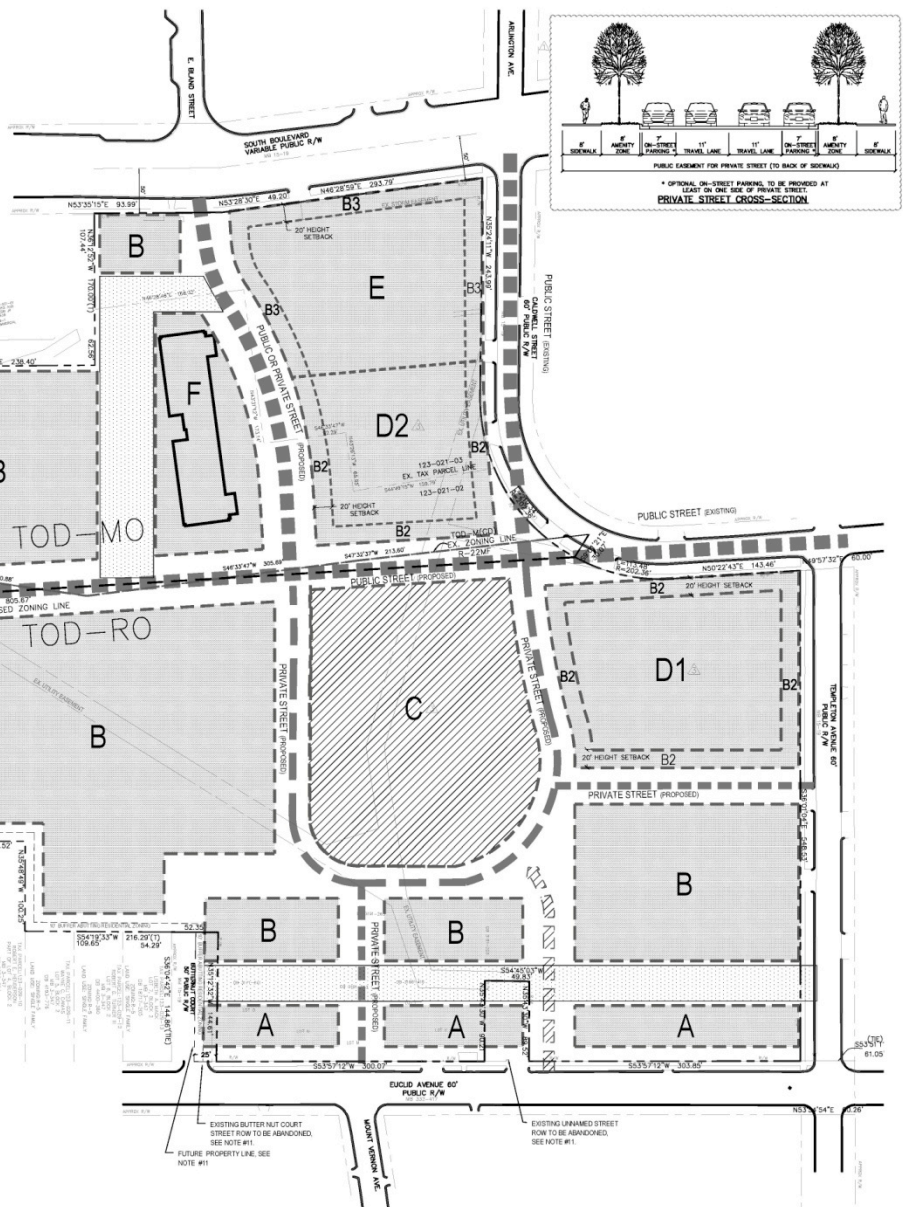




# Additional Commitments







**SITE DATA**

SITE AREA: 16.6985 ACRES  
 TAX PARCEL ID: 123-021-02 & 123-021-03  
 EXISTING ZONING: DISTRICT 1 - TOD-M(CD), PETITION #2008-04  
 DISTRICT 2 - R-2(MP)  
 PROPOSED ZONING: DISTRICT 1 - TOD-MO  
 DISTRICT 2 - TOD-RO

**YARD REQUIREMENTS:**

	TOD-MO	TOD-RO
MIN. FRONT SETBACK (FROM BACK OF CURB)	20'	20'
MIN. SIDEYARD	5' OR 5 MIN. (IF ABUTS EX. RES. STRUCTURE OR ZONING) OR 0' (IF SIDEWALK)	5' OR 5 MIN. (IF ABUTS EX. RES. STRUCTURE OR ZONING) OR 0' (IF SIDEWALK)
MIN. REAR YARD	5' OR 5 MIN. (IF ABUTS EX. RES. STRUCTURE OR ZONING) OR 0' (IF SIDEWALK)	5' OR 5 MIN. (IF ABUTS EX. RES. STRUCTURE OR ZONING) OR 0' (IF SIDEWALK)
MAX. BUILDING HT.	AS NOTED AT NOTE #4	AS NOTED AT NOTE #4

**DEVELOPMENT STANDARDS**

- GENERAL PROVISIONS**  
UNLESS OTHERWISE SPECIFIED, THE STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS. ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE ORDINANCE) FOR THE TOD-MO AND TOD-RO ZONING DISTRICTS, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW, SHALL APPLY.
- PERMITTED USES**  
THE SITE SHALL BE DEVELOPED TO USES AND ASSOCIATED ACCESSORY USES AS ALLOWED UNDER THE TOD-MO AND TOD-RO ZONING DISTRICTS OF THE ORDINANCE.
- UNIFIED DEVELOPMENT PROVISIONS: SETBACKS, YARDS, OPEN SPACE AND PARKING**  
THE ATTACHED SITE PLAN OVERVIEW/DEVELOPMENT SHOULD SHOW THE VARIOUS BUILDABLE SITES THAT WILL EMERGE FROM THE REZONING PLAN.  
THE EDGE PARCELS THAT FRONT ON EUCLID AVENUE WILL BE LIMITED TO TOWNHOUSE OR CONDOS DEVELOPMENT THAT ARE DEFINED AS DEVELOPMENT WITH UP TO FOUR UNITS. THESE UNITS SHALL BE LIMITED TO ONE-LEVEL DEVELOPMENT. TEMPORARY OCCUPATIONAL USES WILL BE LIMITED TO A MAXIMUM HEIGHT OF 10 FEET. ALL DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 35 FEET. ALL DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 35 FEET. ALL DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 35 FEET.
- OPTIONAL DEVELOPMENT PROVISIONS**  
THE ATTACHED SITE PLAN OVERVIEW/DEVELOPMENT SHOULD SHOW THE VARIOUS BUILDABLE SITES THAT WILL EMERGE FROM THE REZONING PLAN WITH THE FOLLOWING OPTIONAL DEVELOPMENT PROVISIONS:  
1. THE SETBACK FROM THE PUBLIC STREET SHALL BE 20 FEET. THE SETBACK FROM THE PUBLIC STREET SHALL BE 20 FEET. THE SETBACK FROM THE PUBLIC STREET SHALL BE 20 FEET.  
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- design resource group
- landscape architecture
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  - land planning
  - traffic engineering
  - transportation planning

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**A X O M**

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 HOUSING AUTHORITY OF CITY OF CHARLOTTE  
 CHARLOTTE, NC 28205  
 PH: 704.335.9185

**REZONING PLAN**

SCALE 1" = 60'

**TECHNICAL DATA SHEET**

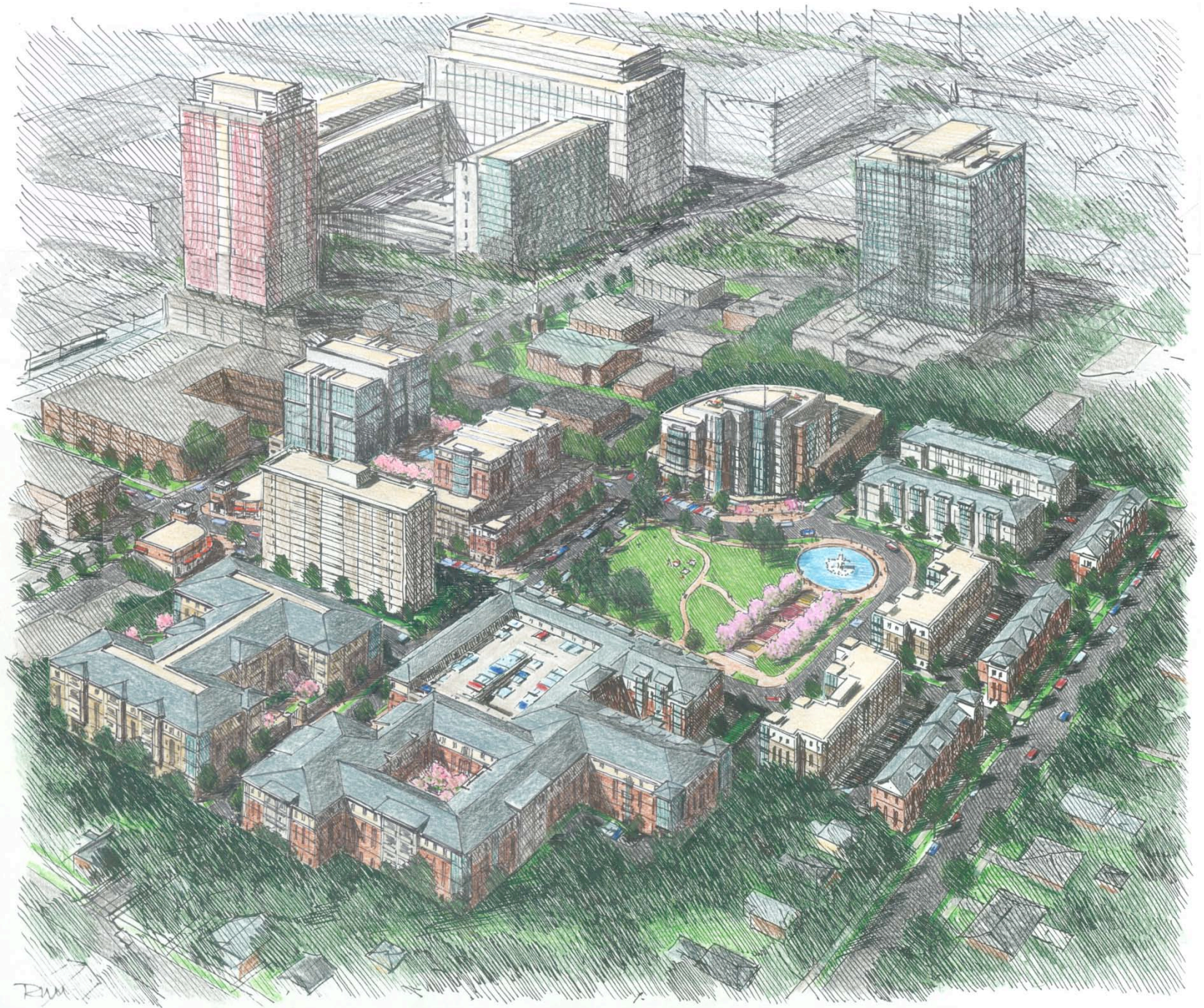
PROJECT # 004-032  
 DRAWN BY JS  
 CHECKED BY JS

DECEMBER 28, 2009

REVISIONS:  
 1. FEB. 15, 2010 PER CITY COMMENTS  
 2. MAR. 19, 2010 PER CITY COMMENTS  
 3. MAY 21, 2010 PER CITY COMMENTS

FOR PUBLIC HEARING  
 PETITION #2010-022







VIEW FROM SOUTH BOULEVARD





# STREETSCAPE VIEW ALONG SOUTH BOULEVARD





