

E 36th st. & McDowell, NoDa REZONING

**FOR PUBLIC HEARING
PETITION NO: 2009-61**

Friday June 12, 2009
Revised: Wednesday November 11, 2009

REQUESTED ZONING CHANGE
FROM: R-5
TO: UR-2 (Urban Residential 2)

Data and Notes:

1. Size: 0.497 acres (21,649.32 S.F.)

2. Present zoning : R5

3. Proposed zoning : UR-2

The intent is to provide a new infill residential development within 5 minutes walking of downtown NoDa and within 7 minutes walking to the future 36th St. transit station. This infill consists of:
Building One: A 3 story Multi Family Building.
Building Two: A 2 story Multi Family Building, with residential living units over covered parking.
Building Three: A 1 to 2 story Single Family Home and lot.

This (mixed use) site plan is developed around the preservation of the existing 64' Oak tree and residential scale of adjacent single homes.

A new 3 story building, approximately 11000 S.F. consisting of maximum of 12 residential living units is proposed at the corner of 36th st. and McDowell st.

Approximate gross SF:

Building One:
1st floor = 3600 S.F., 4 residential units
2nd floor = 3700 S.F., 4 residential units
3rd floor = 3700 S.F., 4 residential units
Total = 11000 S.F. 12 residential units

Building Two:
One floor (which is above covered parking) = 2300 S.F.
4 residential units

Building Three: A 1 to 2 story Single Family Home and lot. Single family home will have a 8' deep front porch. Single Family Home= 1200 sq ft to 2200 sq ft. Lot: Approximately 45x100'

4. Petitioner reserves the right to increase the S.F. by 10% by adjusting the floor plans and building elevations as necessary for final design / construction documents / permitting.

5. Potential future additional building S.F. or additional units will comply with the parking requirements of UR-2.

6. Max of 12+4+16 residential living units + a single family home for the potential future buildings per site plan.

7. Existing parking: 5 on street (36th St.)
5 on street (McDowell st.)

8. Future required parking : 17, per UR-2 Residential: 1 space per dwelling unit, 12+ 4= 16 MF units. Proposed = 18 on-site parking provided Single Home: One required, one to two parking spaces are provided on the single family lot.

9. Six (6) off-site, on street parking credited. 36th street on street parking = 2 spaces. McDowell Street on street parking = 4 spaces.

10. Final parking count may vary per construction documents and permitting. However, the parking requirements will be met per UR-2.

11. Trash collection service will be on site screened roll-out and recycling as required. Will meet section 12.403

12. Site will meet tree ordinance requirements.

13. Petitioner is committed to preserve the existing 64' Oak Tree. If it is determined that the tree preservation would not be possible, petitioner reserves the right to work with the city arborist and find a resolution.

Also, Petitioner will put in place a restrictive covenant that runs with the single family lot restricting tree trimming or tree cutting for the preservation of the existing 64' Oak tree. Such restriction shall not apply to tree branches that are decayed, dead or unsafely hanging from the tree".

14. Storm water requirements will meet city regulations.

15. Per UR-2, along 36th street, 14' Min. setback will be maintained from back of curb to the new building. Proposed building will be set back approximately 20' to provide room for potential steps, stoops and front porches / balconies.

16. Per UR-2, along McDowell Street, 14' Min. setback will be maintained from back of future curb to the new building. Proposed building will be set back approximately 16' to provide room for potential steps, stoops and front porches / balconies.

17. Per UR-2, along the alley way, 5' Min. rear yard will be maintained however proposed parking is approximately 10' from the rear property line.

18. 8' planting strip and 6' sidewalk will be provided along 36th and McDowell Streets.

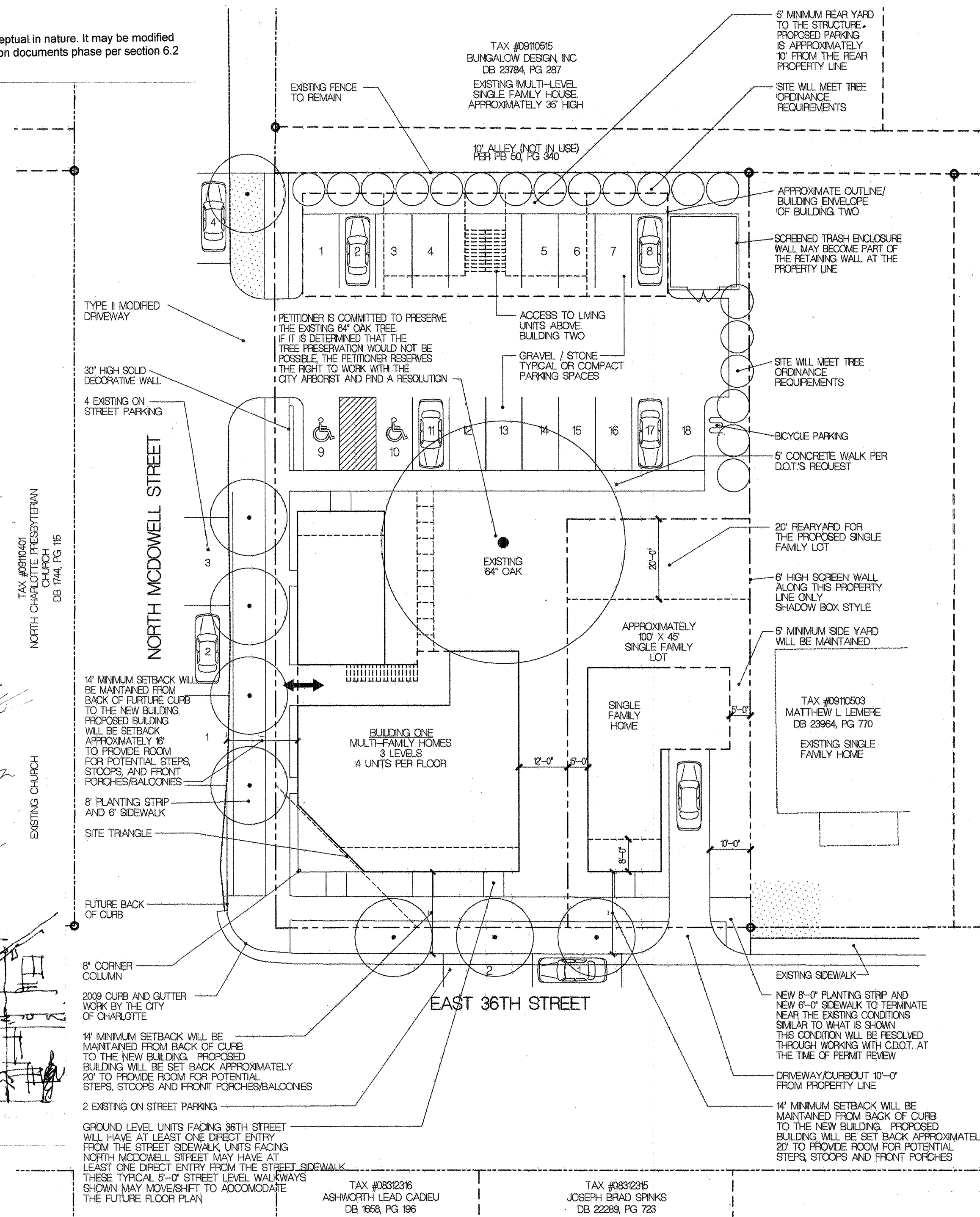
19. Maximum building height is:
Building One: A 3 story Multi Family Building= 60'
Building Two: A 2 story Multi Family Building, with residential living units over covered parking= 30'
Building Three: A 1 to 2 story Single Family Home= 30'

20. Bicycle parking will be provided.

21. Fire and life safety requirements will meet city regulations. Hydrant will be provided within 750 ft of most remote point of buildings as truck travels.

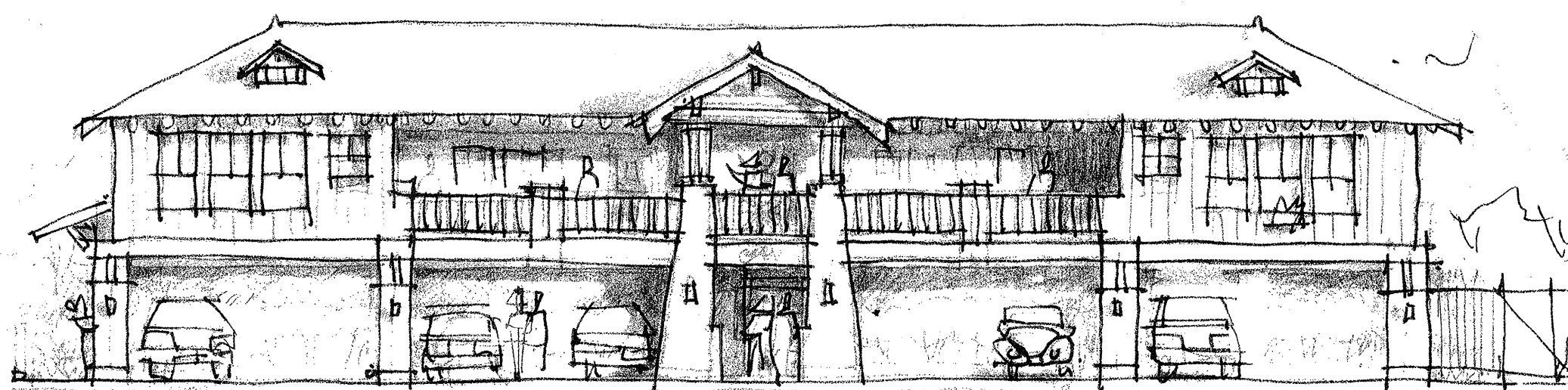
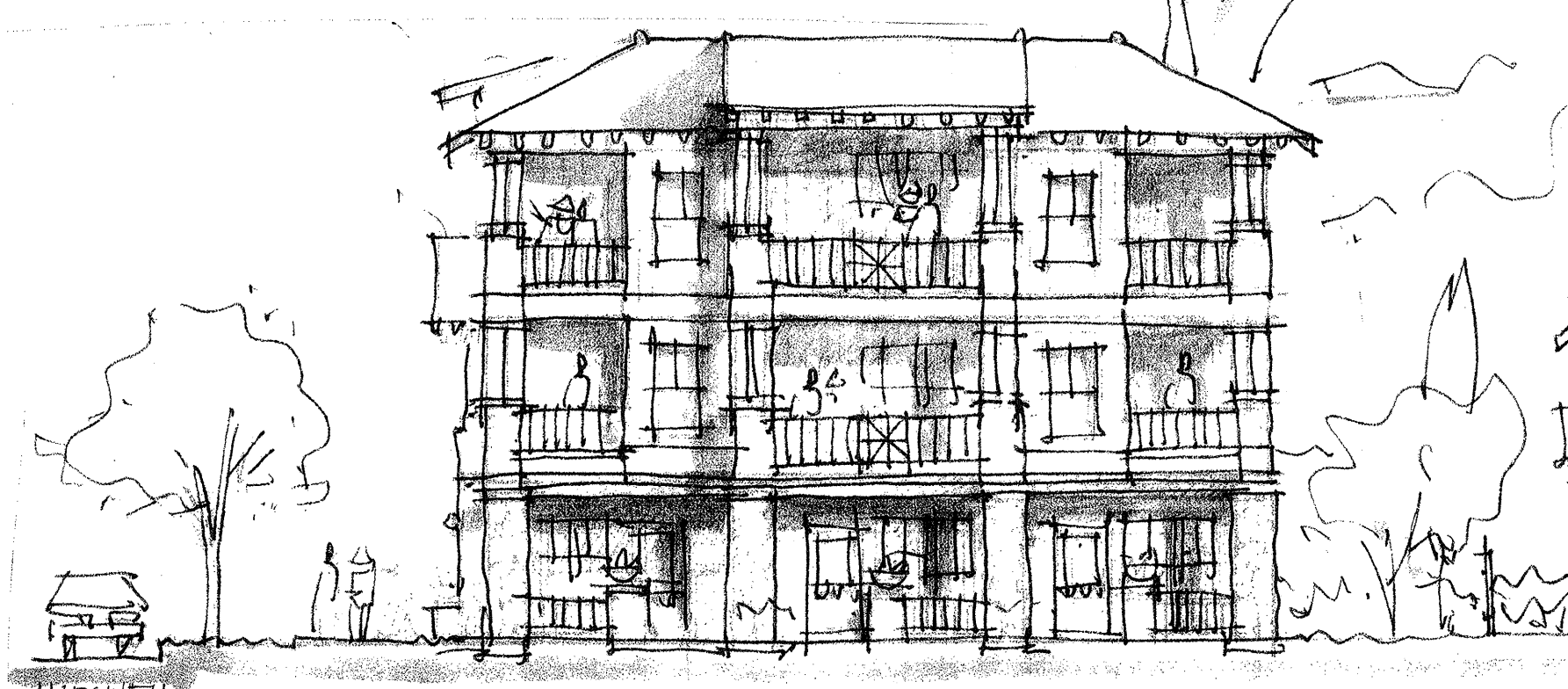
Illustrative Site Plan Scale 1"=20'

Note: This site plan is illustrative and conceptual in nature. It may be modified during design development and construction documents phase per section 6.2

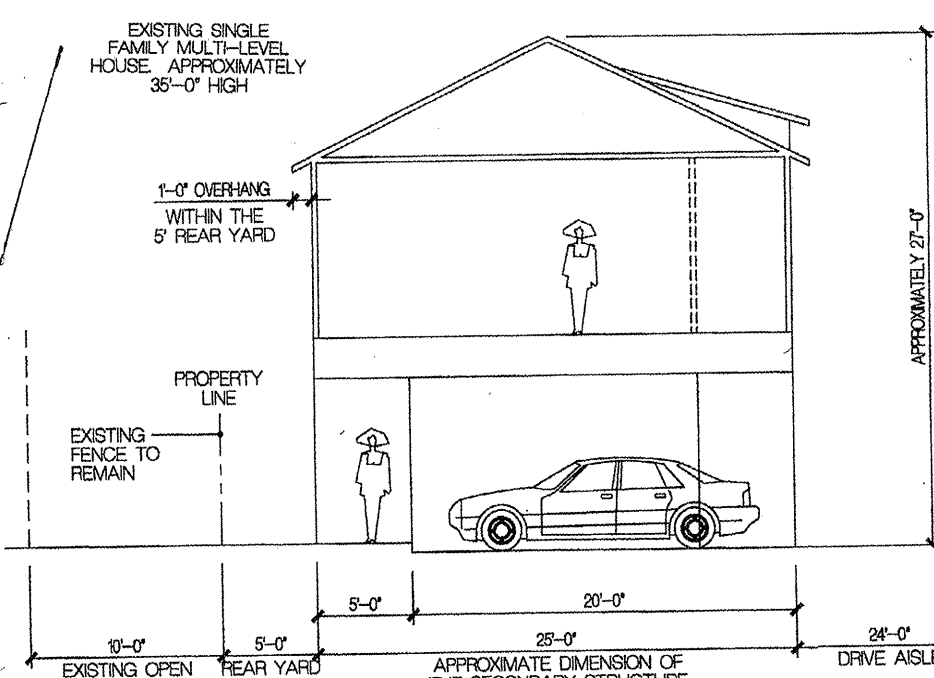


**Exhibit C. Architectural Character.
Building One, 36th Street View**

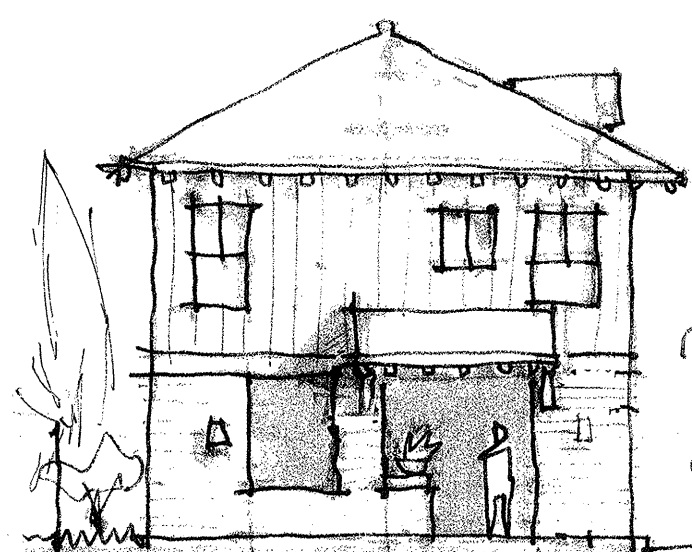
The proposed building one, fronts both public streets with off-site parking in the back. A pedestrian access is provided thru a covered breezeway from McDowell street side to a generous open space/tree preservation with parking in the rear. Ground level units facing 36th St. will have access from the Street or the rear parking (additional ingress and egress doors may be provided). A schematic arrangement of intended balconies is shown. Please note the corner unit at 36th Street and McDowell respects the site triangle view. However an 8' building support column will be located as shown.



**Exhibit B. Architectural Character.
Building Two, Front View**



**Exhibit D.
Building Two, Noted Building Section**



**Exhibit A. Architectural Character.
Building One, McDowell Street View+
Building Two, Side View**



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**36TH AND
MCDOWELL**

**FOR
PUBLIC
HEARING**

**REZONING
PETITION**

2009-061

**TECHNICAL DATA
SHEET AND
ILLUSTRATIVE
SITE PLAN**

REVISIONS:

November 11, 2009

PETITIONER:

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SURVEY

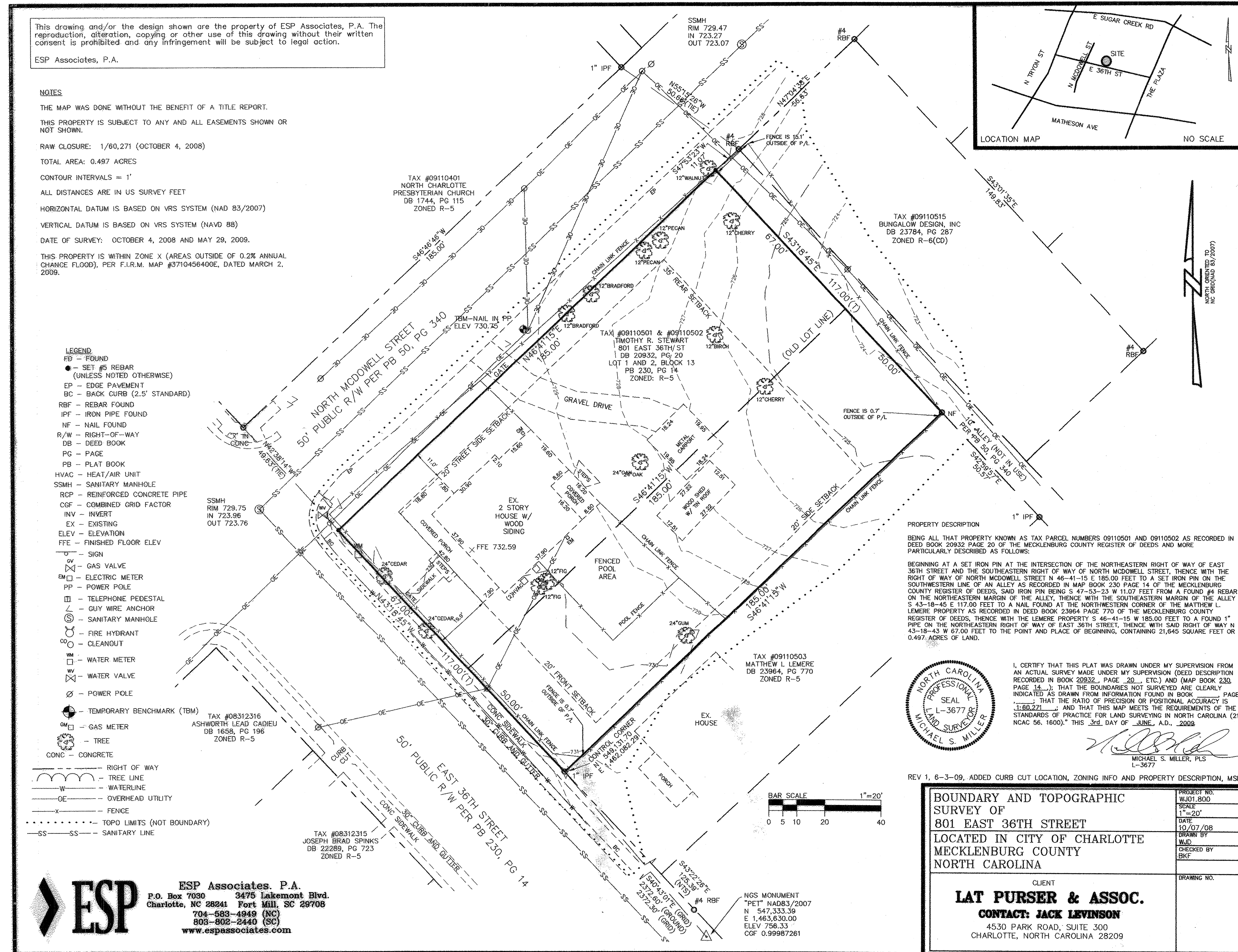
REVISIONS:

• JUNE 04, 2009

Property Description

Being all that property known as tax parcel numbers 09110501 and 09110502 as recorded in Deed Book 20932 Page 20 of the Mecklenburg County Register of Deeds and more particularly described as follows:

Beginning at a set iron pin at the intersection of the northeastern right of way of East 36th street and the southeastern right of way of North McDowell Street, thence with the right of way of North McDowell Street N 46-41-15 E 185.00 feet to a set iron pin on the southwestern line of an alley as recorded in Map Book 230 Page 14 of the Mecklenburg County Register of Deeds, said iron pin being S 47-53-23 W 11.07 feet from a found #4 rebar on the northeastern margin of the alley, thence with the southeastern margin of the alley S 43-18-45 E 117.00 feet to a nail found at the northwestern corner of the Matthew L. Lemere property as recorded in Deed Book 23964 Page 770 of the Mecklenburg County Register of Deeds, thence with the Lemere property S 46-41-15 W 185.00 feet to a found 1" pipe on the northeastern right of way of East 36th Street, thence with said right of way N 43-18-43 W 67.00 feet to the point and Place of Beginning, containing 21,645 square feet or 0.497 acres of land.



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