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This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plais									
This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, platts, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aformentioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping									
	contracto	ors assume no le	gal responsibi	lity for the	informa	tion contained here	in.		==
Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	1	Deed Page	Land Area
08308706	LIEN THI BRAGG	525 CLAIRVIEW	MATTHEWS	NC	28105	L8 B9 M230-14	23192	562	1 LT
		LN							
08308707	LIEN THI BRAGG	525 CLAIRVIEW LN	MATTHEWS	NC	28105	L7 B9 M230-14	23192	606	1 LT
	JERRY S CURRY	720 E 36TH	OLIADI OTTO		28205-	L5&6B9 M230-14	00500	070	0.17
08308708	AND KESHA E CURRY	ST	CHARLOTTE	NC	1108	720 E 36TH ST	06568	673	· 2LT
08308709	WILLIAM E HUNTER	712 E 36TH ST	CHARLOTTE	NC	28205	14 712 E 36TH	04238	003	1 LT
 	CHRISTINE	731 E 35TH				ST	$\vdash \vdash \vdash$	$\vdash \vdash$	$=\parallel$
08308718	DEKKER AND WILLIAM J LITTLE	731 E 351H ST	CHARLOTTE	NC	28205	L5 M49-71	23218	272	1 LT
08308722	NORTH DAVIDSON	1310 SOUTH TRYON ST	CHARLOTTE	NC	28203	L9 M49-71	20372	426	1 L.Y
	PARTNERS LLC	SUITE 104 3221 N							
08308723	SHANNON N TURNER	MCDOWELL ST	CHARLOTTE	NC	28205	L10 M49-71	23142	39	1 LT
08312301	HIXSON DAY ROZEAR	801 E 35TH ST	CHARLOTTE	NC	28205	L9 B12 M230-14	17198	173	1 LT
	HILLARÝ K	805 E 35TH			28205-	L10 B12 M230-	40004		
08312302	BELCHER AND JON C MILLER	ST	CHARLOTTE	NC	1517	14	18364	141	1 LT
08312303	KELLY DENISE	1612	CHARLOTTÉ	NC	28205-	L11 B12 M230-	08122	095	1 LT
İl .	MCQUILLEN	MIMOSA AVE		-	2910	14			
08312306	RUBEN C BARTLETT AND	821 E 35TH	CHARLOTTE	NC	28205-	L14 B12 M230-	03404	047	1 LT
	NANCY BARTLETT S JASON	ST			1517	14			
08312311	ALEXANDER AND SARAH P	824 E 36TH ST	CHARLOTTE	NC	28205	L7 B12 M230-14	22819	585	1 LT
	ALEXANDER	0007			<u> </u>				
08312312	MICHAEL CHIAPPETTA	9007 CONGRESS AVE STE	BOCA RATON	FL	33496	L6 B12 M230-14	22055	187	1 LT
		1119	HATON						
08312313	EDWARD DOUGLAS HUDSON AND	814 E 36TH	CHARLOTTE	NC	28205	L5 P4 B12 M230-	17231	37	1 LT
06312313	WILLIAM SAMUEL HUDSON	ST	CHARLOTTE	"	20205	14	17231	37	
08312314	MAN HOAN	810 E 36TH ST	CHARLOTTE	NC	28205- 1110	P3 &4 B12 M230-14	09678	513	1 LT.
	JOSEPH BRAD				1110				
08312315	SPINKS AND JENNIFER D SPINKS	806 E 36TH ST	CHARLOTTE	NC	28205	L2 P3 B12 M230- 14	22289	723	1 LT
08312316	JUANITA IRBY CADIEU	800 E 36TH ST	CHARLOTTE	NC	28205	L1 B12 M230-14	01658	196	1 LT
08312411	WILLIAM BRYANT	3224	CHARLOTTE	NC	28205	L1 B14 M230-14	18087	825	1 LT
	TIMOTHYR	SPENCER ST 901 E 36TH		NC	28205	L8 B13 M230-14	13756	11	TLT
09109101	STEVENSON	ST 3320	CHARLOTTE						
09109132	MICHAEL MELTON	SPENCER ST	CHARLOTTE	NC	28205	LT U/M	21916	216	-1·LT
09109133	GRADY R NICHOLS AND GERALDINE C	2888 CHERRY LN	DENVER	NC	28037	NA	22633	275	, 1 LT
	NICHOLS	WILLIAM LINE	was a second and a				<u> </u>	<u> </u>	
09110401	CHURCH NORTH CHARLOTTE	719 E 36TH ST	CHARLOTTE	NĊ,	28205- 1107	L4-8 B8 M230-14	01744	115	0 AC
	CHURCH								
09110402	JOHNSTON MEMORIAL	729 E 36TH ST	CHARLOTTE	NC	28205	L1 M6 903			1 LT
	MEMORIAL PRESBY	700 5 5 5						[
09110404	DONALD SANTOS	720 E 37TH STREET	CHARLOTTE	NC	28205	L3 M41-61	23347	207	1 LT
09110407	JUSŤIN J HANSEN	7929 LANCKEN	CHARLOTTE	NC	28277	L6 M6-903	23380	808	1 LT
-		704 EAST	Chva carr		29205	17 ME 002	22416	478	1 LT
09110408		7TH ST	CHARLOTTE	NC	28205	L7 M6 903			
09110501	TIMOTHY R STEWART	801 E 36TH ST	CHARLOTTE	NC	1109	L1 B13 M230-14	20932	20	1 LT
09110502	SOLEWARI	801 E 36TH ST	CHARLOTTE	NC	28205- 1109	L2 B13 M230-14	20932	20	1 LT
09110503	MATTHEW L LEMERE AND	811 E 36TH	CHARLOTTE	NC	28205	L3 B13 M230-14	23964	770	1 LT
10303	MICHELE A LEMERE	ST							
09110504	JO ELLA MULLINS KELLEY	PO BOX 19085	CHARLOTTE	NC	28219- 9085	P4 &5 B13 M230-14	18327	127	1 LT
09110505	PORERT I	823 E 36TH ST	CHARLOTTE	NC	28205	L6 B13 M230-14	24271	932	1 LT
	ROBERT JASON	832 E 37TH			28205-	14 1404 407	13479	812	1 LT
09110506	CARA JACINTA WALLER	832 E 371H	CHARLOTTE	NG	1117	L1 M31-107	134/9	012	
09110507		818 E 37TH	CHARLOTTE	NC	28205-	L18 &P19 B13	14310	182	1 LT
	WILLIAMS	ST	L. C.		1117	M230-14		Triting to the same	
09110510	JASON C PRIEST	828 E 37TH ST	CHARLOTTE	NC	28205- 1117	L2 M31-107	10742	63.1	1 LT
09110511	JOHN HEIDINGER	811 E 36TH	CHARLOTTE	NC	28205	P4 B13 M230-14	20796	492	1LT
	DAVANT	ST DO DOV 5407		 	28299	LD M50-340	23784	287	1 LT
09110512	DESIGNS INC	PO BOX 5407	CHARLOTTE	<u> </u>	<u> </u>		23784	287	1 LT
09110513	IL DESIGNO	-	CHARLOTTE	 	28299	LC M50-340	 	╬===	
09110515	BUNGALOW DESIGNS INC	PO BOX 5407	CHARLOTTE	NC	28299	LA M50-340	23784	287	1 LT
09110616	DOBERT I	823 E 36TH ST	CHARLOTTE	NC	28205	P5 B13 M230-14	24271	932	1 LT
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CHARLOTTE NC 28205 L44 M6 -903 21685

P21 &22 B13 20992

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

Approximate gross SF:

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.

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 sf to 2200 sf Lot: Approximately 45'x100'

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

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.

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.

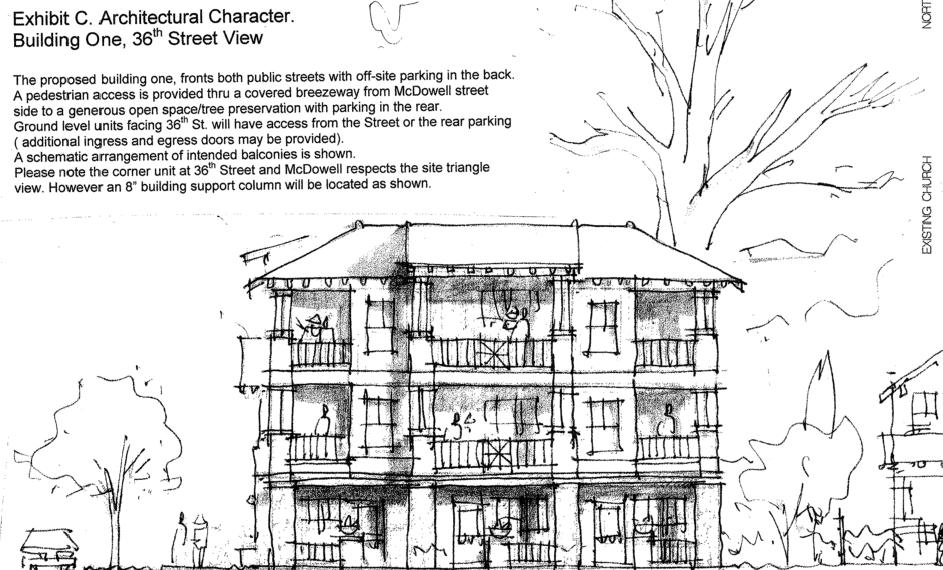
19. Maximum building height is: Building one: A 3 story Multi Family Building= 60' Building Two: A 2 story Multi Family Building, with residential living units over covered parking= 30' Building Three: A 1 to 2 story Single Family Home= 30'

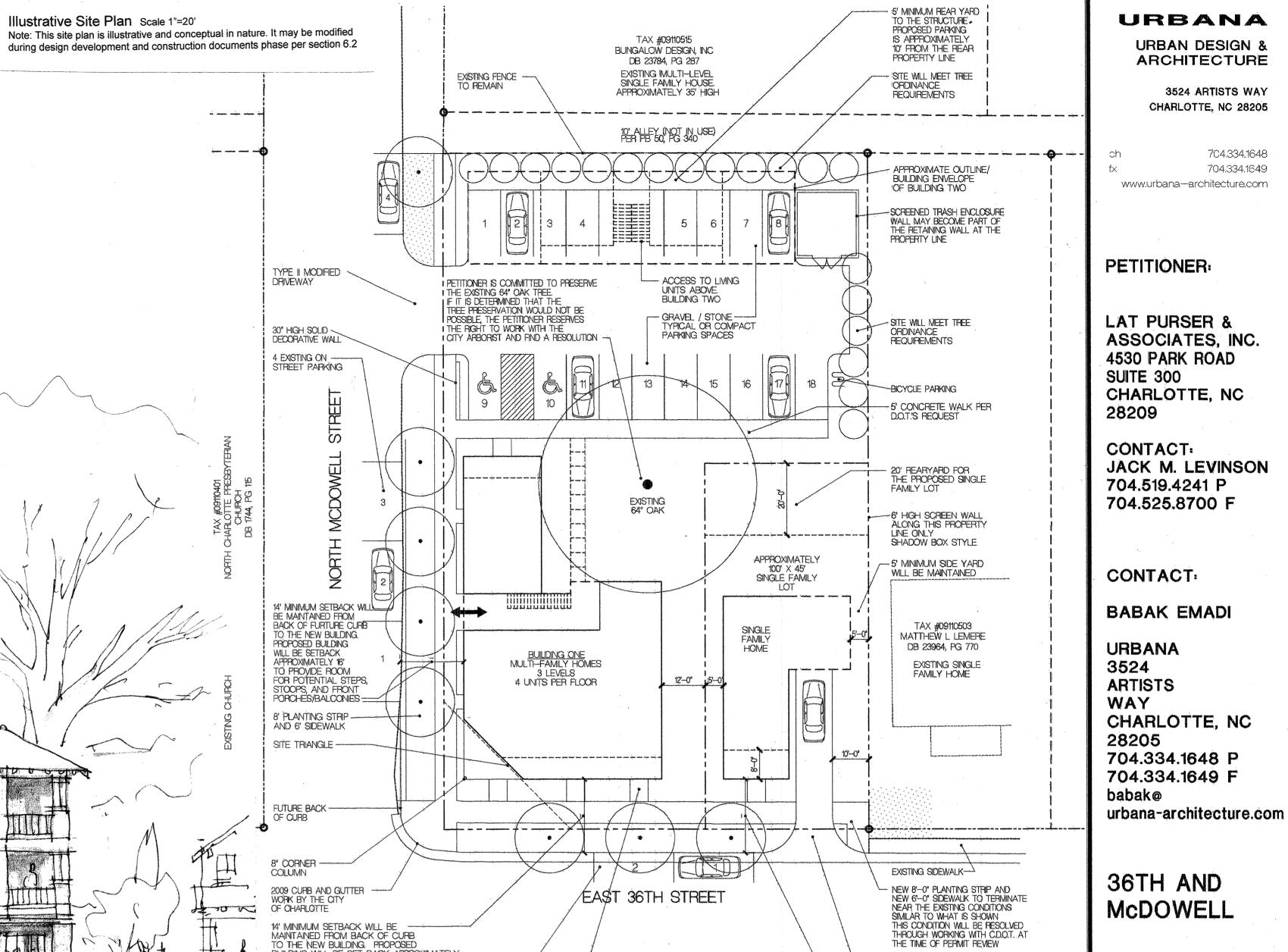
20. Bicycle parking will be provided.

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.

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. (additional ingress and egress doors may be provided). A schematic arrangement of intended balconies is shown.

view. However an 8" building support column will be located as shown.





14' MINIMUM 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/BALOONIES

GROUND LEVEL UNITS FACING 36TH STREET
WILL HAVE AT LEAST ONE DIRECT ENTRY
FROM THE STREET SIDEWALK, UNITS FACING
NORTH MCDOWELL STREET MAY HAVE AT
LEAST ONE DIRECT ENTRY FROM THE STREET SIDEWALK
THESE TYPICAL 5'-0" STREET LEVEL WALKWAYS
SHOWN MAY MOVE/SHIFT TO ACCOMODAITE
THE FUTURE FLOOR PLAN
ASHI

TAX #08312316 ASHWORITH LEAD CADIEU DB 1658, PG 196

EXISTING ON STREET PARKING

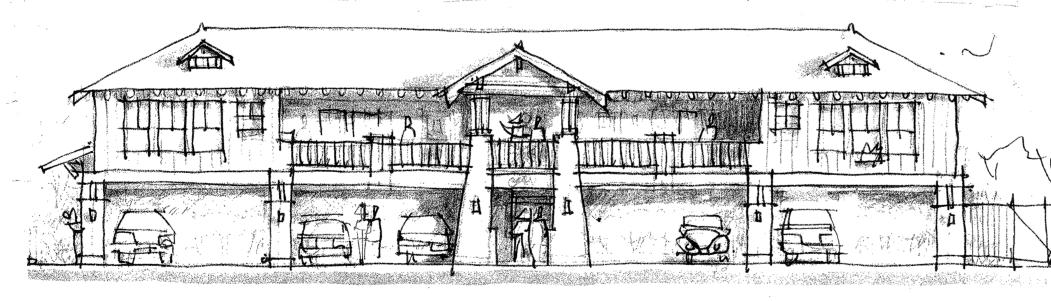
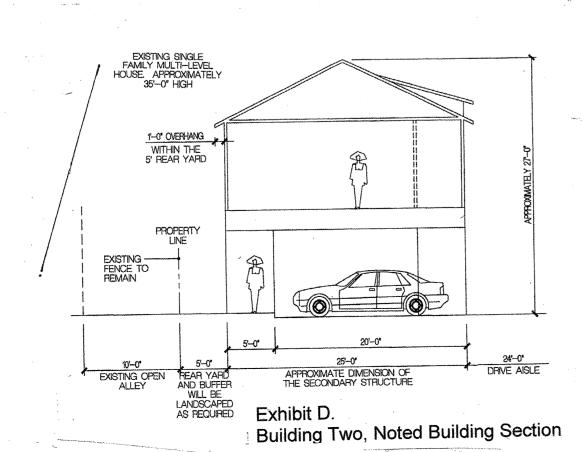


Exhibit B. Architectural Character. Building Two, Front View



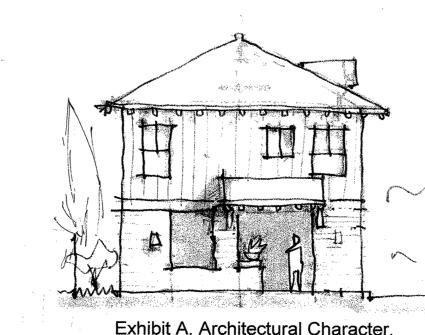


Exhibit A. Architectural Character. Building One, McDowell Street View+ Building Two, Side View

36TH AND **McDOWELL**

URBANA

URBAN DESIGN &

ARCHITECTURE

3524 ARTISTS WAY

7C4.334.1648

704.334.1649

CHARLOTTE, NC 28205

www.urbana-architecture.com

PUBLIC HEARING

- DRIVEWAY/CURBOUT 10'-0" FROM PROPERTY LINE

TAX #08312315 JOSEPH BRAD SPINKS

DB 22289, PG 723

- 14' MINIMUM SETBACK WILL BE MAINTAINED FROM BACK OF CURB TO THE NEW BUILDING. PROPOSED BUILDING WILL BE SET BACK APPROXIMATEL 20' TO PROVIDE ROOM FOR POTENTIAL STEPS, STOOPS AND FRONT PORCHES

REZONING PETITION 2009 -061

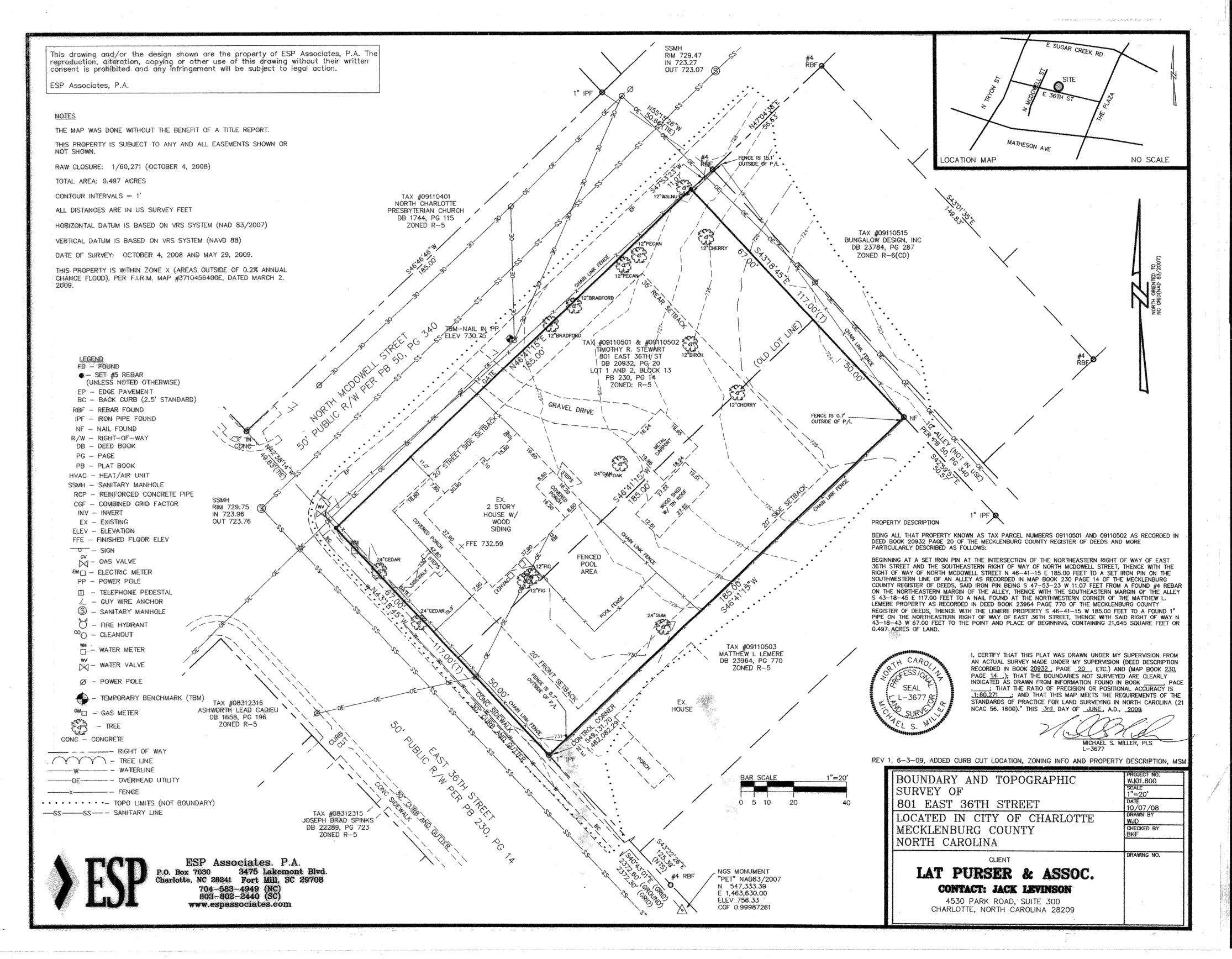
TECHNICAL DATA SHEET AND **ILLUSTRATIVE** SITE PLAN

REVISIONS:

November 11, 2009

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.



URBANA

URBAN DESIGN & ARCHITECTURE

3524 ARTISTS WAY CHARLOTTE, NC 28205

704.334.1648 704.334.1649 www.urbana—architecture.com

PETITIONER:

GVA
LAT PURSER &
ASSOCIATES, INC.
4530 PARK ROAD
SUITE 300
CHARLOTTE, NC
28209

CONTACT: JACK M. LEVINSON 704.519.4241 P 704.525.8700 F

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36TH AND McDOWELL

FOR PUBLIC HEARING

REZONING PETITION

SURVEY

2009 -061

REVISIONS:

• JUNE 04, 2009

2 OF 2

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