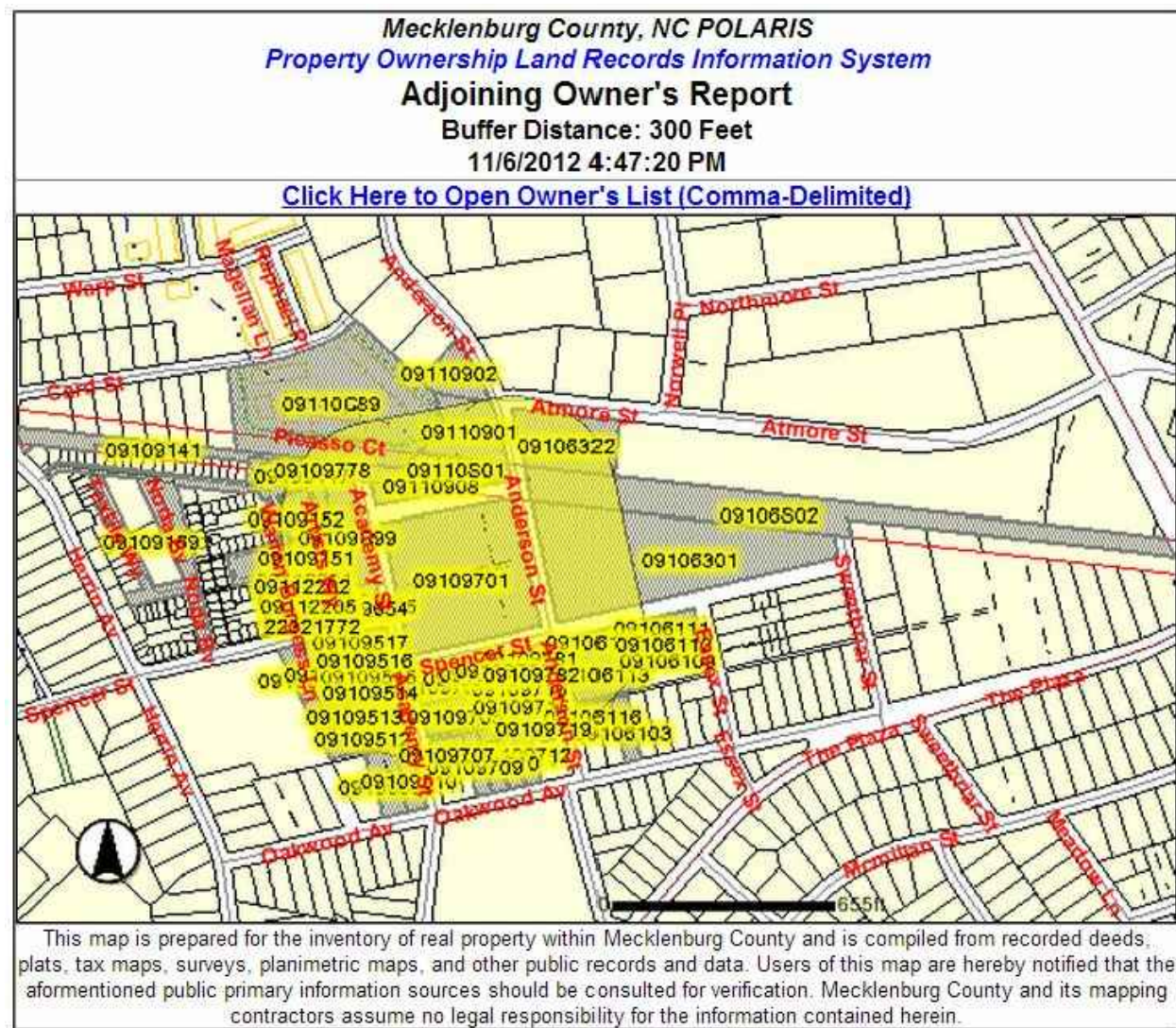




This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



LOCATION / KEY MAP

NOT TO SCALE

STARNES NODA
REZONING

FOR PUBLIC HEARING
PETITION NO. 2013-09

Monday November 20, 2012

Revised: Friday, January 18, 2013

Revised: Thursday, February 21, 2013

Site Plan Notes:

- Development Data Table
 - Total acreage: 3.89 acres (4.33 acres including Mooney Ave. right-of-way)
 - Tax Parcel Numbers: 09109701 & 09109908
 - Existing Zoning: I-2
 - Proposed zoning: MUDD-O
 - Existing User: Vacant
 - Proposed Use: 54 Multi-Family Dwelling Units and accessory uses.
 - Units per acre density: 138 units
 - Proposed Parking Ratio: +15/Unit
 - Maximum Building Height: 57'-0"

2. General Provisions

- Alterations to the conditional plan are subject to Section 6.207.

3. Optional Provisions

- To preserve existing trees along Anderson Street the 6' sidewalk may meander and portions of the planting strip may be less than 8' in width as measured from the back of curb.

4. Permitted Uses

- Multi-family dwelling units and their accessory uses.
- Prohibited Uses: All other MUDD uses not listed as permitted.

5. Transportation

- Mooney Ave. Right of Way to be abandoned prior to the approval of the construction plans. Petitioner has agreed to work with CDOT to abandon and dedicate a portion of the Mooney Avenue Right of Way to the Proposed Green destination on Parcel #09109908 per City of Charlotte's Blue Line Extension proposed Green Destination

6. Streetscaping and Landscaping

- An 8' planting strip and 5' sidewalk will be provided on all internal private streets. An 8' planting strip and 8' sidewalk will be provided along all public streets. However, the 8' sidewalk provided along Anderson Street may meander to help preserve existing trees.

7. Environmental Features

- The Petitioner shall comply with the Charlotte adopted Post Construction Control Ordinance
- The Site will comply with the Tree Ordinance

8. Parks, Greenways and Open Space

- A Current Blue Line Extension, Transit Station Area Plan for the 38th St Station includes a proposal for a Multi-Use Trail which runs along railroad tracks/ the rear of the property. The petitioner is committed to working with the City on this concept and to allow the City to create a Green Destination as part of this proposed Multi-Use trail. A portion of the Mooney Ave Right-of-way and the triangular area abutting the railroad tracks will be dedicated and conveyed to the City prior to the final certificate of occupancy being issued for either of the last 2 buildings of the development abutting the current Mooney Ave. RW.
- Open space provided throughout site. See site plan provided.

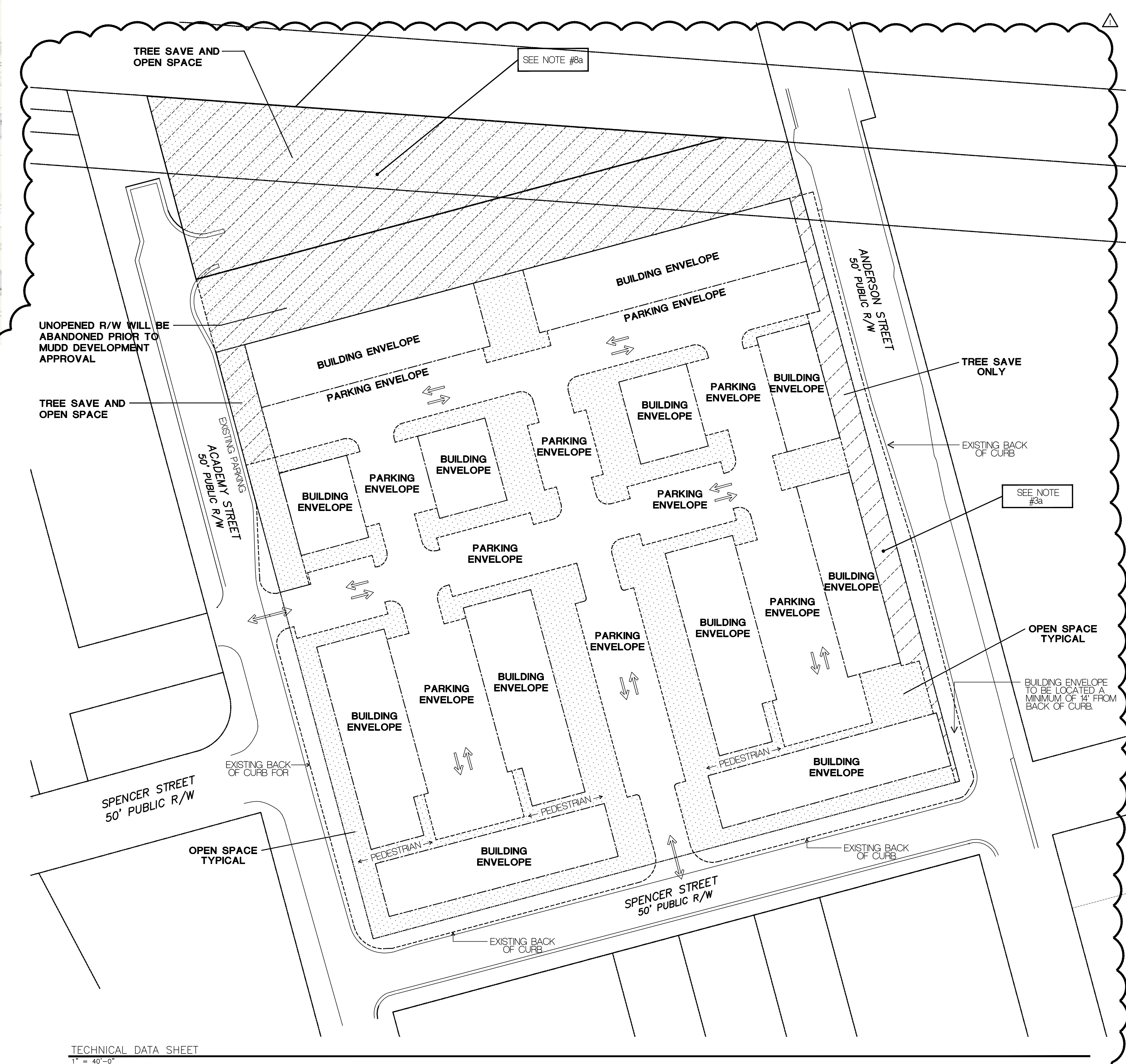
9. Signage

- Signage as allowed by the Ordinance will be provided.

10. Lighting

- No "wall peek" lighting will be allowed, however architectural lighting on building facades, such as scones will be permitted
- Freestanding lighting will be limited to 20' in height and will utilize full cut-off type lighting fixtures.

URBANA, URBAN DESIGN & ARCHITECTURE, 3524 ARTISTS WAY, CHARLOTTE, NC 28205, P 704.334.1648, F 704.334.1649



TECHNICAL DATA SHEET

1" = 40'-0"

URBANA

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PETITIONER:

BONTERRA BUILDERS
5615 POTTERS ROAD
MATTHEWS, NC
28104

STARNES NODA
TOWNHOMES
CHARLOTTE
MECKLENBURG
COUNTY
NORTH CAROLINA

FOR PUBLIC HEARING

REZONING PETITION

•2013 - 09

TECHNICAL DATA SHEET

FIRST SUBMITTAL DATE:

11.26.12

• REVISIONS:

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2 02.21.13

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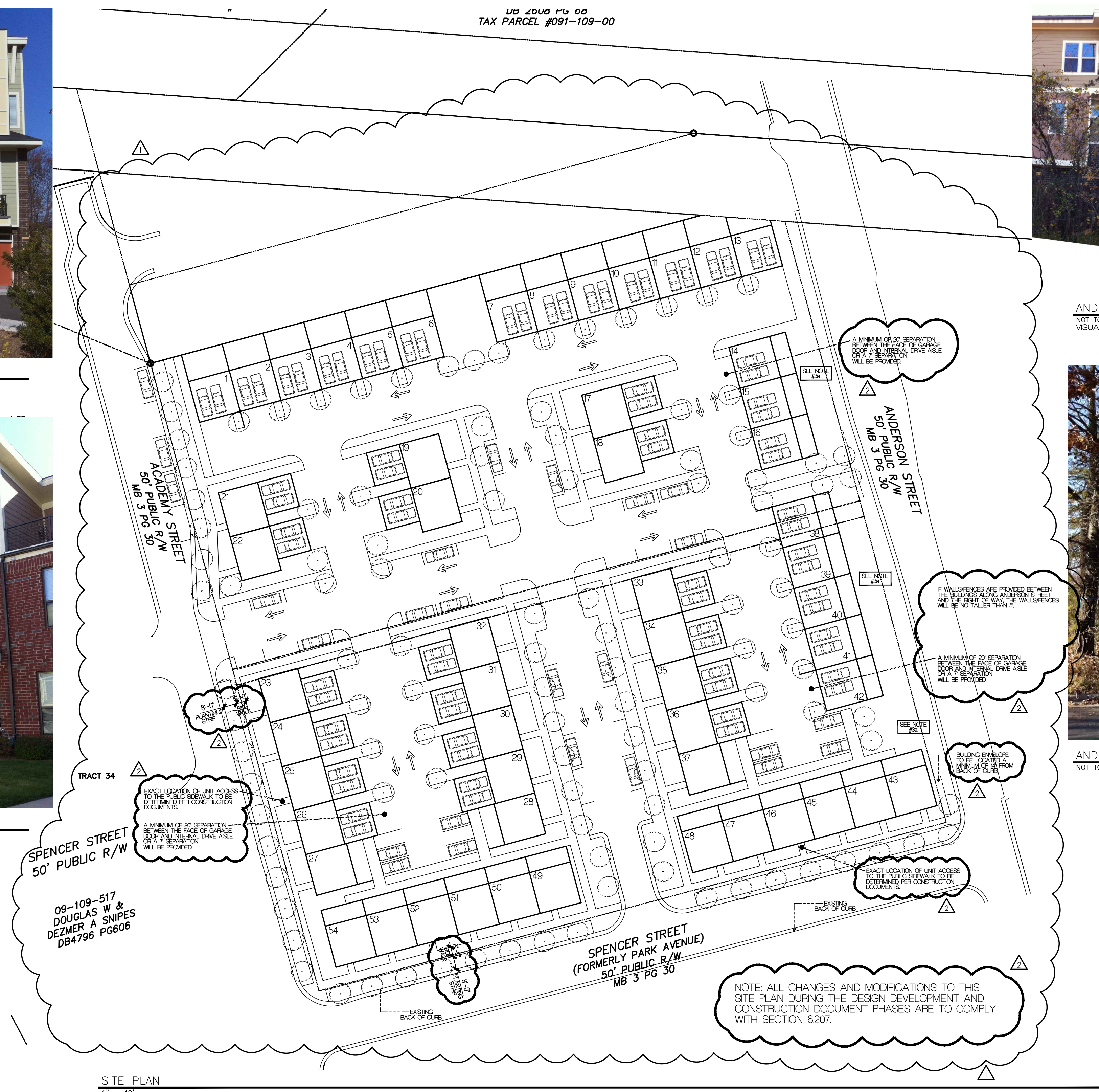


INTERNAL STREET — SECONDARY VIEW — BUILDING TYPE 'C' FRONT
NOT TO SCALE

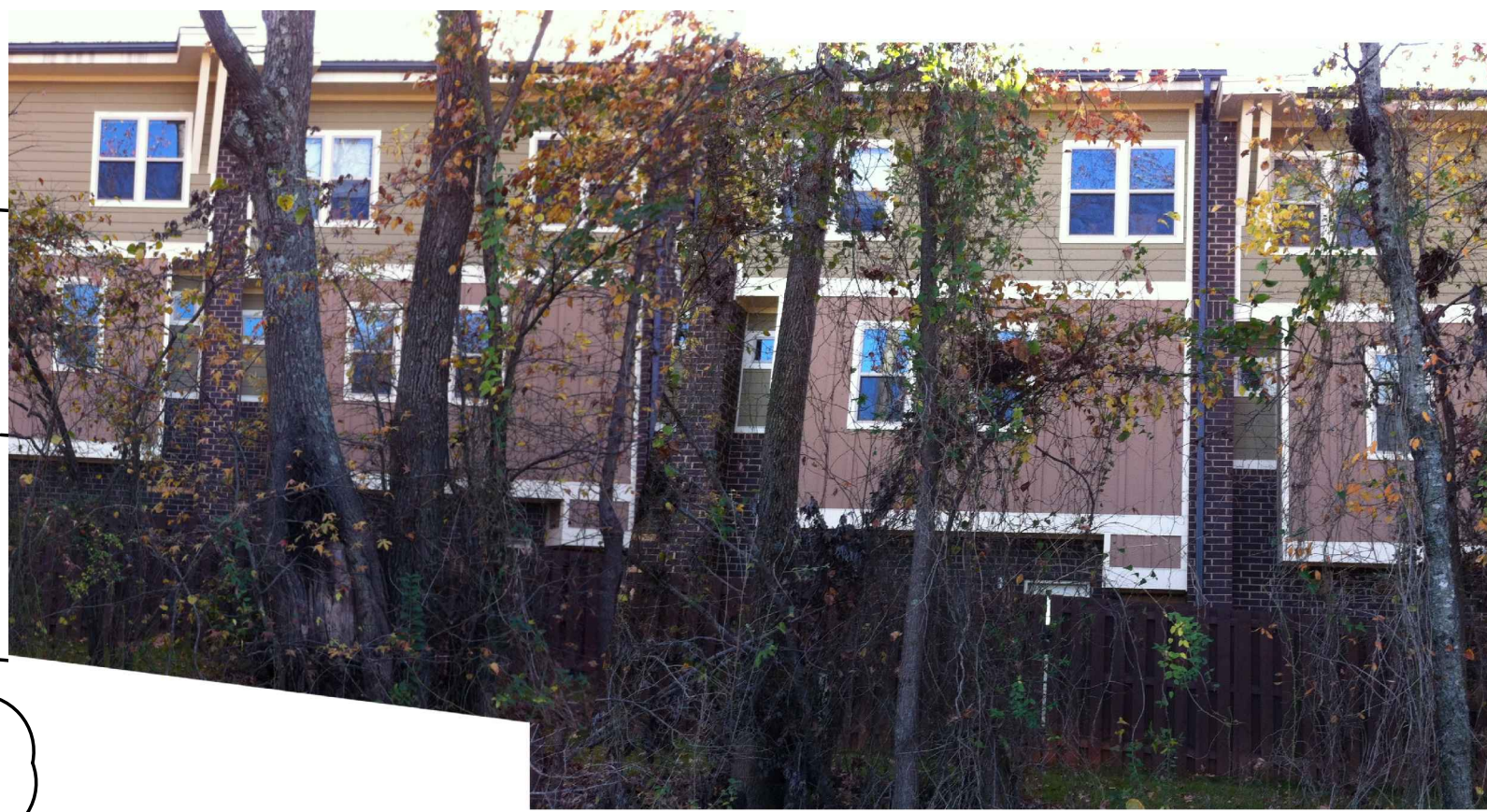


INTERNAL STREET — MAIN VIEW — BUILDING TYPES 'A' & 'B' FRONT
NOT TO SCALE

ELEVATIONS AND VIEWS ARE CONCEPTUAL IN NATURE, THEY MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2.



SITE PLAN
1" = 40'



ANDERSON STREET TREE SAVE — BUILDING TYPE 'C' REAR
NOT TO SCALE
VISUAL REPRESENTATION — BUILDING TYPE 'C' REAR VIEW THROUGH TREE SAVE AREA ALONG ANDERSON STREET



ANDERSON STREET TREE SAVE
NOT TO SCALE

OPTIONAL NOTES REMOVED

ELEVATIONS AND VIEWS ARE CONCEPTUAL IN NATURE, THEY MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2.



SPENCER STREET ELEVATION — ACADEMY STREET ELEVATION SIMILAR
NOT TO SCALE

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