

Mecklenburg County, NC POLARIS
Property Ownership Land Records Information System
Adjoining Owner's Report
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11/6/2012 4:47:20 PM
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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 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. : 2012--

Monday November 20, 2012

REQUESTED ZONING CHANGE
FROM: Industrial 2, "I-2"
TO: MUDD-O (Mixed Use Development District - Optional)

Data and notes:

1. Size :
Tax Parcel Number: 09109701 = 160,000 SF, 3.67 Acres
This is number one of three parcels included in this petition.
2. Present zoning : I-2
3. Proposed zoning : MUDD-O
4. Maximum number of units = 54, mix of Townhomes and Live-Work units.
- 4a. 15 Townhome and or Live-Work home sites labeled "A", with surface on site and on street parking, 50' maximum height.
- 4b. 18 Townhome and or Live-Work home sites labeled "B", with 2 car garaged parking + on site and on street parking, 50' maximum height.
- 4c. 21 Townhome sites labeled "C", with 2 car garaged parking + on site and on street parking, 50' maximum height.
- 4d. Potential future additional building units will comply with the parking requirements of MUDD-O. Residential 1 space per dwelling. All Other Uses: 1 space per 600 SF.
5. Existing parking : approximately 50 cars and lots of trucks/trailers
6. Academy Street, on street parking = 5 spaces, existing.
7. Spencer Street on street parking = 12 spaces, proposed.
8. Anderson Street on street parking = 16 spaces, proposed.
9. Off-site parking = 33 on Street parking spaces
10. Future on street parking per COOT approval.
11. On-site parking = 124 spaces, (46 surface and 78 garaged parking)
12. Final parking count may vary per construction documents and building permitting process. However, the final parking requirements will met per MUDD-O requirements.
13. Ratio of parking spaces to units = 29 (143 on and off site : 54 units= 29)
14. Units per acre density = 138 units (54 units : 389 acres = 138)
Note that the 389 acres includes the public R/W parcel 3 of 3, which to be abandoned.
15. Signage to meet MUDD-O requirements.
16. Trash collection service and recycling will be city or private roll out per unit/home site. Will meet section 12.403.
17. Site will meet tree ordinance requirements. 26% Tree Save shown.
18. Storm water requirements will meet city regulations. However note that almost the entire site is already impervious. Petitioner kindly requests total or at the minimum partial relief from storm water requirements.

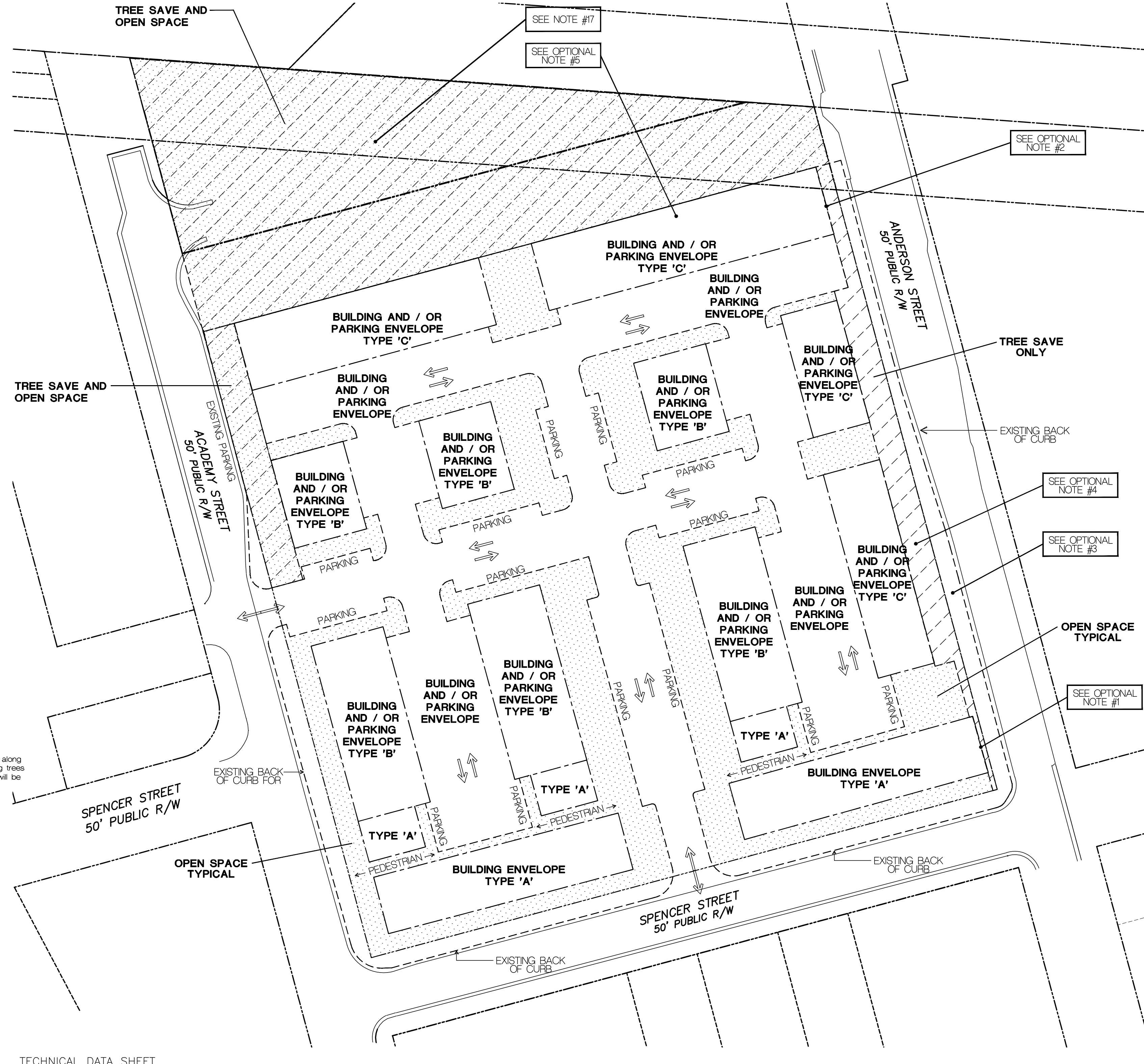
Optional Notes:

- Optional Note One:
The side of the last unit of the building at the corner of Spencer Street and Anderson Street will not meet the 14' setback measured from the back of the Anderson Street curb. Please see illustrative site plan.
- Optional Note Two:
The side of the last unit of the building at the corner of Anderson Street and unopened Mooney Street Public R/W (near railroad tracks) will not meet the 14' setback measured from the back of the Anderson Street curb. Please see illustrative site plan.
- Optional Note Three:
To preserve existing trees facing Anderson Street, no sidewalks/planting strip will be provided along Anderson Street.
- Optional Note Four:
To preserve existing trees facing Anderson Street Buildings along Anderson are set back approximately 25' from the back of Anderson Street curb. These buildings face an internal private street, not Anderson Street.
- Optional Note Five:
Rear Yard for units backing to the R/W line of railroad tracks. These units face an internal private street with their back to the unopened Mooney Street R/W line. These units may have their back patios extend into the existing unopened Mooney Street R/W.

In conversation with the planning staff, petitioner has offered to work and collaborate with the planning/engineering staff to design and wholly or partially dedicate the R/W (to be abandoned) and parcel number 2, (Tax Parcel Number: 09109908) to be part of the Blue Line Extension, 36th Street Transit Station Area Plan, proposed future Multi-Use trail/Green Destination.

The petitioner shall coordinate with Charlotte Storm Water Services regarding the possibility of incorporating low impact development techniques to offset detention requirements.

Parcel	Owner	City	Zip	Legal	Dist	Area	Acres	Lot
09109908	STARNES, DANIEL L	CHARLOTTE	NC	09109908	INDUSTRIAL	160000	3.67	1
09109701	STARNES, DANIEL L	CHARLOTTE	NC	09109701	INDUSTRIAL	160000	3.67	2
09109908	STARNES, DANIEL L	CHARLOTTE	NC	09109908	INDUSTRIAL	160000	3.67	3
09109701	STARNES, DANIEL L	CHARLOTTE	NC	09109701	INDUSTRIAL	160000	3.67	4
09109908	STARNES, DANIEL L	CHARLOTTE	NC	09109908	INDUSTRIAL	160000	3.67	5
09109701	STARNES, DANIEL L	CHARLOTTE	NC	09109701	INDUSTRIAL	160000	3.67	6
09109908	STARNES, DANIEL L	CHARLOTTE	NC	09109908	INDUSTRIAL	160000	3.67	7
09109701	STARNES, DANIEL L	CHARLOTTE	NC	09109701	INDUSTRIAL	160000	3.67	8
09109908	STARNES, DANIEL L	CHARLOTTE	NC	09109908	INDUSTRIAL	160000	3.67	9
09109701	STARNES, DANIEL L	CHARLOTTE	NC	09109701	INDUSTRIAL	160000	3.67	10



TECHNICAL DATA SHEET
1" = 40'-0"

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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

#2012 - _____

TECHNICAL DATA SHEET

11.26.12
▲
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▲

work and collaborate with the planning/engineering staff to design and wholly or partially dedicate the R/W (to be abandoned) and parcel number 2, (Tax Parcel Number: 09109908) to be part of the Blue Line Extension, 36th Street Transit Station Area Plan, proposed future Multi-Use trail/Green Destination.

The petitioner shall coordinate with Charlotte Storm Water Services regarding the possibility of incorporating low impact development techniques to offset detention requirements.

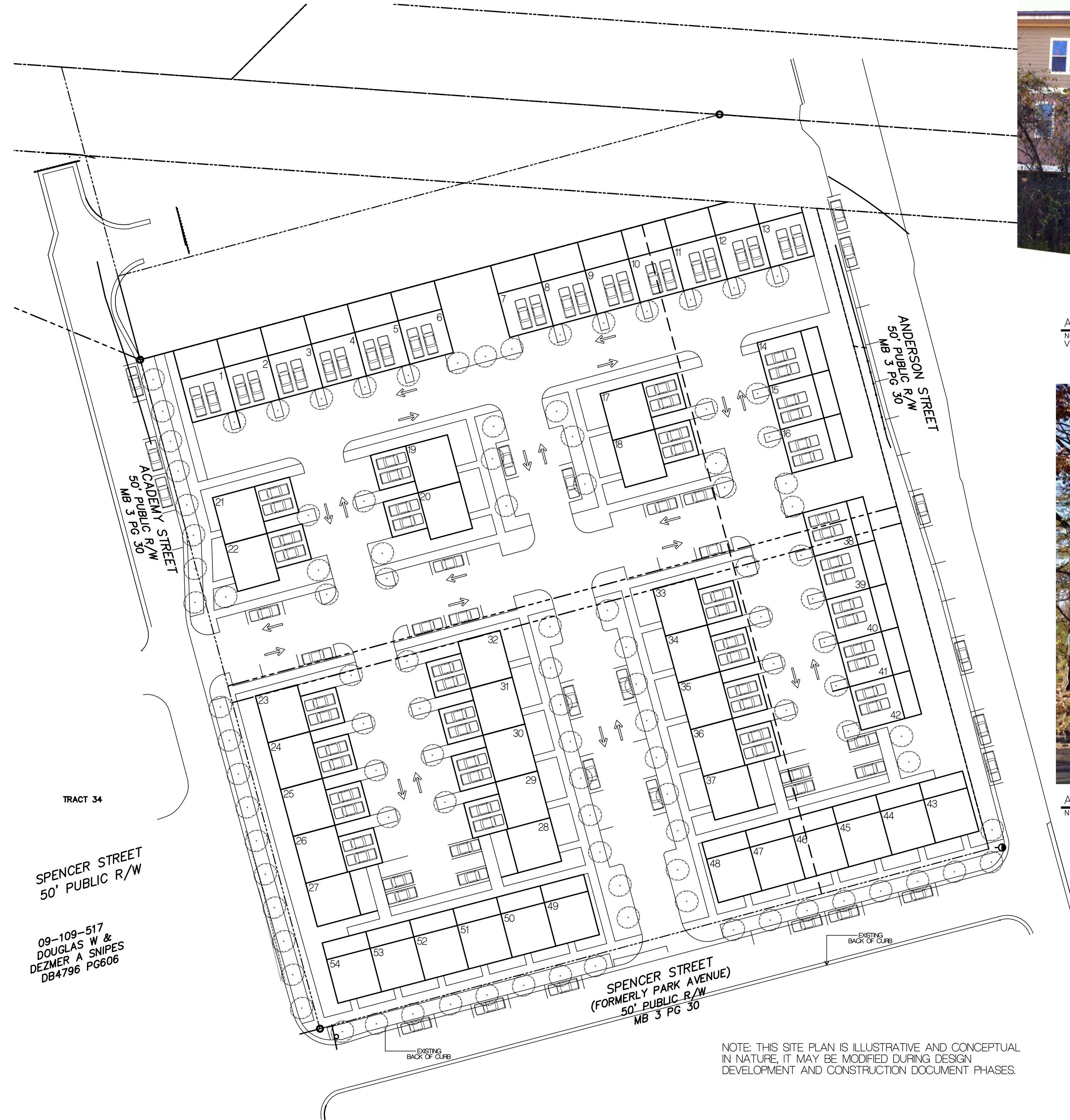
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By mcataldo at 2:35 pm, Nov 28, 2012



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



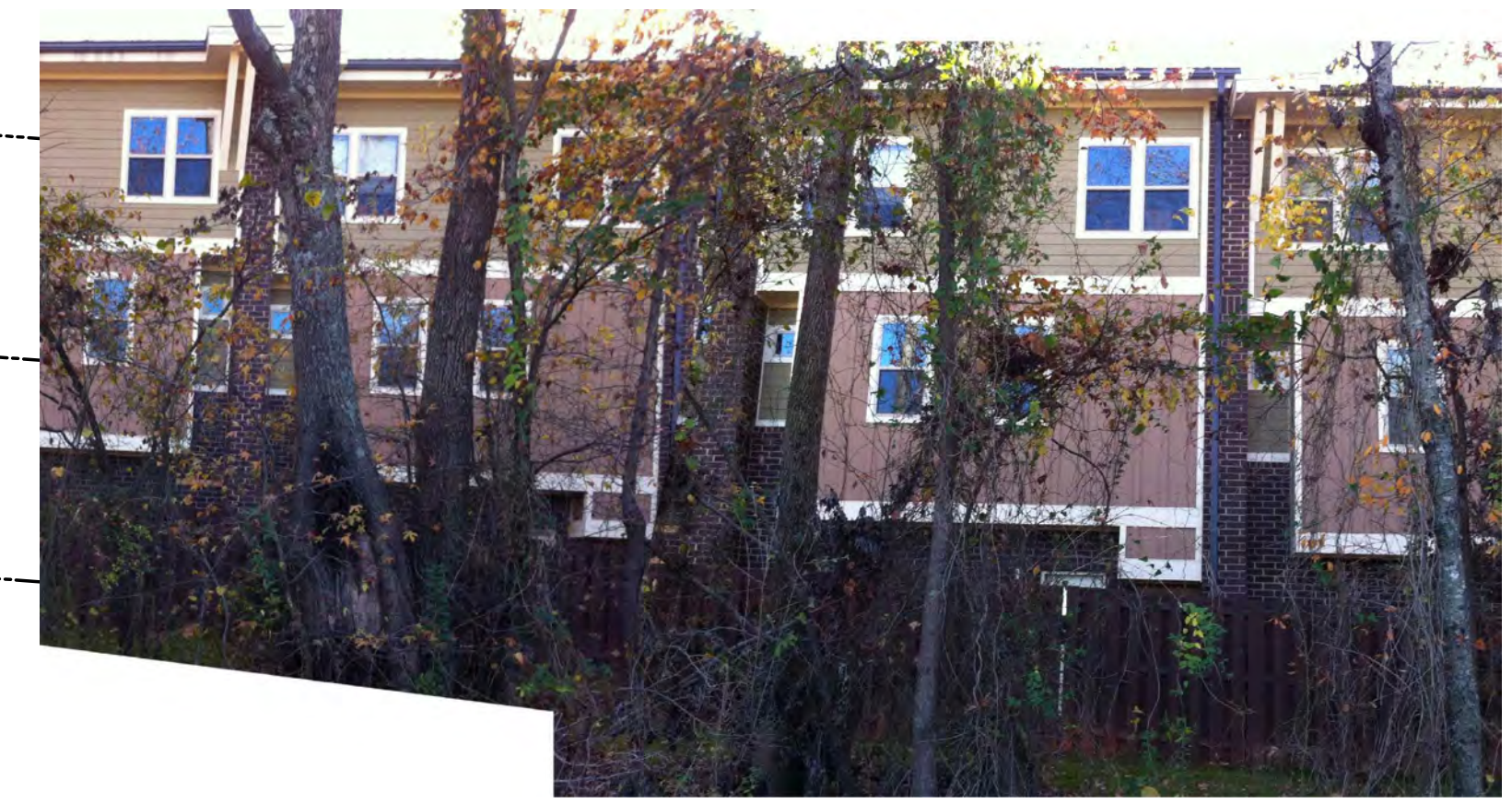
INTERNAL STREET — MAIN VIEW — BUILDING TYPES 'A' & 'B' FRONT
NOT TO SCALE



NOTE: THIS SITE PLAN IS ILLUSTRATIVE AND CONCEPTUAL IN NATURE. IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

ILLUSTRATIVE SITE PLAN
1" = 40'

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



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 Note Three:
To preserve existing trees facing Anderson Street, no sidewalks/planting strip will be provided along Anderson street.

Optional Note Four:
To preserve existing trees facing Anderson Street, buildings along Anderson are set back approximately 25' from the back of Anderson Street curb. These buildings face an internal private street, not Anderson street.

These elevations/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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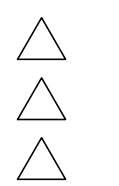
**FOR
PUBLIC
HEARING**

REZONING PETITION

•2012 - ---

**ILLUSTRATIVE
SITE PLAN**

● 11.26.12



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NOTES

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD.
 #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 TAX PARCEL NUMBER 091-097-01, 091-109-08.
 SUBJECT TRACT REFERENCE: DEED BOOK 26189 PAGE 57 DEED BOOK 24206 PAGE 68, MAP BOOK 3 PAGE 30.
 THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE COMMITMENT.
 THIS PROPERTY ZONED I-2.
 AREAS COMPUTED BY COORDINATE METHOD.
 TOTAL ACREAGE FOR SUBJECT TRACT IS 4.180 ACRES.
 UNADJUSTED RATIO OF PRECISION IS 1:85,168.
 SUBJECT TRACT IS NOT GRAPHICALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 4564, MAP NUMBER 3710456400J WITH AN EFFECTIVE DATE OF MARCH 2, 2009.
 UNDERGROUND UTILITIES SHOWN BASED ON FIELD SURVEYED PIN FLAGS AND PAINT MARKS PLACED BY UTILITY LOCATION CONTRACTOR.

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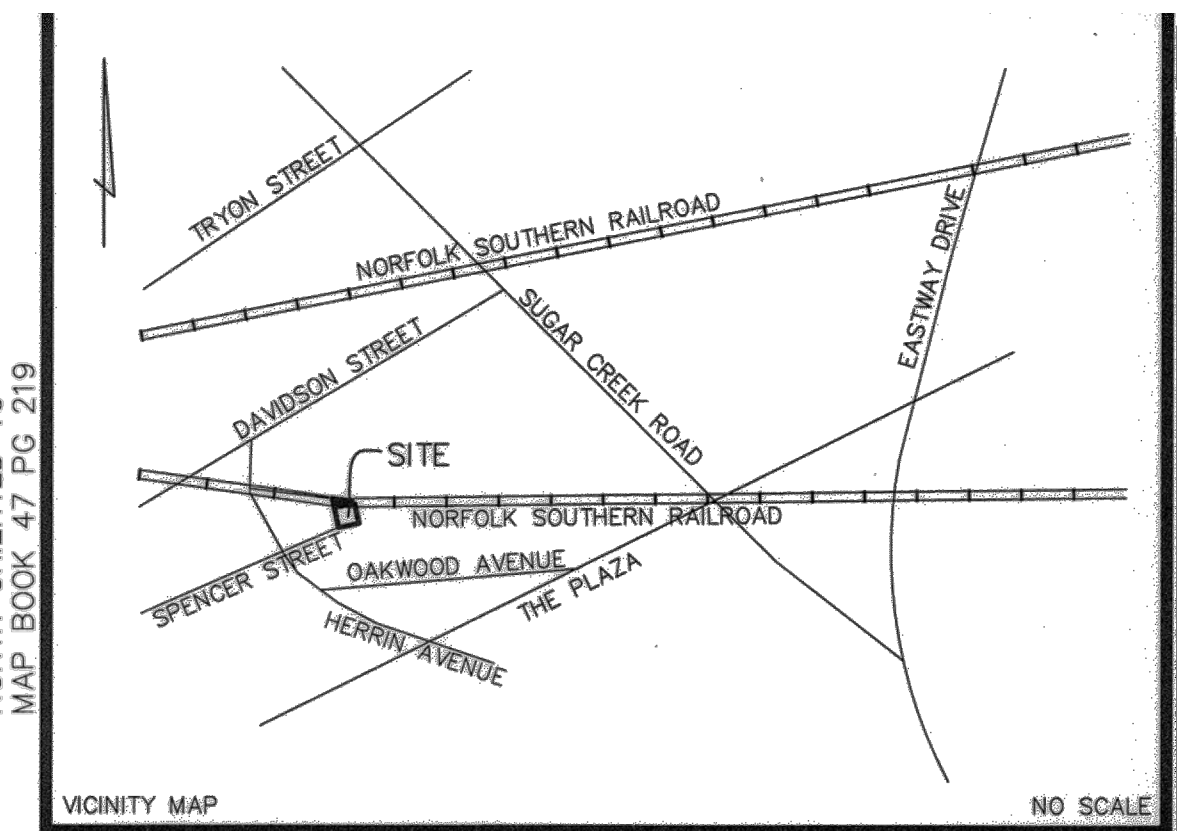
FOR PUBLIC HEARING

REZONING PETITION

#2012 -

SURVEY

● 11.26.12



Metes and Bounds Description of Tax Parcel 091-097-01

That certain tract, piece or parcel of land situated within the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:
 Beginning at a set concrete nail located at the intersection of the eastern margin of the 50 foot public right-of-way for Academy Street, with the southern margin of the 50 foot public right-of-way for Mooney Avenue (unopened street), as shown on plat recorded in Map Book 3 Page 30, Mecklenburg County Registry, said nail being S 67-29-03 E, 429.55 feet from Concrete Control Monument "B" for Steel Gardens - Map 1, having coordinates of North = 549,921.8752, and East = 1,463,328.7782, as shown on plat recorded in Map Book 47 Page 219, Mecklenburg County Registry, thence with the southern right-of-way margin of Mooney Avenue N 74-57-40 E, passing a found 1/2" iron pipe located at 300.29 feet, for a total distance of 351.39 feet to a found #4 rebar located along the southern margin of the 100 foot right-of-way for Norfolk and Southern Railroad, thence with the southern right-of-way margin for Norfolk and Southern Railroad S 85-52-21 E, a distance of 51.30 feet to a found #5 rebar located at the intersection of the southern right-of-way margin for Norfolk and Southern Railroad, with the western margin of the 50 foot public right-of-way for Anderson Street as shown on plat recorded in Map Book 3, Page 30, Mecklenburg County Registry, thence with the western margin of the 50 foot public right-of-way for Anderson Street S 15-01-58 E, a distance of 383.09 feet to a found 1/2" iron pipe located at the intersection of the western right-of-way margin of Anderson Street S 15-01-58 E, with the eastern margin of the 50 foot public right-of-way for Spencer Street, formerly Park Avenue, as shown on plat recorded in Map Book 3, Page 30, Mecklenburg County Registry, thence with the eastern margin of the 50 foot public right-of-way for Spencer Street S 74-57-40 W, a distance of 400.00 feet to a found 1" iron pipe located at the intersection of the northern right-of-way margin of Spencer Street, with the eastern margin of the 50 foot public right-of-way for the above referenced Academy Street, thence with the eastern right-of-way margin for Academy Street N 15-01-58 W, a distance of 400.00 feet to the Point of Beginning, containing 3.664 acres and being the same property conveyed to Starnes Commercial Properties, LLC in Deed Book 26189, Page 57, Mecklenburg County Registry, and designated as Block 8 through 32 on plat recorded in Map Book 3, Page 30, Mecklenburg County Registry, the same being shown on plat by ESP Associates, P.A. entitled "Boundary Survey of Tax Parcels 091-097-01 And 091-109-08", Being 4.180 Acres Total", and dated October 5, 2012.

Metes and Bounds Description of Tax Parcel 091-109-08

That certain tract, piece or parcel of land situated within the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:
 Beginning at a set "MAG" nail located at the intersection of the eastern margin of the 50 foot public right-of-way for Academy Street, with the northern margin of the 50 foot public right-of-way for Mooney Avenue (unopened street), as shown on plat recorded in Map Book 3 Page 30, Mecklenburg County Registry, said nail being the following two (2) courses and distances from Concrete Control Monument "B" for Steel Gardens - Map 1, having coordinates of North = 549,921.8752, and East = 1,463,328.7782, as shown on plat recorded in Map Book 47 Page 219, Mecklenburg County Registry: 1) S 67-29-03 E, 429.55 feet to a set concrete nail located at the intersection of the eastern right-of-way margin for Academy Street, with the southern right-of-way margin for Mooney Avenue; 2) N 15-01-58 W, a distance of 50.00 feet; thence two (2) courses and distances with the eastern right-of-way margin for Academy Street, 1) N 15-01-58 W, a distance of 90.26 feet to a set #5 rebar; 2) N 15-02-20 W, a distance of 34.79 feet to a point near a found #5 rebar, located at the centerline of tracks and 100 right-of-way for Norfolk and Southern Railroad, said point being located along a common line with The Renaissance Townhome Lofts Condominium, as shown on plat recorded in Map Book 715, Page 34, Mecklenburg County Registry; thence with the line of The Renaissance Townhome Lofts Condominium, Sterling Development Company as described in Deed Book 2608, Page 68, Mecklenburg County Registry, and with the centerline of tracks and 100 right-of-way for Norfolk and Southern Railroad S 85-52-21 E, a distance of 380.90 feet to a set "MAG" nail, located at the intersection of the centerline of tracks and 100 foot right-of-way for Norfolk and Southern Railroad, with the northern margin of the 50 foot public right-of-way for the above referenced Mooney Avenue, thence with the northern right-of-way margin of Mooney Avenue S 74-57-40 W, a distance of 359.79 feet to the Point of Beginning, containing 0.516 acres and being the same property conveyed to Herrin Brothers Coal and Ice Company in Deed Book 24206, Page 687, Mecklenburg County Registry, and designated as Block 13 on plat recorded in Map Book 3, Page 30, Mecklenburg County Registry, the same being shown on plat by ESP Associates, P.A. entitled "Boundary Survey of Tax Parcels 091-097-01 And 091-109-08", Being 4.180 Acres Total", and dated October 5, 2012.

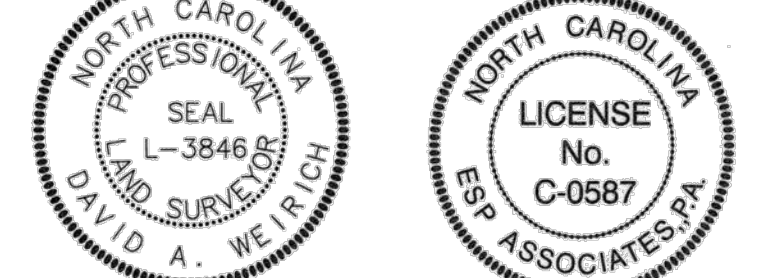


- LEGEND**
- R/W = RIGHT-OF-WAY
 - POWER POLE
 - OVERHEAD ELECTRIC
 - SANITARY SEWER MANHOLE
 - WATER METER
 - FENCE
 - RIGHT OF WAY
 - STORM MANHOLE
 - GAS VALVE
 - LIGHT POLE
 - WATER VALVE
 - GAS LINE
 - SANITARY SEWER LINE
 - CENTERLINE
 - SIGN
 - REINFORCED CONCRETE PIPE
 - FLARED END SECTION
 - ADJOINER
 - CORRUGATED METAL PIPE
 - GUY POLE

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 ESP ASSOCIATES, P.A.

09-109-781
 SURVEY LOCATION
 0110
 09-109-781
 DAVID A. WEIRICH, PROFESSIONAL LAND SURVEYOR-L-3846



NO.	DATE	REVISION	BY

BOUNDARY PLAT OF TAX PARCELS 091-097-01 AND 091-109-08 BEING 4.180 ACRES TOTAL LOCATED IN CITY OF CHARLOTTE MECKLENBURG COUNTY NORTH CAROLINA

CLIENT: **BONTERRA BUILDERS, LLC**
 5615 POTTER ROAD
 MATTHEWS, NC 28104

PROJECT NO: AT30.800.000
 SCALE: 1"=40'
 DATE: 10-05-12
 DRAWN BY: CJM
 CHECKED BY: SJH
 DATE OF SURVEY: OCTOBER 2012
 JOBING NO: AT30.800.BM.DWG

OF ___ SHT