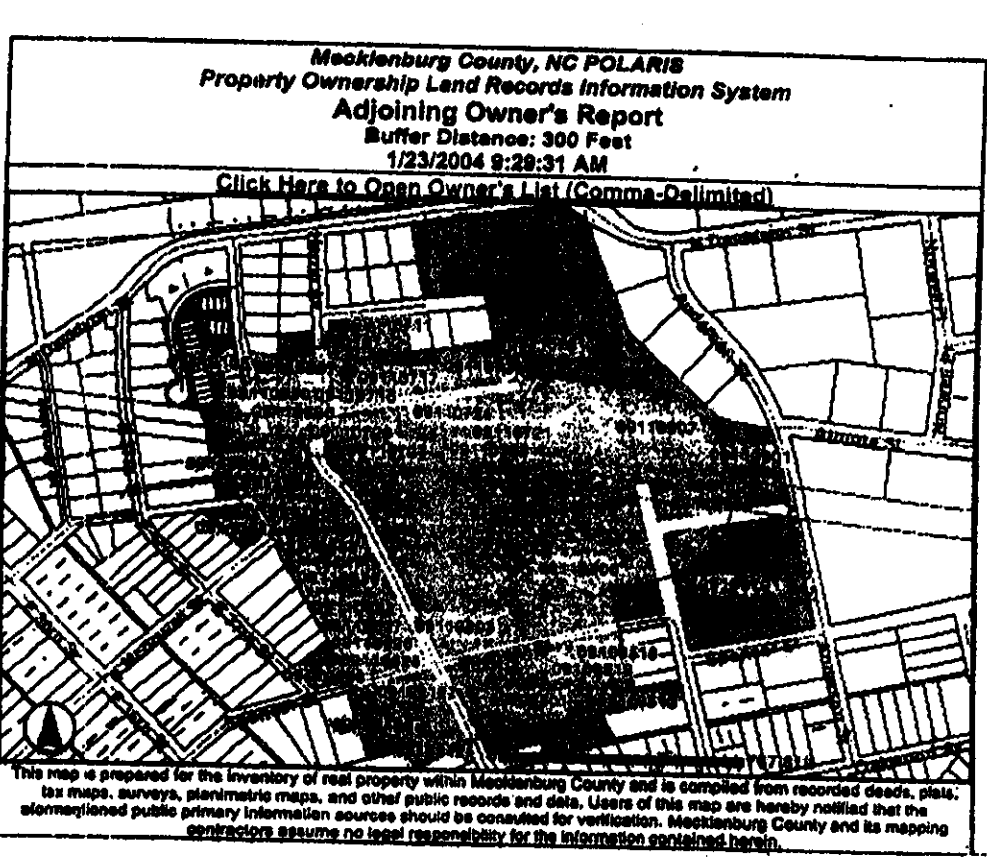


ADJOINING OWNER'S REPORT

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
08100124	JOHN WILLIAM STEWART AND STEWART STEWART	918 HERRIN AVE	CHARLOTTE	NC	28205	LL UM	2226	162	1.17
08100125	RONALD C. RICHARDSON AND STEWART STEWART	914 HERRIN AVE	CHARLOTTE	NC	28205	LL UM	6291	816	1.17
08100126	WILLIAM LEE DRY AND BETTIE DRY	910 HERRIN AVE	CHARLOTTE	NC	28205	LL UM	6229	296	1.17
08100127	ROBERT A. ALAM	809 HERRIN AVE	CHARLOTTE	NC	28205	LO UM	08778	717	1.17
08100128	JOHN M. BURGESS AND VIRGINIA BURGESS	335 SPENCER ST	CHARLOTTE	NC	28205	UP UNREC MAP 3352 SPENCER ST	03286	222	1.17
08100129	DOUGLAS PETERSON AND WENDY PETERSON (P&J)	3804 YADON AV	CHARLOTTE	NC	28205	LO UM	12466	286	1.17
08100001	MECKLENBURG COUNTY	800 E 4TH ST	CHARLOTTE	NC	28202	NA NORTH CHARLOTTE PARKS	08276	437	1.17
08100013	DAVID WILLIAM CONRAD	816 ACADEMY ST	CHARLOTTE	NC	28205	L1 613 B5 M3-30	12104	869	1.17
08100014	JAMES R. BRAMBLIN	942 SPENCER ST	CHARLOTTE	NC	28205	L1 613 B5 M3-30	07808	535	1.17
08100015	JOHN W. BRAMBLIN AND MARGARET B. BRAMBLIN	942 SPENCER ST	CHARLOTTE	NC	28205	L1 613 B5 M3-30	08389	067	0.40
08100016	TOMMY HENRY STARNES	PO BOX 5271	CHARLOTTE	NC	28205	L1 613 B5 M3-30	08714	853	0.40
08100017	GERTRUDE BRAMBLIN	PO BOX 5271	CHARLOTTE	NC	28205	L1 613 B5 M3-30	08714	853	0.40
08100018	RUBY COO	915 N. McDOWELL ST	CHARLOTTE	NC	28205	L1 613 B5 M3-30	08389	067	0.40
08100019	JOHN W. BRAMBLIN AND MARGARET B. BRAMBLIN	942 SPENCER ST	CHARLOTTE	NC	28205	L1 613 B5 M3-30	08389	067	0.40
08100020	GARY PHILIP MOORE AND SUE MOORE	831 E 37TH ST	CHARLOTTE	NC	28205	P1 913 B22-20	08815	116	1.17
08100021	GEORGE	4234 RICHMOND AVE	CHARLOTTE	NC	28205	L4 613 B5 M3-30	05416	130	1.17
08100022	BRANDY ERIC WILSON	4234 RICHMOND AVE	CHARLOTTE	NC	28205	L4 613 B5 M3-30	09069	658	1.17
08100023	FRED FRANKLIN	PO BOX 5271	CHARLOTTE	NC	28205	L4 613 B5 M3-30	08389	067	0.40
08100024	MARLYN JOAN BULLOCK	PO BOX 5271	CHARLOTTE	NC	28205	L4 613 B5 M3-30	08389	067	0.40
08100025	JOHN W. BRAMBLIN AND MARGARET B. BRAMBLIN	942 SPENCER ST	CHARLOTTE	NC	28205	L1 613 B5 M3-30	08389	067	0.40
08100026	CHRISTOPHER MARCUS HELM	804 HERRIN AVE	CHARLOTTE	NC	28205	L3 613 B5 M3-30	08038	946	1.17
08100027	CHRISTOPHER MARCUS HELM	804 HERRIN AVE	CHARLOTTE	NC	28205	L3 613 B5 M3-30	08038	946	1.17
08100028	RUBY MCNEEL GLENN AND WENDY MCNEEL	4820 SPRINGVIEW RD	CHARLOTTE	NC	28205	L4 613 B5 M3-30	08444	283	1.17
08100029	ALBERTA T. GRANT	726 HERRIN AVE	CHARLOTTE	NC	28205	L3 613 B5 M3-30	08768	100	1.17
08100030	JOHN WAYNE ADAMS	800 W. MORRIS ST	CHARLOTTE	NC	28205	L7 613 B5 M3-30	05885	621	1.17
08100031	JOHN WAYNE ADAMS	800 W. MORRIS ST	CHARLOTTE	NC	28205	L7 613 B5 M3-30	05885	621	1.17
08100032	JOHN ANDREA MATLAINEN AND CHRISTEN MATLAINEN	822 HERRIN AVE	CHARLOTTE	NC	28205	L3 613 B5 M3-30	13467	39	1.17
08100033	JAMES R. BRAMBLIN AND MARGARET B. BRAMBLIN	942 SPENCER ST	CHARLOTTE	NC	28205	L1 613 B5 M3-30	08389	067	0.40
08100034	TRUST INVESTMENTS LLC	6101 OLIVER RD	CHARLOTTE	NC	28205	L7 613 B5 M3-30	11246	161	1.17
08100035	MICHELLE L. FRANKS	PATTERSON ST	CHARLOTTE	NC	28205	L8 613 B5 M3-30	16111	804	1.17
08100036	D & D HOLDINGS LLC	1818 RICHMOND AVE	CHARLOTTE	NC	28205	L7 613 B5 M3-30	12693	787	1.17
08100037	JOHN ANDREA MATLAINEN AND CHRISTEN MATLAINEN	822 HERRIN AVE	CHARLOTTE	NC	28205	L3 613 B5 M3-30	13467	39	1.17
08100038	CINDY GLENN	PO BOX 1207	FAIRVIEW	NC	28720	P588 M32-457	10662	446	1.17
08100039	LEONARD C. REESE	3004 WARP ST	CHARLOTTE	NC	28205	L8 613 B5 M3-30	04116	064	1.17
08100040	LEONARD C. REESE	3004 WARP ST	CHARLOTTE	NC	28205	L8 613 B5 M3-30	04116	064	1.17
08100041	MILINDO ROBERTS	PO BOX 1207	FAIRVIEW	NC	28720	L8 613 B5 M3-30	14472	122	1.17
08100042	DAVID FOSTER AND KELLY LEE QUINN	3801 CARD ST	CHARLOTTE	NC	28205	L8 613 B5 M3-30	08636	886	1.17
08100043	CAROLYN L. POOLE	524 GREENWOOD DR	CHARLOTTE	NC	28217	L8 613 B5 M3-30	10482	671	1.17
08100044	BERNIE H. JOYCE AND JAMES E. BRANCH	3812 CARD ST	CHARLOTTE	NC	28205	L8 613 B5 M3-30	12359	544	1.17
08100045	ROBERTO LOPEZ	3812 CARD ST	CHARLOTTE	NC	28205	L8 613 B5 M3-30	12359	544	1.17
08100046	JOHN DANIEL DAL AND LUCILLE DAL	3831 CARD ST	CHARLOTTE	NC	28205	L8 613 B5 M3-30	09108	509	1.17
08100047	RYAN J. MCNEEL AND ANDREA MCNEEL	3831 CARD ST	CHARLOTTE	NC	28205	L8 613 B5 M3-30	14269	905	1.17
08100048	WILLIAM L. WILLOUGHBY AND BY ENTIRETY	3831 CARD ST	CHARLOTTE	NC	28205	L8 613 B5 M3-30	08372	831	1.17
08100049	MALCOLM C. REEDON	3831 CARD ST	CHARLOTTE	NC	28205	L8 613 B5 M3-30	10664	251	1.17
08100050	JAMES MICHAEL MCDONALD	3831 CARD ST	CHARLOTTE	NC	28205	L8 613 B5 M3-30	04418	108	1.17
08100051	BETTY LEE WILLIAMS	3831 CARD ST	CHARLOTTE	NC	28205	L8 613 B5 M3-30	02819	187	1.17
08100052	JAMES P. BRUMMOND AND ALBERTA A. BRUMMOND	632 AMANDA DR	MATTHEWS	NC	28105	L7 613 B5 M3-30	05998	180	1.17
08100053	DOROTHY H. HEALY	PO BOX 48124	CHARLOTTE	NC	28226	L7 613 B5 M3-30	07091	418	1.17
08100054	DOROTHY H. HEALY	PO BOX 48124	CHARLOTTE	NC	28226	L7 613 B5 M3-30	07091	418	1.17
08100055	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100056	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100057	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100058	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100059	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100060	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100061	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100062	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100063	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100064	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100065	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100066	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100067	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100068	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100069	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100070	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100071	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100072	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100073	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100074	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100075	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100076	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100077	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100078	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100079	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100080	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100081	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100082	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100083	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100084	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100085	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100086	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100087	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100088	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100089	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100090	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100091	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100092	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100093	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100094	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100095	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100096	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100097	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100098	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100099	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC
08100100	DOUG LEVIN AND DAVID RAISENBERG	1818 RICHMOND AVE	CHARLOTTE	NC	28205	NA	12690	86	7.88 AC



NoDa HERRIN TOWERS REZONING

FOR PUBLIC HEARING PETITION NO : 2004-42

Monday January 26, 2004
Revised: March 19, 2004

REQUESTED ZONING CHANGE
FROM: Industrial 1 & 2, '11 & 12"
TO: MUDD-O (Mixed Use Development District - Optional)

Date and Notes :

- Size : 11.11 acres (483,951 S.F.)
- Present zoning : I1 & I2
- Proposed zoning : MUDD-O.
MUDD-O has been chosen to allow the preservation of the two free standing existing buildings on site to be used as commercial / office.

Approximately 24,000 S.F. of two existing buildings will be preserved.

Existing Building One is 1st floor = 22,000 S.F.
2nd floor = 1,800 S.F.
Total = 23,800 S.F.

Existing Building Two is 600 S.F.

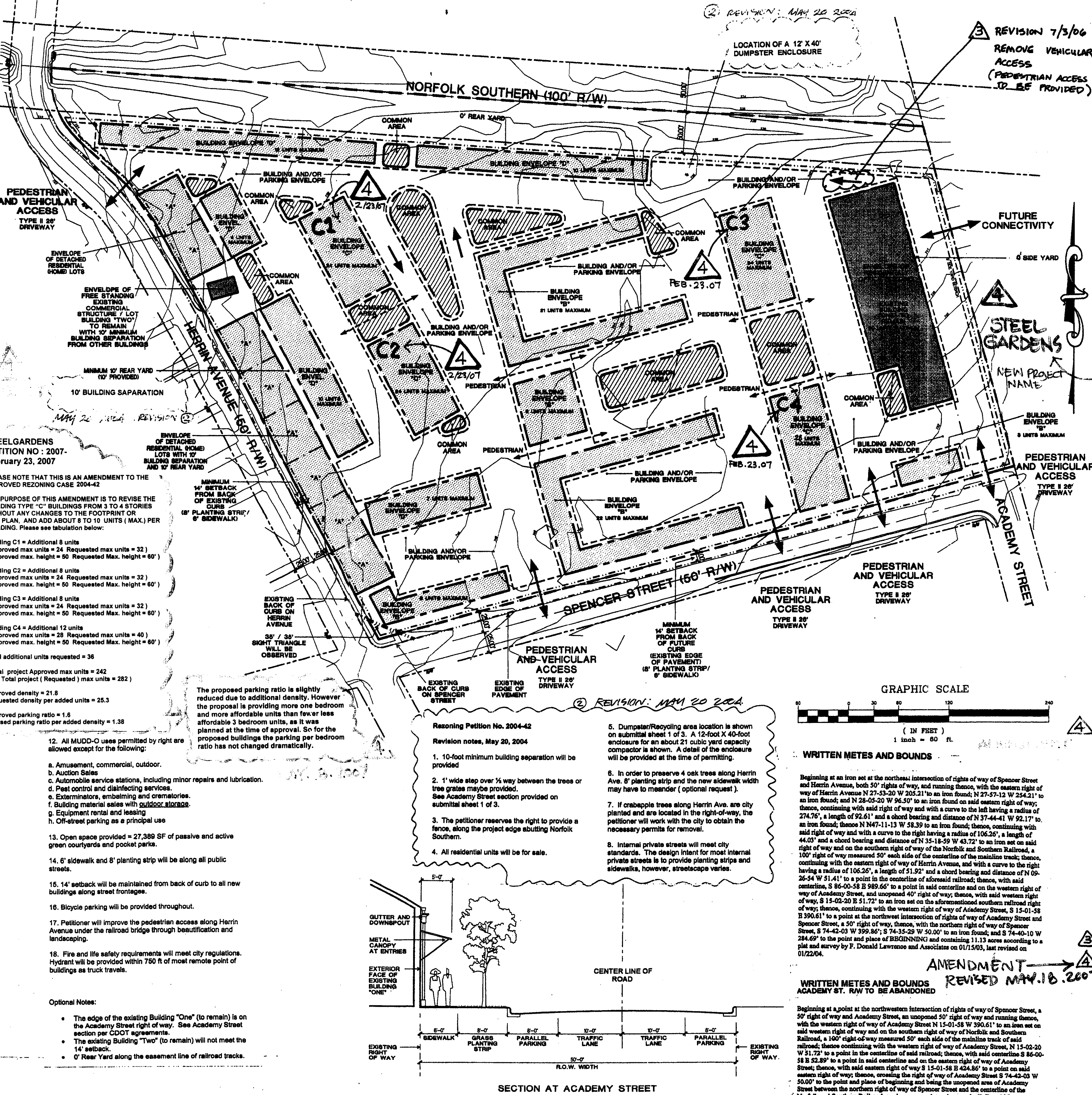
- Potential future additional building S.F. or additional units will comply with the parking requirements of MUDD-O.
- Future required : per MUDD-O
Residential : 1 space per dwelling unit
All Other Uses : 1 space per 600 SF
- 8 home sites labeled "A" - 3,000 S.F. minimum lot size with a minimum of one on-site parking space. 40' maximum height.
- 183 residential units (types "B" and "C") with 225 on site parking spaces. 50' maximum height.
- 40 residential units (type "D") with 72 garaged and on street parking spaces. 60' maximum height.
- 23,500 SF of existing building "One" with a maximum of 30 residential/office units with 30 on-site parking spaces.
- 800 SF of existing building "Two" with a minimum of one on-site parking space.
- Herrin Avenue on street parking = 16 spaces.
- Spencer Street on street parking = 20 spaces.
- Academy Street on street parking = 23 spaces.
- Final parking count may vary per construction documents and permitting issues. However, the parking requirements will be met per MUDD-O.
- Maximum number of units = 242.
- On-site (327) and off site (59) parking spaces = 386.
- Ratio of parking spaces to units = 1.6
- Units per acre density = 21.8
- Signage is limited to building signage with no detached signs.
- Trash collection service will be on site dumpster or on site compactor, and recycling. Will meet section 12.403 (12' x 40' compactor is shown).
- Future on street parking per CDOT approval.
- Site will meet tree ordinance requirements.
- Storm water requirements will meet city regulations. Note that most of the site is already impervious.

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

The petitioner shall tie into and have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide adequate detention to prevent this from occurring.

Optional Notes:

- The edge of the existing Building "One" (to remain) is on the Academy Street right of way. See Academy Street section per CDOT agreements.
- The existing Building "Two" (to remain) will not meet the 14' setback.
- 0' Rear Yard along the easement line of railroad tracks.



URBANA</

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NoDa
HERRIN
TOWERS

CITY OF
CHARLOTTE
MECKLENBURG
COUNTY
NORTH
CAROLINA

PETITIONER:

HALF MOON OF
UNION LLC
1734 UNIVERSITY
COMMERCIAL PL
CHARLOTTE, NC
28213

ILLUSTRATIVE
SITE
PLAN

REZONING
PETITION
#2004-42

FOR
PUBLIC
HEARING

REVISIONS:

MARCH 19, 2004

JULY 3, 2004

NO REVISIONS
TO THIS SHEET

JANUARY 26, 2004

Final

2 OF 3

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ORIGINAL (WHEN REV)

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

REMOVE VEHICULAR
ACCESS
(PROVIDE PEDESTRIAN
ACCESS)

Example of proposed detached
homes along Herrin Avenue.

Note
This site plan is illustrative and conceptual
in nature, it may be modified during design
development and construction document
phases per section 6.2.

Note
Building type "C" is shown as 3 levels with a roof terrace.
This building may become a 2 level building with or
without a roof terrace. However building elevations
fronting Spencer Street will have doors and porches.

Note
These elevations are conceptual in nature,
they may be modified during design
development and construction document
phases per section 6.2.

Elevation of proposed buildings along Spencer Street.

BUILDING TYPE "C" WILL BE A 4 STORY BUILDING WITH 50 TO 60 MAX. HEIGHT.

60' MAX