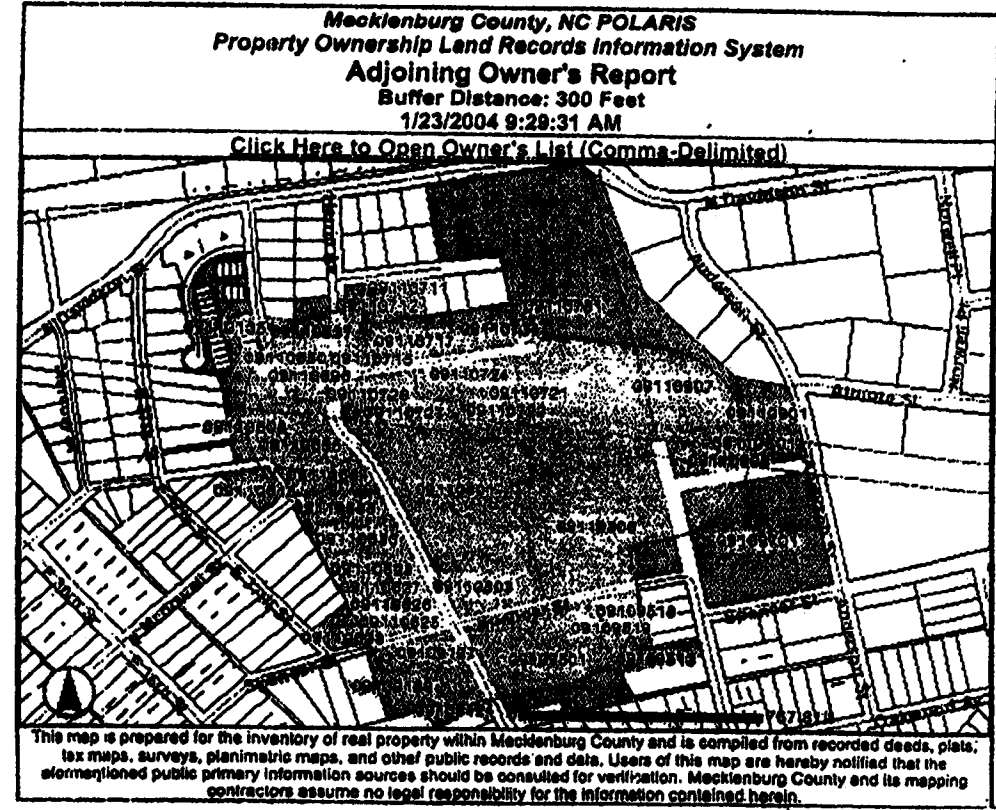


ADJOINING OWNER'S REPORT

Parcel ID	Owner Name	Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
00109124	JOHN T. STEWART	918 HERRIN AVE	CHARLOTTE	NC	28205	LL UM	02229	162	1.17
00109125	RONALD RUSHER	914 HERRIN AVE	CHARLOTTE	NC	28205	LM UM	03391	816	1.17
00109126	WILLIAM DRY AN	910 HERRIN AVE	CHARLOTTE	NC	28205	LM UM	02229	288	1.17
00109127	ROBERT ALLAN	900 HERRIN AVE	CHARLOTTE	NC	28205	LM UM	00778	717	1.17
00109128	JOHN V. BURGESS	3352 SPENCER ST	CHARLOTTE	NC	28205	LP UNREC MAP 3352 SPENCER ST	03386	222	1.17
00109129	DORNE PEN AND WEND	2804 YADON AV	CHARLOTTE	NC	28205	LO UM	12468	266	1.17
00109130	MECKLENBURG COUNTY	800 E 4TH ST	CHARLOTTE	NC	28202	NA (NORTH CHARLOTTE) PARCELS	08270	437	1.17
00109131	DAVID WILLIAMS	918 ACADEMY ST	CHARLOTTE	NC	28205	L71 B13 B5 M3-30	12104	865	1.17
00109132	DAVID WILLIAMS	3404 SPENCER ST	CHARLOTTE	NC	28205	L18 & 19 B5 M3-30	07808	029	1.17
00109133	CHER LEE V AND MARK	3434 SPENCER ST	CHARLOTTE	NC	28205	L14-17 B5 M3-30	08389	087	0.4C
00109134	THOMAS STARNES	PO BOX 8371	CHARLOTTE	NC	28226	L1-32 B5 M3-30	08714	833	0.4C
00109135	GERTRUDE SWARTZ	PO BOX 8351	CHARLOTTE	NC	28226	L39 M5-903	01813	183	0.4C
00109136	RUBY COO	3415 N MOONWELL ST	CHARLOTTE	NC	28205	L30 M5-903	01630	538	0.4C
00109137	DEAN WINTWORTH	888 CAMPBELL ST	BUTLER	TN	37640	LOT 42 B13 M230-14	11576	887	1.17
00109138	GARY PHILL	831 E 37TH ST	CHARLOTTE	NC	28205	P21 B13 M230-14	08615	116	1.17
00109139	GEORGE HOUSMAN	4323 RUSKIN DR	CHARLOTTE	NC	28205	L47 M5-903	05416	120	1.17
00109140	BRAM CRI	820 HERRIN AVE	CHARLOTTE	NC	28205	L48 M5-903	05090	058	1.17
00109141	FRED FRAZEE	PO BOX 861	MATTHEWS	NC	28105	L49 M5-903	08628	054	1.17
00109142	MARVIN BULLOCK	918 HERRIN AVE	CHARLOTTE	NC	28205	L50 M5-903	04269	418	1.17
00109143	JERRY DO	8330 HICKORY DR	CHARLOTTE	NC	28215	L51 M5-903	08685	048	1.17
00109144	CHRISTOPHER POWERS	804 HERRIN AVE	CHARLOTTE	NC	28205	L52 M5-903	05148	106	1.17
00109145	CHRISTOPHER POWERS	804 HERRIN AVE	CHARLOTTE	NC	28205	L53 M5-903	15020	04	1.17
00109146	RUBY MCWEN	SPRINGVIEW DR	CHARLOTTE	NC	28215	L54 M5-903	04644	353	1.17
00109147	ALBERTA GRIFFIN	730 HERRIN AVE	CHARLOTTE	NC	28205	L55 M5-903	15549	18	1.17
00109148	JOHN WAY	726 HERRIN AVE	CHARLOTTE	NC	28205	L56 M5-903	08788	180	1.17
00109149	JOHN WAY	534 HALLARD CREEK DR	CHARLOTTE	NC	28262	L57 M5-903	05300	313	0.4C
00109150	JOHN WAY	822 HERRIN AVE	CHARLOTTE	NC	28205	L73 M37-579	13467	329	2.17
00109151	TRUST INVESTMENT	810 HERRIN AVE	CHARLOTTE	NC	28205	L74 M36-564	14554	124	1.17
00109152	MICHELLE KIRKBY	810 HERRIN AVE	CHARLOTTE	NC	28205	L75 M36-564	14554	124	1.17
00109153	D & H HOLDING LLC	1818 CARD ST	CHARLOTTE	NC	28205	L76 M36-564	14554	124	1.17
00109154	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L77 M36-564	14554	124	1.17
00109155	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L78 M36-564	14554	124	1.17
00109156	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L79 M36-564	14554	124	1.17
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00109158	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L81 M36-564	14554	124	1.17
00109159	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L82 M36-564	14554	124	1.17
00109160	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L83 M36-564	14554	124	1.17
00109161	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L84 M36-564	14554	124	1.17
00109162	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L85 M36-564	14554	124	1.17
00109163	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L86 M36-564	14554	124	1.17
00109164	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L87 M36-564	14554	124	1.17
00109165	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L88 M36-564	14554	124	1.17
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00109170	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L93 M36-564	14554	124	1.17
00109171	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L94 M36-564	14554	124	1.17
00109172	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L95 M36-564	14554	124	1.17
00109173	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L96 M36-564	14554	124	1.17
00109174	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L97 M36-564	14554	124	1.17
00109175	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L98 M36-564	14554	124	1.17
00109176	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L99 M36-564	14554	124	1.17
00109177	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L100 M36-564	14554	124	1.17
00109178	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L101 M36-564	14554	124	1.17
00109179	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L102 M36-564	14554	124	1.17
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00109182	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L105 M36-564	14554	124	1.17
00109183	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L106 M36-564	14554	124	1.17
00109184	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L107 M36-564	14554	124	1.17
00109185	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L108 M36-564	14554	124	1.17
00109186	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L109 M36-564	14554	124	1.17
00109187	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L110 M36-564	14554	124	1.17
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00109195	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L118 M36-564	14554	124	1.17
00109196	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L119 M36-564	14554	124	1.17
00109197	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L120 M36-564	14554	124	1.17
00109198	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L121 M36-564	14554	124	1.17
00109199	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L122 M36-564	14554	124	1.17
00109200	JOHN ANDREA	816 HERRIN AVE	CHARLOTTE	NC	28205	L123 M36-564	14554	124	1.17



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)

Data and Notes:

- Size: 11.11 acres (483,951.6 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 = 1,500 S.F.
Total = 23,500 S.F.

Existing Building Two is 600 S.F.

4. Potential future additional building S.F. or additional units will comply with the parking requirements of MUDD-O.

5. Existing parking: approximately 50 cars and trucks/trailers

6. Future required parking: per MUDD-O Residential: 1 space per dwelling unit All Other Units: 1 space per 600 SF

6a. 8 home sites labeled "A": 3,000 S.F minimum lot size with a minimum of one on-site parking space. 40' maximum height.

6b. 163 residential units (types "B" and "C") with 225 on site parking spaces. 50' maximum height.

6c. 40 residential units (type "D") with 72 garaged and on street parking spaces. 60' maximum height.

6d. 23,500 SF of existing building "One" with a maximum of 30 residential/office units with 30 on-site parking spaces.

6e. 600 SF of existing building "Two" with a minimum of one on-site parking space.

6f. Herrin Avenue on street parking = 16 spaces.

6g. Spencer Street on street parking = 20 spaces.

6h. Academy Street on street parking = 23 spaces.

6i. Final parking count may vary per construction documents and permitting issues. However, the parking requirements will be met per MUDD-O.

6j. Maximum number of units = 242.

6k. On-site (327) and off site (59) parking spaces = 386.

6l. Ratio of parking spaces to units = 1.6

6m. Units per acre density = 21.8

7. Signage is limited to building signage with no detached signs.

8. 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).

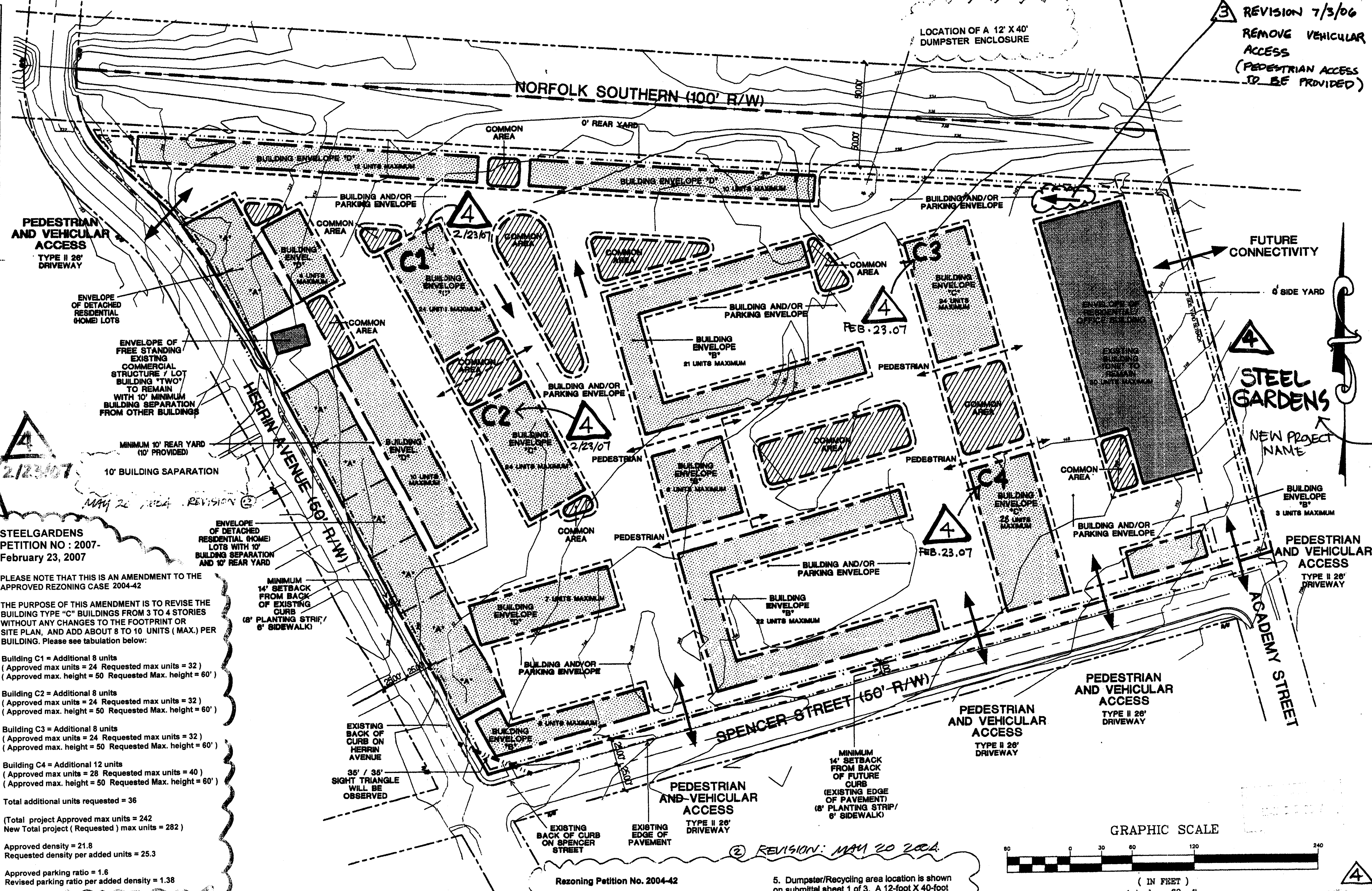
9. Future on street parking per CDOT approval.

10. Site will meet tree ordinance requirements.

11. 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.



STEELGARDENS PETITION NO : 2007- February 23, 2007

PLEASE NOTE THAT THIS IS AN AMENDMENT TO THE APPROVED REZONING CASE 2004-42

THE PURPOSE OF THIS AMENDMENT IS TO REVISE THE BUILDING TYPE "C" BUILDINGS FROM 3 TO 4 STORIES WITHOUT ANY CHANGES TO THE FOOTPRINT OR SITE PLAN, AND ADD ABOUT 8 TO 10 UNITS (MAX) PER BUILDING. Please see tabulation below:

Building C1 = Additional 8 units
(Approved max units = 24 Requested max units = 32)
(Approved max. height = 50' Requested Max. height = 60')

Building C2 = Additional 8 units
(Approved max units = 24 Requested max units = 32)
(Approved max. height = 50' Requested Max. height = 60')

Building C3 = Additional 8 units
(Approved max units = 24 Requested max units = 32)
(Approved max. height = 50' Requested Max. height = 60')

Building C4 = Additional 12 units
(Approved max units = 28 Requested max units = 40)
(Approved max. height = 50' Requested Max. height = 60')

Total additional units requested = 36
(Total project Approved max units = 242
New Total project (Requested) max units = 282)

Approved density = 21.8
Requested density per added units = 25.3

Approved parking ratio = 1.6
Revised parking ratio per added density = 1.38

12. All MUDD-O uses permitted by right are allowed except for the following:

- Amusement, commercial, outdoor.
- Auction Sales
- Automobile service stations, including minor repairs and lubrication.
- Pest control and disinfecting services.
- Exterminators, embalming and crematories.
- Building material sales with outdoor storage.
- Equipment rental and leasing.
- Off-street parking as a principal use.
- Open space provided = 27,389 SF of passive and active green courtyards and pocket parks.
- 6' sidewalk and 8' planting strip will be along all public streets.
- 14' setback will be maintained from back of curb to all new buildings along street frontages.
- Bicycle parking will be provided throughout.
- Petitioner will improve the pedestrian access along Herrin Avenue under the railroad bridge through beautification and landscaping.
- 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.

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.

Rezonning Petition No. 2004-42

Revision notes, May 20, 2004

1. 10-foot minimum building separation will be provided

2. 1' wide step over 1/2 way between the trees or tree grades may be provided.

3. The petitioner reserves the right to provide a fence, along the project edge abutting Norfolk Southern.

4. All residential units will be for sale.

5. Dumpster/Recycling area location is shown on submitted sheet 1 of 3. A 12-foot x 40-foot enclosure for an about 21 cubic yard capacity compactor is shown. A detail of the enclosure will be provided at the time of permitting.

6. In order to preserve 4 oak trees along Herrin Ave. 8' planting strip and the new sidewalk width may have to meander (optional request).

7. If crabapple trees along Herrin Ave. are city planted and are located in the right-of-way, the petitioner

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NoDa
HERRIN
TOWERS
CITY OF
CHARLOTTE
MECKLENBURG
COUNTY
NORTH
CAROLINA

PETITIONER:

HALF MOON of
UNION LLC
1734 UNIVERSITY
COMMERCIAL PLAZA
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

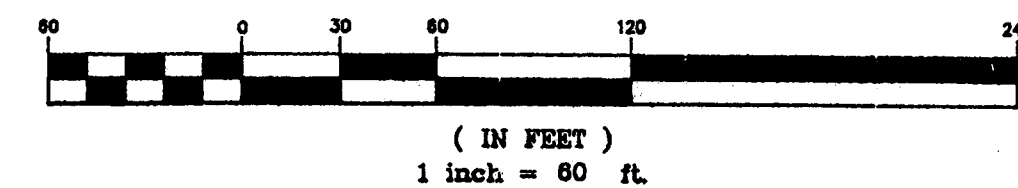
Final

2 OF 3

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ORIGINAL (WHEN REQUIRED)

GRAPHIC SCALE



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.

