

P21 &22 B13 M230-14 20992

E 36th st. & McDowell, NoDa REZONING

FOR PUBLIC HEARING **PETITION NO: 2009-**

Friday June 12, 2009

REQUESTED ZONING CHANGE

TO: UR-3 (Urban Residential 3)

Data and Notes:

1. Size: 0.497 acres (21,649.32 S.F.)

2. Present zoning: R5

3. Proposed zoning: UR-3 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.

A new 3 story building, approximately 21898 S.F. consisting of maximum of 24 residential living units is proposed. Approximate gross SF: 1st floor = 6714 S.F. 2nd floor = 7592 S.F. 3rd floor = 7592 S.F. Total = 21898 S.F.

4. Petitioner reserves the right to increase the S.F. by 20% (4379.6 sf) 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-3.

6. Max of 24 residential living units for the potential future

7. Existing parking: 5 on street (36^{th St.}).

5 on street (McDowell st.). 8. Future required parking: 24, per UR-3

Residential: 1 space per dwelling unit, 24 units proposed = 24 on and off site parking provided

9. 20 on-site parking provided.

10. Ten (10) off-site, on street parking credited. 36th street on street parking = 5 spaces. McDowell Street on street parking = 5 spaces.

11. Total parking required = 24

12. Total parking provided or credited = 30

13. Final parking count may vary per construction documents and permitting. However, the parking requirements will be met per UR-3.

One to one parking ratio for the proposed 24 units is maintained. Petitioner has 20 on site and 10 on street parking spaces shown, provided / credited. Petitioner reserves the right to count the street parking to meet the required parking ratio, per Section 9.8507

14. Units per acre density = 48

15. Trash collection service will be on site screened roll-out and recycling as required. Will meet section 12.403

16. Site will meet tree ordinance requirements.

17. Petitioner is committed to preserve the existing trees along the alley way. If it is determined that the tree preservation would result in a loss of onsite parking space, petitioner reserves the right to seek and request reduction in required onsite parking spaces (tree save / parking reduction bonus).

18. Storm water requirements will meet city regulations.

19. Per UR-3, 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.

20. Per UR-3, 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.

21. Per UR-3, along the alley way, 20' Min. rear yard will be maintained however proposed parking is approximately 10' from the rear property line.

22. Per UR-3, along the SW property line, 5' Min. side yard will be maintained however proposed building is approximately 10' from side property line.

23. 8' planting strip and 6' sidewalk will be provided along 36th and McDowell Streets.

24. Maximum building height is 60'.

25. Bicycle parking will be provided.

26. 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.

27. Petitioner commits to donating/planting 10 trees (2" diameter or greater) in the NoDa community. The final locations and planting schedule to be determined by the petitioner and NoDa neighborhood association.

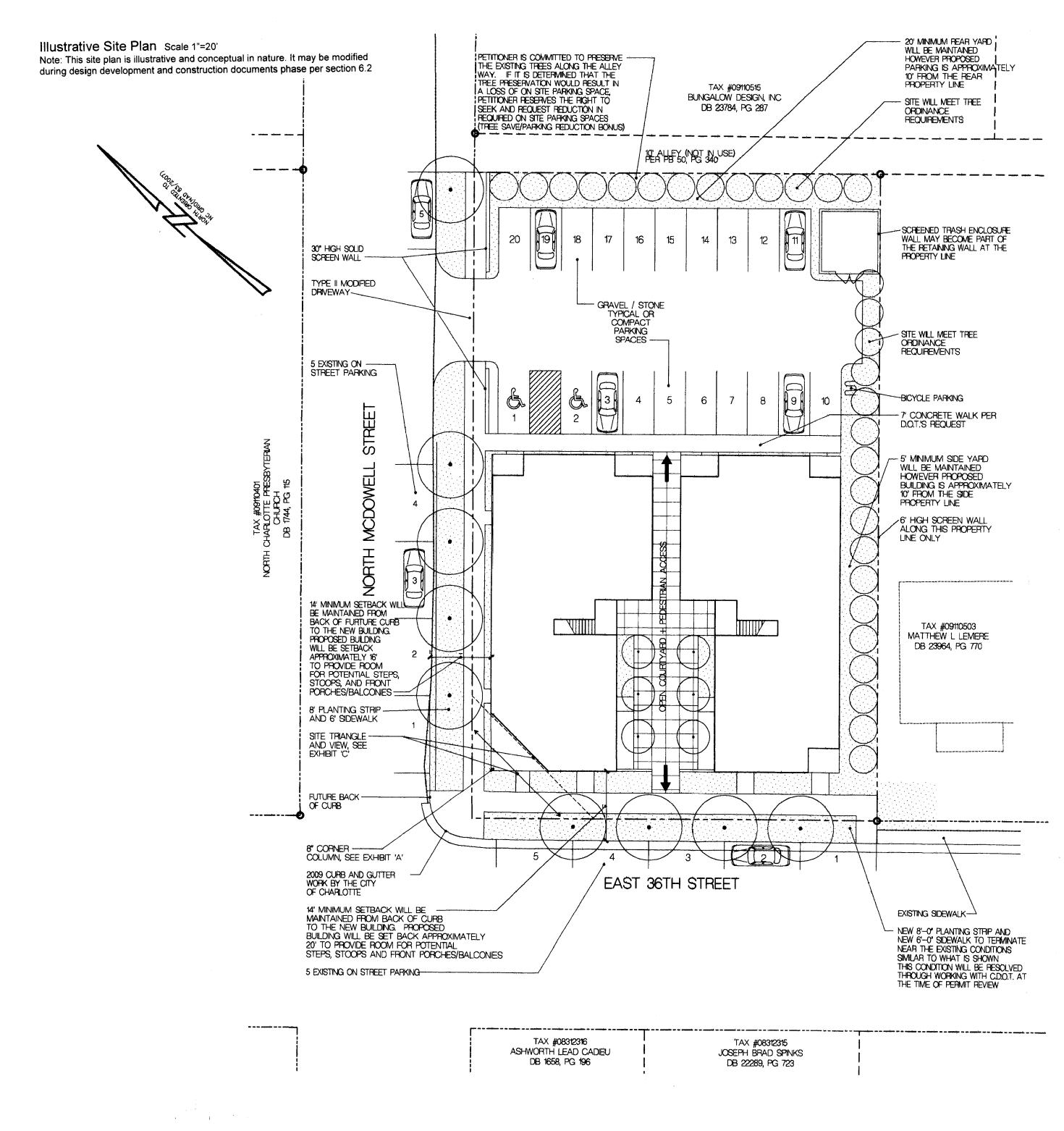


Exhibit A. Architectural Massing, scale and Orientation Front view.

The proposed building fronts both public streets with off-site parking in the back. A pedestrian access is provided thru a covered breezeway from the back parking to a generous, landscaped open courtyard facing 36th Street. Ground level units facing 36th St. and McDowell St. will have access from the Street or the rear parking (additional ingress and egress doors may be provided). A schematic arrangement of intended balconies is shown. Please note the corner unit at 36th Street and McDowell respects the site triangle view. However an 8" building support column will be located as shown.

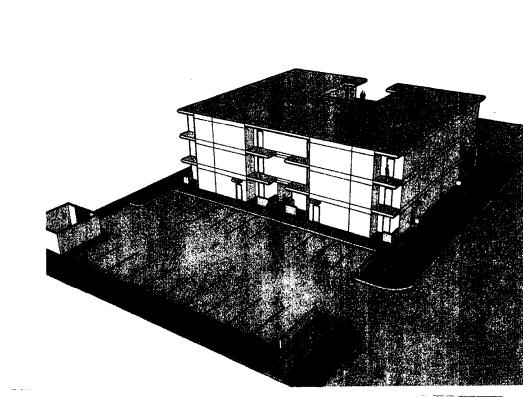
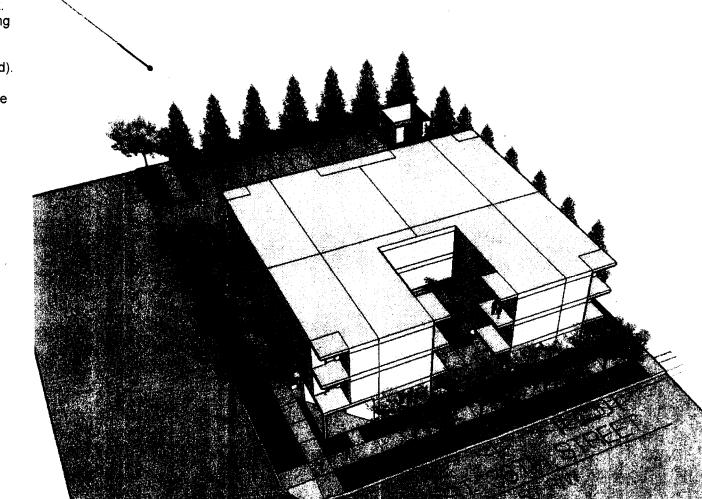


Exhibit B. Architectural Massing, scale and Orientation Rear view.

Exhibit C. Architectural Massing, scale and Orientation

36th Street Sight Triangle view.



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FOR

PUBLIC

HEARING

REZONING

SHEET AND

SITE PLAN

ILLUSTRATIVE

TECHNICAL DATA

PETITION

2009-

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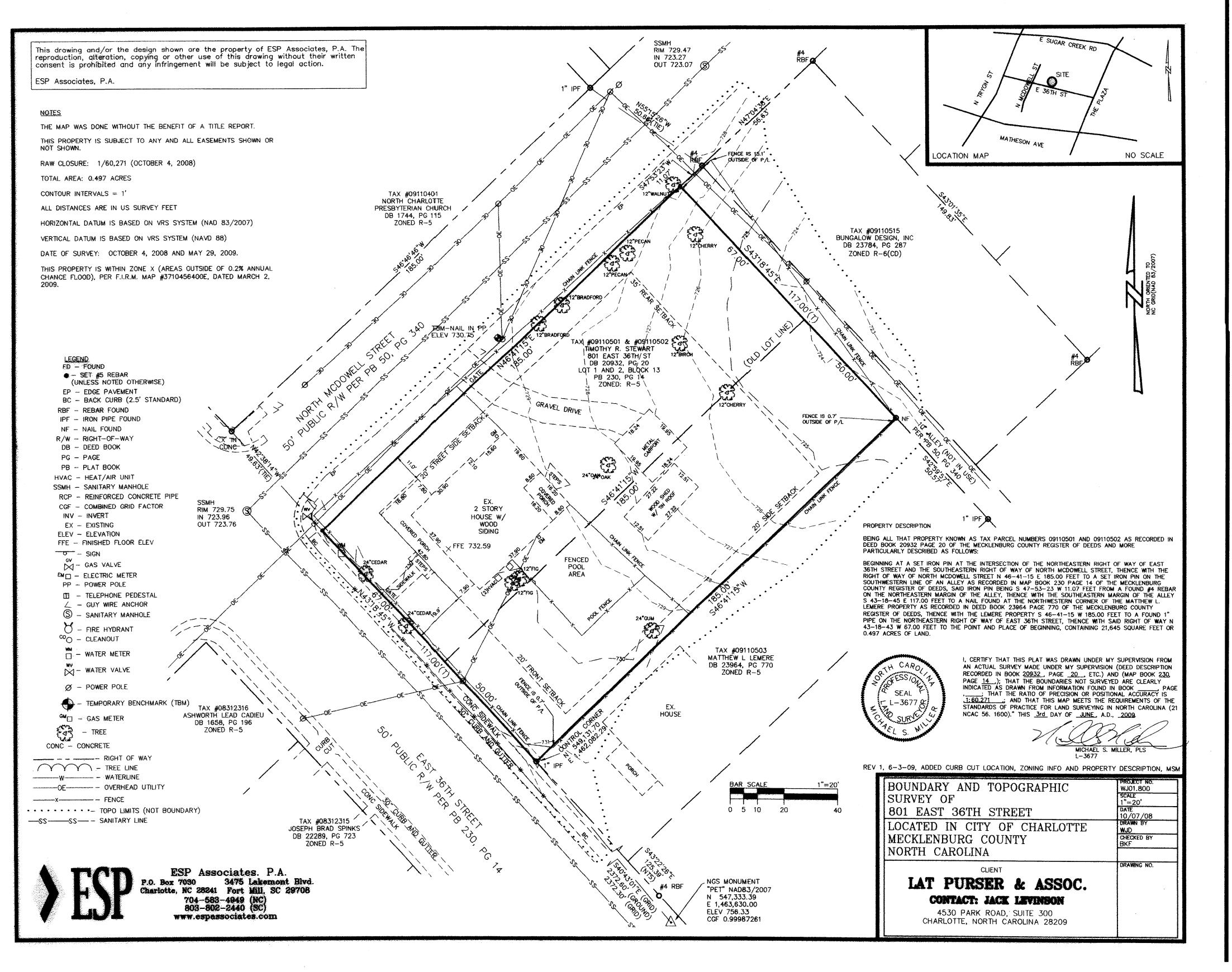
ASSOCIATES, INC.

2009-061

• JUNE 04, 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.



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