



SITE INFORMATION

SITE ADDRESS: 628 EAST 27th STREET
CHARLOTTE, NC 28205

PROPERTY OWNER(S): NODA AT 27TH ST LLC
4806 ROZZELLES FERRY RD
CHARLOTTE NC 28216

TAX PARCEL ID #: 08305501

EXISTING ZONING: MUDD-O

TOTAL SITE SF (ACREAGE): ±3.627 AC

AREA PLANS:
THE BLUE LINE EXTENSION TRANSIT STATION AREA PLAN

SITE SURVEY PROVIDED BY:
LANDDESIGN SURVEYING
223 N. GRAHAM ST.
CHARLOTTE NC 28202
074.376.7777

SURVEY OF PROPERTY 6 PROVIDED BY:
COLE JENEST & STONE
200 SOUTH TRYON STREET, SUITE 1400
CHARLOTTE NC 28202
704.376.1555

- ADJACENT PROPERTY OWNERS**
- | | | | | | |
|---|--|---|--|---|---|
| 1. PIN# 08305311
CHARLOTTE INDUSTRIAL LLC
102 TOWTON CT
WAXHAW NC 28173
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 2. PIN# 08305206
TRI C INVESTMENTS
2315 N DAVIDSON ST
CHARLOTTE NC 28205
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 3. PIN# 08305208
INC TEXTILE RUBBER & CHEMICAL CO
11300 TIARCO DR
DALTON, GA 30720
EXISTING ZONING: I-2
EXISTING USE: VACANT | 4. PIN# 08305207
TNC GENERAL LATEX & CHEMICAL CO
2321 N DAVIDSON ST
CHARLOTTE, NC 28205
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 5. PIN# 08305104
GAMBILLS LLC
115 EAST PARK AVE
CHARLOTTE, NC 28203
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 6. PIN# 08305739
THE VYNE APAQRTMENTS LLC
1001 ELIZABETH AVE APT 1B
CHARLOTTE, NC 28204
EXISTING ZONING: MUDD-O
EXISTING USE: VACANT |
| 7. PIN# 08305811
BURR WOLFF SAFETY-KLEEN CORP
PO BOX 27713
HOUSTON, TX 77227
EXISTING ZONING: I-1
EXISTING USE: OFFICE | 8. PIN# 08305801
HOMES BY POLARIS LLC
13000 SOUTH TRYON ST
STE F 217
CHARLOTTE NC 28278
EXISTING ZONING: R-5
EXISTING USE: SINGLE FAMILY | 9. PIN# 08305901
STEPHEN & TAMARA BOINEAU
2222 YADKIN AVE
CHARLOTTE, NC 28206
EXISTING ZONING: R-5
EXISTING USE: SINGLE FAMILY | 10. PIN# 083059408
CHRISTOPHER NEEDHAM &
GEORGE COURLAS
P O BOX 9423
CHARLOTTE NC 28299
EXISTING ZONING: R-5
EXISTING USE: SINGLE FAMILY | 11. PIN# 08305409
2226 PROPERTIES (CHARLOTTE) LLC
1415 STUART ENGLAS BLVD
MOUNT PLEASANT SC 29464
EXISTING ZONING: I-1
EXISTING USE: WAREHOUSE | |

**APPROVED BY
CITY COUNCIL**

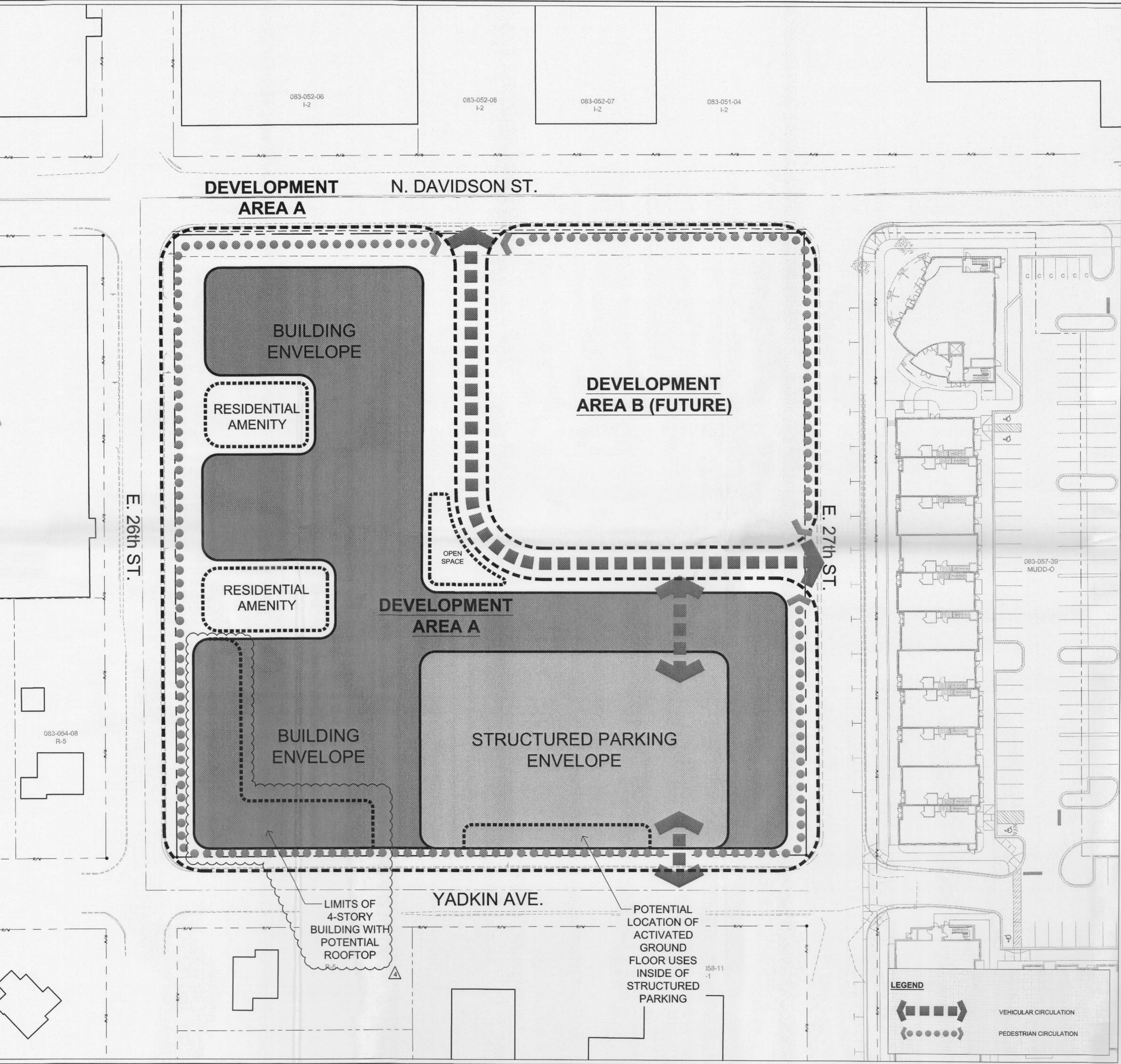
SEP 21 2015



- REVISIONS:**
- 01/05/2015 - REVISION PER REZONING COMMENTS
 - 02/17/2015 - REVISION PER REZONING COMMENTS
 - 03/27/2015 - REVISION PER REZONING COMMENTS
 - 05/04/2015 - REVISION PER REZONING COMMENTS

DATE: OCTOBER 3, 2014
DESIGNED BY: JIM
DRAWN BY: A.J.D
CHECKED BY: N.L.D
C.C. BY: N.L.D
PROJECT #: 1014336
SHEET #:

**NoDa 27th
MULTI-FAMILY DEVELOPMENT
EXISTING CONDITIONS**



Site Development Data:

Acreage: ± 3.627 acres
 Tax Parcel #: 083-055-01
 Existing Zoning: MUDD-O by Rezoning Petition No. 2008-070
 Proposed Zoning: TOD-MO
 Existing Uses: Retail and warehouse uses.
 Proposed Uses: Residential dwellings units; and non-residential uses as permitted by right, under prescribed conditions and by the Optional provisions on Z3.0 together with accessory uses, as allowed in the TOD-M zoning district (as more specifically described and restricted below in Section 3).

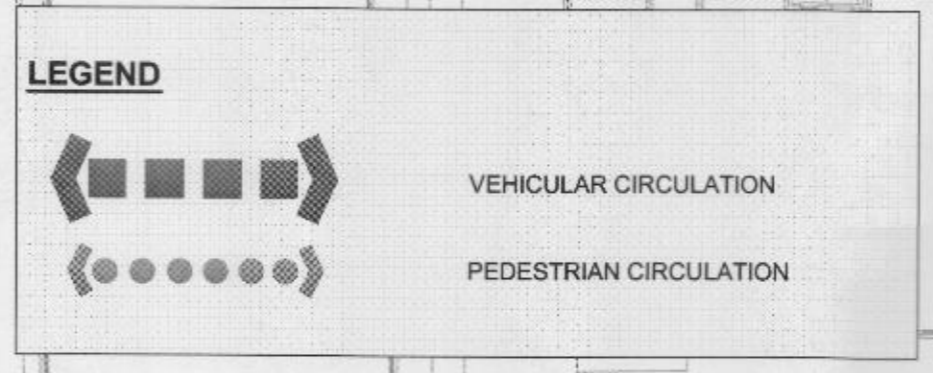
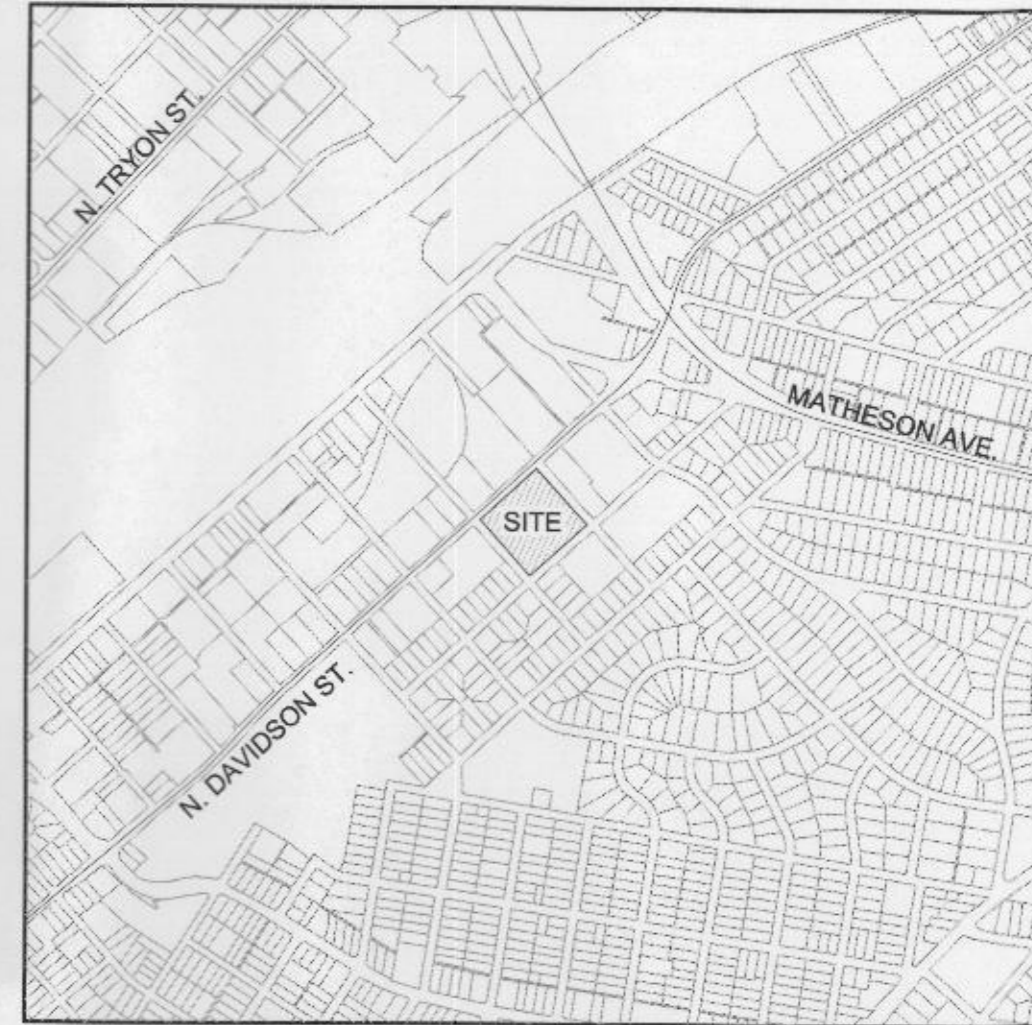
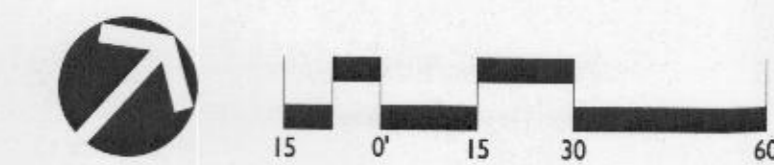
Maximum Gross Square feet of Development: In Development Area A up to 250 residential dwelling units and up to 7,500 square feet of gross floor area of non-residential uses as permitted by right and under prescribed conditions in the TOD-M zoning district subject to the limitations described in on Z3.0. In Development Area B residential and non-residential uses as permitted by right and under prescribed conditions in the MUDD zoning district.

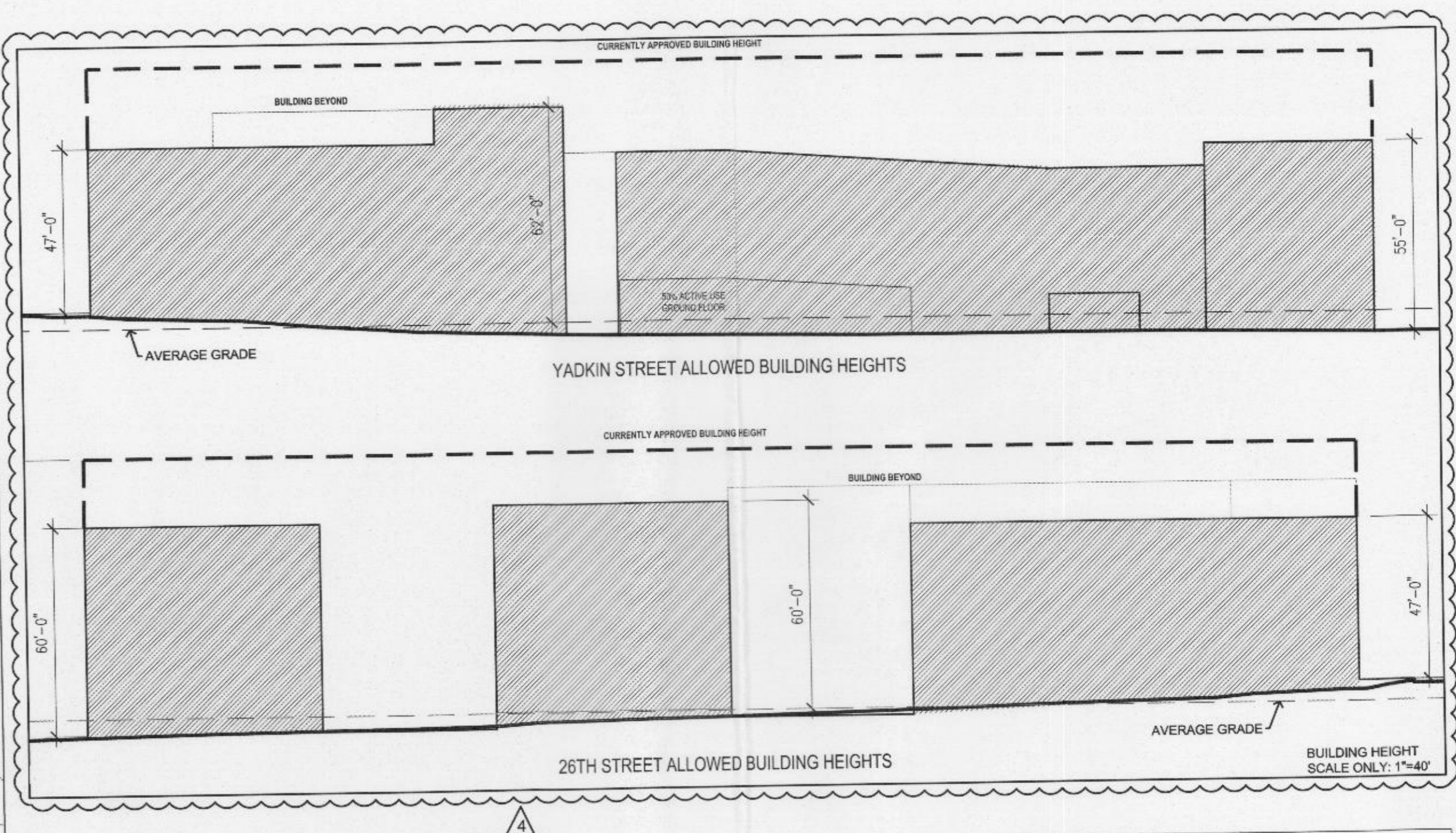
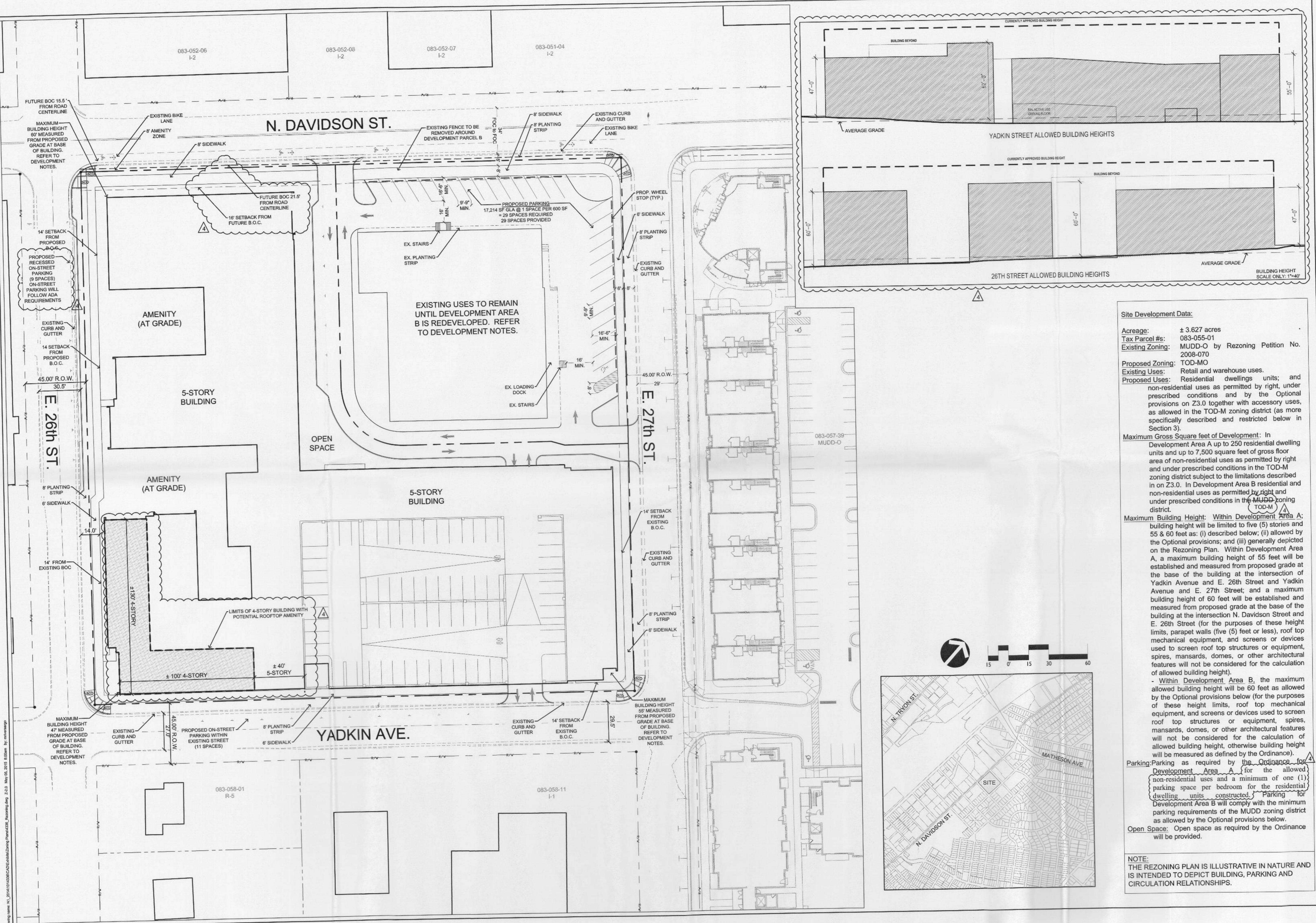
Maximum Building Height: Within Development Area A: building height will be limited to five (5) stories and 55 & 60 feet as: (i) described below; (ii) allowed by the Optional provisions; and (iii) generally depicted on the Rezoning Plan. Within Development Area A, a maximum building height of 55 feet will be established and measured from proposed grade at the base of the building at the intersection of Yadkin Avenue and E. 26th Street and Yadkin Avenue and E. 27th Street; and a maximum building height of 60 feet will be established and measured from proposed grade at the base of the building at the intersection N. Davidson Street and E. 26th Street (for the purposes of these height limits, parapet walls (five (5) feet or less), roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment, spires, mansards, domes, or other architectural features will not be considered for the calculation of allowed building height).
 - Within Development Area B, the maximum allowed building height will be 60 feet as allowed by the Optional provisions below (for the purposes of these height limits, roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment, spires, mansards, domes, or other architectural features will not be considered for the calculation of allowed building height, otherwise building height will be measured as defined by the Ordinance).

Parking: Parking as required by the Ordinance for Development Area A for the allowed non-residential uses and a minimum of one (1) parking space per bedroom for the residential dwelling units constructed. Parking for Development Area B will comply with the minimum parking requirements of the MUDD zoning district as allowed by the Optional provisions below.

Open Space: Open space as required by the Ordinance will be provided.

NOTE:
 THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.





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Maximum Gross Square feet of Development: In Development Area A up to 250 residential dwelling units and up to 7,500 square feet of gross floor area of non-residential uses as permitted by right and under prescribed conditions in the TOD-M zoning district subject to the limitations described in on Z3.0. In Development Area B residential and non-residential uses as permitted by right and under prescribed conditions in the MUDD zoning district.

Maximum Building Height: Within Development Area A: building height will be limited to five (5) stories and 55 & 60 feet as: (i) described below; (ii) allowed by the Optional provisions; and (iii) generally depicted on the Rezoning Plan. Within Development Area A, a maximum building height of 55 feet will be established and measured from proposed grade at the base of the building at the intersection of Yadkin Avenue and E. 26th Street and Yadkin Avenue and E. 27th Street; and a maximum building height of 60 feet will be established and measured from proposed grade at the base of the building at the intersection N. Davidson Street and E. 26th Street (for the purposes of these height limits, parapet walls (five (5) feet or less), roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment, spires, mansards, domes, or other architectural features will not be considered for the calculation of allowed building height).
 - Within Development Area B, the maximum allowed building height will be 60 feet as allowed by the Optional provisions below (for the purposes of these height limits, roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment, spires, mansards, domes, or other architectural features will not be considered for the calculation of allowed building height, otherwise building height will be measured as defined by the Ordinance).

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