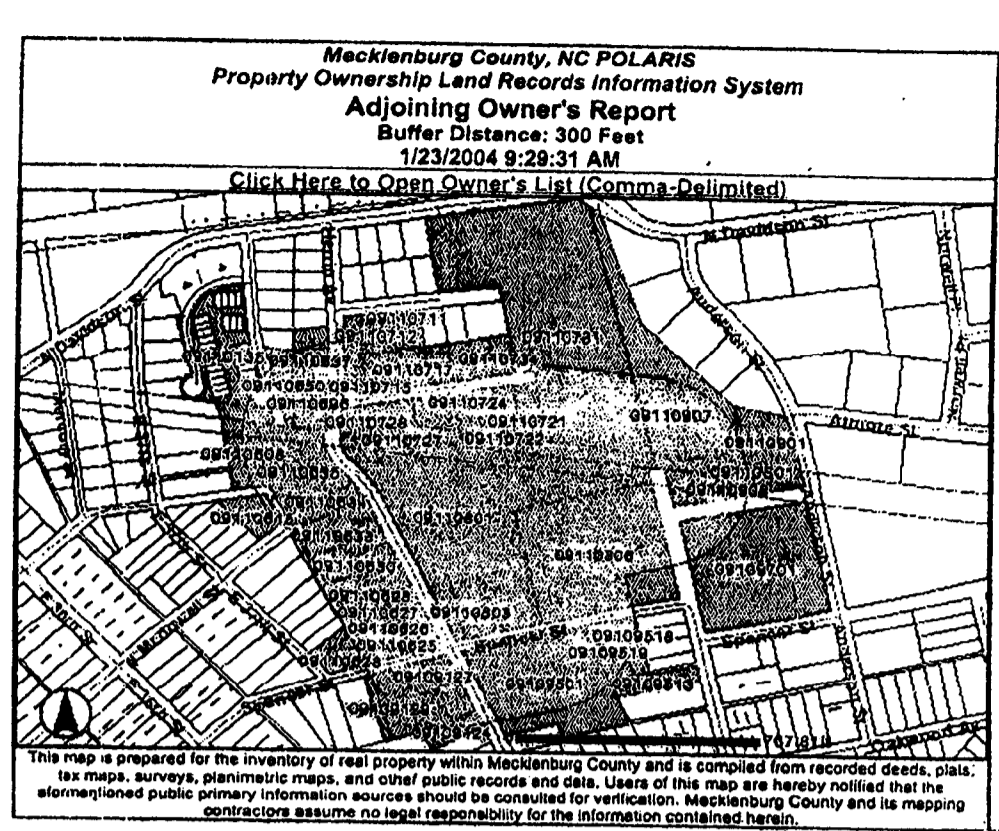


ADJOINING OWNER'S REPORT

Table with columns: Parcel ID, Owner Name, Mailing Address, City, State, ZIP, Legal Description, Deed Book, Deed Page, Land Area. Lists adjacent property owners.



NoDa HERRIN TOWERS rezoning petition information, including date and location.

Requested zoning change from Industrial 1 & 2, '11 & '12' to MUDD-O (Mixed Use Development District - Optional).

- Data and Notes: 1. Size: 11.11 acres (483,951.6 S.F.). 2. Present zoning: I1 & I2. 3. Proposed zoning: MUDD-O.

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

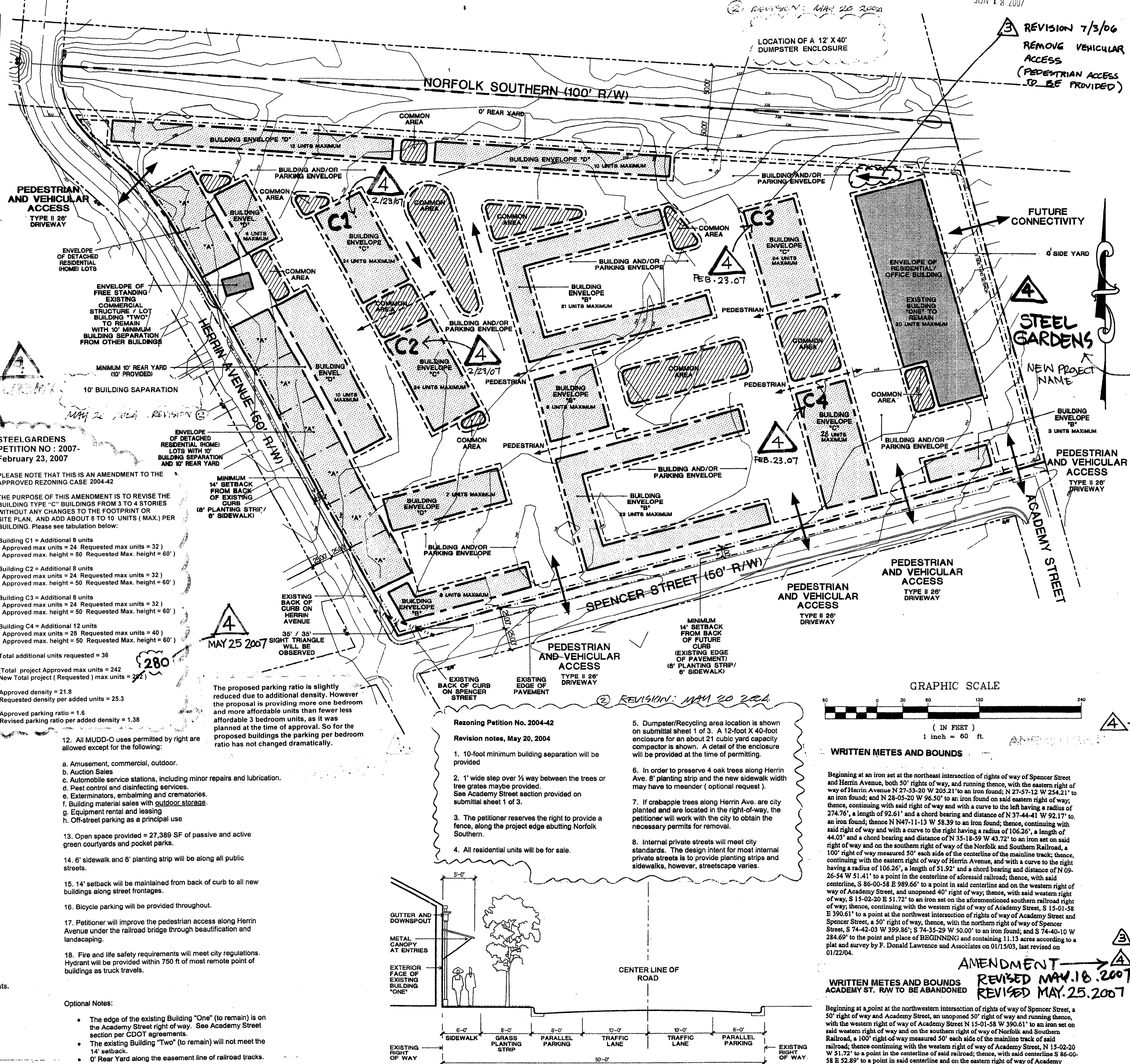
Existing Building One is 1st floor = 22,000 S.F., 2nd floor = 1,800 S.F. Total = 23,800 S.F.

Existing Building Two is 800 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 Uses: 1 space per 600 SF.

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.



STEEL GARDENS 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 = 278)

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:

- a. Amusement, commercial, outdoor. b. Auction Sales. c. Automobile service stations, including minor repairs and lubrication. d. Pest control and disinfecting services. e. Extremators, embalming and crematories. f. Building material sales with outdoor storage. g. Equipment rental and leasing. h. Off-street parking as a principal use.

13. Open space provided = 27,389 SF of passive and active green courtyards and pocket parks.

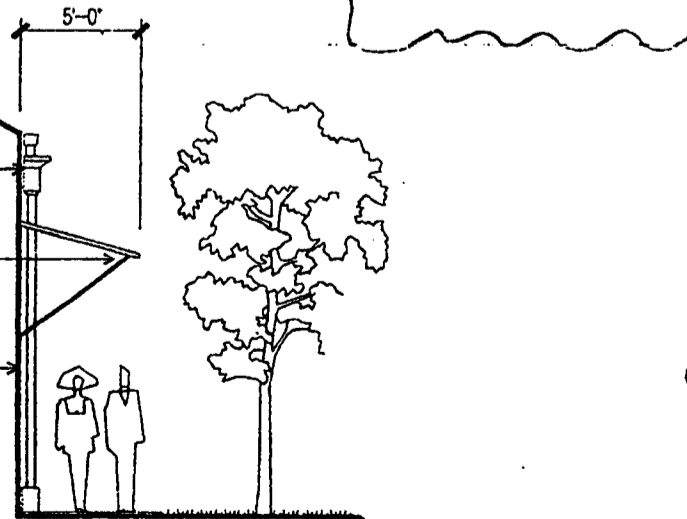
14. 6' sidewalk and 8' planting strip will be along all public streets.

15. 14' setback will be maintained from back of curb to all new buildings along street frontages.

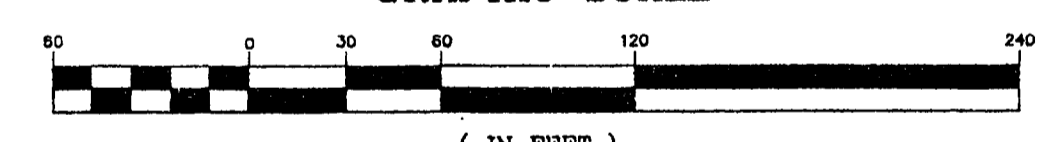
The proposed parking ratio is slightly reduced due to additional density. However the proposal is providing more one bedroom and more affordable units than fewer less affordable 3 bedroom units, as it was planned at the time of approval. So for the proposed buildings the parking per bedroom ratio has not changed dramatically.

Rezoning Petition No. 2004-42 Revision notes, May 20, 2004

- 1. 10-foot minimum building separation will be provided. 2. 1' wide step over 1/4 way between the trees or tree grates 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.



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.



WRITTEN METES AND BOUNDS ACADEMY ST. RW TO BE ABANDONED

Beginning at a point at the northeast intersection of rights of way of Spencer Street and Herrin Avenue, both 50' rights of way, and running thence with the eastern right of way of Herrin Avenue N 27-53-20 W 205.21' to an iron found; and N 27-57-12 W 254.21' to an iron found; and N 28-05-20 W 96.50' to an iron found on said eastern right of way; thence, continuing with said right of way and with a curve to the left having a radius of 274.76', a length of 92.61' and a chord bearing and distance of N 74-41-17 W 92.17' to an iron found; thence N 47-11-13 W 58.39 to an iron found; thence, continuing with said right of way and with a curve to the right having a radius of 106.26', a length of 44.03' and a chord bearing and distance of N 35-18-59 W 43.72' to an iron set on said right of way and on the southern right of way of the Norfolk and Southern Railroad, a 100' right of way measured 50' each side of the centerline of the mainline track; thence, continuing with the eastern right of way of Herrin Avenue, and with a curve to the right having a radius of 106.26', a length of 51.92' and a chord bearing and distance of N 09-26-54 W 51.41' to a point in the centerline of aforesaid railroad; thence, with said centerline, S 86-00-58 E 989.66' to a point in said centerline and on the western right of way of Academy Street, an unopened 50' right of way; thence, with said western right of way, S 15-02-20 E 51.72' to an iron set on the aforesaid southern railroad right of way; thence, continuing with the western right of way of Academy Street, S 15-01-58 E 390.61' to a point at the northwest intersection of rights of way of Academy Street and Spencer Street, a 50' right of way, thence, with the northern right of way of Spencer Street, S 74-42-03 W 399.86' to an iron found; and S 74-40-10 W 284.69' to the point and place of BEGINNING and thence, with said centerline S 86-00-58 E 52.89' to a point in said centerline and on the eastern right of way of Academy Street; thence, with said eastern right of way S 15-01-58 E 424.86' to a point on said eastern right of way; thence, crossing the right of way of Academy Street S 74-42-03 W 50.00' to the point and place of beginning and being the unopened area of Academy Street between the northern right of way of Spencer Street and the centerline of the Norfolk and Southern Railroad, as shown on a plat and survey by F. Donald L. and Associates on 01/22/04.

WRITTEN METES AND BOUNDS ACADEMY ST. RW TO BE ABANDONED

Beginning at a point at the northwest intersection of rights of way of Spencer Street, a 50' right of way and Academy Street, an unopened 50' right of way and running thence with the western right of way of Academy Street N 15-01-58 W 390.61' to an iron set on said western right of way and on the southern right of way of Norfolk and Southern Railroad, a 100' right of way measured 50' each side of the mainline track of said railroad; thence continuing with the western right of way of Academy Street, N 15-02-20 W 51.72' to a point in the centerline of said railroad; thence, with said centerline S 86-00-58 E 52.89' to a point in said centerline and on the eastern right of way of Academy Street; thence, with said eastern right of way S 15-01-58 E 424.86' to a point on said eastern right of way; thence, crossing the right of way of Academy Street S 74-42-03 W 50.00' to the point and place of beginning and being the unopened area of Academy Street between the northern right of way of Spencer Street and the centerline of the Norfolk and Southern Railroad, as shown on a plat and survey by F. Donald L. and Associates on 01/22/04.

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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

TECHNICAL DATA SHEET

REZONING PETITION #2004-42 #2007-62

FOR PUBLIC HEARING

REVISIONS: MARCH 19, 2004

MAY 20, 2004

JULY 3, 2004

FEB. 23, 2007

JANUARY 26, 2004