

Mecklenburg County, NC POLARIS Property Ownership Land Parcel Information System

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Parcel ID	Owner Name	Address	City	State	Zip	Area	Year	Page
08000001	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1
08000002	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1
08000003	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1

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08000004	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1
08000005	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1
08000006	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1
08000007	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1
08000008	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1
08000009	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1
08000010	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1
08000011	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1
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08000018	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1
08000019	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1
08000020	LENN THE BRADSHAW	1800 S. W. 10TH ST	CHARLOTTE	NC	28203	18.00	2008	11.1

E 36th St. & McDowell, NoDa REZONING FOR PUBLIC HEARING PETITION NO. 2009-01

Friday June 12, 2009
 Revised: Wednesday November 11, 2009
 Revised: Wednesday December 16, 2009
 Revised: Tuesday, January 5, 2010

REQUESTED ZONING CHANGE FROM: R-5 TO: UR-2 (CD) (Urban Residential 2, Conditional)

- Data and Notes:
1. Size: 0.497 acres (21,649 S.F.)
 2. Present zoning: R-5
 3. Proposed zoning: UR-2 (CD)
 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. This infill consists of:
 Building One: A 3 story Multi-Family Building, Max height=60' Building Two: A 2 story Multi-Family Building, with residential living units over covered parking. Max height=30'
 Building Three: A 1 to 2 story Single Family Home and lot. Max height=30'
 This (mixed use) site plan is developed around the preservation of the existing 64' Oak tree and residential scale of adjacent single homes.

A new 3 story building, approximately 11000 S.F. consisting of maximum of 12 residential living units is proposed at the corner of 36th St. and McDowell St.
 Approximate gross SF:
 1st floor = 3000 S.F., 4 residential units
 2nd floor = 3700 S.F., 4 residential units
 3rd floor = 3700 S.F., 4 residential units
 Total = 11000 S.F. 12 residential units

Building Two: One floor (which is above covered parking) = 2300 S.F. 4 residential units

Building One: A 1 to 2 story Single Family Home and lot. Single family home will have a 8' deep front porch. Single Family Home: 2000 to 2200 sq. ft. Lot: Approximately 45x100

4. Petitioner reserves the right to increase the S.F. by 10% by adjusting the floor plans and building elevations as necessary to final design to the future 36th St. transit station.

5. Max of 12-14-16 Multi-Family residential living units + a single family home for the entire future buildings per site plan.

6. Future required parking: 17, per UR-2 (CD) Residential 1 space per dwelling unit, 12x4-16 MP units. Proposed 18 on-site parking provided for single home. One required. One parking space at a min of 22' or two parking spaces at a min of 40' will be provided on the entire family lot.

7. Final parking count may vary per construction documents and permitting. However, the parking requirements will be met per UR-2 (CD).

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

9. Petitioner is committed to preserve the existing 64' Oak Tree. Also, Petitioner will put in place a restrictive covenant that runs with the single family lot restricting tree trimming or tree cutting for the preservation of the existing 64' Oak tree. Such restriction shall not apply to tree branches that are decayed, dead or unsafely hanging from the tree.

Also, A representation by a certified arborist will be submitted prior to a building permit for the single family dwelling.

10. Storm water requirements will meet city regulations.

Exhibit C. Architectural Character. Building One, 36th Street View

The proposed building one, fronts both public streets with off-site parking in the back. A pedestrian access is provided thru a covered breezeway from McDowell street side to a generous open space preservation with parking in the rear. Ground level units facing 36th St. will have access from the Street or the rear parking. (Additional ingress and egress doors may be provided). A schematic arrangement of interior 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.

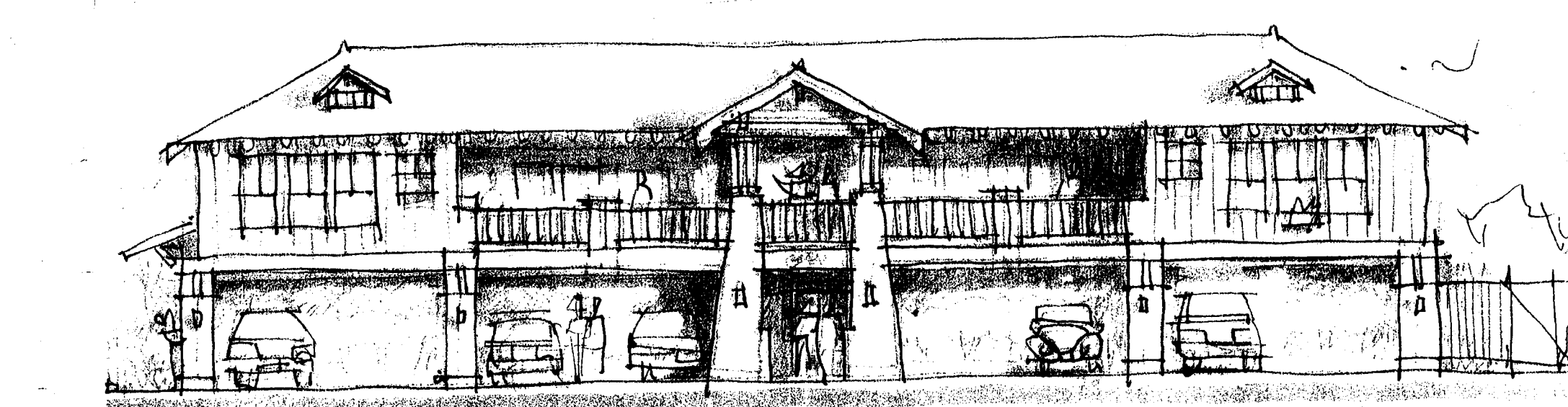


Exhibit B. Architectural Character. Building Two, Front View

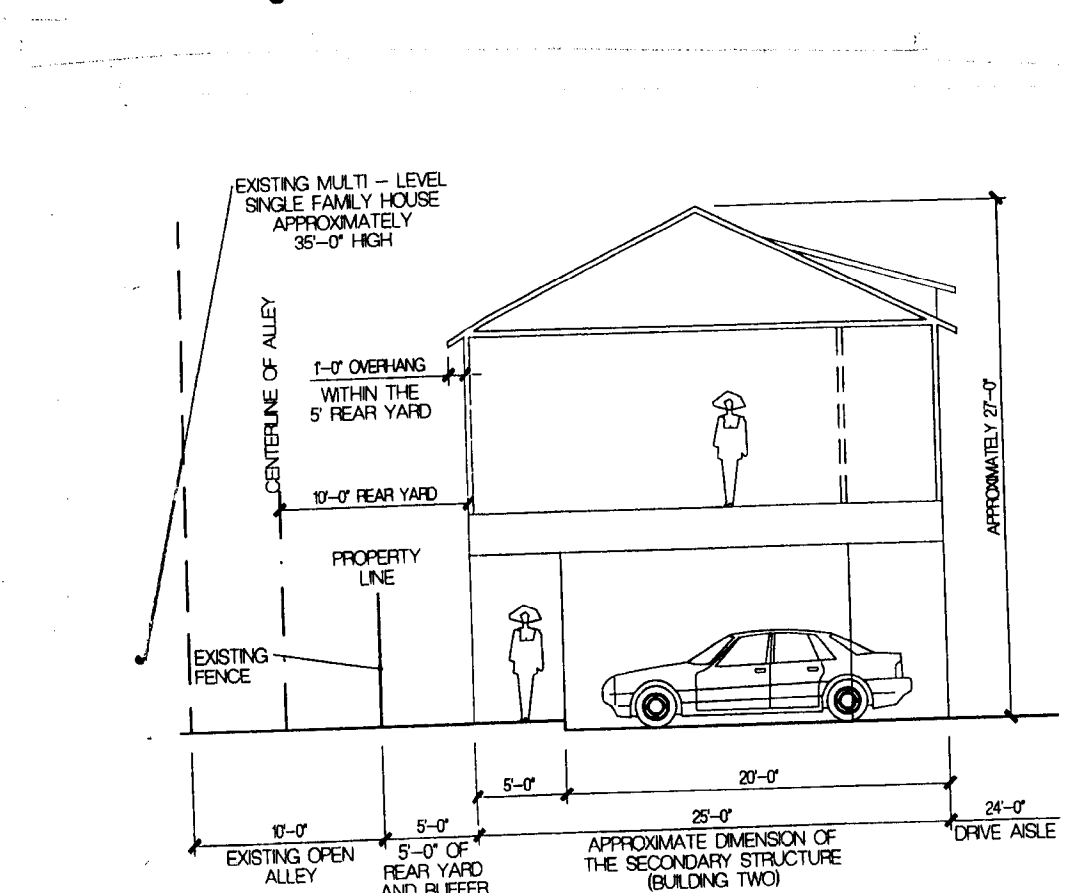


Exhibit D. Building Two, Noted Building Section

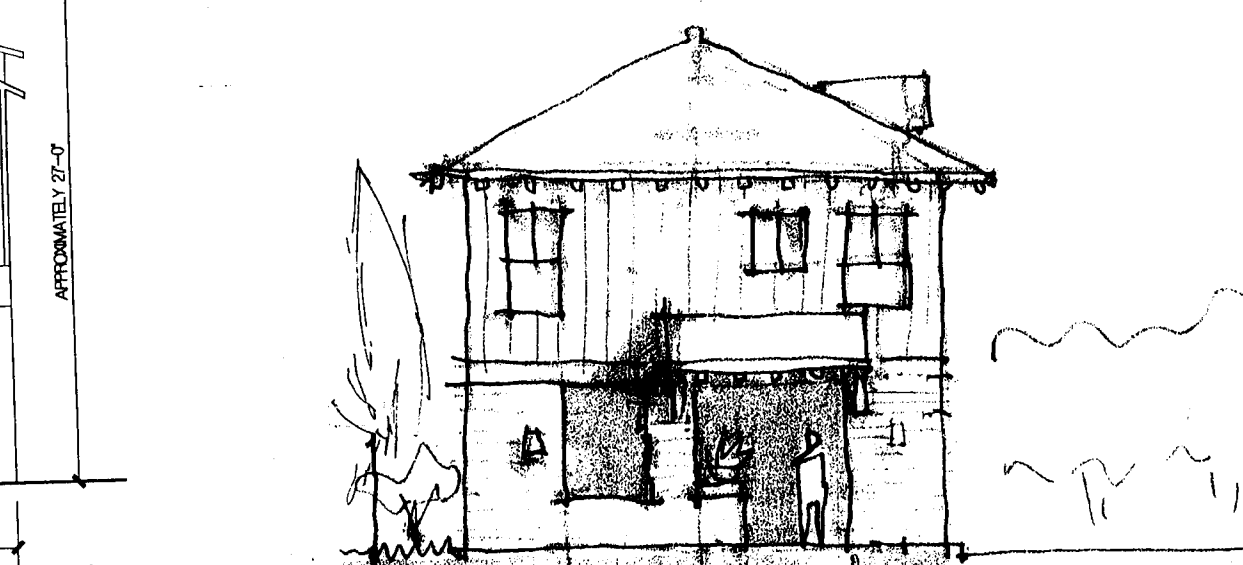
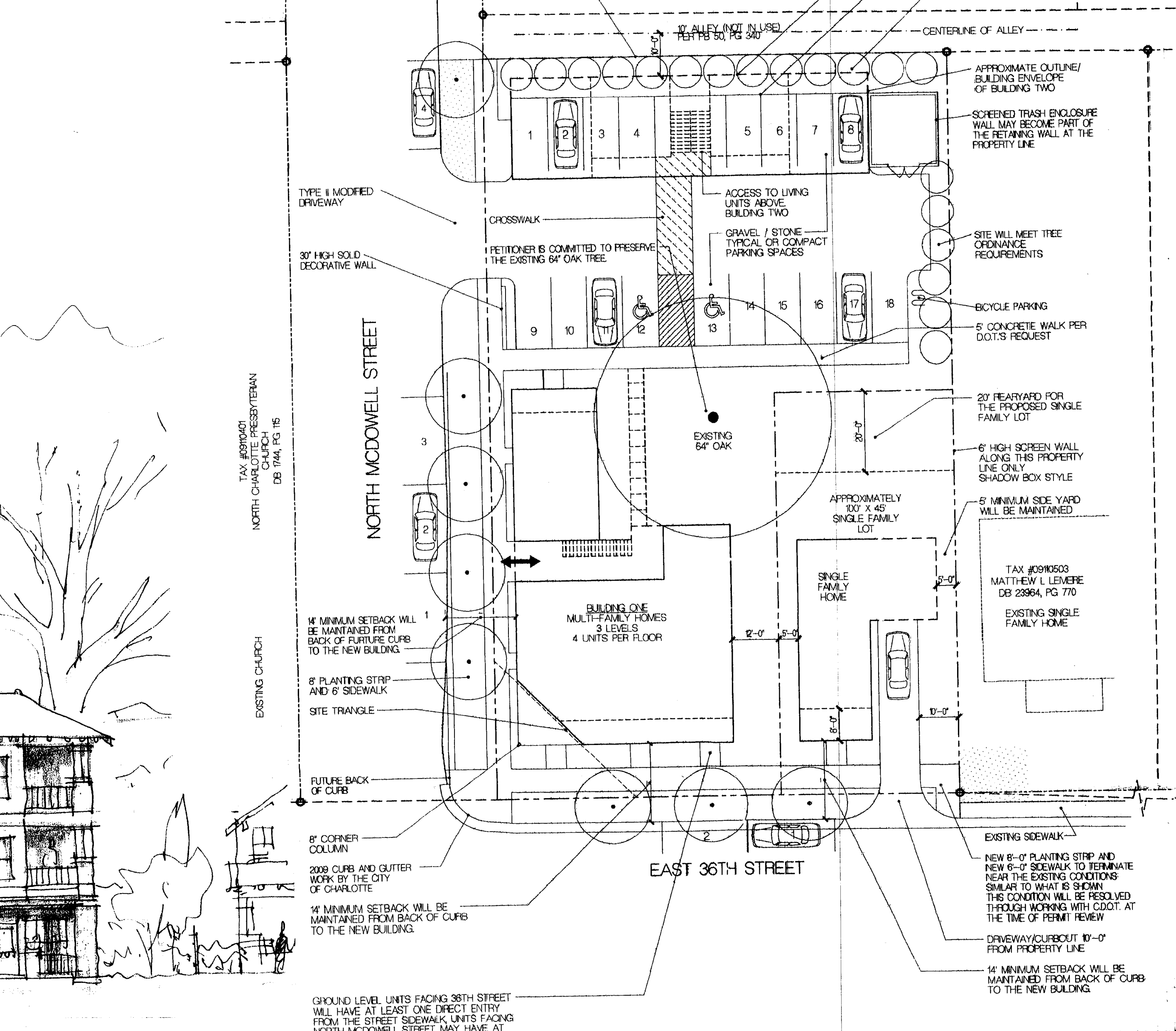


Exhibit A. Architectural Character. Building One, McDowell Street View + Building Two, Side View

Illustrative Site Plan Scale 1"=20'

Note: This site plan is illustrative and conceptual in nature. It may be modified during design development and construction documents phase per section 6.2
 Revised 01/05/2010



GROUND LEVEL LOTS FACING 36TH STREET WILL HAVE AT LEAST ONE DIRECT ENTRY FROM THE STREET SIDEWALKS. LOTS FACING NORTH McDOWELL STREET MUST HAVE AT LEAST ONE DIRECT ENTRY FROM THE STREET SIDEWALKS. SHOW MANY MORE SET-TO-ACCORDANCE TO THE FUTURE FLOOR PLAN

APPROVED BY CITY COUNCIL
 JAN 19 2010

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FOR PUBLIC HEARING

REZONING PETITION
 2009-001

TECHNICAL DATA SHEET AND ILLUSTRATIVE SITE PLAN

REVISIONS:
 - November 11, 2009
 Revised: Wednesday December 16, 2009
 Revised: Tuesday, January 05, 2010

2009-001
 1 OF 2
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Property Description

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 45-41-15 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 northern 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 southwestern 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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REZONING PETITION
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REVISIONS:
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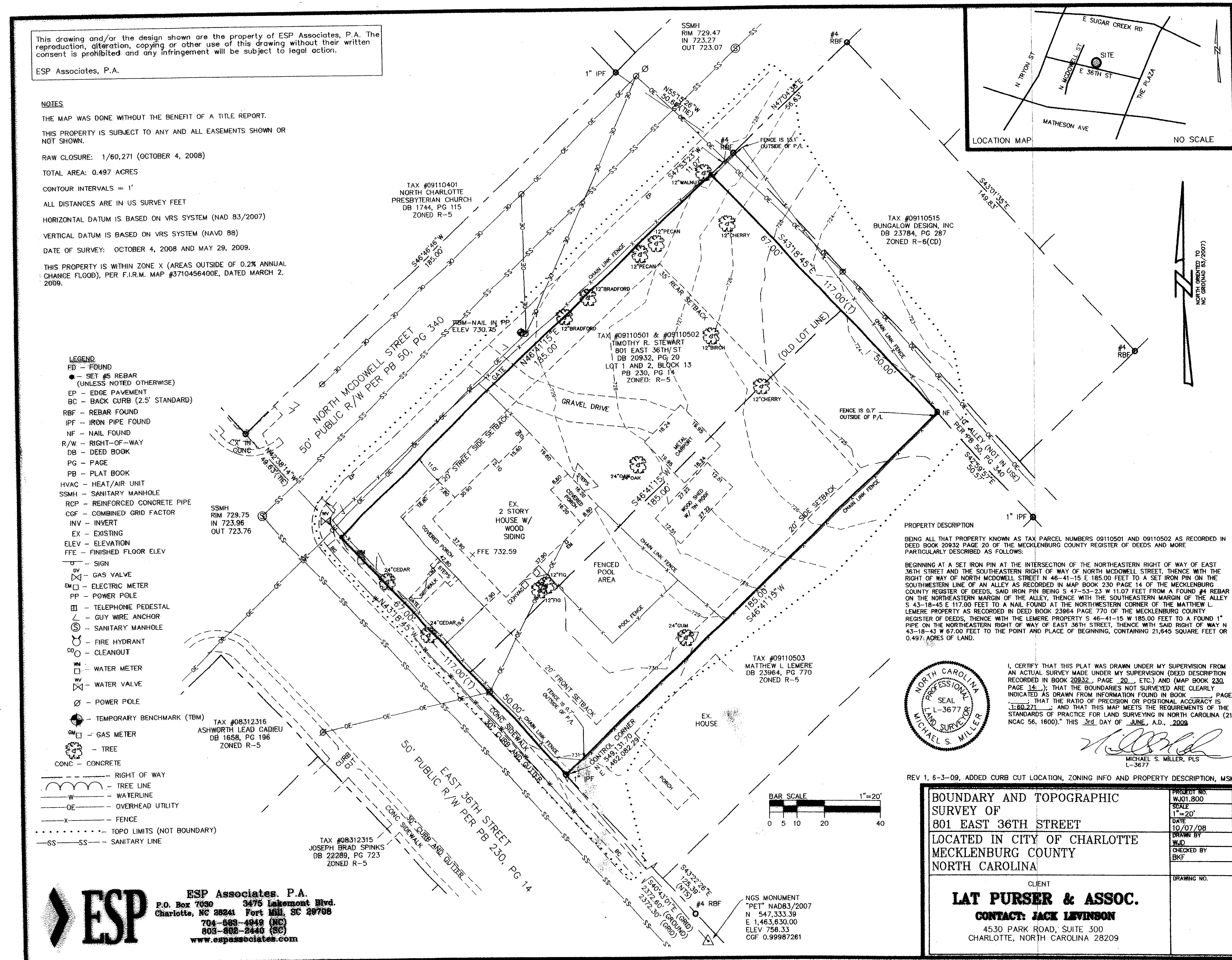
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1 OF 2
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