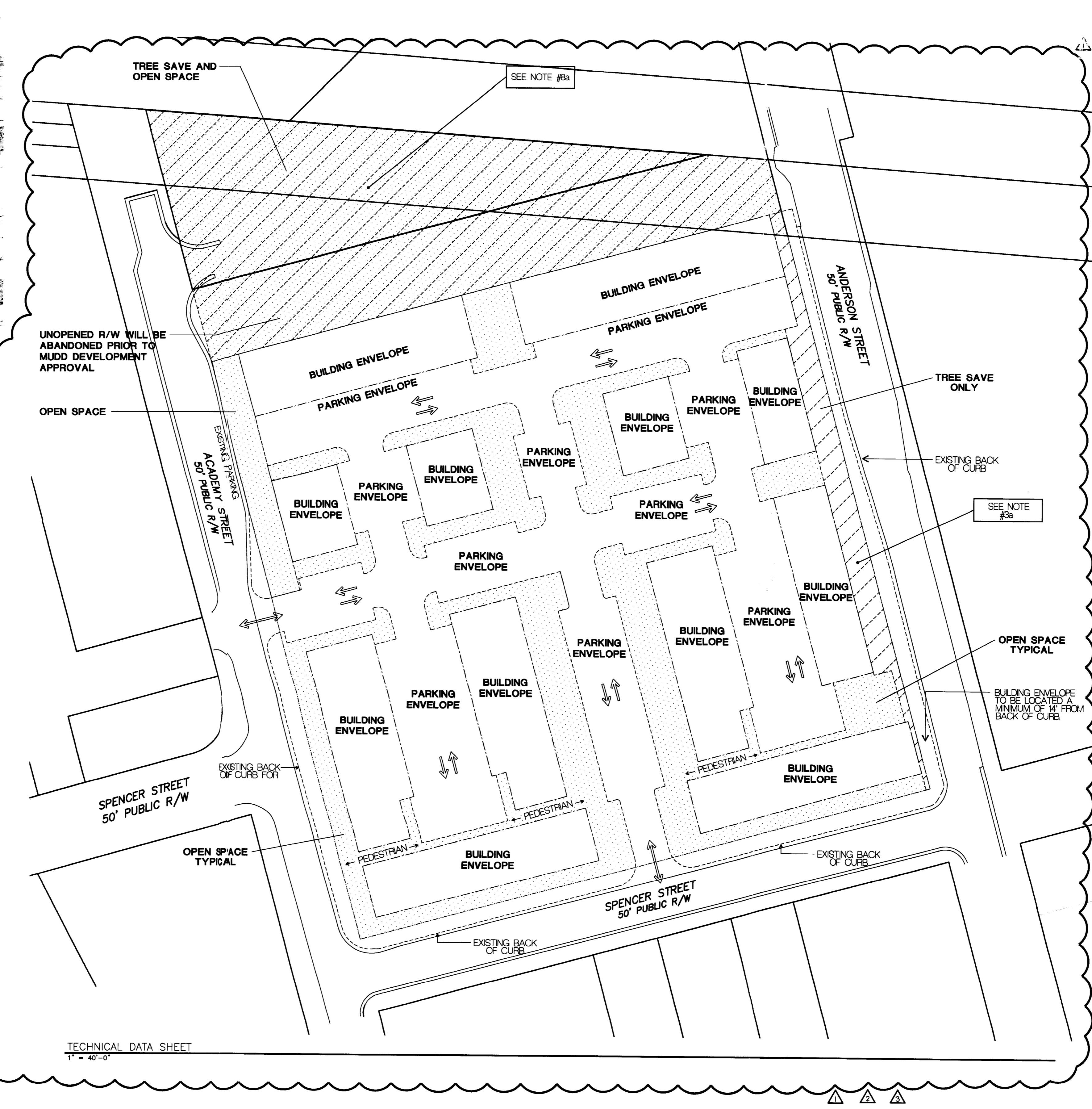




- STARNES NoDa REZONING**
 FOR PUBLIC HEARING
 PETITION NO : 2013-09
 Monday November 20, 2012
 Revised: Friday January 18, 2013
 Revised: Thursday February 21, 2013
 Revised: Wednesday February 27, 2013
- Site Plan Notes:**
- Development Data Table**
 - Total acreage: 3.69 acres (4.33 acres including Mooney Ave. right-of-way)
 - Tax Parcel Numbers: 09109701 & 09109908
 - Existing Zoning: I-2
 - Proposed zoning: MUDD-O
 - Existing Use: Vacant
 - Proposed Use: 64 Multi-Family Dwelling Units and accessory uses.
 - Units per acre density: 138 units
 - Proposed Parking Ratio: +1.5/Unit
 - Maximum Building Height: 60'-0"
 - General Provisions**
 - Alterations to the conditional plan are subject to Section 6207.
 - Optional Provisions**
 - To preserve existing trees along Anderson Street the 6' sidewalk may meander and portions of the planting strip may be less than 6' in width as measured from the back of curb.
 - Permitted Use**
 - Multi-family dwelling units and their accessory uses.
 - Prohibited Uses: All other MUDD uses not listed as permitted.
 - Transportation**
 - Mooney Ave. Right of Way to be abandoned prior to the approval of the construction plans. Petitioner has agreed to work with CDOT to abandon and dedicate a portion of the Mooney Avenue Right of Way to the Proposed Green destination on Parcel #09109908 per City of Charlotte's Blue Line Extension proposed Green Destination.
 - Streetscaping and Landscaping**
 - An 8' planting strip and 6' sidewalk will be provided on all internal private streets. An 8' planting strip and 6' sidewalk will be provided along all public streets. However, the 6' sidewalk provided along Anderson Street may meander to help preserve existing trees.
 - Environmental Features**
 - The Petitioner shall comply with the Charlotte adopted Post Construction Control Ordinance
 - The Site will comply with the Tree Ordinance
 - Parks, Greenways and Open Space**
 - Current Blue Line Extension, Transit Station Area Plan for the 36th St Station includes a proposal for a Multi-Use Trail which runs along railroad tracks/ the rear of the property. The petitioner is committed to working with the City on this concept and to allow the City to create a Green Destination as part of this proposed Multi-Use trail. A portion of the Mooney Ave Right-of-way and the triangular area abutting the railroad tracks will be dedicated and conveyed to the City prior to the final certificate of occupancy being issued for either of the last 2 buildings of the development abutting the current Mooney Ave. R/W.
 - Open space provided throughout site. See site plan provided.
 - Signage**
 - Signage as allowed by the Ordinance will be provided.
 - Lighting**
 - No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as scones will be permitted.
 - Freestanding lighting will be limited to 20' in height and will utilize full cut-off type lighting fixtures.
 - Architectural Standards**
 - All Units fronting Academy St and Spencer St to have direct sidewalk connections from each unit to the public sidewalk.
 - At Unit driveways, a minimum of 20' separation between the face of garage and the internal drive aisle or no more than 7' of separation will be provided.
 - If walls/fences are provided between units along Anderson Street or the Right of Way, the walls/fences shall be limited to 3' in height.



TECHNICAL DATA SHEET
 1" = 40'-0"

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PETITIONER:
BON TERRA BUILDERS
 5615 POTTERS ROAD
 MATTHEWS, NC 28104

STARNES NODA TOWNHOMES
 CHARLOTTE
 MECKLENBURG COUNTY
 NORTH CAROLINA

FOR PUBLIC HEARING

REZONING PETITION
 #2013 - 09

TECHNICAL DATA SHEET

FIRST SUBMITTAL DATE:

11.26.12

REVISIONS:

- 1 01.18.13
- 2 02.21.13
- 3 02.27.13

APPROVED BY CITY COUNCIL

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STARNES NODA TOWNHOMES
CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA

FOR PUBLIC HEARING

SITE PLAN

FIRST SUBMITTAL DATE:

11.26.12

REVISIONS:

- 01.18.13
- 02.21.13
- 02.27.13

APPROVED BY
CITY COUNCIL

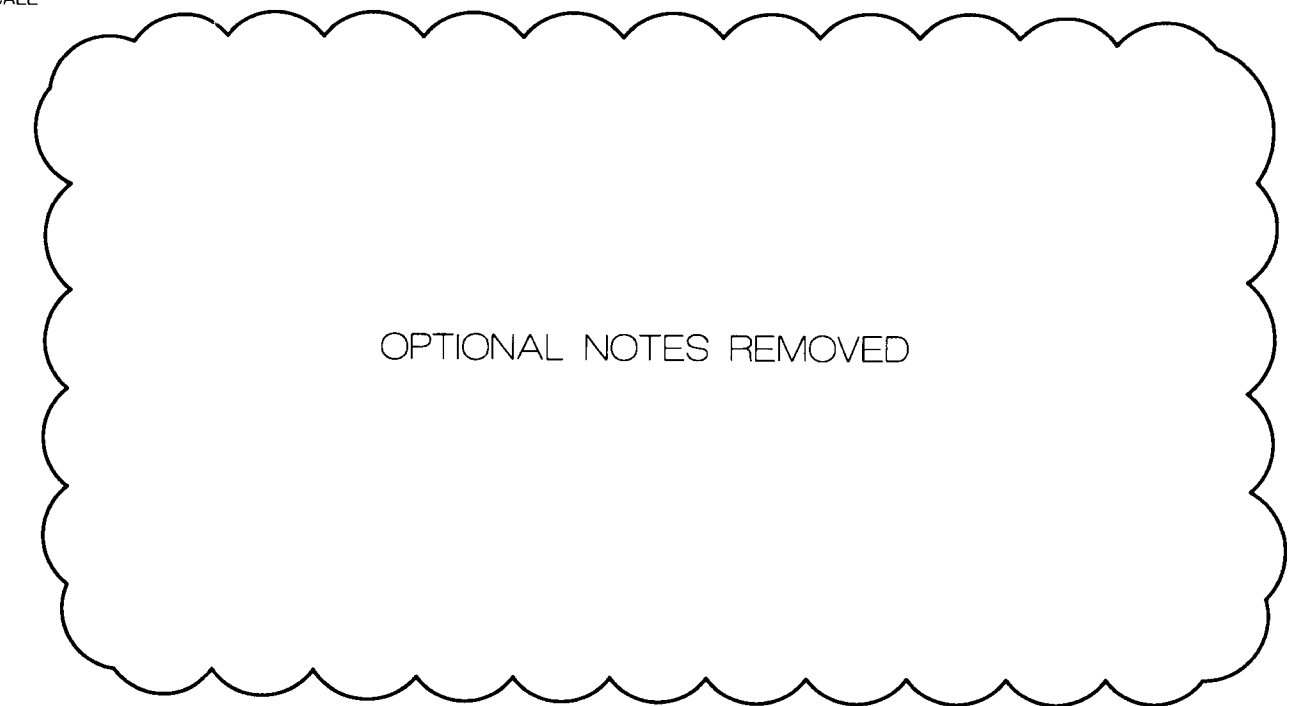
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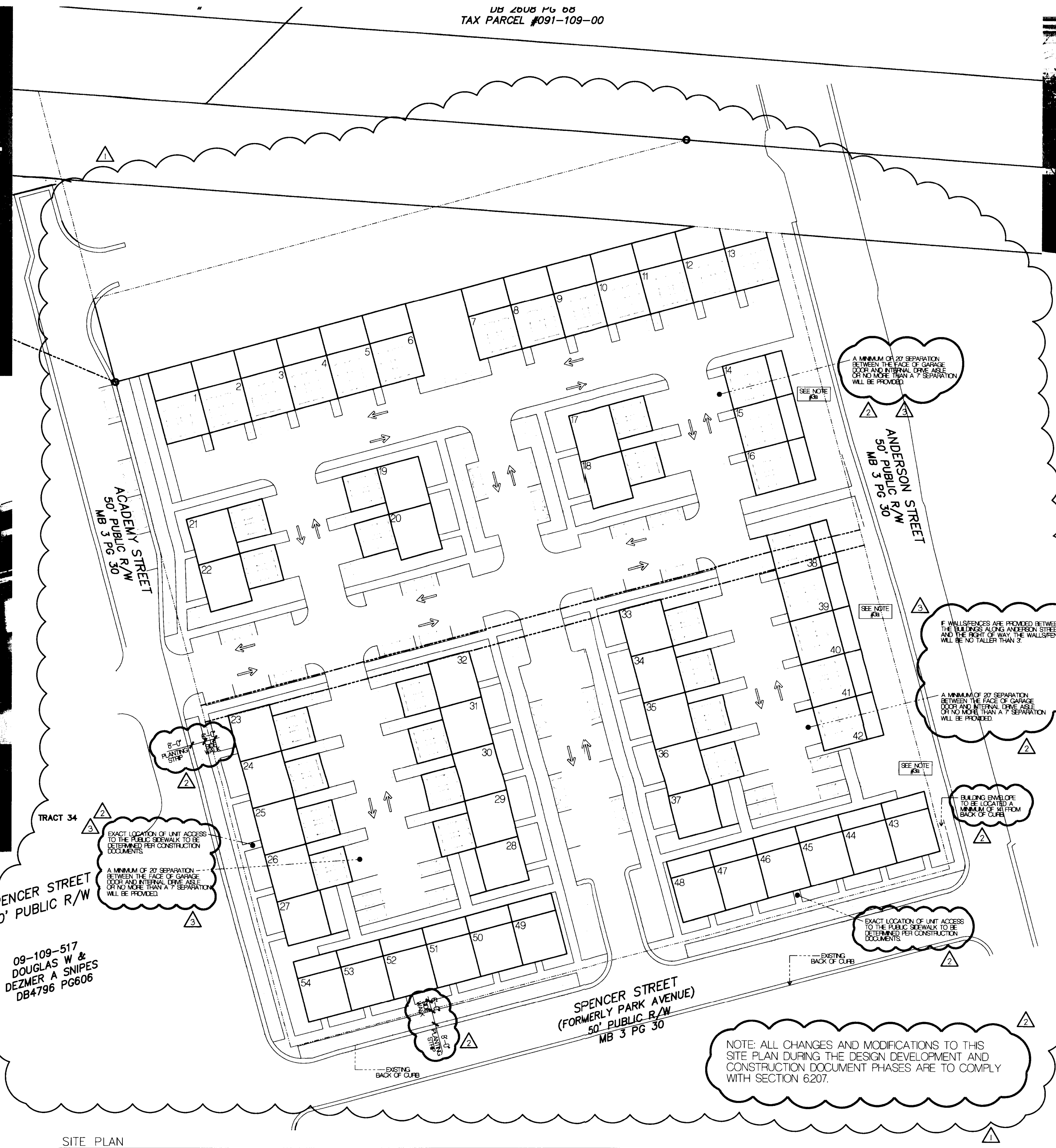
ANDERSON STREET TREE SAVE
NOT TO SCALE
VISUAL REPRESENTATION - BUILDING REAR VIEW THROUGH TREE SAVE AREA ALONG ANDERSON STREET



ANDERSON STREET TREE SAVE
NOT TO SCALE



ELEVATIONS AND VIEWS ARE CONCEPTUAL IN NATURE, THEY MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2.



SITE PLAN
1" = 40'

NOTE: ALL CHANGES AND MODIFICATIONS TO THIS SITE PLAN DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES ARE TO COMPLY WITH SECTION 6.207.

EXACT LOCATION OF UNIT ACCESS TO THE PUBLIC ROWWAY TO BE DETERMINED PER CONSTRUCTION DOCUMENTS.

IF WALLSPACES ARE PROVIDED BETWEEN THE BUILDINGS ALONG ANDERSON STREET, THE WALLSPACES WILL BE NO TALLER THAN 3'.

A MINIMUM OF 20' SEPARATION BETWEEN THE FACE OF GARAGE DOOR AND INITIAL LINE USE OF NO MORE THAN A 7' SEPARATION WILL BE PROVIDED.

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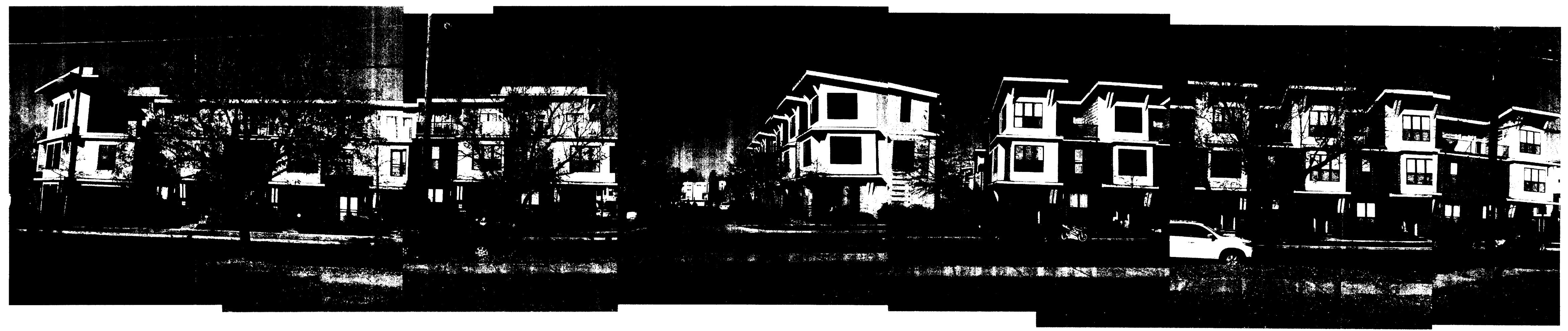


INTERNAL STREET - SECONDARY VIEW
NOT TO SCALE



INTERNAL STREET - MAIN VIEW
NOT TO SCALE

ELEVATIONS AND VIEWS ARE CONCEPTUAL IN NATURE, THEY MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2.



SPENCER STREET ELEVATION - ACADEMY STREET ELEVATION SIMILAR
NOT TO SCALE