

# NORTH END DEPOT

## REZONING

CHARLOTTE, NC

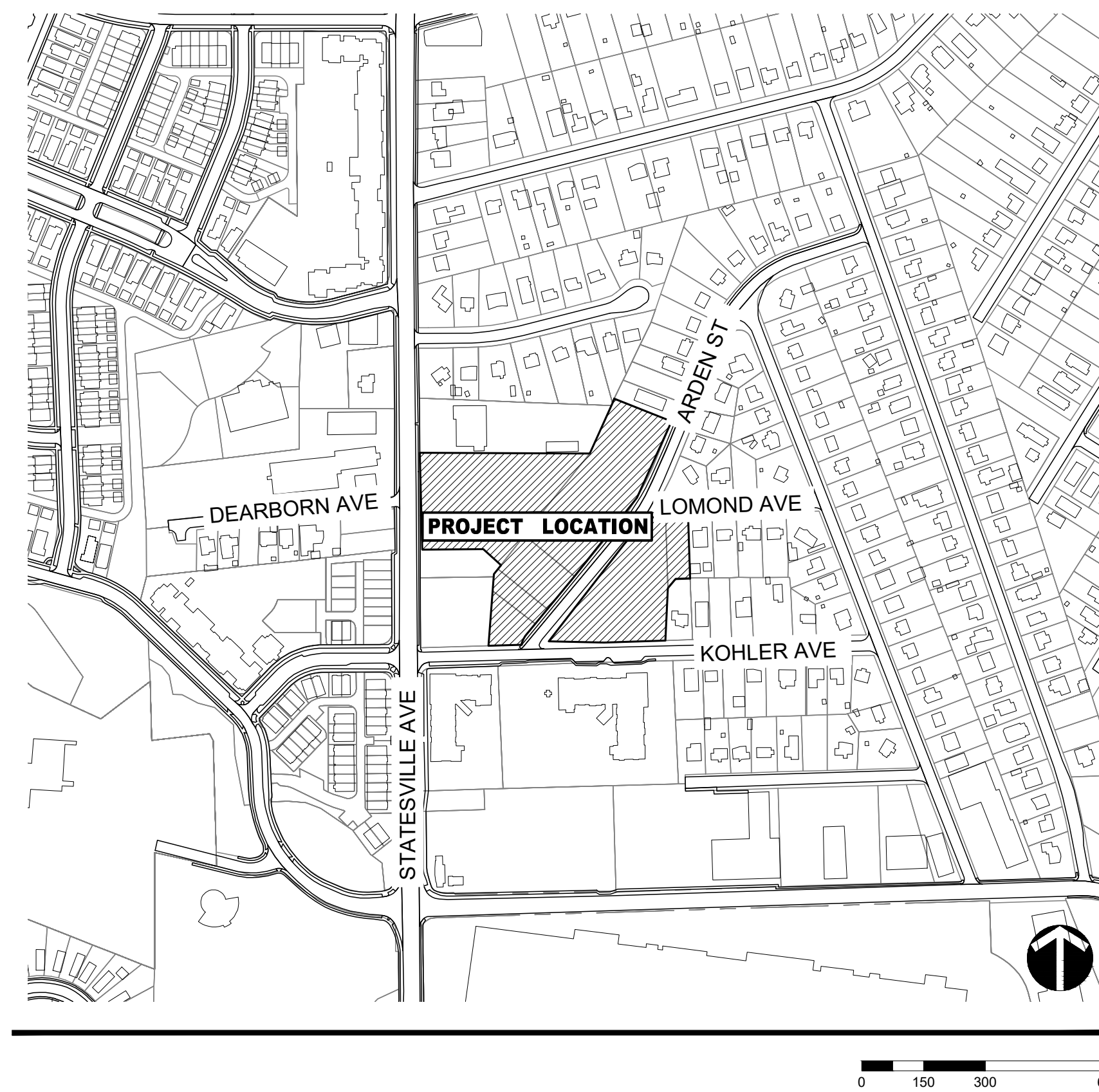
DATE: 11/23/2022

PETITION # 2021-083

### CHAPTER INDEX

Sheet List Table	
Sheet Number	Sheet Title
G-01	COVER
RZ-01	EXISTING CONDITIONS PLAN
RZ-02	TECHNICAL DATA SHEET
RZ-03	SCHEMATIC SITE PLAN
RZ-04	DEVELOPMENT NOTES

### VICINITY MAP



### PROJECT TEAM

#### PETITIONER

MQC1, LLC  
2302 STATESVILLE AVENUE  
CHARLOTTE, NC 28202

#### LANDSCAPE ARCHITECT

LANDDESIGN  
223 NORTH GRAHAM STREET  
CHARLOTTE, NC 28202  
704.333.0325  
CONTACT NAME:  
RICHARD PETERSHEIM

#### ARCHITECT

BB+M  
1900 W MOREHEAD ST  
SUITE 200  
CHARLOTTE, NC 28208  
704.334.1716

#### SURVEYOR

R.B. PHARR & ASSOCIATES  
969 E 7TH ST.  
CHARLOTTE, NC 28204  
704.376.2186

NORTH END  
DEPOT  
LD PN 1022163  
COVER

**LandDesign.**

- LEGEND:**
- BFP - BACK FLOW PREVENTOR
  - CC - CURB CUT
  - CG - CURB & GUTTER
  - CB - CATCH BASIN
  - CG - CLEAN OUT
  - DM - DEED BOOK
  - ECM - EXISTING CONCRETE MONUMENT
  - EP - EXISTING IRON PIPE
  - EM - EXISTING METAL MONUMENT
  - EN - EXISTING NAIL
  - EG - EDGE OF GRAVEL
  - EZ - EXISTING ZONE
  - FFR - FINISHED FLOOR ELEVATION
  - FR - FREE STANDING
  - GLP - GROUND LIGHT
  - GM - GAS METER
  - GP - GATE POST
  - GV - GAS VALVE
  - GW - GUT WIRE
  - HVC - HEATING, VENTILATION, AIR COND.
  - ICV - IRRIGATION CONTROL VALVE
  - JBC - JOINT BOX
  - LMP - LAMP POST
  - LP - LIGHT FIXTURE
  - MA - MEASURED
  - MB - MAP BOOK
  - MP - MONITORING WELL
  - NS - NATIONAL GEODETIC SURVEY
  - NR - NEW IRON ROD
  - NS - NEW NAIL
  - OHANG - OVERHANG
  - PI - PARCEL IDENTIFICATION NUMBER
  - PM - POWER METER
  - PP - POWER POLE
  - PG - POLE
  - RE - RECORDED
  - RFP - RIGHT-OF-WAY
  - RCP - REINFORCED CONCRETE PIPE
  - SEMI - SEWER OR MANHOLE
  - SSMI - SANITARY SEWER MANHOLE
  - T - TOTAL
  - TR - TELEPHONE BOX
  - TRP - TERRACOTTA PIPE
  - TRM - TELEPHONE MANHOLE
  - WR - WATER BOX
  - WM - WATER METER
  - WT - WATER VALVE
  - W - WOOD

- LINE LEGEND:**
- EASEMENT
  - FENCE
  - RAILROAD
  - PROPERTY LINE (NOT SURVEYED)
  - RIGHT-OF-WAY
  - RIGHT-OF-WAY (NOT SURVEYED)
  - SEWER
  - CABLE TV LINE
  - FIBER OPTIC LINE
  - COAXIAL
  - POWER LINE
  - POWER LINE (UNDERGROUND)
  - SANITARY SEWER PIPE
  - STORM DRAIN PIPE
  - TELEPHONE LINE
  - TELEPHONE LINE (UNDERGROUND)
  - WATER LINE
  - WOOD FENCE

- TREE LEGEND:**
- B2 - BEECH
  - BR - BIRCH
  - BL - BLACK LOCUST
  - CE - CEDAR
  - CR - CYPRESS
  - CP - CREEP MYRTLE
  - DC - DOGWOOD
  - HC - HICKORY
  - HO - HOLY
  - LO - LOCUST
  - MA - MAPLE
  - MA - MARCHONIA
  - PE - PECAN
  - PO - POPLAR
  - SC - Sycamore
  - WA - WALNUT
  - WE - WILD CHERRY

**ZONING:**

REFERENCE: CHARLOTTE CODE ENFORCEMENT  
LATEST DATED OCTOBER 23, 2017.

PI 079-048-51 (PARCEL A) IS ZONED R23P  
PI 079-048-52 (PARCEL B) IS ZONED R23P  
PI 079-048-53 (PARCEL C) IS ZONED R23P & R-5  
PI 079-048-54 (PARCEL D) IS ZONED R23P & R-5  
PI 079-048-55 (PARCEL E) IS ZONED R23P & R-5  
PI 079-048-56 (PARCEL F) IS ZONED R23P & R-5  
PI 079-048-57 (PARCEL G) IS ZONED R23P & R-5  
PI 079-048-58 (PARCEL H) IS ZONED R23P & R-5

NOTE: SETBACK REQUIREMENTS, HEIGHT AND FLOOR AREA RESTRICTIONS, AND PARKING REQUIREMENTS WERE NOT PROVIDED TO SURVEYOR. PURSUANT TO ACT 174-204.

FOR FURTHER INFORMATION CONTACT CHARLES HODGES AT THE CITY OF CHARLOTTE ZONING OFFICE 704-453-4382.

**PARKING:**

AT THE TIME OF THE SURVEY, NO DELINEATED PARKING SPACES WERE OBSERVED BY THE SURVEYOR.

NOTE: NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR. PURSUANT TO ACT 174-204, THE OWNER/DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.

- NOTES:**
- THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  - ALL CORNERS MONUMENTED AS SHOWN.
  - NO RECOVERABLE NON-MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  - UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINES SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
  - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
  - STATESVILLE AVENUE IS SHOWN AS A "MAJOR THROUGHWAY" ON THE MCKENLEIGH UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 60' FROM CENTERLINE.
  - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERGROUND UTILITIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CREATE TO THE RIGHT OF WAY OF ANY ADJACENT PROPERTIES.
  - PROPERTY MAY BE SUBJECT TO UTILITY EASEMENTS AS RECORDED IN DEED BOOK 1374, PAGE 262 OF THE MCKENLEIGH COUNTY PUBLIC RECORDS.
  - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT & R. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
  - ELEVATIONS BASED ON N.G.S. MONUMENT "34" MARK, ELEVATION = 728.92 FEET, MVD 88.

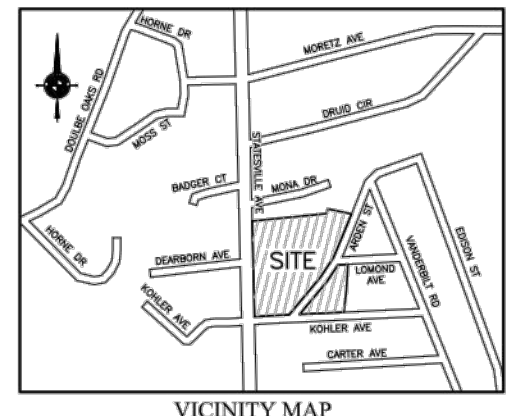
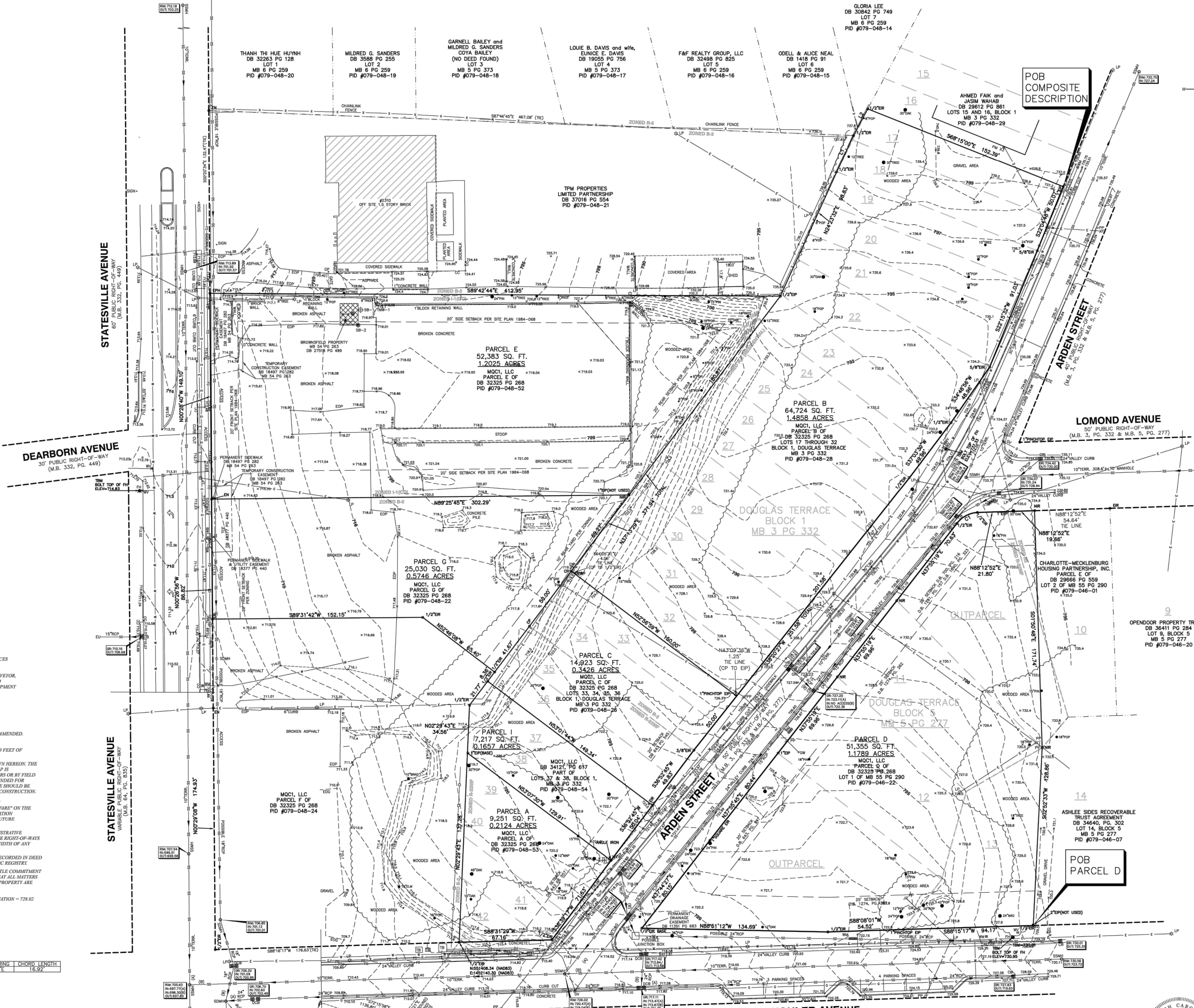
**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N27°43'33"E	29.10'
L2	N27°38'29"E	21.85'

**CURVE TABLE:**

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	252.00'	17.47'	N67°29'09"E	16.52'

- UTILITIES:**
- POWER:**
- DUKE POWER ENERGY 1-800-777-8898
- TELEPHONE:**
- BELL SOUTH TELECOMMUNICATIONS 1-888-754-6509
- WATER & SEWER:**
- CHARLOTTE WATER (704) 366-2664 WATER
  - (704) 351-6864 SEWER
- GAS:**
- PEDESTRIAN NATURAL GAS CO. 1-800-752-7284
- CABLE TELEVISION:**
- TIME WARNER CABLE 1-800-965-2523



**SURVEYOR'S COMPOSITE DESCRIPTION:**

(PARCELS A, B, C, E, and G)  
Being all of that certain tract or parcel of land bounded to the City of Charlotte, Mecklenburg County, North Carolina, and to more particularly described as follows:

BEING all of an existing 17' frontage based on the northerly margin of Arden Street to the public right-of-way, and from the public right-of-way to the southeast corner of the subject property as described in Deed Book 2961, Page 161 of the Mecklenburg County Public Registry.

Having the margin of Arden Street, following right (R) bearings and distances:

- South 27°12'00" West, 50.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2961, Page 161 of the Mecklenburg County Public Registry.
- South 27°12'00" West, 48.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2961, Page 161 of the Mecklenburg County Public Registry.
- South 27°12'00" West, 48.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2961, Page 161 of the Mecklenburg County Public Registry.
- South 27°12'00" West, 48.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2961, Page 161 of the Mecklenburg County Public Registry.
- South 27°12'00" West, 48.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2961, Page 161 of the Mecklenburg County Public Registry.
- South 27°12'00" West, 48.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2961, Page 161 of the Mecklenburg County Public Registry.
- South 27°12'00" West, 48.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2961, Page 161 of the Mecklenburg County Public Registry.
- South 27°12'00" West, 48.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2961, Page 161 of the Mecklenburg County Public Registry.
- South 27°12'00" West, 48.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2961, Page 161 of the Mecklenburg County Public Registry.
- South 27°12'00" West, 48.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2961, Page 161 of the Mecklenburg County Public Registry.

**SURVEYOR'S DESCRIPTION - PARCEL D:**

Being all of that certain tract or parcel of land bounded to the City of Charlotte, Mecklenburg County, North Carolina, and to more particularly described as follows:

BEING all of an existing 12' frontage located in the northern margin of Kohler Avenue to the public right-of-way, and from the public right-of-way to the southeast corner of the subject property as described in Deed Book 2460, Page 161 of the Mecklenburg County Public Registry.

Having the margin of Kohler Avenue, following right (R) bearings and distances:

- North 89°12'00" West, 14.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2460, Page 161 of the Mecklenburg County Public Registry.
- North 89°12'00" West, 14.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2460, Page 161 of the Mecklenburg County Public Registry.
- North 89°12'00" West, 14.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2460, Page 161 of the Mecklenburg County Public Registry.
- North 89°12'00" West, 14.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2460, Page 161 of the Mecklenburg County Public Registry.
- North 89°12'00" West, 14.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2460, Page 161 of the Mecklenburg County Public Registry.
- North 89°12'00" West, 14.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2460, Page 161 of the Mecklenburg County Public Registry.
- North 89°12'00" West, 14.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2460, Page 161 of the Mecklenburg County Public Registry.
- North 89°12'00" West, 14.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2460, Page 161 of the Mecklenburg County Public Registry.
- North 89°12'00" West, 14.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2460, Page 161 of the Mecklenburg County Public Registry.
- North 89°12'00" West, 14.00 feet to an existing 12" iron rod found at the southeast corner of the subject property as described in Deed Book 2460, Page 161 of the Mecklenburg County Public Registry.

**ALTA CERTIFICATION:**

I, the undersigned, being a duly Licensed Professional Surveyor in the State of North Carolina, do hereby certify that this map or plan and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for all lands and titles surveyed, jointly established and adopted by the Board of Survey and Mapping, and the Board of Professional Regulation, on September 2, 2015.

*C. Clark Pharr* 7/1/22  
C. CLARK PHARR  
NCELS 6-3312  
cclark@pharr.com

**REVISIONS**

NO.	DESCRIPTION	DATE
1	REVISION SET	11/23/2022

**ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:**  
**FOULGER-PRATT**  
2302 STATESVILLE AVENUE, 2201 2215 ARDEN STREET  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
DEED REFERENCE: 34121-617, 34041-124, 32325-268  
MAP REFERENCE: 56-290, 3-332  
TAX PARCELS: 079-048-52, 079-048-26,  
079-048-53, 079-048-22, 079-048-22,  
079-048-26, & 079-048-54

**R.B. PHARR & ASSOCIATES, P.A.**  
SURVEYING & MAPPING  
365 E. 7TH STREET, SUITE 105, CHARLOTTE, NC 28204 TEL: (704) 376-8786  
SCALE: 1"=40'  
DATE: JUNE 23, 2022 JOB NO: 94267  
RESCALED: 6/14/24 (PHARR) (MVD) (MKT) (S&S)

**FLOOD CERTIFICATION**

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015.

MAP NUMBER: 3704555555, ZONE "X"

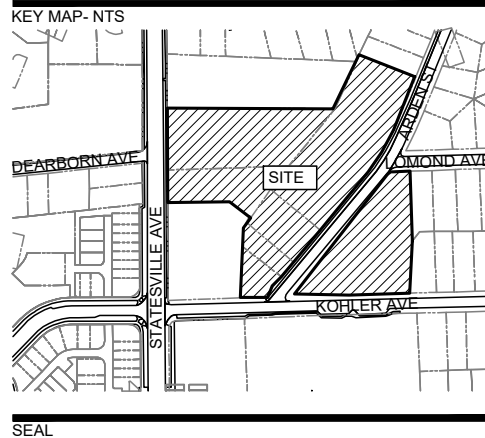
THIS IS TO CERTIFY THAT ON THE 23RD DAY OF JUNE, 2022, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULES 100B (1) N.C.A.C. 56 AND THE BOARD OF PROFESSIONAL REGULATION DOES NOT EXERCISE AN ERROR OF CLERICAL OR OTHER ERROR OF ONE FOOT PER 1000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE FOOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: *C. Clark Pharr*

**GPS CERTIFICATION:**

I, CLARK PHARR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: ALLIUM 8000
- POSITIONAL ACCURACY: NORTH-8007 EAST-0.0025 VELOCITY-0.0043
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- DATE OF SURVEY: NOVEMBER 6, 2017
- DATUM: NAD83/NAIP83
- POST-PROCESSING CONTROL USE: NOS MONUMENT "34" MARK
- GEOID MODEL: GEOID12CONUS
- COMBINED GRID FACTOR: 1.00042513
- UNITS: US SURVEY FEET



**NOT FOR CONSTRUCTION**

**NORTH END DEPOT**

MOC1, LLC  
2302 STATESVILLE AVENUE  
CHARLOTTE, NC 28206

**PETITION # 2021-083**

LANDDESIGN PROJ# 1022163

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REVISION SET	11/23/2022

DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD

SCALE: NORTH

VERT: N/A  
HORIZ: 1"=40'

0 20 40 60

SHEET TITLE: EXISTING CONDITIONS PLAN

SHEET NUMBER: RZ-01

**REZONING PETITION # 2021-083**

DEVELOPMENT SUMMARY:

DEVELOPMENT SUMMARY:

TAX PARCELS: 079-048-52, 079-048-22, 079-048-28, 079-048-26,  
079-048-54, 079-048-53, 079-046-22, 079-046-01

SITE JURISDICTION: CITY OF CHARLOTTE

TOTAL SITE ACREAGE: 5.36 AC (233,304 SF)

EXISTING ZONING: I-1 (CD), B-2, R-22MF, R-5

PROPOSED ZONING: MUDD-O

EXISTING USES: VACANT

PROPOSED USES:

- PARCEL A- MULTIFAMILY RESIDENTIAL AND ASSOCIATED PARKING STRUCTURE
- PARCEL B- SINGLE FAMILY ATTACHED RESIDENTIAL
- PARCEL C- SINGLE FAMILY ATTACHED RESIDENTIAL

MAXIMUM BUILDING HEIGHT PROVIDED:

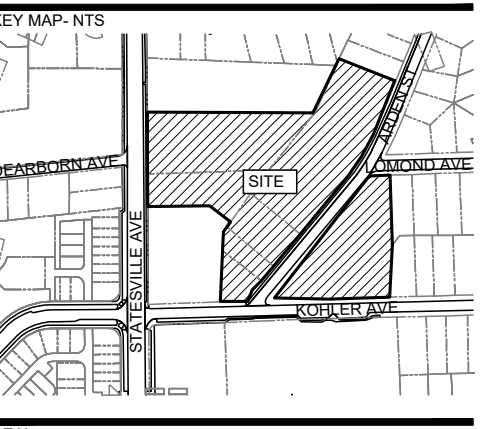
- PARCEL A- 75'
- PARCEL B- 48'
- PARCEL C- 48'

SETBACK REQUIREMENT: 14' FROM EXISTING OR FUTURE BACK OF CURB

SIDEYARD REQUIREMENT: 10' SEPARATION IF ADJACENT TO A RESIDENTIAL USE

REARYARD REQUIREMENT: 10' SEPARATION IF ADJACENT TO A RESIDENTIAL USE

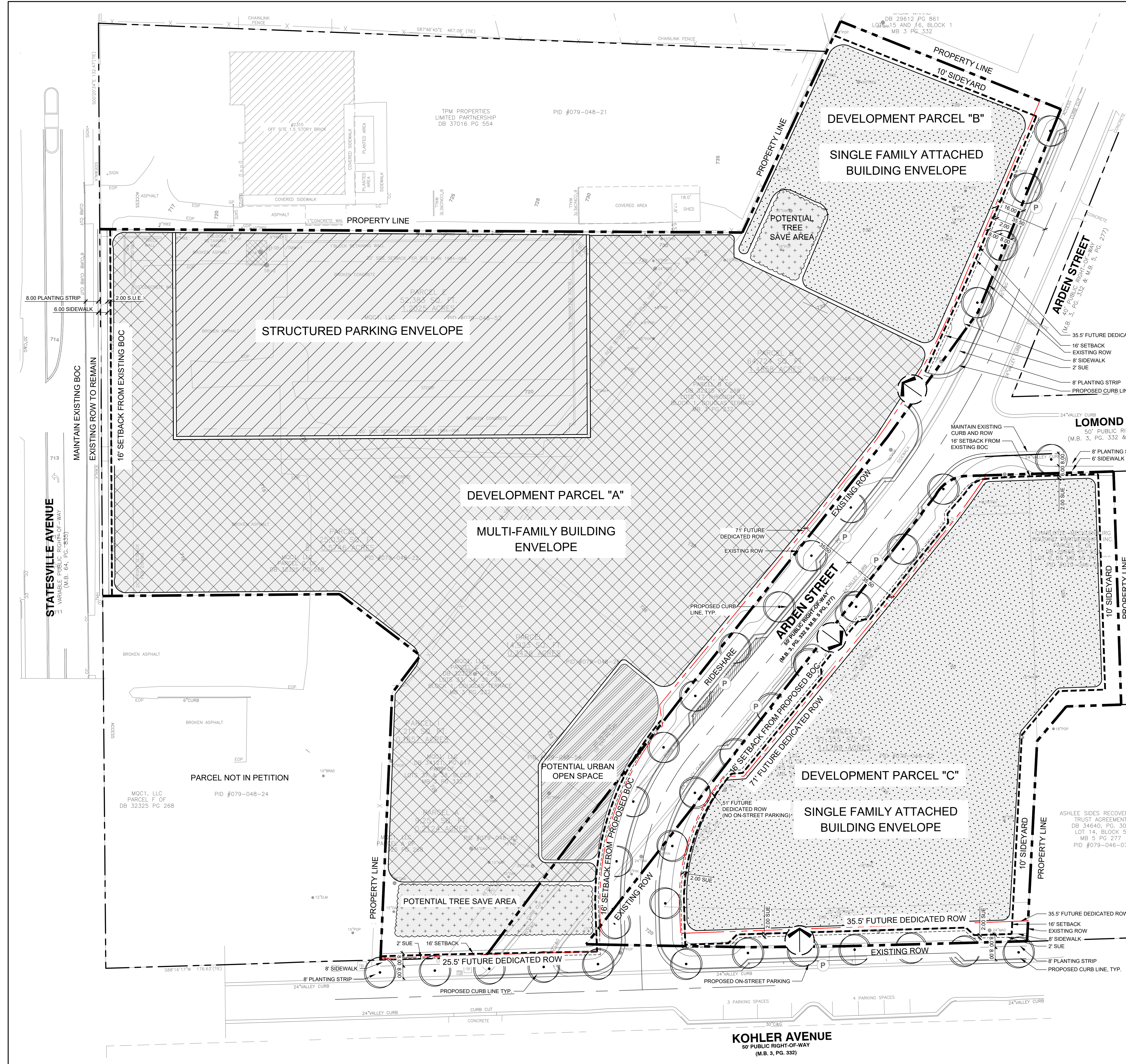
URBAN OPEN SPACE: 1 SF/100 SF OF LOT SIZE=  
233,304 / 100SF = 2,333.04 SF URBAN OPEN SPACE REQUIRED



NOT FOR CONSTRUCTION

SITE LEGEND

- POTENTIAL FULL ACCESS MOVEMENT
- PROPOSED MULTI-FAMILY BUILDING ENVELOPE
- PROPOSED SINGLE FAMILY ATTACHED BUILDING ENVELOPE
- PROPOSED PARKING ENVELOPE
- POTENTIAL ON-STREET PARKING



REZONING PETITION # 2021-083

NORTH END DEPOT

MQC1, LLC  
2302 STATESVILLE AVENUE  
CHARLOTTE, NC 28206

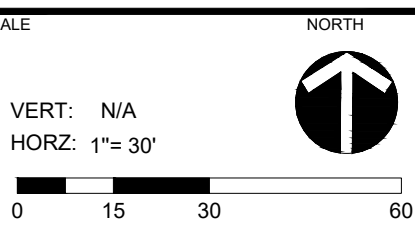
PETITION # 2021-083

LANDDESIGN PROJ# 1022163

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SET	11/23/2022

DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD



TECHNICAL DATA SHEET

SHEET NUMBER  
RZ-02



