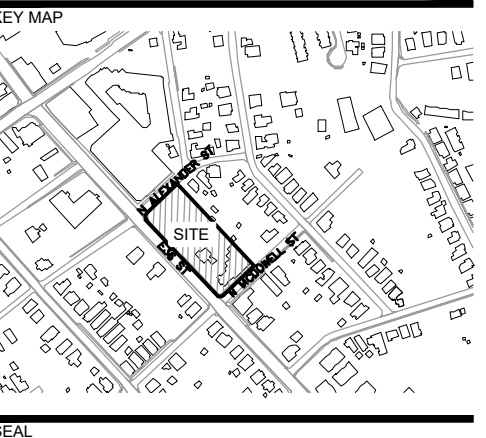
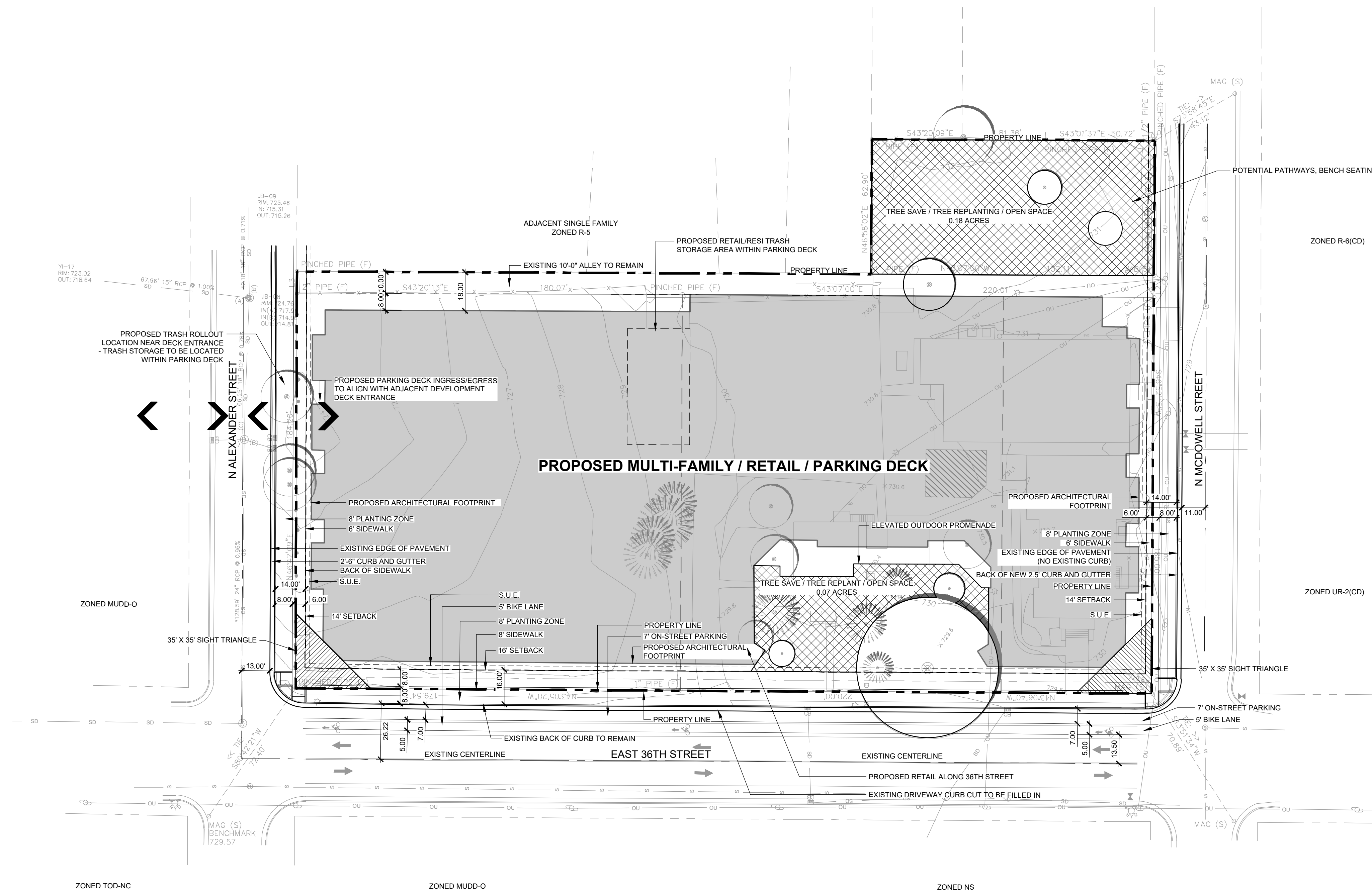


**Site Development Data:**

- Acreage: ± 1.89 acres
- Tax Parcels: 091-104-01 and 091-104-02
- Existing Zoning: R-5
- Proposed Zoning: MUDD-O
- Existing Uses: Institutional/Religious, Vacant
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezoning Plan.
- Maximum Development, subject to conversion rights:
  - a. 205 Multi-family residential units; and
  - b. Up to 12,200 square feet of retail, EDEE, personal service or other non-residential uses.
- Maximum Building Height: 65 feet
- Parking: To allow minimum parking standards as follows: 1 vehicular parking space per residential unit (per MUDD standards) and a minimum of fifteen (15) total retail parking spaces.



**CENTRO NODA**  
 729 E 36 ST  
 CHARLOTTE, NC 28205

**REZONING**  
**ASCENT**  
**REAL ESTATE CAPITAL**  
 2100 CRESCENT AVENUE  
 SUITE 200  
 CHARLOTTE, NC 28207

LANDDESIGN PROJ.# 1021016

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REVISIONS PER STAFF COMMENTS	09-13-2021

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

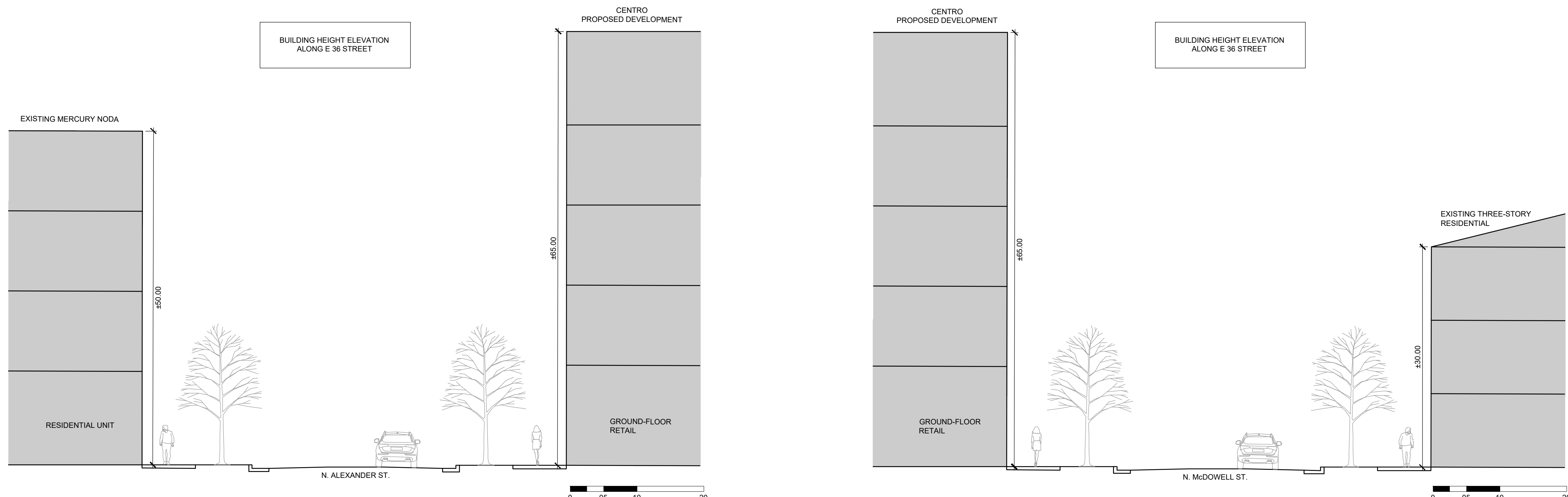
SCALE: NORTH

VERT: N/A  
 HORZ: 1"=30'

0 15 30 60

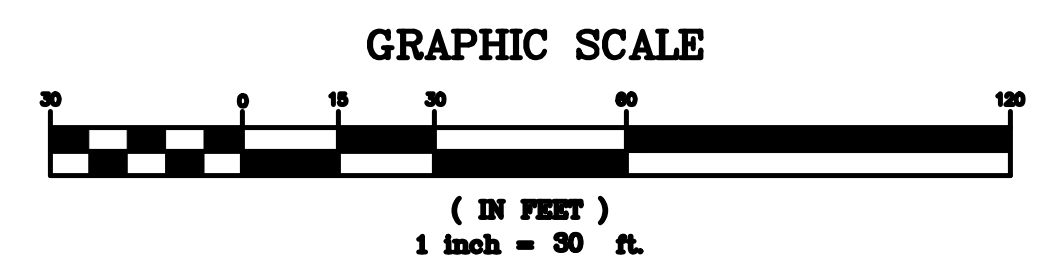
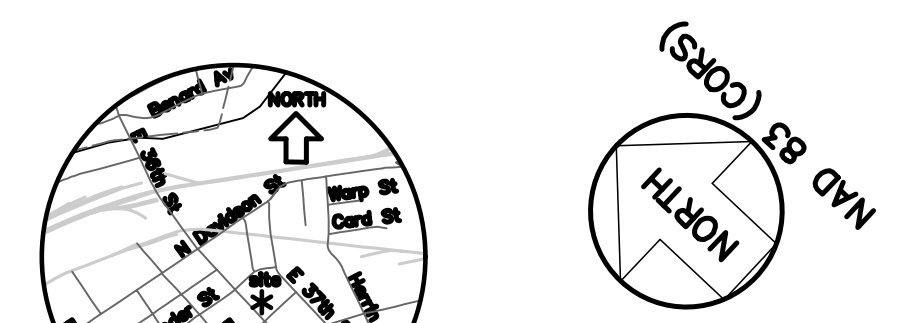
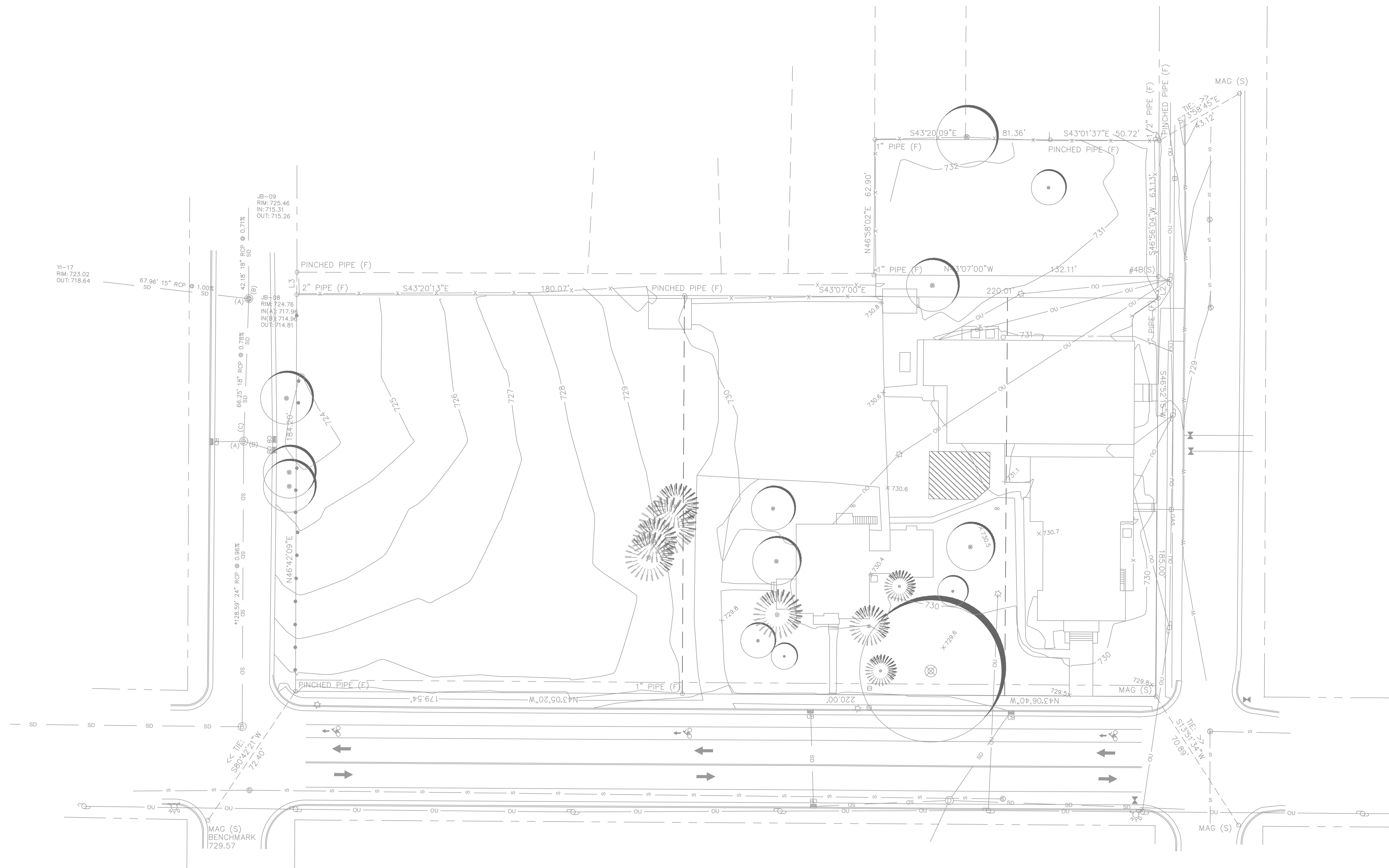
TECHNICAL DATA

SHEET NUMBER  
**RZ-1**



**REZONING PETITION # 2021-096**





NOTES & REFERENCES:

SUBJECT TRACTS:

TAX ID 09110401: 719 AND 729 E. 36TH ST. LOTS 1-8, BLOCK 8, MAP BOOK 230 PAGE 14  
OWNER: NORTH CHARLOTTE PRESBYTERIAN CHURCH  
DEED BOOK 691 PAGE 300  
DEED BOOK 1171 PAGE 132  
DEED BOOK 1886 PAGE 247

TAX ID 09110402: 3315 N. MCDOWELL ST. LOT 1, MAP BOOK 6 PAGE 903  
OWNER: JACK M. MERRITT AND H.B. GRICE, TRUSTEES OF JOHNSTON MEMORIAL PRESBYTERIAN CHURCH  
DEED BOOK 3633 PAGE 35

ZONING:

R-5 PER MECKLENBURG COUNTY GIS  
CITY OF CHARLOTTE ZONING ORDINANCE SECTION 9.205  
DEVELOPMENT STANDARDS FOR SINGLE FAMILY DISTRICTS:

MINIMUM SETBACK E. 36TH ST.: 20' FROM FUTURE R/W  
MINIMUM SETBACK N. ALEXANDER ST.: 20' FROM EXISTING R/W  
MINIMUM SETBACK N. MCDOWELL ST.: 20' FROM EXISTING R/W  
MINIMUM SIDE YARD = 5' (RESIDENTIAL) OR 20' (NON-RESIDENTIAL)  
MINIMUM REAR YARD = 35'

PARKING SUMMARY:

NO STRIPED PARKING SPACES  
ONE ACCESSIBLE SIGN AS SHOWN

F.E.M.A.-F.I.R.M. INFORMATION:

COMMUNITY 370159 (CHARLOTTE, CITY OF)  
MAP NUMBER 3710456400K  
ZONE X  
EFFECTIVE FEBRUARY 19, 2014

EAST 36TH STREET IS A MINOR THOROUGHFARE AND MAY BE SUBJECT TO FUTURE RIGHT-OF-WAY ACQUISITION BY CITY OF CHARLOTTE. CURRENT LAND DEVELOPMENT STANDARDS REQUIRE A MINIMUM 70' RIGHT-OF-WAY FOR MINOR THOROUGHFARES (35' FROM CENTER).

VERTICAL DATUM IS NAVD '88

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY EITHER RECORDED OR IMPLIED.

SURVEYOR'S CERTIFICATE

TO ASCENT REAL ESTATE CAPITAL, LLC, ITS SUCCESSORS AND ASSIGNS, (LENDER TBD), AND FIRST AMERICAN TITLE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(b), 13, 14, 16, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2021.

DATE OF PLAT OR MAP: MARCH 23, 2021

CHARLES H. HODGE,  
NC PLS L-3975



**LEGAL DESCRIPTION**

LYING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:  
BEING ALL OF LOTS 1 THROUGH 8, BLOCK 8, OF THE PROPERTY OF NORTH CHARLOTTE REALTY COMPANY AS SHOWN ON A MAP THEREOF RECORDED IN MAP BOOK 230 PAGE 14 OF THE MECKLENBURG COUNTY REGISTRY, CONTAINING 1.696 ACRES, MORE OR LESS.

TRACT 2:  
BEING ALL OF LOT 1 OF THE PROPERTY OF JOHNSTON MANUFACTURING COMPANY AS SAME IS SHOWN ON A MAP THEREOF RECORDED IN MAP BOOK 6, ON PAGE 903 OF THE MECKLENBURG COUNTY REGISTRY, CONTAINING 0.191 ACRES, MORE OR LESS.

TRACT 3:  
THIS PROPERTY WAS ACQUIRED BY GRANTOR BY INSTRUMENT RECORDED IN DEED BOOK 1186 PAGE 247.

TRACT 4:  
THIS PROPERTY WAS ACQUIRED BY GRANTOR BY INSTRUMENT RECORDED IN DEED BOOK 3633 PAGE 35.

**Lucas-Forman Incorporated**  
Land Surveying  
Planning & Engineering

4000 Stuart Andrew Boulevard  
Charlotte, North Carolina 28217  
P.O. Box 11386 28220-1386  
(704) 527-6626 Fax 527-9640  
email: postmaster@lucas-forman.com

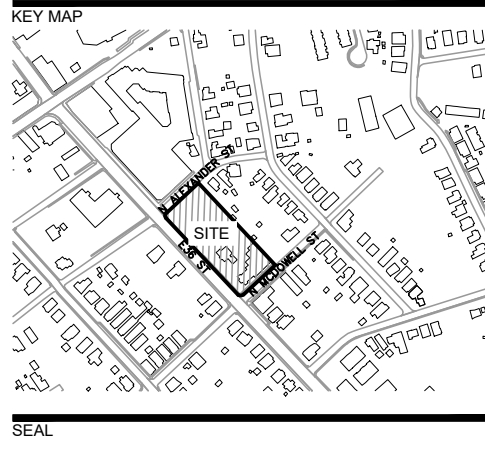
ALTA/NSPS LAND TITLE SURVEY  
of  
FOREST HILL CHURCH  
729 E. 36TH ST.  
City of Charlotte, Mecklenburg County, NC  
for: ASCENT REAL ESTATE CAPITAL, LLC

SURVEYED BY	DESIGNED BY	DRAWN BY	DATE
CHH/LHH		CHH	03/15/2021
CHECKED BY	JOB NUMBER	TOPO FILE NUMBER	
	18113	41	

LEGEND			
A/C	A/C CONDENSING UNIT	F	FOUND
POB	POINT OF BEGINNING	S	SET
WM	WATER METER	R/W	RIGHT-OF-WAY
WV	WATER VALVE	FL	FENCE LINE
UFT	UNDERGROUND FUEL TANK	W	WOOD BOLLARD
DT	DECIDUOUS TREE	CI	CURB INLET
ET	EVERGREEN TREE	PH	FIRE HYDRANT
MFPS	NO MONUMENT FOUND OR SET	SM	SANITARY SEWER MANHOLE
OU	OVERHEAD UTILITIES	LD	LIGHT POLE
SD	STORM DRAIN LINE	UP	UTILITY POLE
WL	WATER LINE	DI	DROP INLET
FOC	FIBER OPTIC CABLE	NG	NATURAL GAS LINE
E	ELECTRIC FENCE	SSL	SANITARY SEWER LINE

ITEM #	DESCRIPTION	INSTRUMENT REFERENCE	LOCATION
3	BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON RECORDED PLATS	MAP BOOK 230 PAGE 14 MAP BOOK 6 PAGE 903	AS SHOWN ON SURVEY AS SHOWN ON SURVEY

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 21-0876  
COMMITMENT DATE: 03/02/2021  
ISSUE DATE: 03/02/2021  
SCHEDULE B - SECTION II - EXCEPTIONS



**CENTRO NODA**  
729 E 36 ST  
CHARLOTTE, NC 28205

**REZONING**

**ASCENT  
REAL ESTATE CAPITAL**  
2100 CRESCENT AVENUE  
SUITE 200  
CHARLOTTE, NC 28207

LANDDESIGN PROJ.# 1021016

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS PER STAFF COMMENTS	09-13-2021

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

SCALE: NORTH

VERT: N/A  
HORZ: 1" = 30'

EXISTING CONDITIONS

SHEET NUMBER **RZ-3**