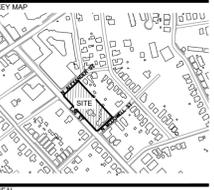


**Site Development Data:**

- 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. 211 Multi-family residential units; and
  - b. Up to 11,100 square feet of retail, EDEE, personal service or other non-residential uses. (Excludes residential support uses such as leasing, fitness, etc)
- Maximum Building Height: 65 feet
- Parking: As described in the Optional Provision



SCALE

PROJECT

**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
△	REVISIONS PER STAFF COMMENTS	09-13-2021
△	REVISIONS PER STAFF COMMENTS	10-11-2021
△	REVISIONS PER STAFF COMMENTS	11-15-2021

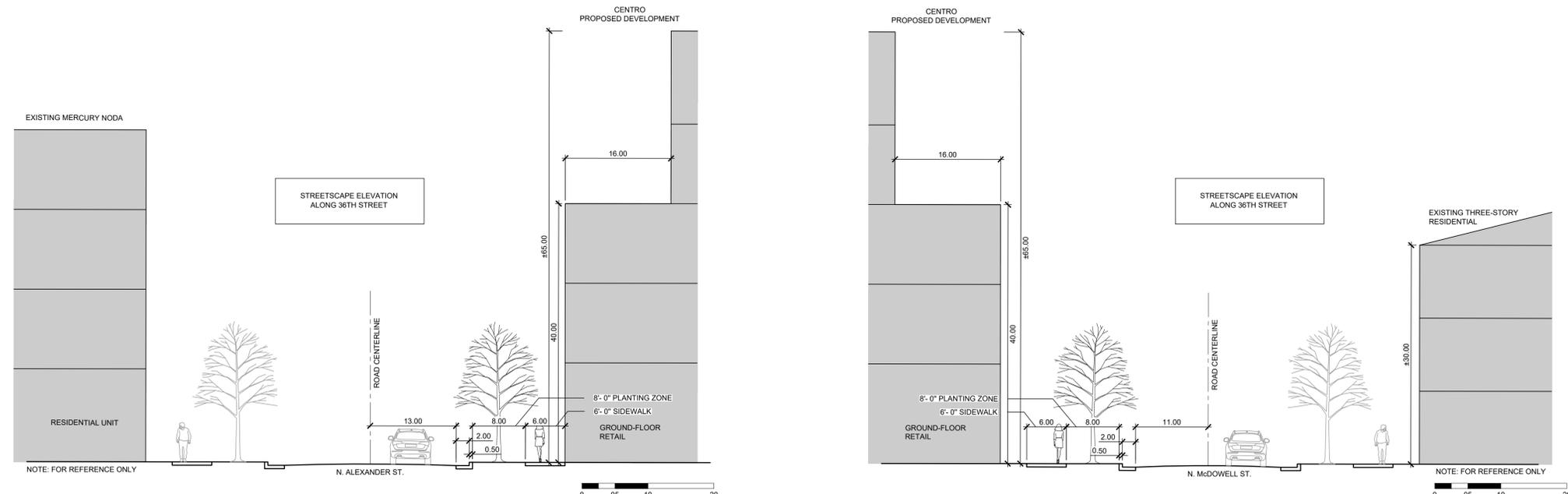
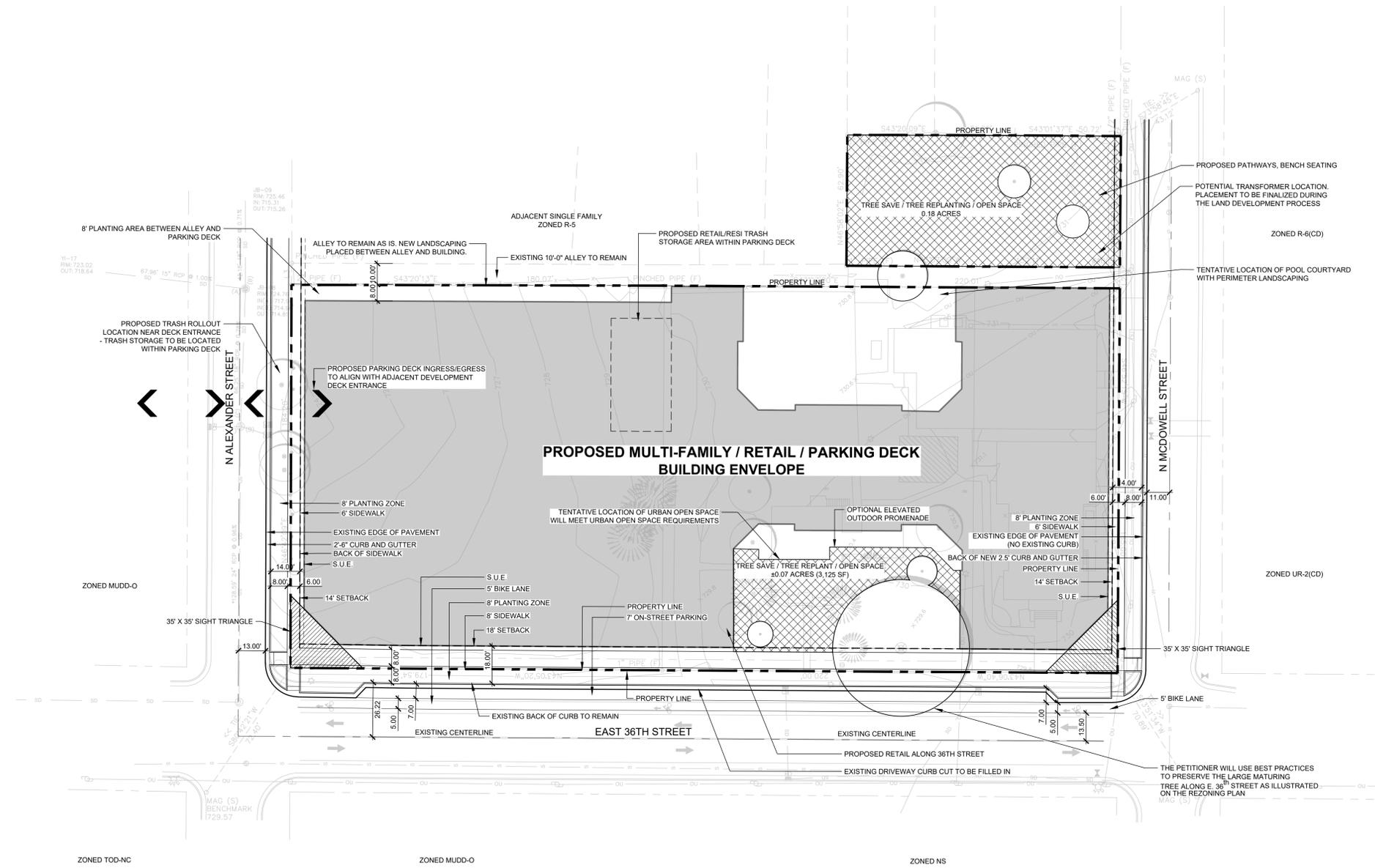
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DRAWN BY: LD  
CHECKED BY: LD

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

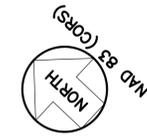
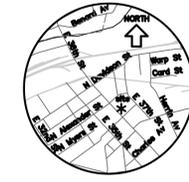
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**RZ-1**

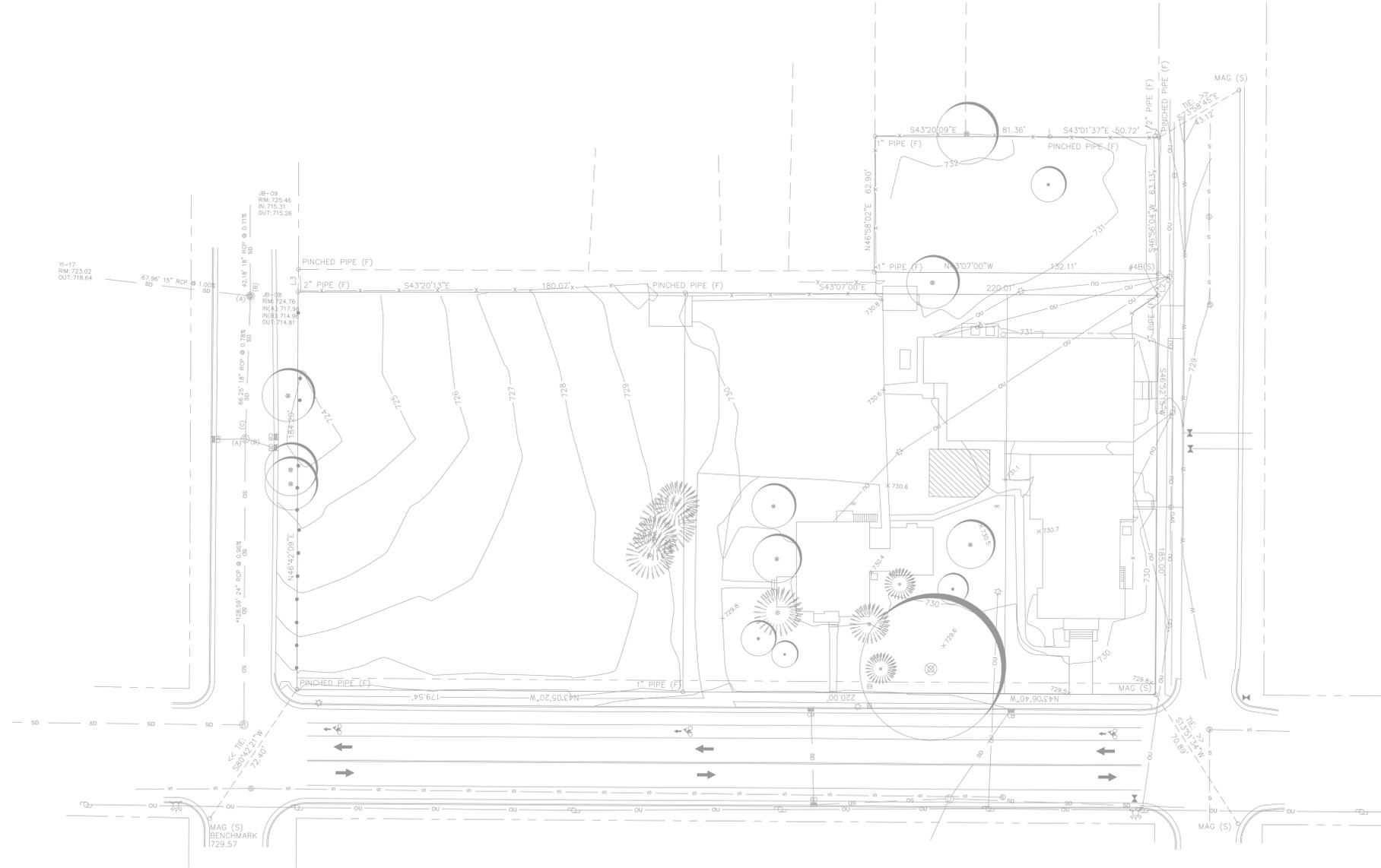
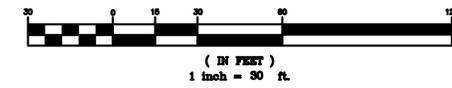


**REZONING PETITION # 2021-096**





GRAPHIC SCALE



**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 RAW  
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



**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	

**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.

THIS PROPERTY WAS ACQUIRED BY GRANTOR BY THREE INSTRUMENTS RECORDED IN DEED BOOK 691 PAGE 300, DEED BOOK 1171 PAGE 132 AND DEED BOOK 1186 PAGE 247.

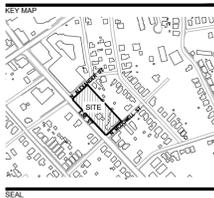
THIS PROPERTY WAS ACQUIRED BY GRANTOR BY INSTRUMENT RECORDED IN DEED BOOK 3633 PAGE 35.

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

**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	-F-	FENCE LINE
UFT	UNDERGROUND FUEL TANK	•	WOOD BOLLARD
DT	DECIDUOUS TREE	□	CURB INLET
ET	EVERGREEN TREE	⊗	FIRE HYDRANT
NMFS	NO MONUMENT FOUND OR SET	⊗	SANITARY SEWER MANHOLE
OU	OVERHEAD UTILITIES	⊗	STORM DRAIN MANHOLE
SD	STORM DRAIN LINE	☆	LIGHT POLE
WL	WATER LINE	⊗	UTILITY POLE
FOC	FIBER OPTIC CABLE	□	DROP INLET
E	ELECTRIC FENCE	—	NATURAL GAS LINE
		—	SANITARY SEWER LINE



**CENTRO NODA**  
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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
2	REVISIONS PER STAFF COMMENTS	10-11-2021
3	REVISIONS PER STAFF COMMENTS	11-15-2021

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

SCALE: NORTH

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

0 15 30 60

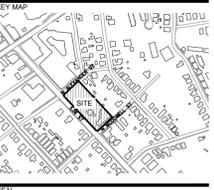
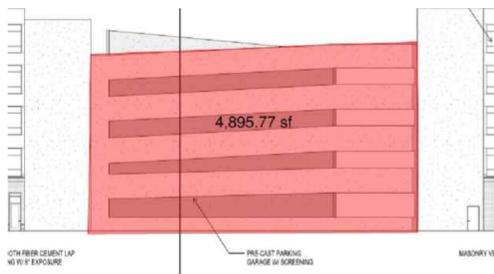
SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

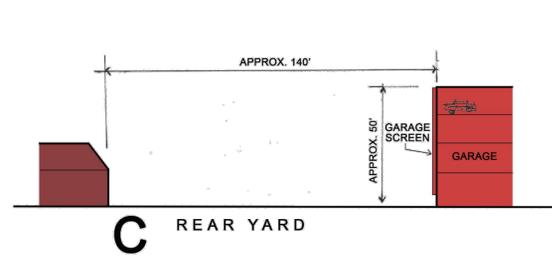
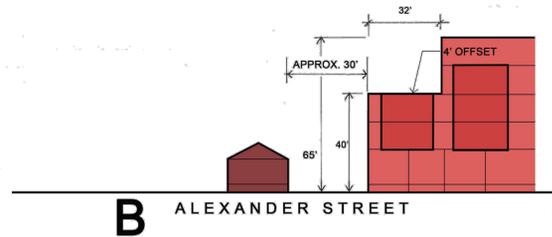
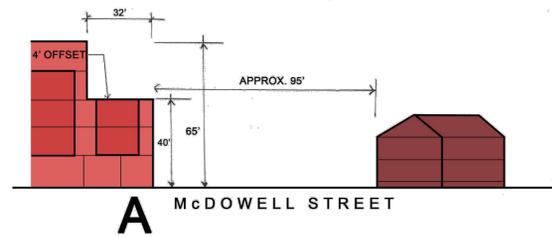
**REZONING PETITION # 2021-096**

**RZ-3**



1 DECK SCREEN OPTIONS  
RZ-4

2 ARCHITECTURAL BIRD'S-EYE PERSPECTIVE  
RZ-4



■ APARTMENTS ■ SINGLE-FAMILY HOUSE

CENTRO NODA



CENTRO NODA

■ 3 STORY ■ EXISTING 3 STORY BUILDING  
■ 5 STORY ■ EXISTING 4 STORY BUILDING  
■ SINGLE-FAMILY HOUSE  
■ LEVEL 2 PODIUM TERRACE

3 ARCHITECTURAL SIDE PERSPECTIVE  
RZ-4

3 SITE SECTIONS  
RZ-4 N.T.S.

4 KEY PLAN  
RZ-4

PROJECT  
**CENTRO NODA**  
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SUITE 200  
CHARLOTTE, NC 28207

LANDDESIGN PROJ.# 1021016

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
△	NEW SHEET	10-11-2021
△	REVISIONS PER STAFF COMMENTS	11-15-2021

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

SCALE: NORTH

VERT: N/A  
HORZ: N.T.S. #

SHEET TITLE

SUPPLEMENTAL GRAPHICS

SHEET NUMBER

△ RZ-4