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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

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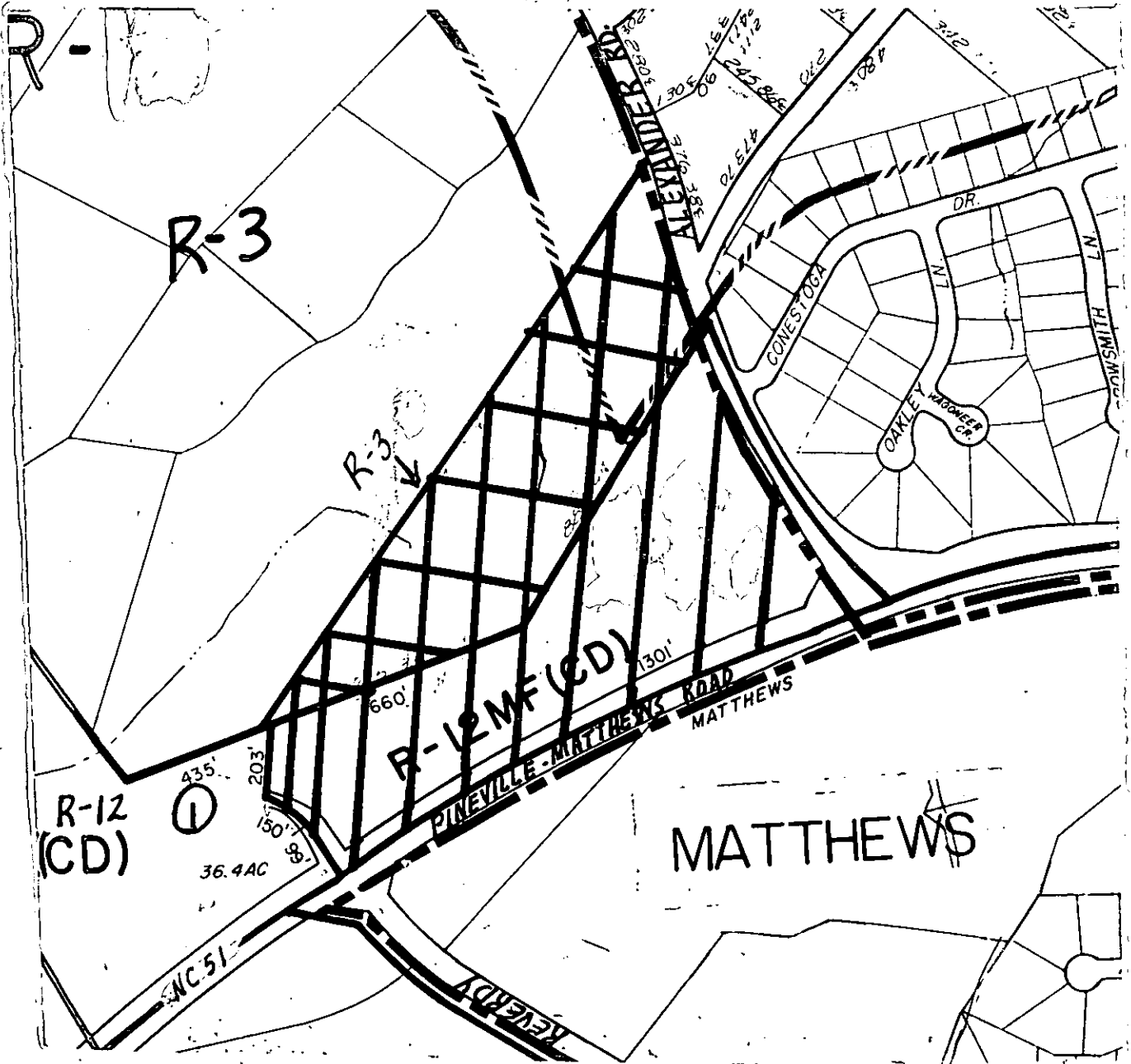
PETITIONER: George L. Maloomian

PETITION NO.: 92-13(c) HEARING DATE: April 13, 1992

ZONING CLASSIFICATION, EXISTING: R-12MF(CD) and R-3

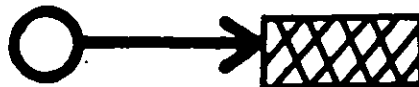
ZONING CLASSIFICATION, REQUESTED: B-1(CD) and R-8MF(CD)

LOCATION: Approximately 25.47 acres located in the northwest quadrant of Pineville-Matthews Road (N.C. 51) and Alexander Road.



ZONING MAP NO(s).: 160

SCALE 1" = 400'



PROPERTY PROPOSED FOR CHANGE

Revised

92-13(C)  
Rec'd 5/18 Malvern

B-1(CD) PARCEL "A"

Beginning at a point at the edge of the proposed right of way (ROW) of Alexander road between Highland Forest Drive and Conestoga Drive, continuing S 24-47'-15" E a distance of 528.34 feet, thence S 16-13'-49" E, 45.31 feet; thence S 30-46'-32" W 113.32 feet to a point in the northern ROW of N.C. Highway 51 just west of the intersection of Alexander road. Then continuing along the ROW of N.C. Highway 51 the following three calls: (1) S 69-16'-44" W, 74.82 feet; (2) S 68-46'-42" W, 301.31 feet; (3) a circular curve to the left with a radius of 5,779.64 feet and a length of 357.79 feet to the common line with the proposed R-8MF(CD) tract. Then continuing north and east along the zoning line the following twelve (12) calls:

- 1.) N25-42'-58"W, 100.00'
- 2.) N24-28'-46"W, 249.44'
- 3.) circular curve to the right-radius 115.88', length 81.78'
- 4.) N15-53'-15"E, 113.80'
- 5.) circular curve to the right-radius 159.75', length 87.93'
- 6.) N43-47'-25"E, 258.69'
- 7.) circular curve to the right-radius 108.25', length 40.59'
- 8.) N65-16'22"E, 180.96'
- 9.) N74-24'-19"E, 36.48'
- 10.) N87-49'-47"E, 15.71'
- 11.) S73-51'-56"E, 71.21'
- 12.) N64-50'-10"E, 88.61'

to the point of beginning containing approximately 11.48 acres

R-8MF(CD) PARCEL "B"

Beginning at a point at the northern edge of the N.C. highway 51 right of way (ROW), and the extension of the Reverdy Lane centerline, continuing east along the NC-51 right of way along a circular curve to the right with a radius of 5,779.64 feet and a length of 575.81 feet to the zoning line between Parcel "B" and Parcel "A". Then continuing north and east along the zoning line the following twelve (12) calls:

- 1.) N25-42'-58"W, 100.00'
- 2.) N24-28'-46"W, 249.44'
- 3.) circular curve to the right-radius 115.88', length 81.78'
- 4.) N15-53'-15"E, 113.80'
- 5.) circular curve to the right-radius 159.75', length 87.93'
- 6.) N43-47'-25"E, 258.69'
- 7.) circular curve to the right-radius 108.25', length 40.59'
- 8.) N65-16'22"E, 180.96'
- 9.) N74-24'-19"E, 36.48'
- 10.) N87-49'-47"E, 15.71'
- 11.) S73-51'-56"E, 71.21'
- 12.) N64-50'-10"E, 88.61'

to point on the right of way of Alexander road between Highland Forest drive and Conestoga drive. Thence continuing north along the right of way the following 8 calls:

- 1.) circular curve to the right-radius 607.96', length 224.88'
- 2.) N04-10'-00"W, 30.30'
- 3.) N03-51'-09"W, 50.54'
- 4.) N05-16'-02"W, 57.40'
- 5.) N09-40'-57"W, 60.88'
- 6.) N16-35'-51"W, 60.74'
- 7.) N20-20'-49"W, 60.47'
- 8.) N23-08'-27"W, 24.92'

Thence continuing along the northern boundary of tax parcel #213-041-07 S37-34'-14"W for a distance of 1,747.88 feet. Thence N71-51'-06"E a distance of 61.62 feet. The line then continues along the existing zoning line of the R12SF(CD) the following 3 calls:

- 1.) S08-18'-16"E, 202.77'
- 2.) circular curve to the right-radius 150.00', length 130.00'
- 3.) S31-49'-20"E, 104.50'

to the point of beginning and containing 13.28 acres.