

**NORTH CHARLOTTE
REZONING**

"FOR PUBLIC HEARING"
Petition No: 98-29
requested zoning NS from: B1 & I2
NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
REVISED: JUNE 24 98
REVISED: MAY 30, 1998

- Future development will comply with applicable sections of the tree ordinance and subject to review and approval by the city tree staff.
- Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN or per section 12.507.
- Future development will be in compliance with streetscape Requirements OF:
One large maturing tree every 35 feet. One small maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
- All existing buildings to remain except for proposed building expansions. Expansions to be architecturally compatible with existing buildings.

- All parking lots and service areas to be screened from adjoining properties and public view per sec. 12.303. Dumpsters if any will have solid enclosure and gates.
- Portions of existing buildings do not comply with some of NS standards. A Variance for the non-comply portions including parking will be secured after NS status granted.

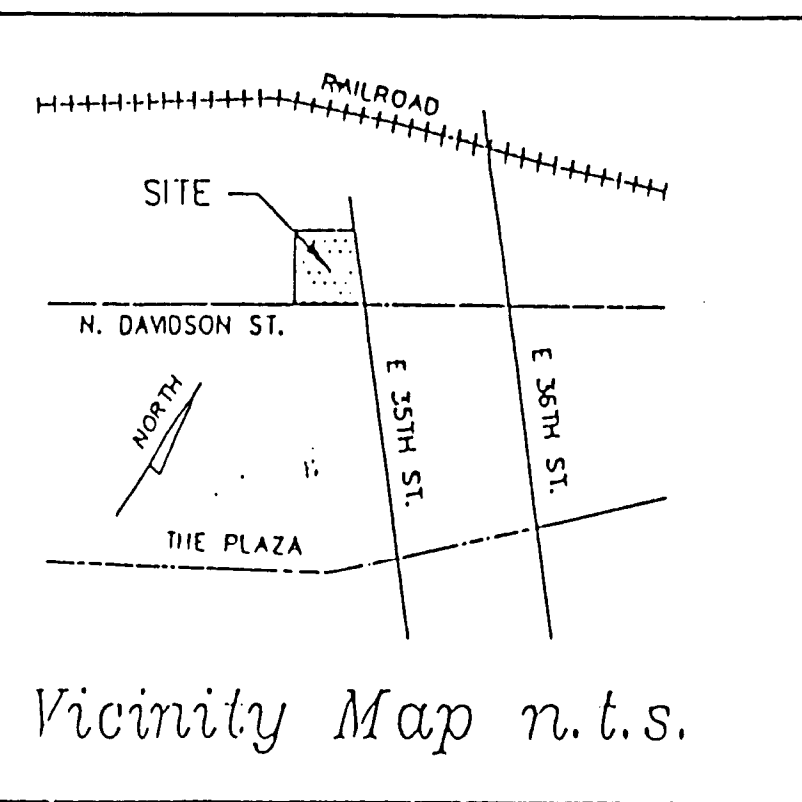
All "NS" requirements will be complied with, at the time of change from existing use.

SITE DATA:
ACREAGE: 0.45
PRESENT ZONING: B1 & I2 PROPOSED: NS
EXISTING S.F.: 19120
REQUIRED PARKING AT 1600 S.F.: 25
EXISTING PARKING PROVIDED: 25
FUTURE PROPOSED ADDITIONAL S.F.: 5200
FUTURE PARKING REQUIRED: 14
FUTURE PARKING PROVIDED: 20

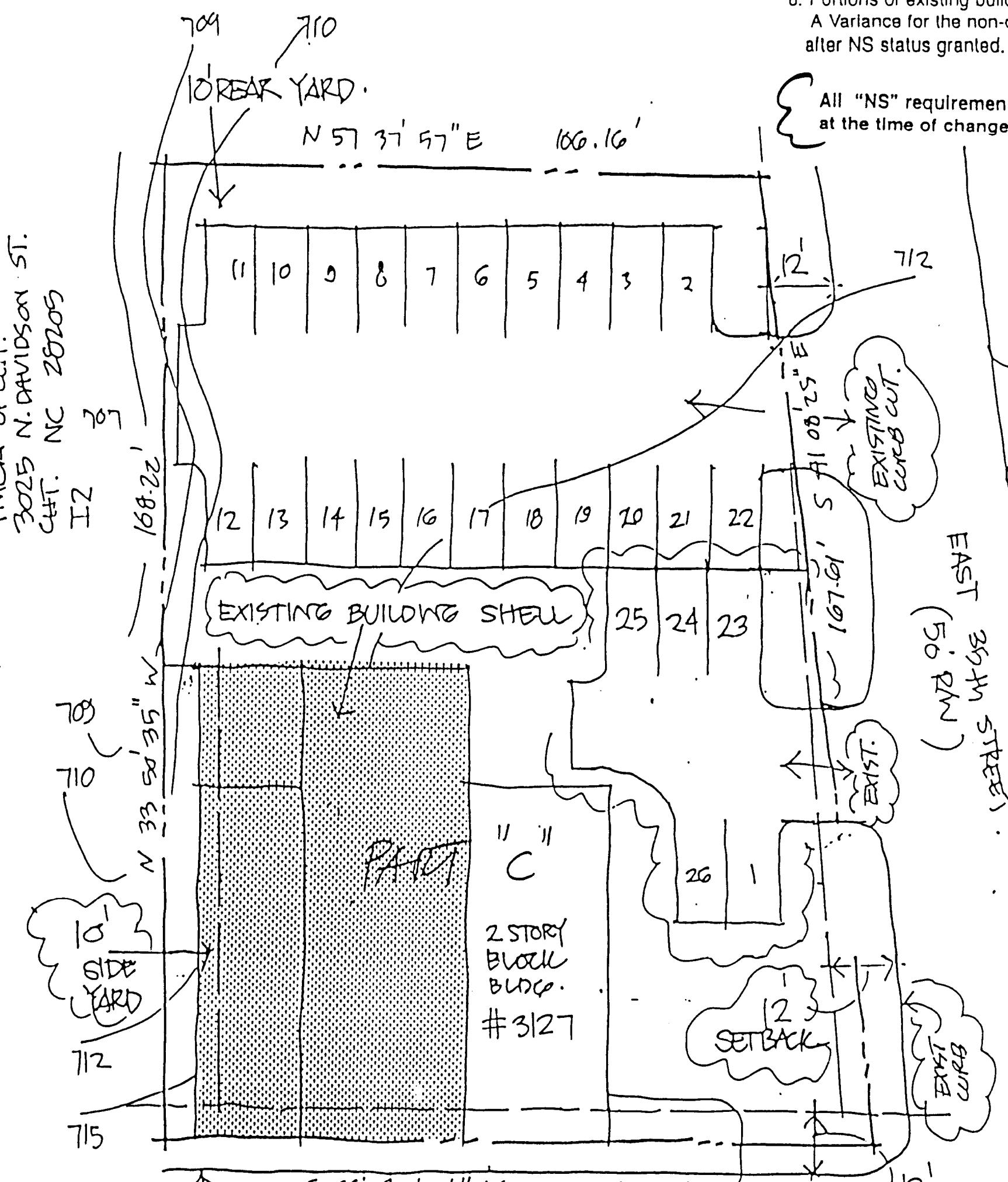
USES FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:

- B-1 TO NS - North Davidson and 36th Streets.
All uses allowed in B-1 except for gas stations, drive-thru windows, adult books and entertainment.
- General Notes for all properties:
a. No gas stations, drive-thru windows, adult books and entertainment.
b. Significant, healthy trees should be saved.
c. Signs to be wall-mounted, (10 square feet Max.)
d. No detached lighting.

Petitioner will be responsible for any streetscape improvements not completed by the city, at the time of change of use.

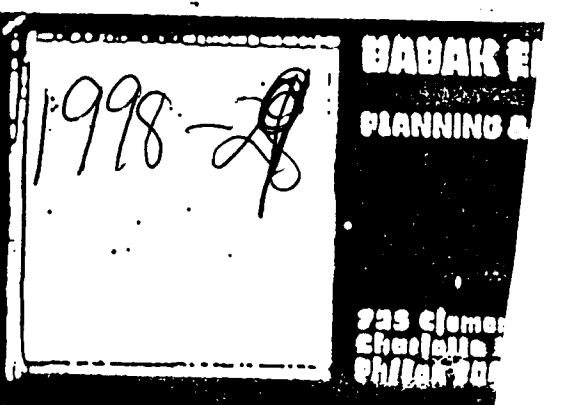


083-084-08
NENCO FIBRE CO
PO BOX 5585
CHARLOTTE NC 28225
I2

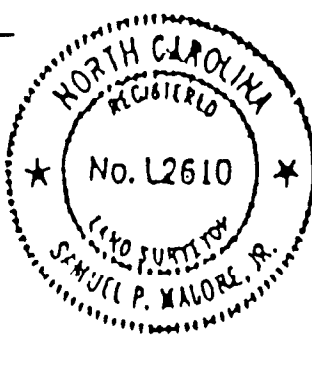


083-084-10
DEUTSCH LANCE J & W
LENGER JONES
1129 LINGANORE PL.
CHT NC 28205
B1.

APPROVED BY CITY COUNCIL
DATE: 4-20-98

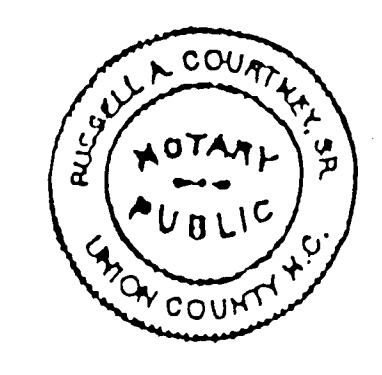


STATE OF NORTH CAROLINA, MECKLENBURG COUNTY.
I, SAMUEL P. MALONE, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION.
DEED DESCRIPTION RECORDED IN BOOK 5814, PAGE 378, 379. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:20,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 5814, PAGE 378, 379. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.
WITNESS MY HAND AND SEAL THIS 11 DAY OF NOVEMBER AD 1997.



STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG.
OF A NOTARY PUBLIC OF SAID COUNTY AND STATE I, ANNE A. POWERS, REGISTER OF DEEDS, DO HEREBY CERTIFY THAT THIS MAP WAS FILED FOR RECORD IN BOOK 5814, PAGE 378, 379, ON THE 11 DAY OF NOVEMBER, 1997.
BY DEPUTY
HEMLO FIBRE CO.
DB 4383 PG 594
NOW OR FORMERLY

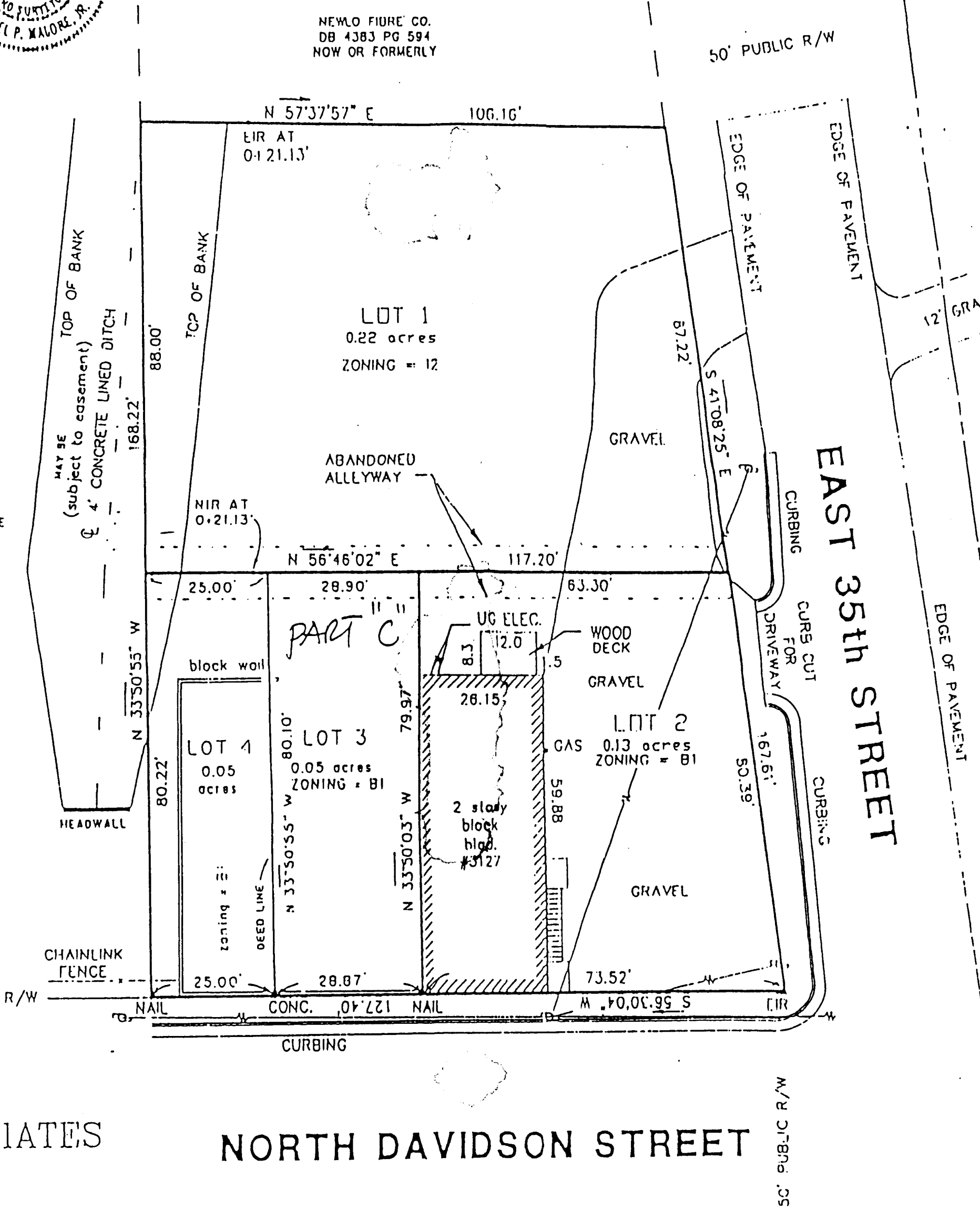
I, A NOTARY PUBLIC OF THE COUNTY AFORESAID, CERTIFY THAT SAMUEL P. MALONE, JR., A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL STAMP OF SEAL THIS 11 DAY OF NOVEMBER, 1997.
BY COMMISSIONER
Russell A. Courtney, Sr.
NOTARY PUBLIC
RUSSELL A. COURTNEY, Sr.



- NOTES:**
- IRON REBAR AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - NIR = NEW IRON REBAR
 - EIR = EXISTING IRON REBAR
 - R/W = RIGHT OF WAY
 - DEED REF: DB 5814 PG 678, 679
 - TAX PARCELS: 083-084-08, 07
 - SEE ZONING REGULATIONS FOR ULDC, SETBACKS AND ETC.

SURVEYED BY:
SAM MALONE & ASSOCIATES
LAND SURVEYING - ENGINEERING
RESIDENTIAL & COMMERCIAL

1188 WEST JOHN STREET
P.O. BOX 1139
MATTHEWS, NORTH CAROLINA 28105
OFFICE (704) 847-9028
FAX (704) 847-9028
ACAD FILE 754.DWG DISK 102 FOLDER 13 JULY 1998



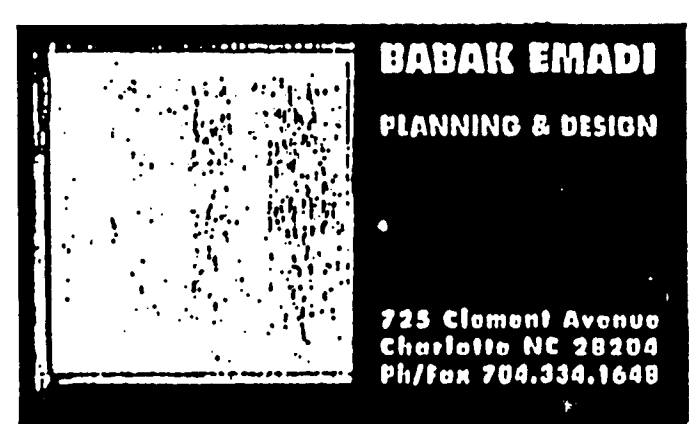
Date: November 1, 1991
A Record Map showing
The Steton Grocery
Joint Venture, Property
Charlotte, Meck. Co., N.C.
the property of
Steton Grocery
Joint Venture

**NORTH CHARLOTTE
REZONING**

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Petition No: 98-29
requested zoning NS from: B1
NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
REVISED: MARCH 31 1998

- Future development will comply with applicable sections of the tree ordinance and subject to review and approval by the city tree staff.
- Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN or per section 12.507.
- Future development will be in compliance with streetscape Requirements OF:
One large maturing tree every 35 feet. One small maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
- All existing buildings to remain.

- All parking lots and service areas to be screened from adjoining properties and public view per sec. 12.303. Dumpsters if any will have solid enclosure and gates.
- Portions of existing buildings do not comply with some of NS standards. A Variance for the non-comply portions including parking will be secured after NS status granted.

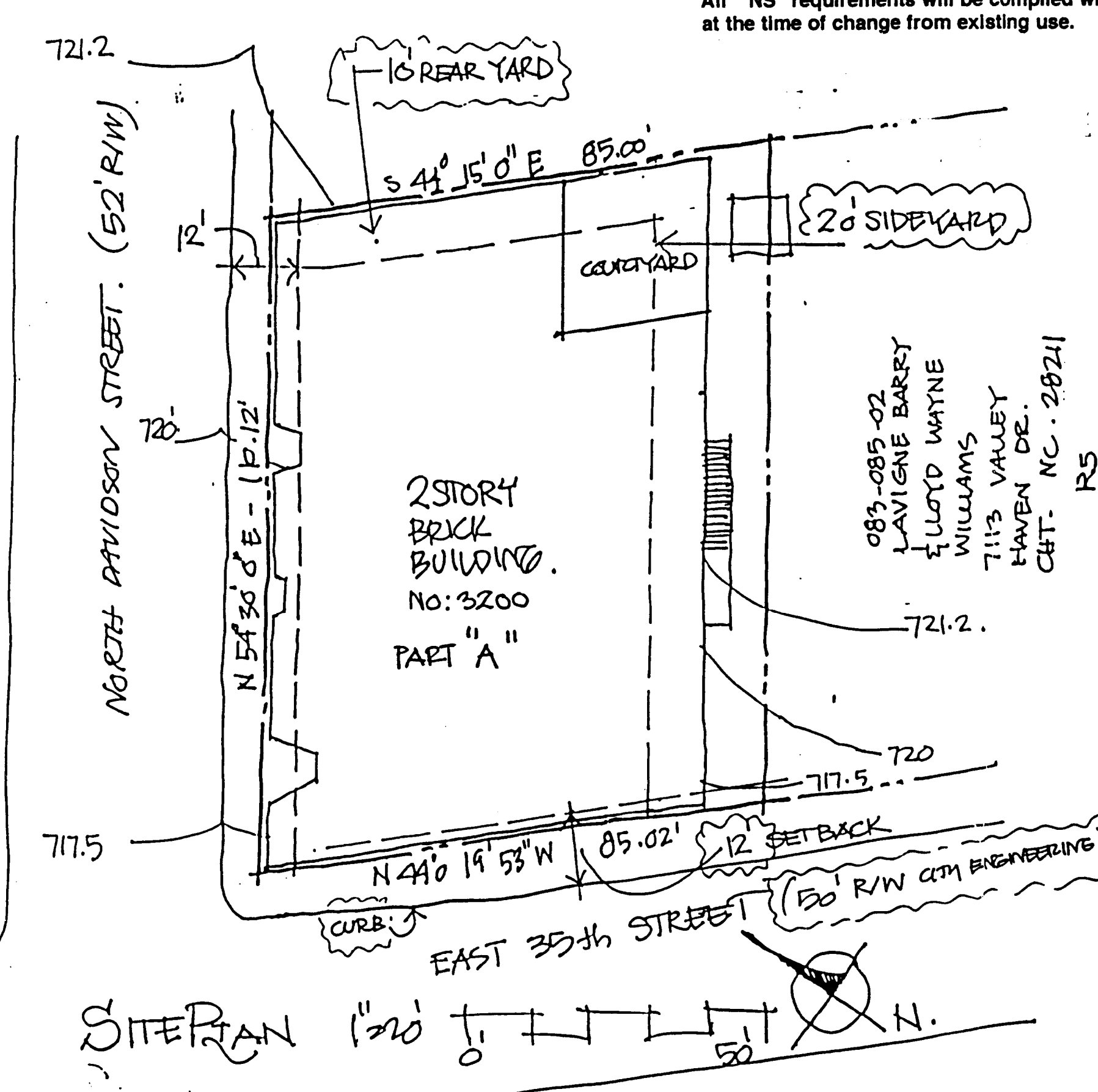


- USES FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:**
- B-1 TO NS - North Davidson and 36th Streets.
All uses allowed in B-1 except for gas stations, drive-thru windows, adult books and entertainment.
 - General Notes for all properties:
a. No gas stations, drive-thru windows, adult books and entertainment.
b. Significant, healthy trees should be saved.
c. Signs to be wall-mounted, (10 square feet Max.)
d. No detached lighting.
- All "NS" requirements will be complied with, at the time of change from existing use.

083-085-15
CITY OF CHT
605 E 44th ST.
CHT NC 28202
B1.

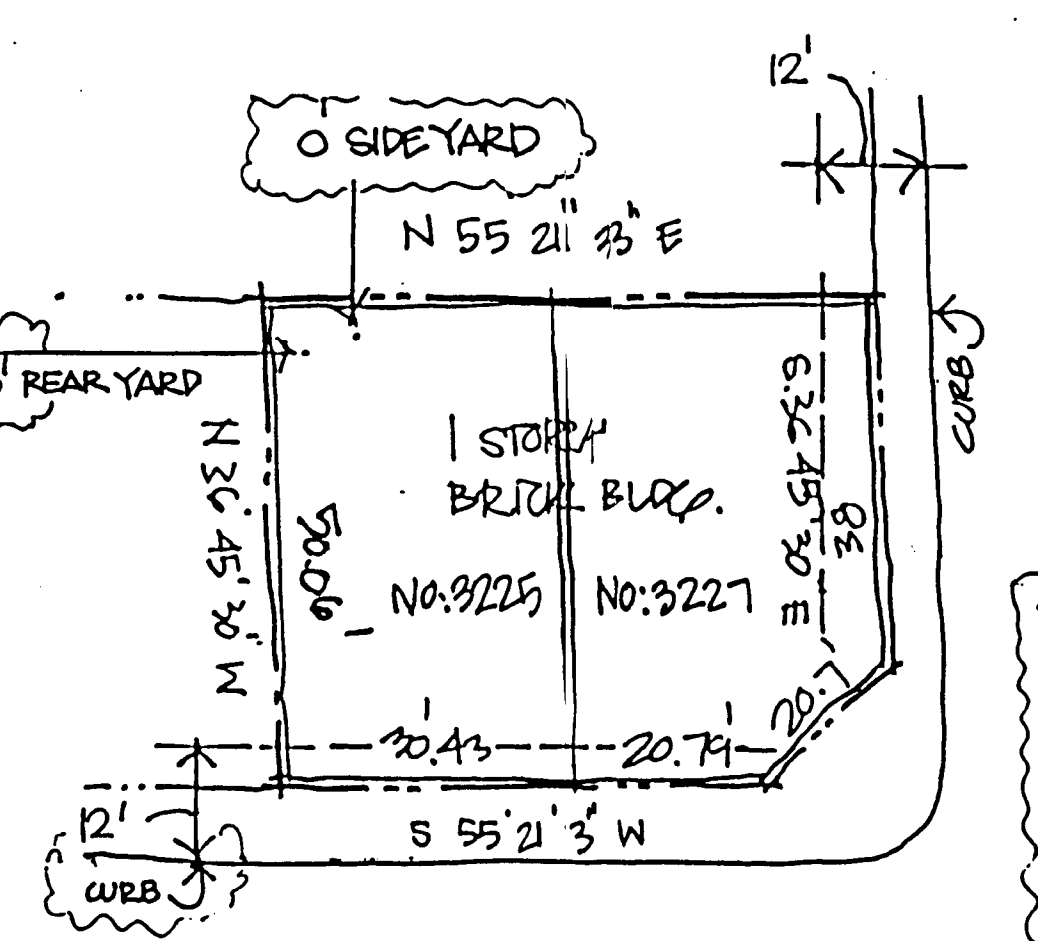
SITE DATA:
ACREAGE: 0.212
PRESENT ZONING: B1 REQUESTED ZONING: NS
EXISTING S.F.: 14250
REQUIRED PARKING AT 1600 S.F.: 23
EXISTING PARKING PROVIDED: 0
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 23
FUTURE PARKING PROVIDED: 0

PLEASE NOTE:
6 PARKING SPACES CAN BE PROVIDED WITHIN LESS THAN 400' AT AN ADJACENT LOCATION.



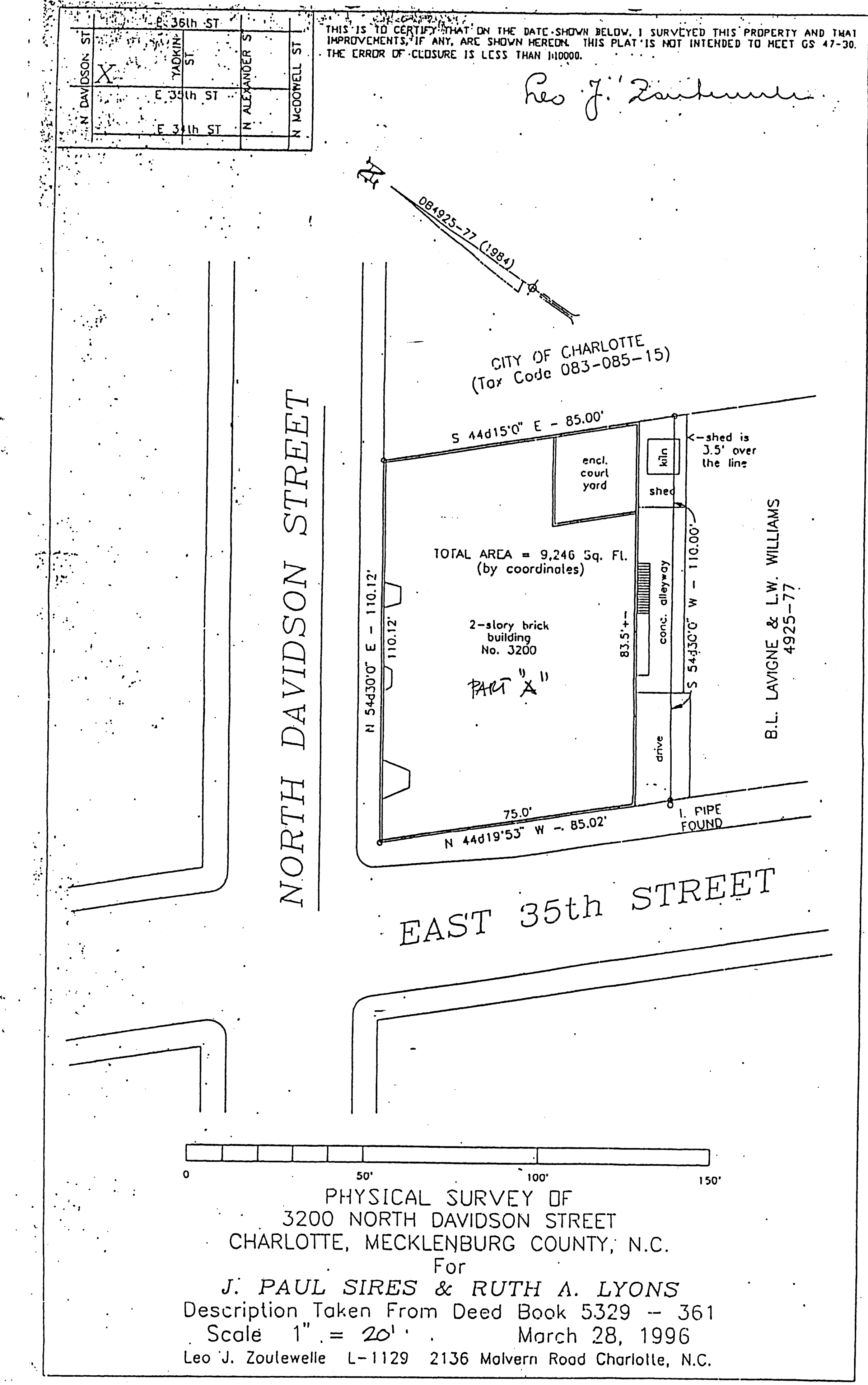
083-084-10 B1
DEUTSCH LANCE J & W
LENGER JONES
1129 LINGANORE PL.
CHT NC 28205

083-084-19
MARKET DEBORAH M.
112 E. 36th ST
CHT NC 28205
B1.

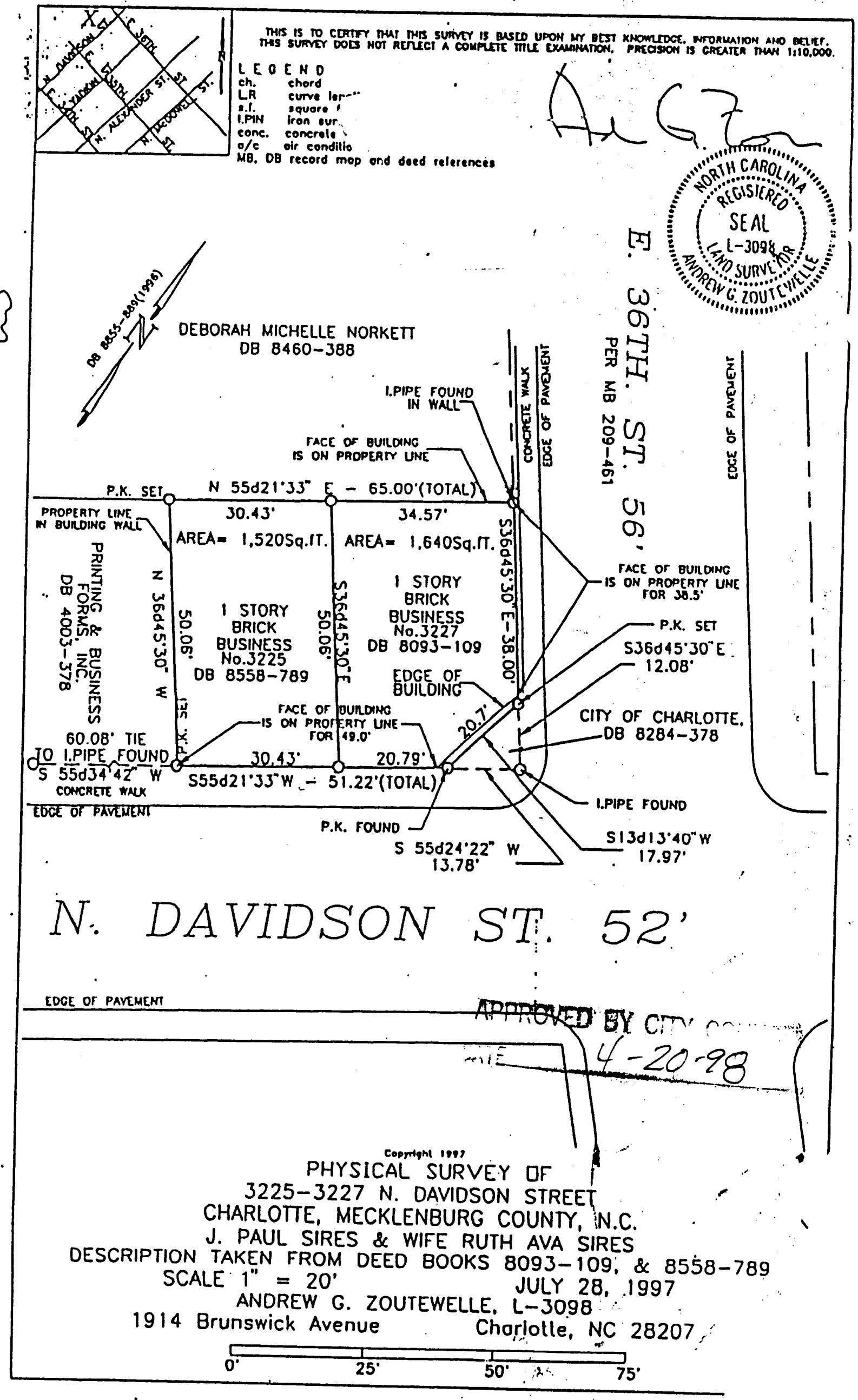


PLEASE NOTE:
5 PARKING SPACES CAN BE PROVIDED WITHIN LESS THAN 300' AT ADJACENT ADJACENT SITE. SEE STOF-10.

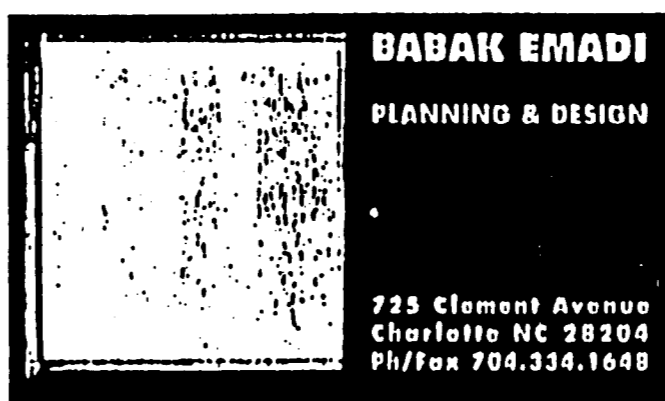
SITE DATA:
ACREAGE: 0.072
PRESENT ZONING: B1 PROPOSED ZONING: NS
EXISTING S.F.: 2160
REQUIRED PARKING AT 1600 S.F.: 5
EXISTING PARKING PROVIDED: 0
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 5
FUTURE PARKING PROVIDED: 0



PHYSICAL SURVEY OF
3200 NORTH DAVIDSON STREET
CHARLOTTE, MECKLENBURG COUNTY, N.C.
For
J. PAUL SIRES & RUTH A. LYONS
Description Taken From Deed Book 5329 - 361
Scale 1" = 20'
March 28, 1996
Leo J. Zoutewelle L-1129 2136 Malvern Road Charlotte, N.C.



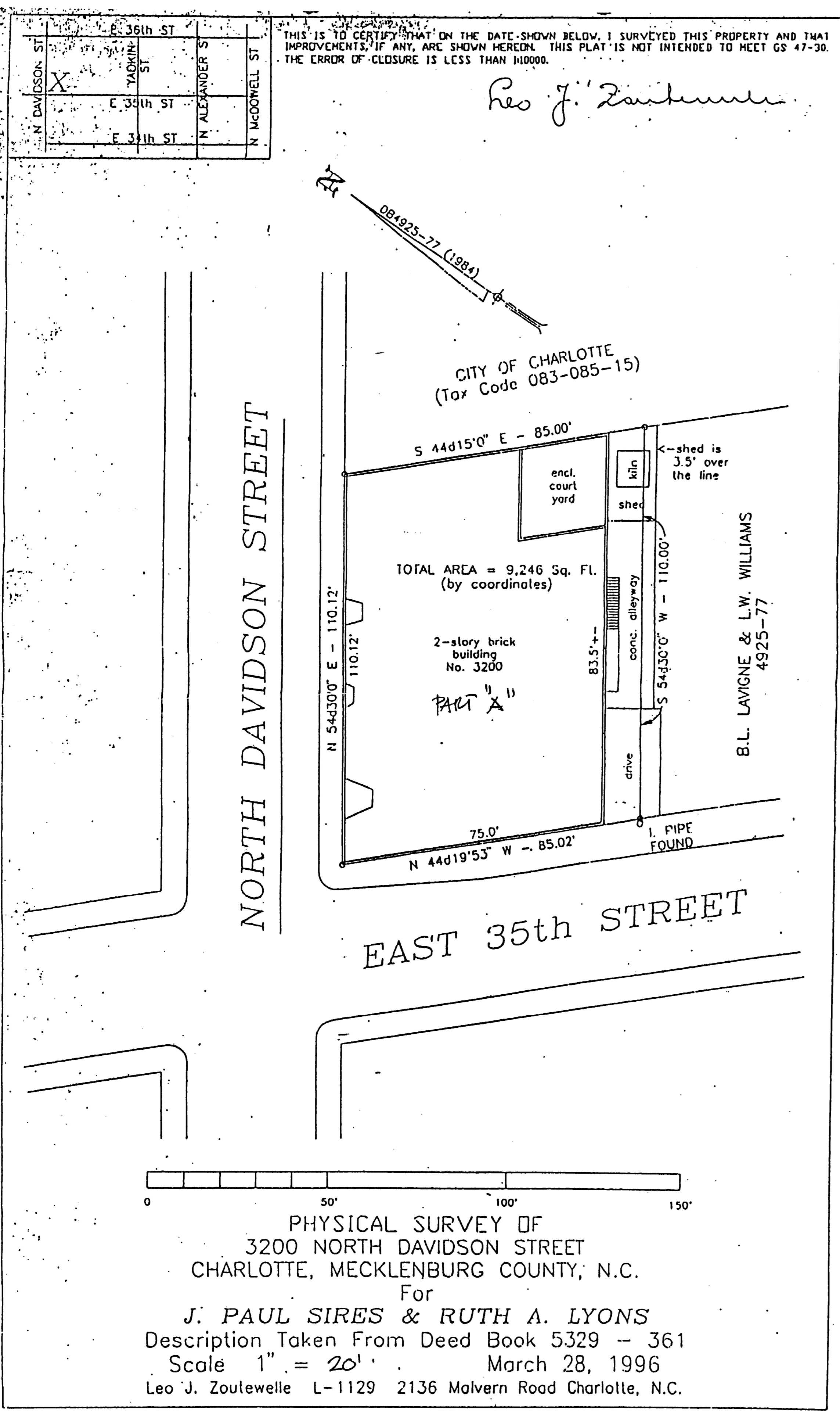
PHYSICAL SURVEY OF
3225-3227 NORTH DAVIDSON STREET
CHARLOTTE, MECKLENBURG COUNTY, N.C.
J. PAUL SIRES & WIFE RUTH A. LYONS
DESCRIPTION TAKEN FROM DEED BOOKS 8093-109, & 8558-789
SCALE 1" = 20'
JULY 28, 1997
ANDREW G. ZOUTEWELLE, L-3008
1914 Brunswick Avenue Charlotte, NC 28207



NORTH CHARLOTTE REZONING

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NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
MARCH 21 1998

- Notes:
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 - Future development will be in compliance with streetscape Requirements OF: One large maturing tree every 35 feet. One small maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - All existing buildings to remain
 - All parking lots and service areas to be screened from adjoining properties and public view per sec. 12.303. Dumpsters if any will have solid enclosure and gates.
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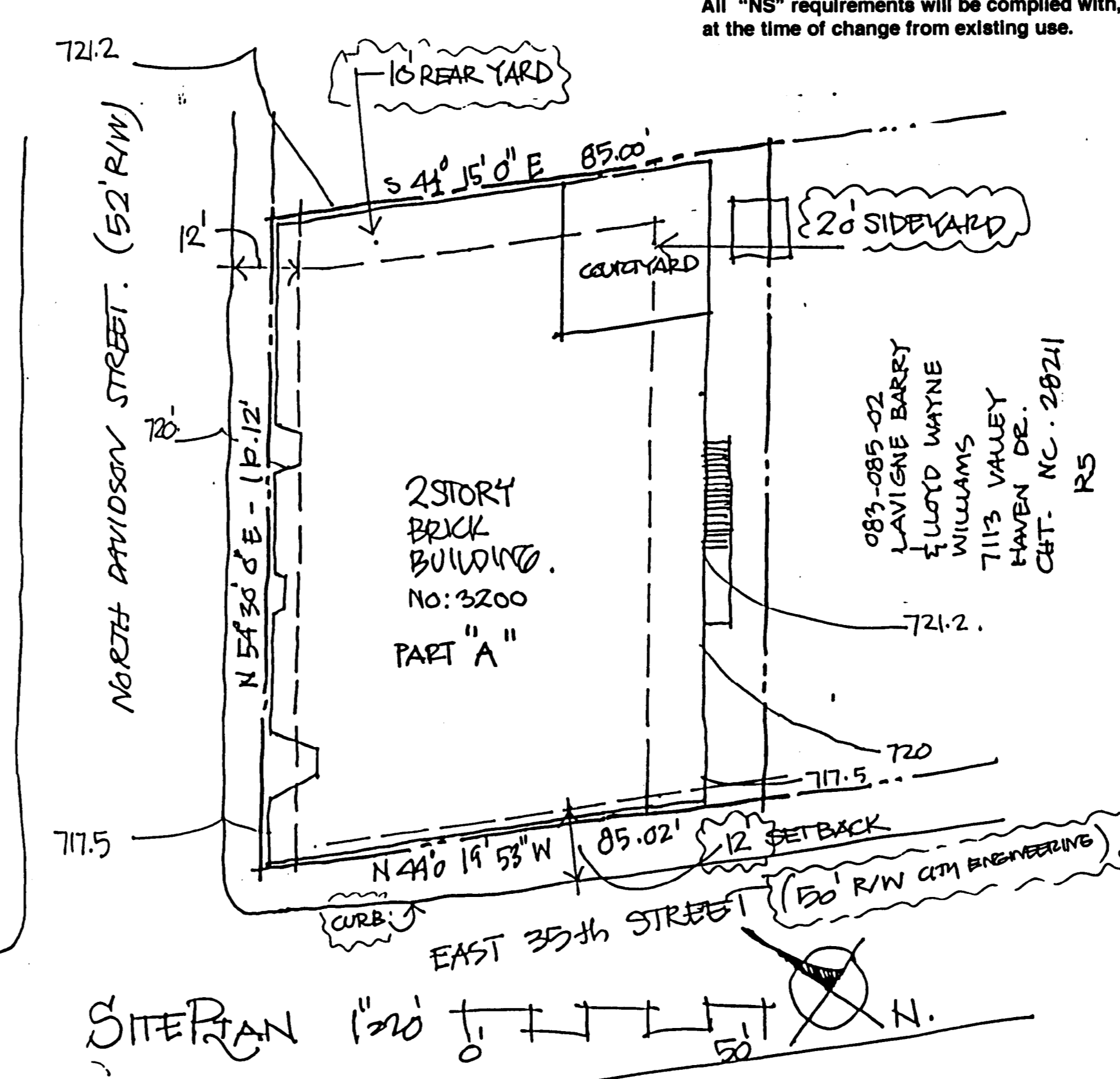


SITE DATA:
ACREAGE: 0.212
PRESENT ZONING: B1 REQUESTED ZONING: NS
EXISTING S.F.: 14250
REQUIRED PARKING AT 1/600 S.F.: 23
EXISTING PARKING PROVIDED: 23
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 0
FUTURE PARKING PROVIDED: 0

PLEASE NOTE:
6 PARKING SPACES CAN BE PROVIDED WITHIN LOTS THAN ADJ AT AN ADJACENT LOCATION.

083-084-10 B1
PRINTING & BUSINESS FORMS
3221 N. DAVIDSON ST.
CHT NC 28205

083-084-19
MARKET DEBORAH M.
412 E. 35th ST
CHT NC 28205
B1.



083-085-15
CITY OF CHT
600 E. 4th ST.
CHT NC 28202
B1.

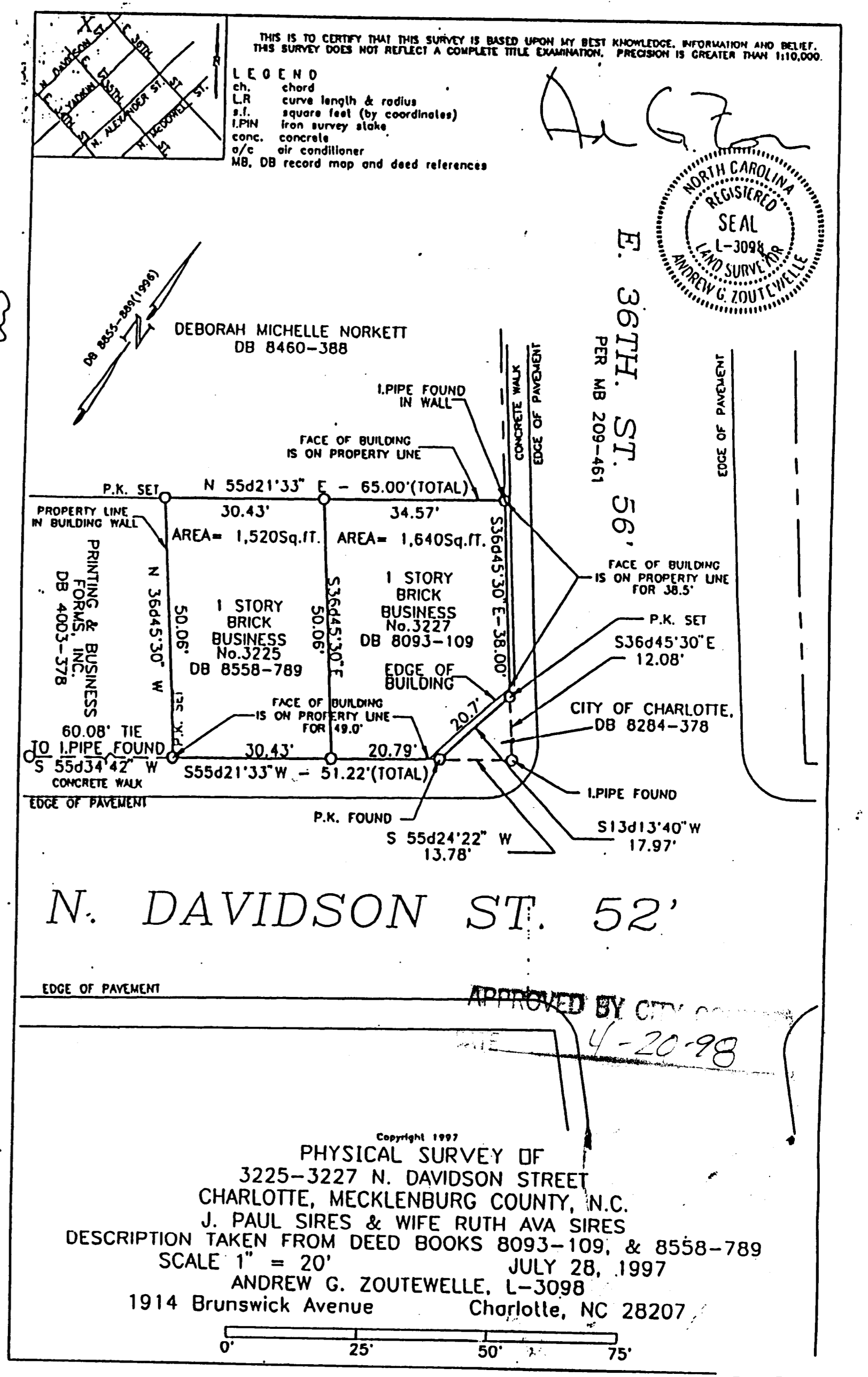
083-085-02
LAVIGNE BARRY
FLUORO WARRIE
WILLIAMS
7115 VALLEY
HAYES DE.
CHT NC 28241
NS

083-084-16 B1
PRINTING & BUSINESS FORMS
3221 N. DAVIDSON ST.
CHT NC 28205

083-084-19
MARKET DEBORAH M.
412 E. 35th ST
CHT NC 28205
B1.

PLEASE NOTE:
5 PARKING SPACES CAN BE PROVIDED WITHIN LOTS THAN ADJ AT ADJACENT SITE. SEE ST OF 10

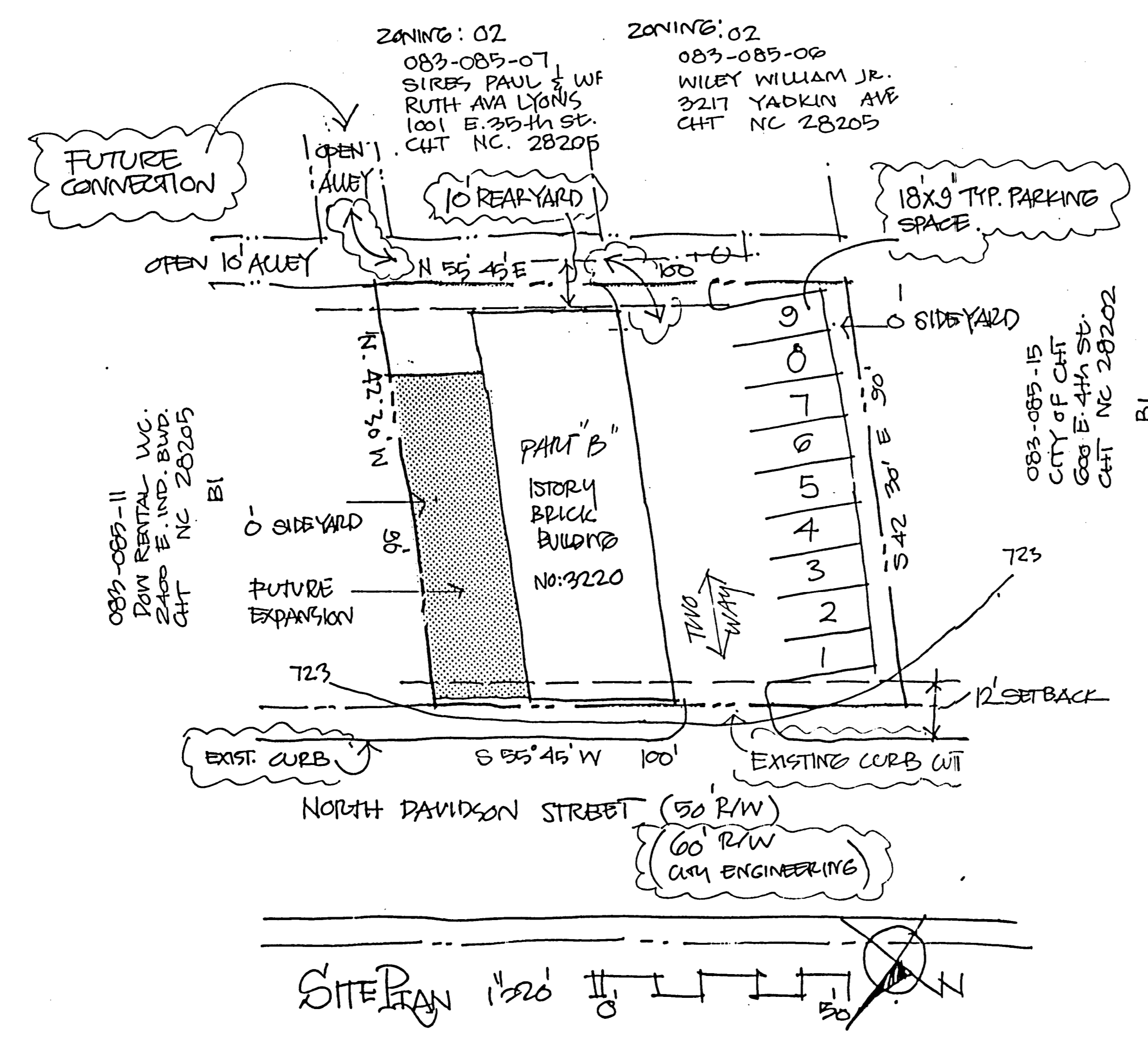
SITE DATA:
ACREAGE: 0.072
PRESENT ZONING: B1 PROPOSED ZONING: NS
EXISTING S.F.: 2160
REQUIRED PARKING AT 1/600 S.F.: 3.5
EXISTING PARKING PROVIDED: 0
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 3.5
FUTURE PARKING PROVIDED: 0



NORTH CHARLOTTE REZONING

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NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
MARCH 31 1998

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 - Portions of existing buildings do not comply with some of NS standards. A Variance for the non-comply portions including parking will be secured after NS status granted.



ZONING: 02
083-085-07
SIRES PAUL & WIFE
RUTH AVA LYONS
1001 E. 35th ST.
CHT NC 28205

ZONING: 02
083-085-06
WILLET WILLIAM JR.
3211 YADKIN AVE
CHT NC 28205

083-085-15
CITY OF CHT
600 E. 4th ST.
CHT NC 28202
B1

083-084-17 B1
NORRIS DEBORAH MICHELLE
412 E. 35th ST
CHT NC 28205

083-084-16 B1
PRINTING & BUSINESS FORMS
3221 N. DAVIDSON ST.
CHT NC 28205

083-084-19
MARKET DEBORAH M.
412 E. 35th ST
CHT NC 28205
B1.

PLEASE NOTE:
5 PARKING SPACES CAN BE PROVIDED AT SITE ABOVE. (NO EXPANSION OPTION)

SITE DATA:
ACREAGE: 0.069
PRESENT ZONING: B1 PROPOSED ZONING: NS
EXISTING S.F.: 2160
REQUIRED PARKING AT 1/600 S.F.: 3.5
EXISTING PARKING PROVIDED: 0
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 3.5
FUTURE PARKING PROVIDED: 0

083-084-17 B1
NORRIS DEBORAH MICHELLE
412 E. 35th ST
CHT NC 28205

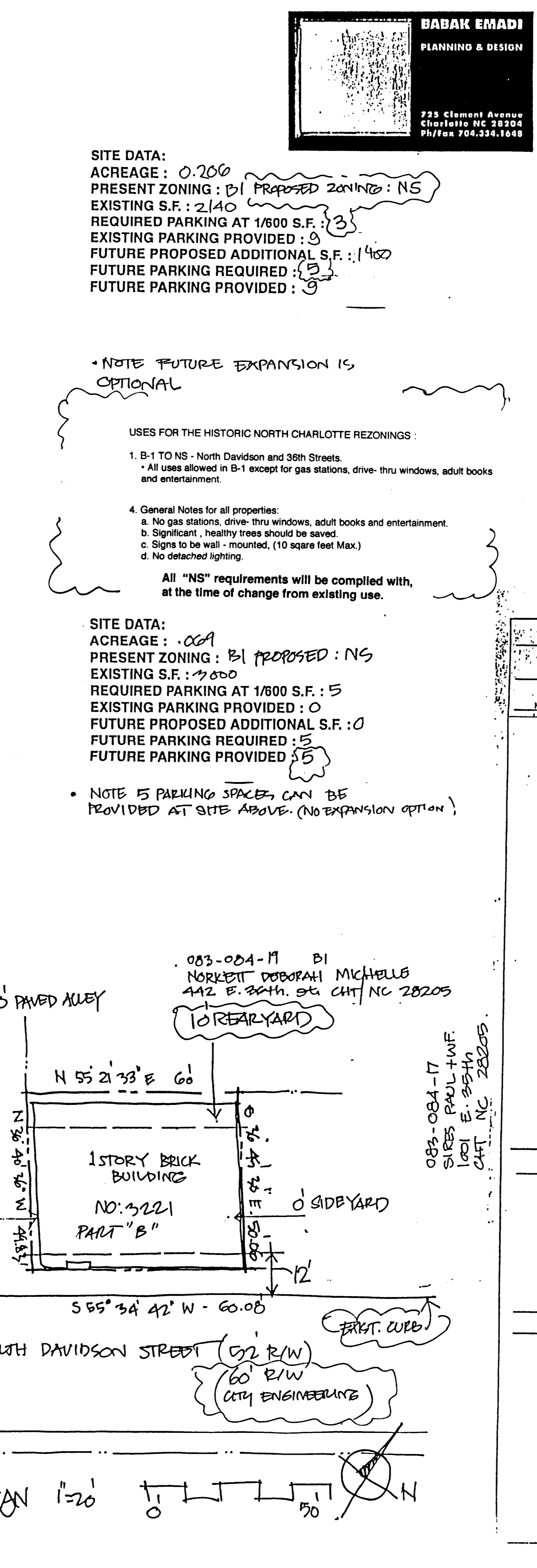
083-084-16 B1
PRINTING & BUSINESS FORMS
3221 N. DAVIDSON ST.
CHT NC 28205

NOTE: FUTURE EXPANSION IS OPTIONAL

USERS FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:
1. B-1 TO NS - North Davidson and 35th Streets.
All uses allowed in B-1 except for gas stations, drive-thru windows, adult books and entertainment.

General Notes for all properties:
a. No gas stations, drive-thru windows, adult books and entertainment.
b. Significant, healthy trees should be saved.
c. Signs to be wall-mounted, (10 square feet Max.)
d. No detached lighting.

All "NS" requirements will be complied with, at the time of change from existing use.



083-084-17 B1
NORRIS DEBORAH MICHELLE
412 E. 35th ST
CHT NC 28205

083-084-16 B1
PRINTING & BUSINESS FORMS
3221 N. DAVIDSON ST.
CHT NC 28205

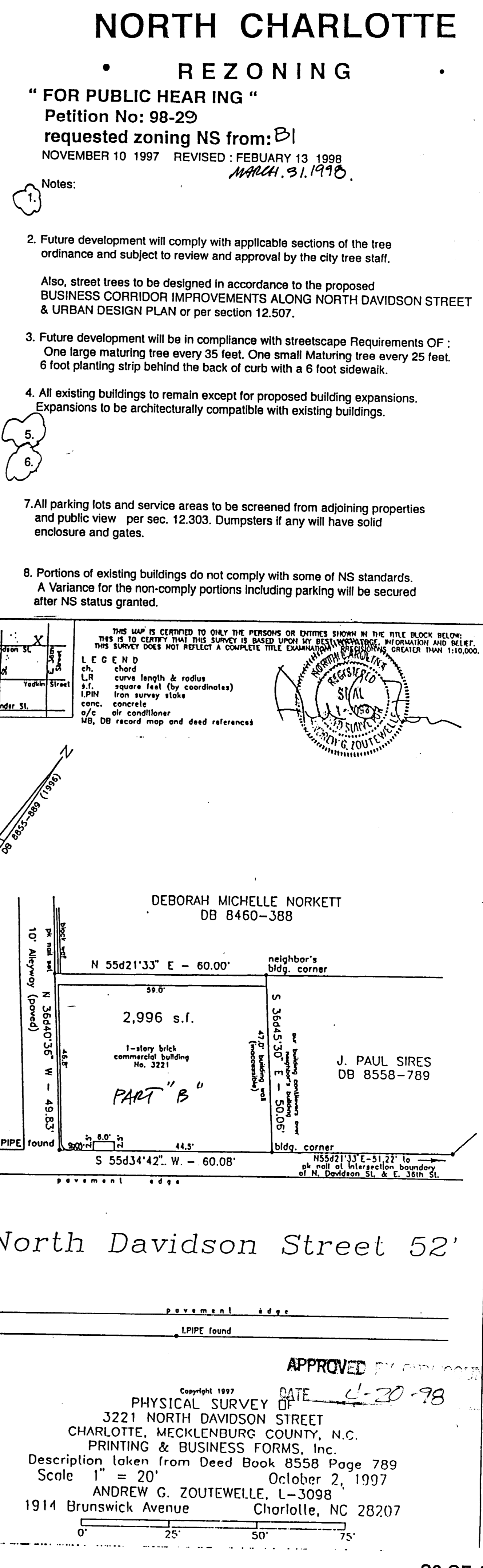
083-084-19
MARKET DEBORAH M.
412 E. 35th ST
CHT NC 28205
B1.

PLEASE NOTE:
5 PARKING SPACES CAN BE PROVIDED AT SITE ABOVE. (NO EXPANSION OPTION)

SITE DATA:
ACREAGE: 0.069
PRESENT ZONING: B1 PROPOSED ZONING: NS
EXISTING S.F.: 2160
REQUIRED PARKING AT 1/600 S.F.: 3.5
EXISTING PARKING PROVIDED: 0
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 3.5
FUTURE PARKING PROVIDED: 0

083-084-17 B1
NORRIS DEBORAH MICHELLE
412 E. 35th ST
CHT NC 28205

083-084-16 B1
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3221 N. DAVIDSON ST.
CHT NC 28205



083-084-17 B1
NORRIS DEBORAH MICHELLE
412 E. 35th ST
CHT NC 28205

083-084-16 B1
PRINTING & BUSINESS FORMS
3221 N. DAVIDSON ST.
CHT NC 28205

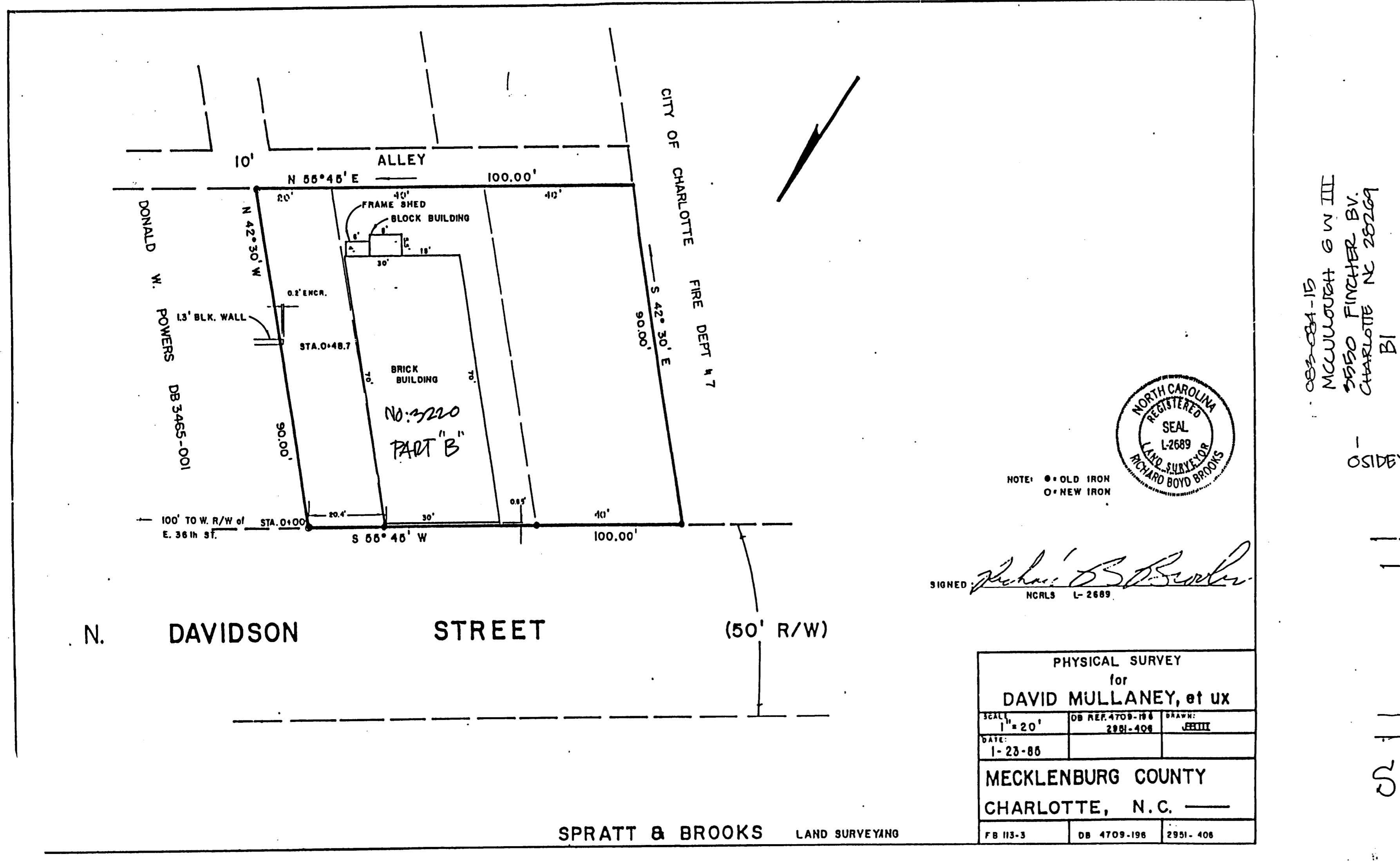
083-084-19
MARKET DEBORAH M.
412 E. 35th ST
CHT NC 28205
B1.

PLEASE NOTE:
5 PARKING SPACES CAN BE PROVIDED AT SITE ABOVE. (NO EXPANSION OPTION)

SITE DATA:
ACREAGE: 0.069
PRESENT ZONING: B1 PROPOSED ZONING: NS
EXISTING S.F.: 2160
REQUIRED PARKING AT 1/600 S.F.: 3.5
EXISTING PARKING PROVIDED: 0
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 3.5
FUTURE PARKING PROVIDED: 0

083-084-17 B1
NORRIS DEBORAH MICHELLE
412 E. 35th ST
CHT NC 28205

083-084-16 B1
PRINTING & BUSINESS FORMS
3221 N. DAVIDSON ST.
CHT NC 28205



083-084-17 B1
NORRIS DEBORAH MICHELLE
412 E. 35th ST
CHT NC 28205

083-084-16 B1
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3221 N. DAVIDSON ST.
CHT NC 28205

083-084-19
MARKET DEBORAH M.
412 E. 35th ST
CHT NC 28205
B1.

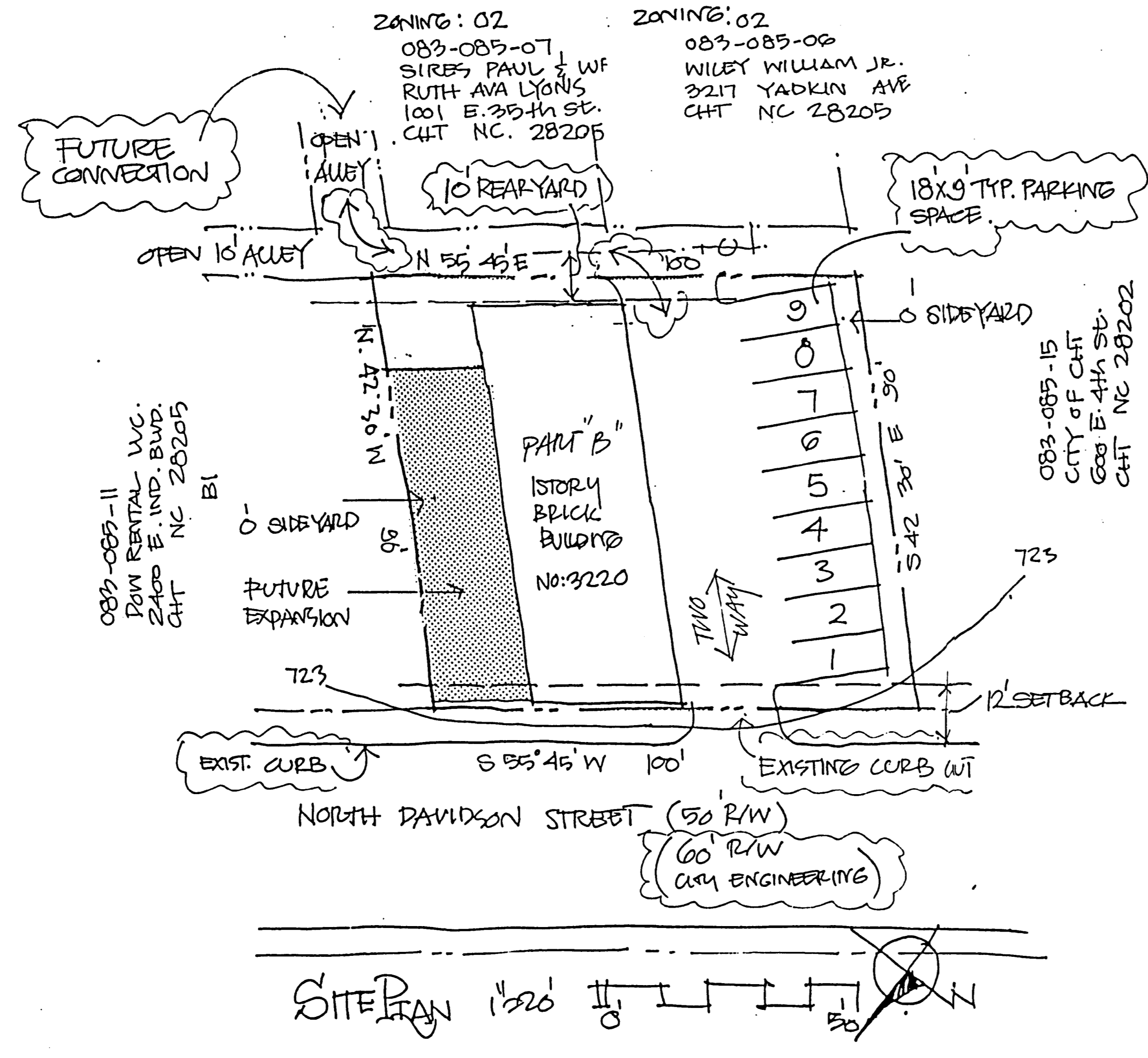
PLEASE NOTE:
5 PARKING SPACES CAN BE PROVIDED AT SITE ABOVE. (NO EXPANSION OPTION)

SITE DATA:
ACREAGE: 0.069
PRESENT ZONING: B1 PROPOSED ZONING: NS
EXISTING S.F.: 2160
REQUIRED PARKING AT 1/600 S.F.: 3.5
EXISTING PARKING PROVIDED: 0
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 3.5
FUTURE PARKING PROVIDED: 0

083-084-17 B1
NORRIS DEBORAH MICHELLE
412 E. 35th ST
CHT NC 28205

083-084-16 B1
PRINTING & BUSINESS FORMS
3221 N. DAVIDSON ST.
CHT NC 28205

083-084-19
MARKET DEBORAH M.
412 E. 35th ST
CHT NC 28205
B1.



SITE DATA:
 ACREAGE: 0.200
 PRESENT ZONING: B1 PROPOSED ZONING: NS
 EXISTING S.F.: 2140
 REQUIRED PARKING AT 1800 S.F.: 13
 EXISTING PARKING PROVIDED: 9
 FUTURE PROPOSED ADDITIONAL S.F.: 1450
 FUTURE PARKING REQUIRED: 13
 FUTURE PARKING PROVIDED: 9

NOTE FUTURE EXPANSION IS OPTIONAL

USES FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:

1. B-1 TO NS - North Davidson and 55th Streets
- All uses allowed in B-1 except for gas stations, drive-thru windows, adult books and entertainment.

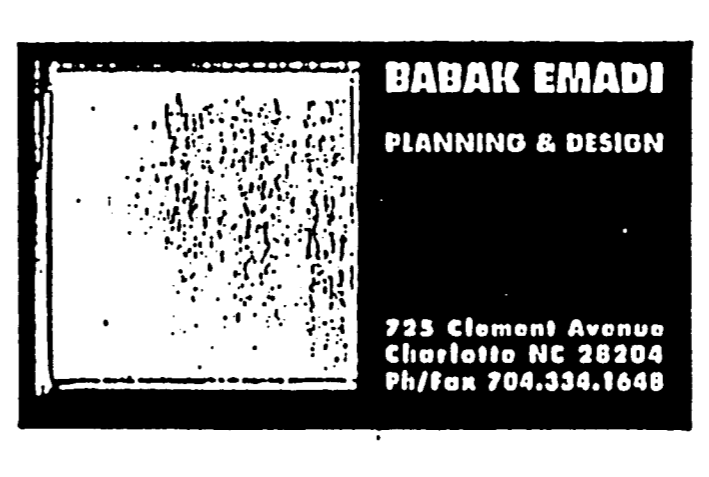
General Notes for all properties:

- No gas stations, drive-thru windows, adult books and entertainment.
- Significant, healthy trees should be saved.
- Signs to be wall-mounted, (10 square feet Max.)
- No detached lighting.

All "NS" requirements will be complied with, at the time of change from existing use.

SITE DATA:
 ACREAGE: .069
 PRESENT ZONING: B1 PROPOSED ZONING: NS
 EXISTING S.F.: 7400
 REQUIRED PARKING AT 1800 S.F.: 15
 EXISTING PARKING PROVIDED: 0
 FUTURE PROPOSED ADDITIONAL S.F.: 0
 FUTURE PARKING REQUIRED: 15
 FUTURE PARKING PROVIDED: 0

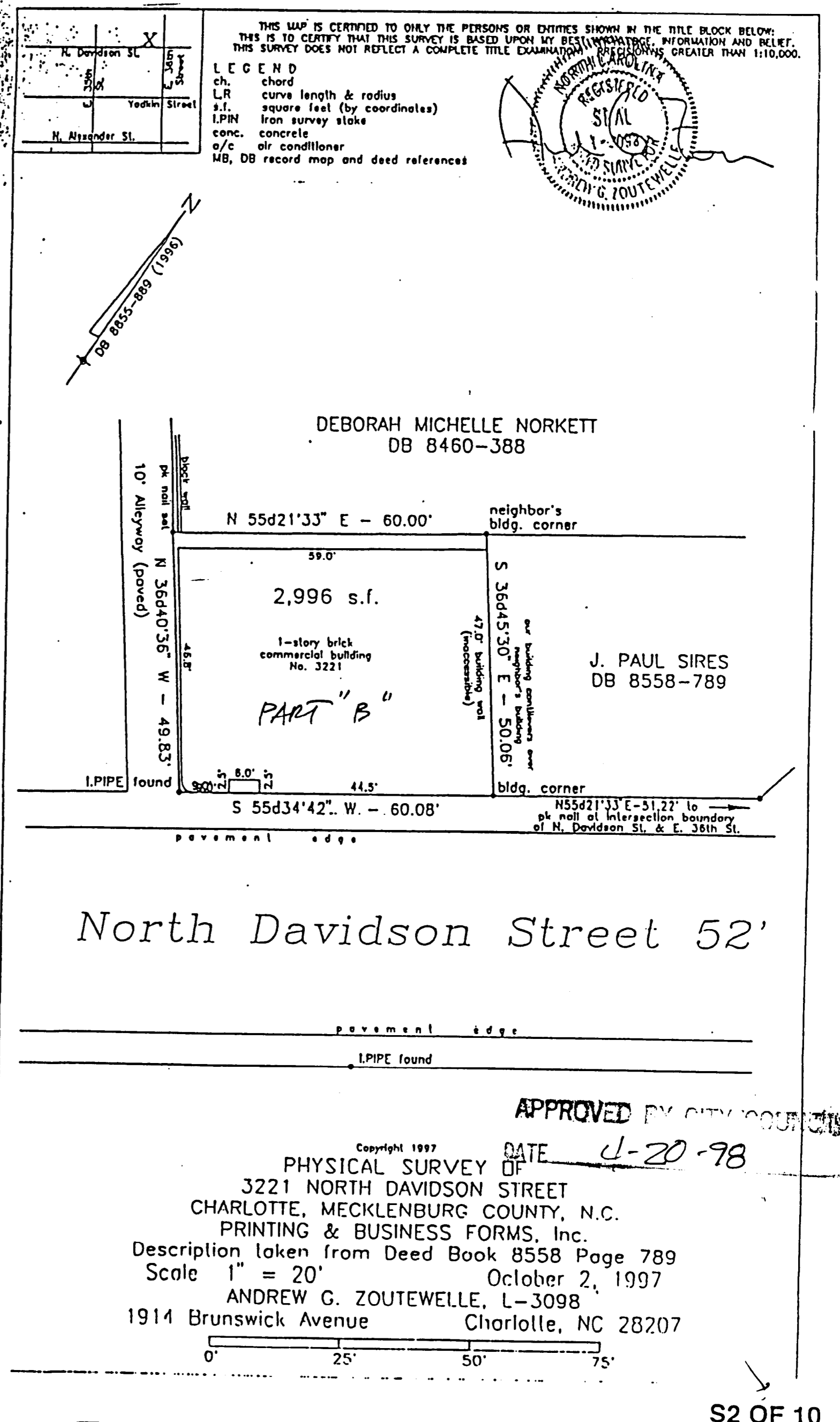
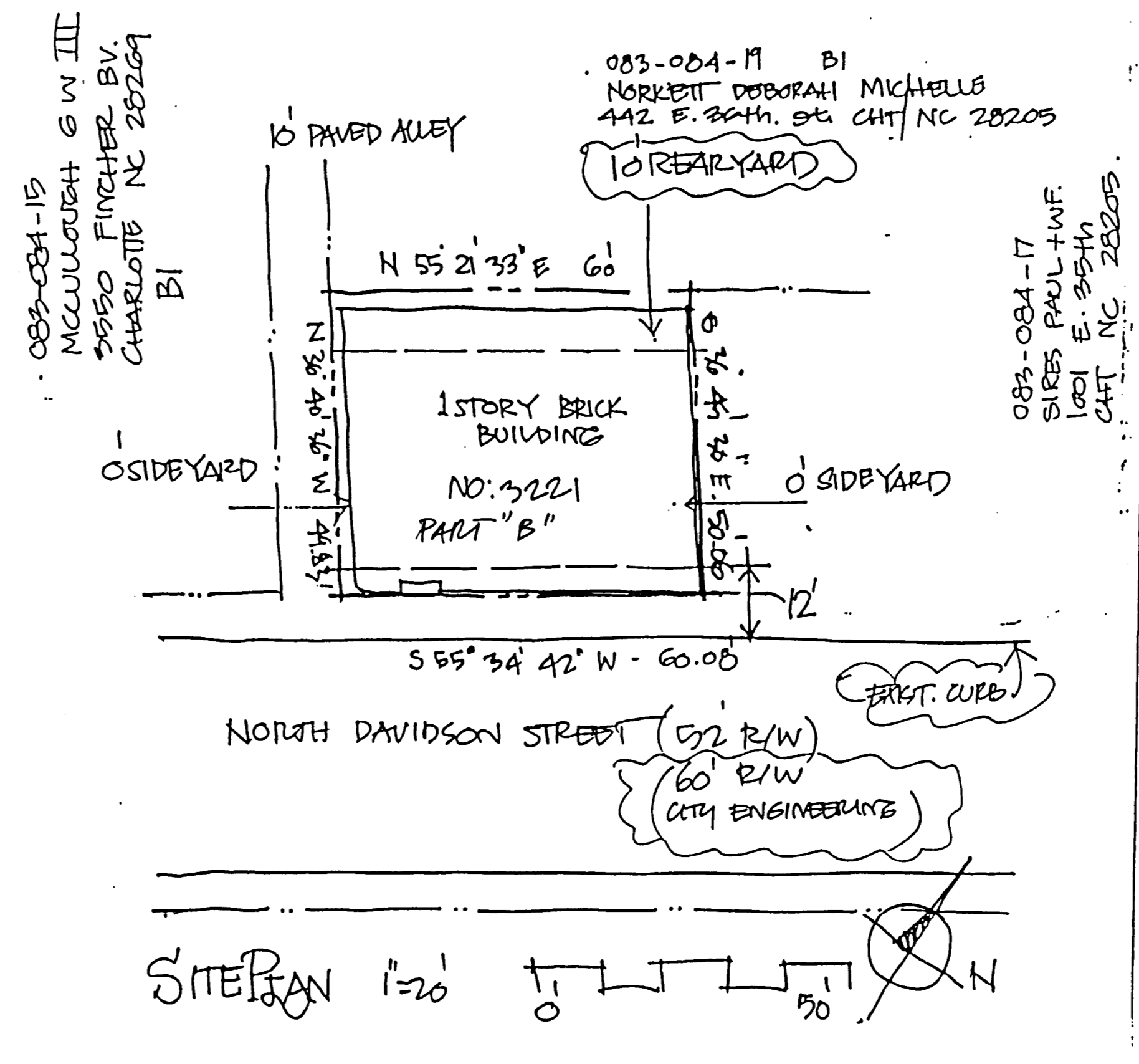
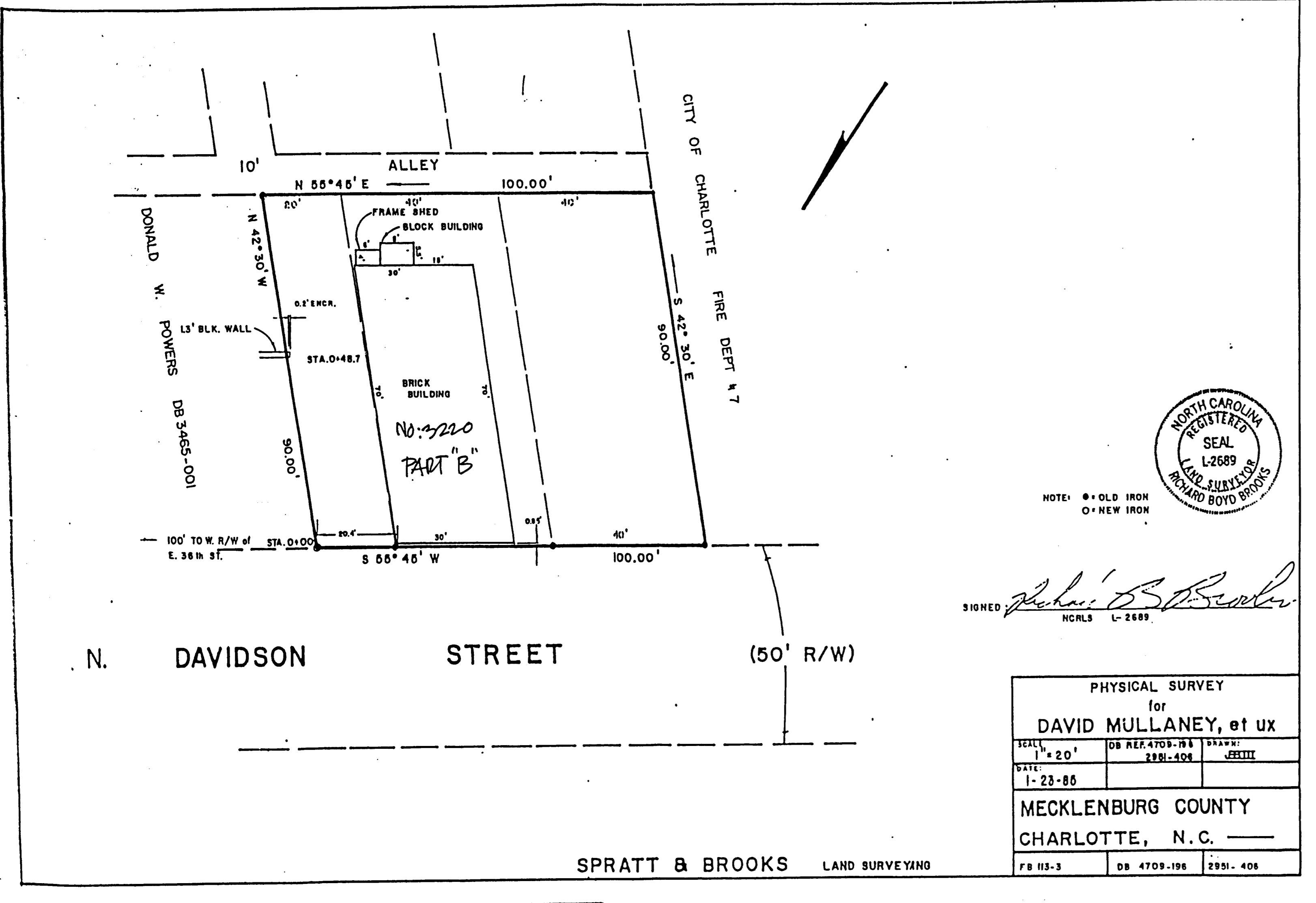
NOTE 5 PARKING SPACES CAN BE PROVIDED AT SITE ABOVE. (NO EXPANSION OPTION)



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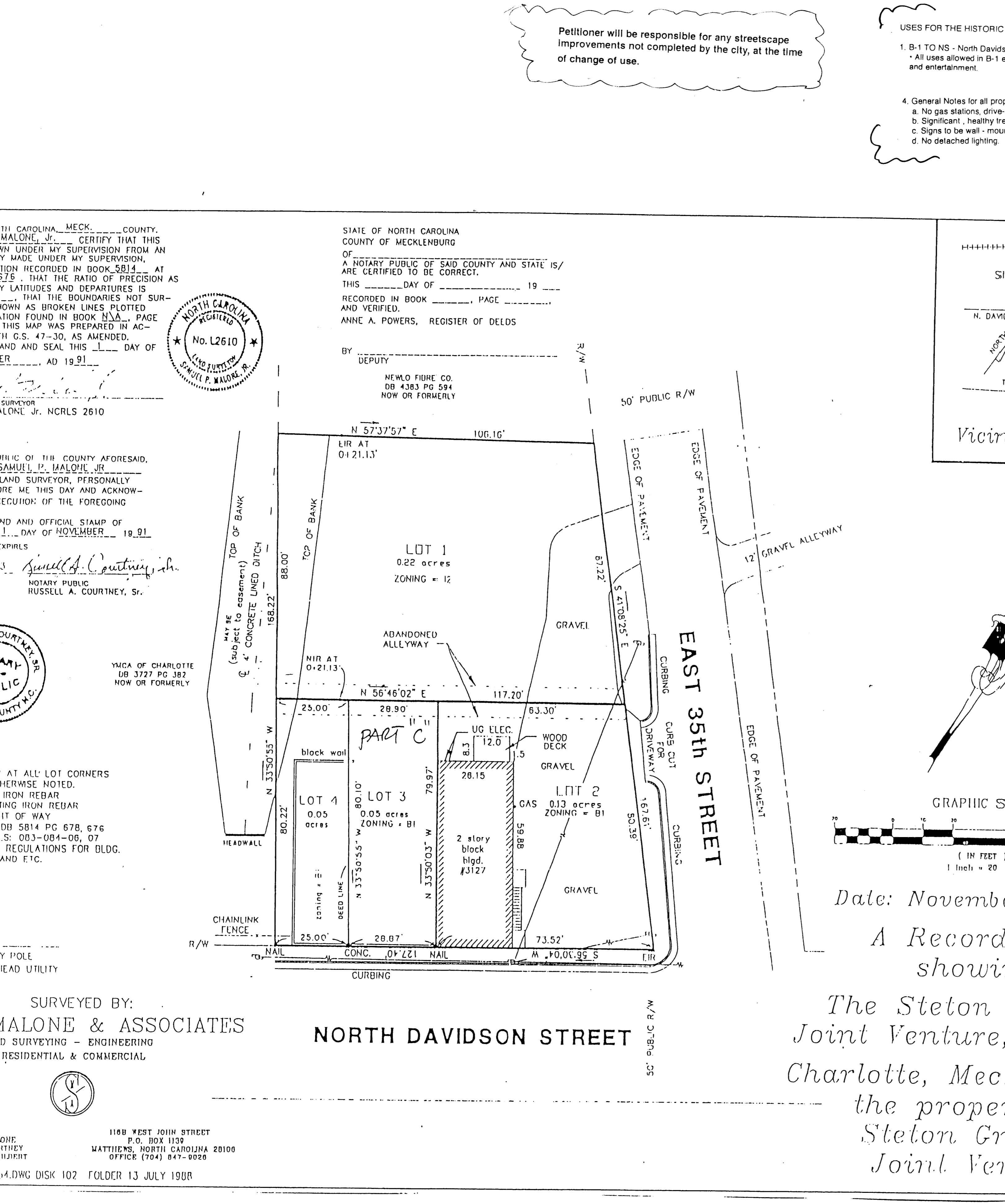
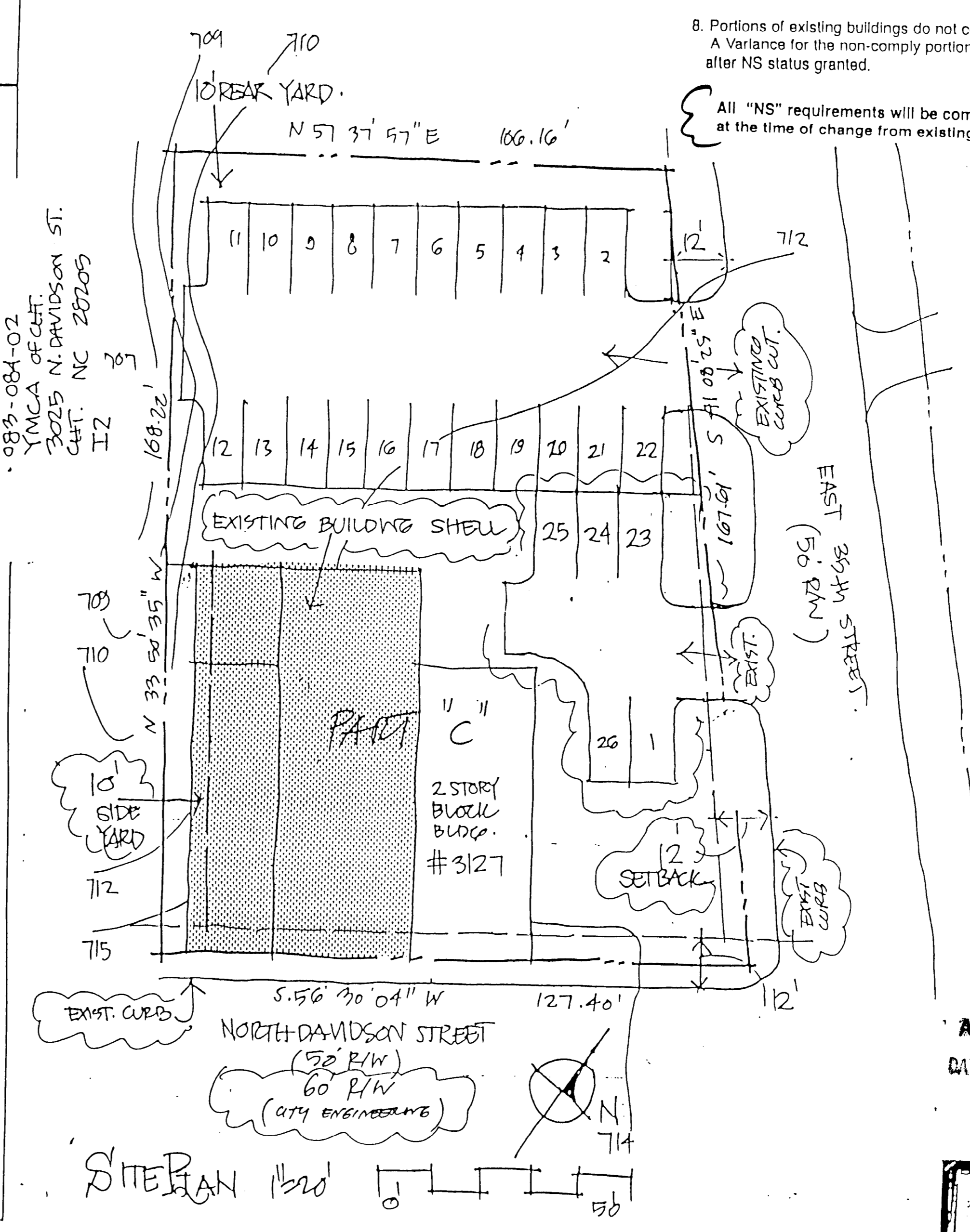
NORTH CHARLOTTE REZONING

"FOR PUBLIC HEARING"
 Petition No: 98-23
 requested zoning NS from: B1 & I2
 NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
 MAY 30, 1998

- Notes:
- Future development will comply with applicable sections of the tree ordinance and subject to review and approval by the city tree staff.
 - Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN or per section 12.507.
 - Future development will be in compliance with streetscape Requirements OF: One large maturing tree every 35 feet. One small Maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - All existing buildings to remain except for proposed building expansions. Expansions to be architecturally compatible with existing buildings.
 - All "NS" requirements will be complied with, at the time of change from existing use.
 - Portions of existing buildings do not comply with some of NS standards. A Variance for the non-comply portions including parking will be secured after NS status granted.

SITE DATA:
 ACREAGE: 0.45
 PRESENT ZONING: B1 & I2 PROPOSED ZONING: NS
 EXISTING S.F.: 13120
 REQUIRED PARKING AT 1800 S.F.: 15
 EXISTING PARKING PROVIDED: 25
 FUTURE PROPOSED ADDITIONAL S.F.: 5200
 FUTURE PARKING REQUIRED: 14
 FUTURE PARKING PROVIDED: 20

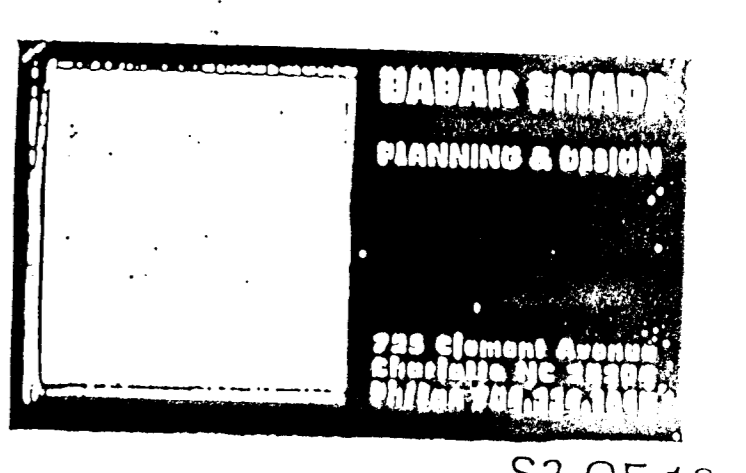
083-084-08
 NEMCO FIBRE CO
 PO. BOX 5589
 CHARLOTTE NC 28205
 I2



Date: November 1, 1991
 A Record Map showing
 The Steton Grocery Joint Venture, Property
 Charlotte, Meck. Co., N.C.
 the property of
 Steton Grocery Joint Venture

STATE OF NORTH CAROLINA, MECKLENBURG COUNTY, SAMUEL P. MALONE, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ORIGINAL SURVEY MADE UNDER MY SUPERVISION, AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I AM A REGISTERED LAND SURVEYOR, PERSONALLY TRAINED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

NOTARY PUBLIC
 No. 12610
 RUSSELL A. COURTNEY, JR.
 1108 WEST JOHN STREET
 P.O. BOX 1159
 MATTHEWS, NORTH CAROLINA 28105
 OFFICE (704) 847-0088



**NORTH CHARLOTTE
REZONING**

"FOR PUBLIC HEARING"
Petition No: 98-29
requested zoning NS from: R5
NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
REVISED: MARCH 31 1998

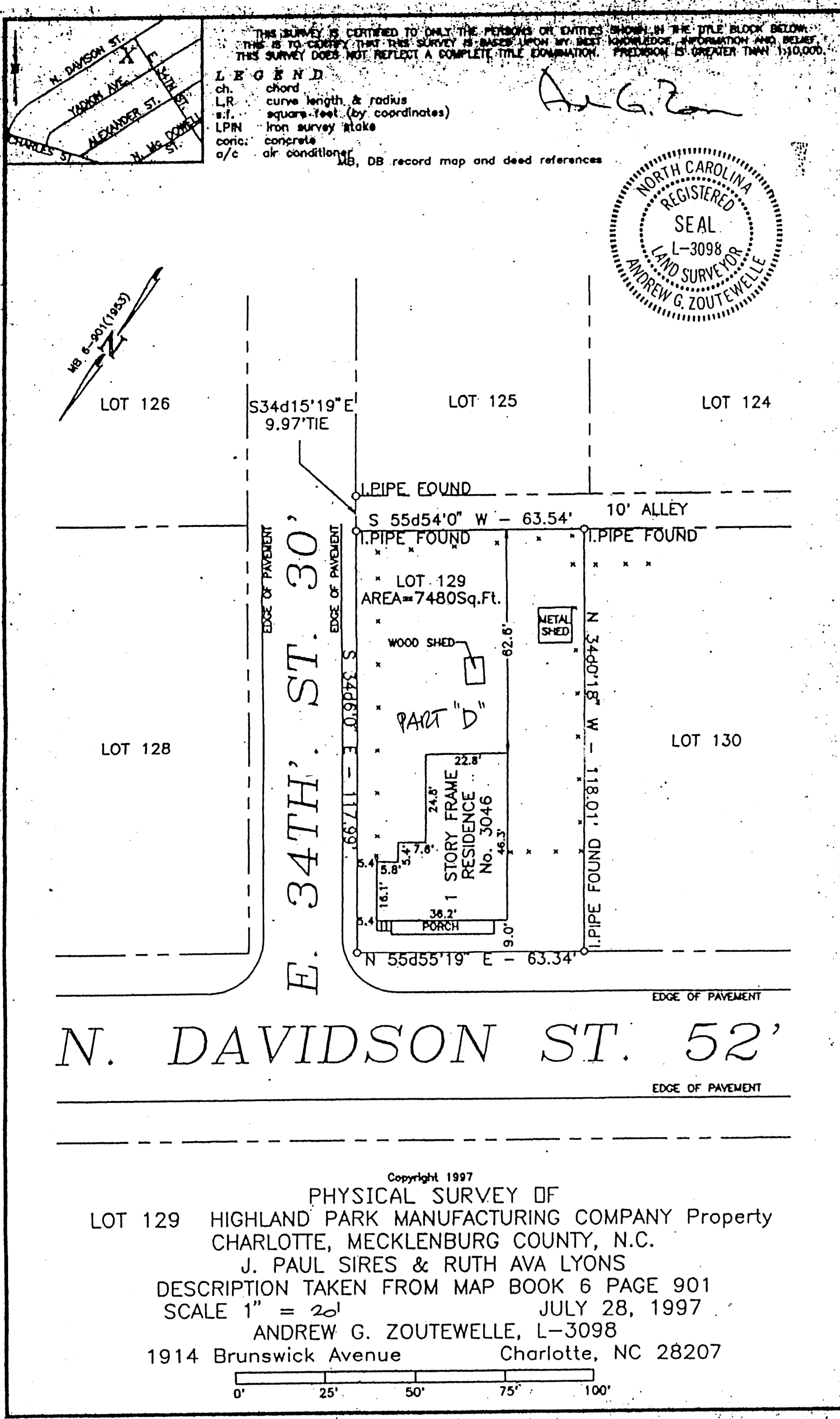
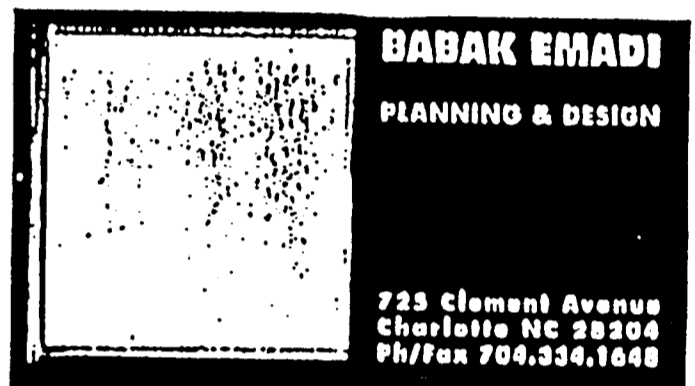
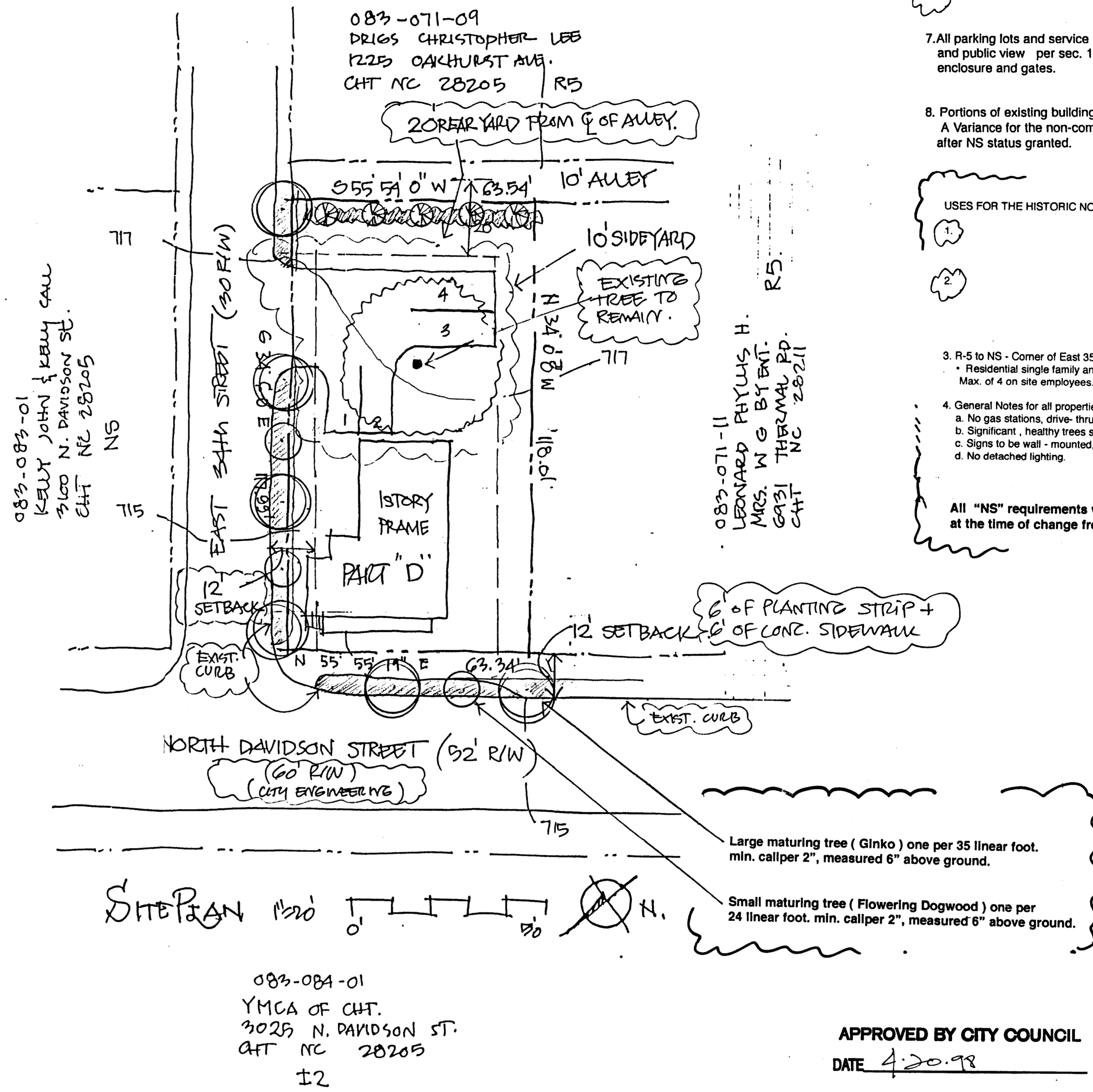
- Notes:
- Future development will comply with applicable sections of the tree ordinance and subject to review and approval by the city tree staff.
Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN or per section 12.507.
 - Future development will be in compliance with streetscape Requirements OF:
One large maturing tree every 35 feet. One small maturing tree every 25 feet.
6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - All existing buildings to remain.
 7. All parking lots and service areas to be screened from adjoining properties and public view per sec. 12.303. Dumpsters if any will have solid enclosure and gates.
 8. Portions of existing buildings do not comply with some of NS standards. A Variance for the non-comply portions including parking will be secured after NS status granted.

USES FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:

- 1.
- 2.
3. R-5 to NS - Corner of East 35th and Yadkin.
* Residential single family and duplex, Studios, Galleries, light offices with Max. of 4 on site employees.
4. General Notes for all properties:
a. No gas stations, drive-thru windows, adult books and entertainment.
b. Significant, healthy trees should be saved.
c. Signs to be well-mounted, (10 square feet Max.)
d. No detached lighting.

All "NS" requirements will be complied with, at the time of change from existing use.

SITE DATA:
ACREAGE: 0.109
PRESENT ZONING: R5 PROPOSED: NS
EXISTING S.F.: 1278 S.F.
REQUIRED PARKING AT 1/600 S.F.: 2
EXISTING PARKING PROVIDED: 3
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 2
FUTURE PARKING PROVIDED: 5



**NORTH CHARLOTTE
REZONING**

"FOR PUBLIC HEARING"
Petition No: 98-29
requested zoning NS from: R5
NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
REVISED: MARCH 31 1998

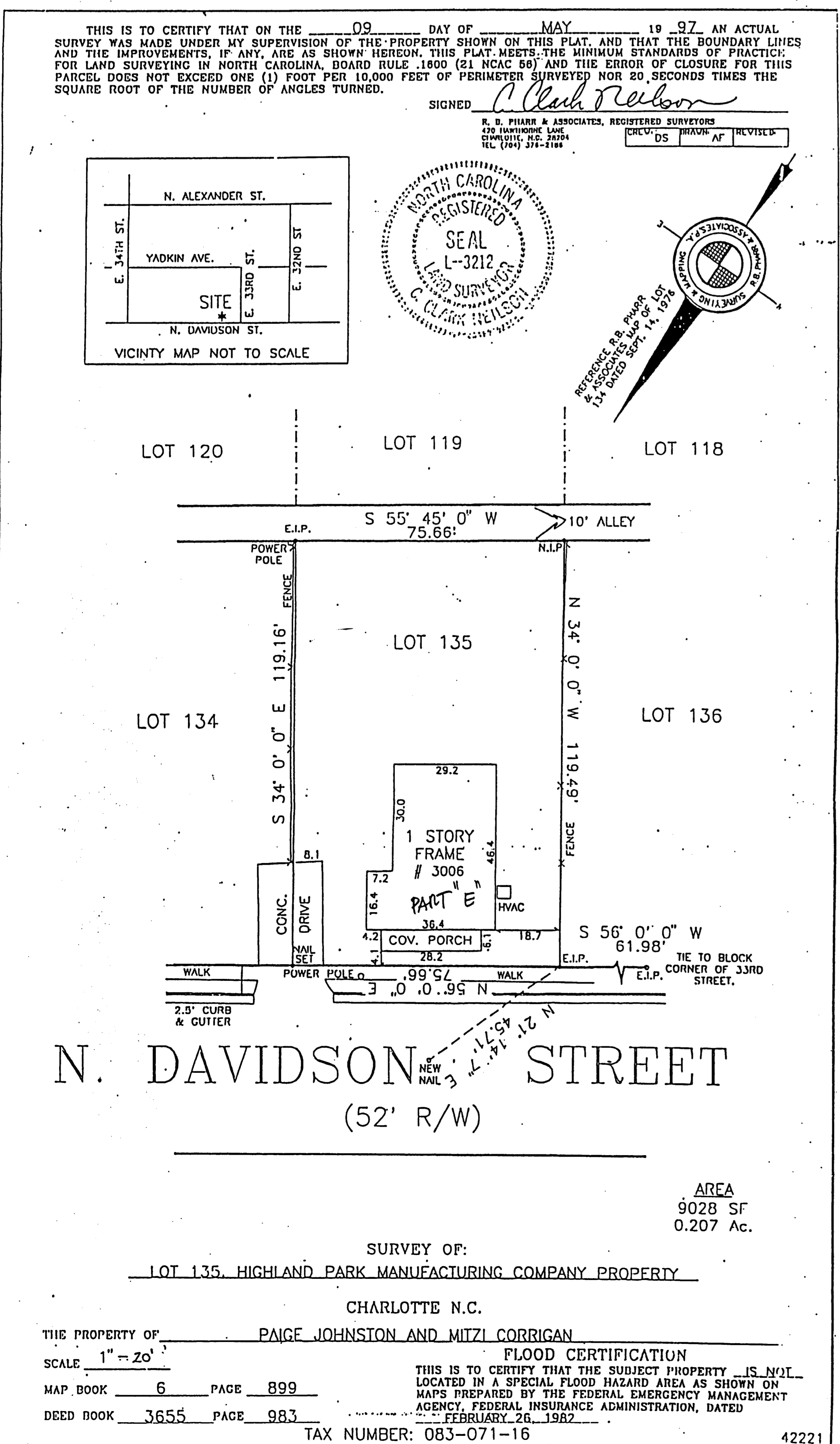
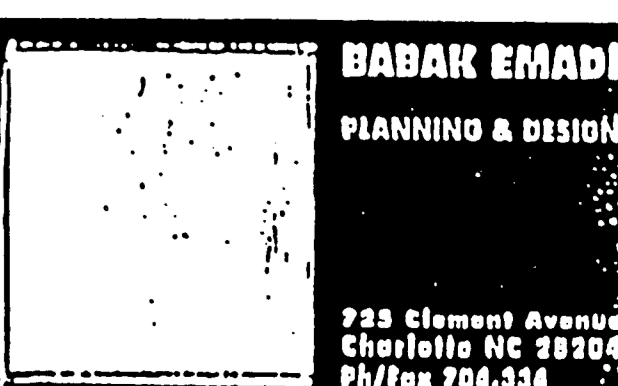
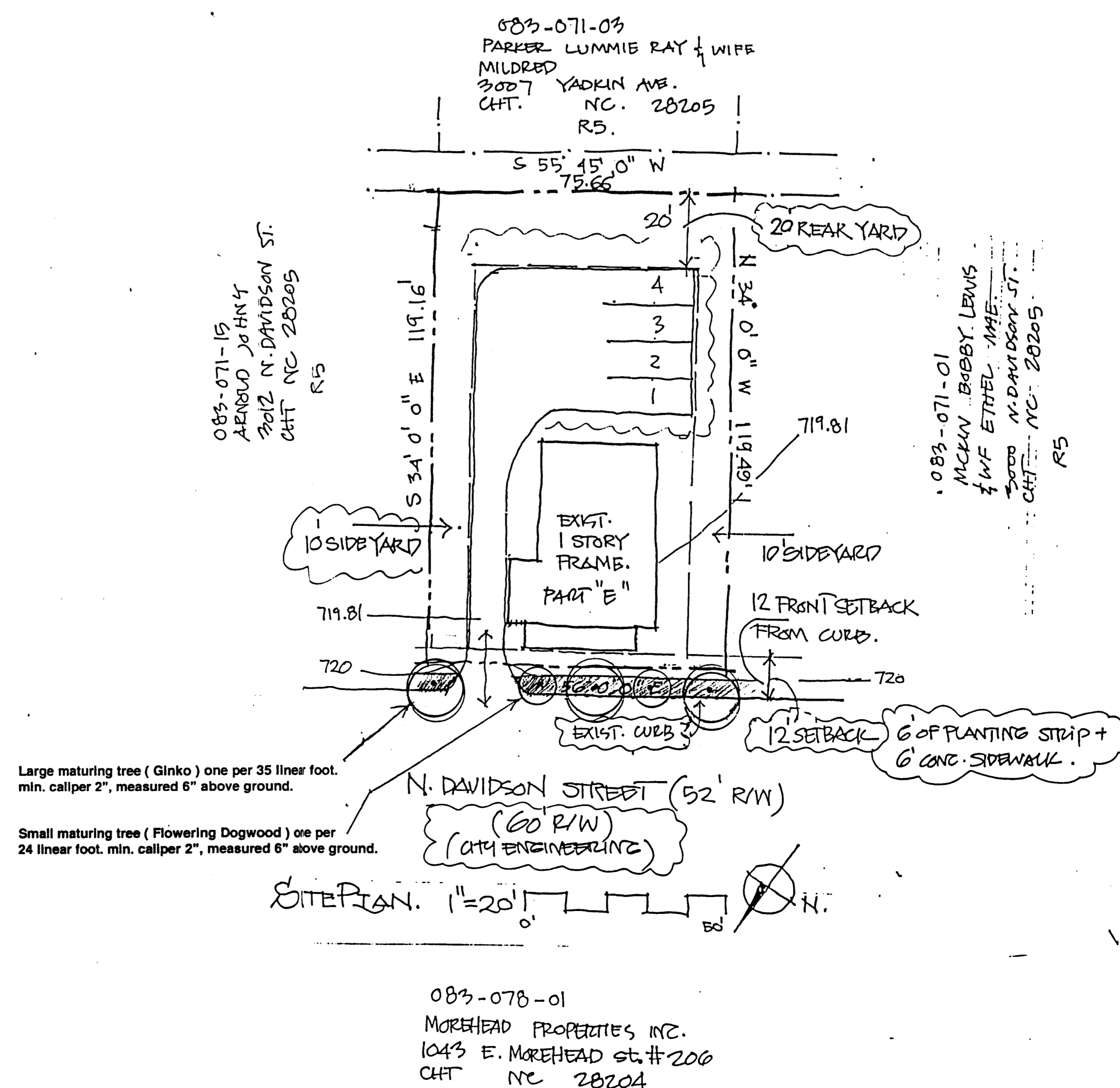
- Notes:
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Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN or per section 12.507.
 - Future development will be in compliance with streetscape Requirements OF:
One large maturing tree every 35 feet. One small maturing tree every 25 feet.
6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - All existing buildings to remain.
 7. All parking lots and service areas to be screened from adjoining properties and public view per sec. 12.303. Dumpsters if any will have solid enclosure and gates.
 8. Portions of existing buildings do not comply with some of NS standards. A Variance for the non-comply portions including parking will be secured after NS status granted.

All "NS" requirements will be complied with, at the time of change from existing use.

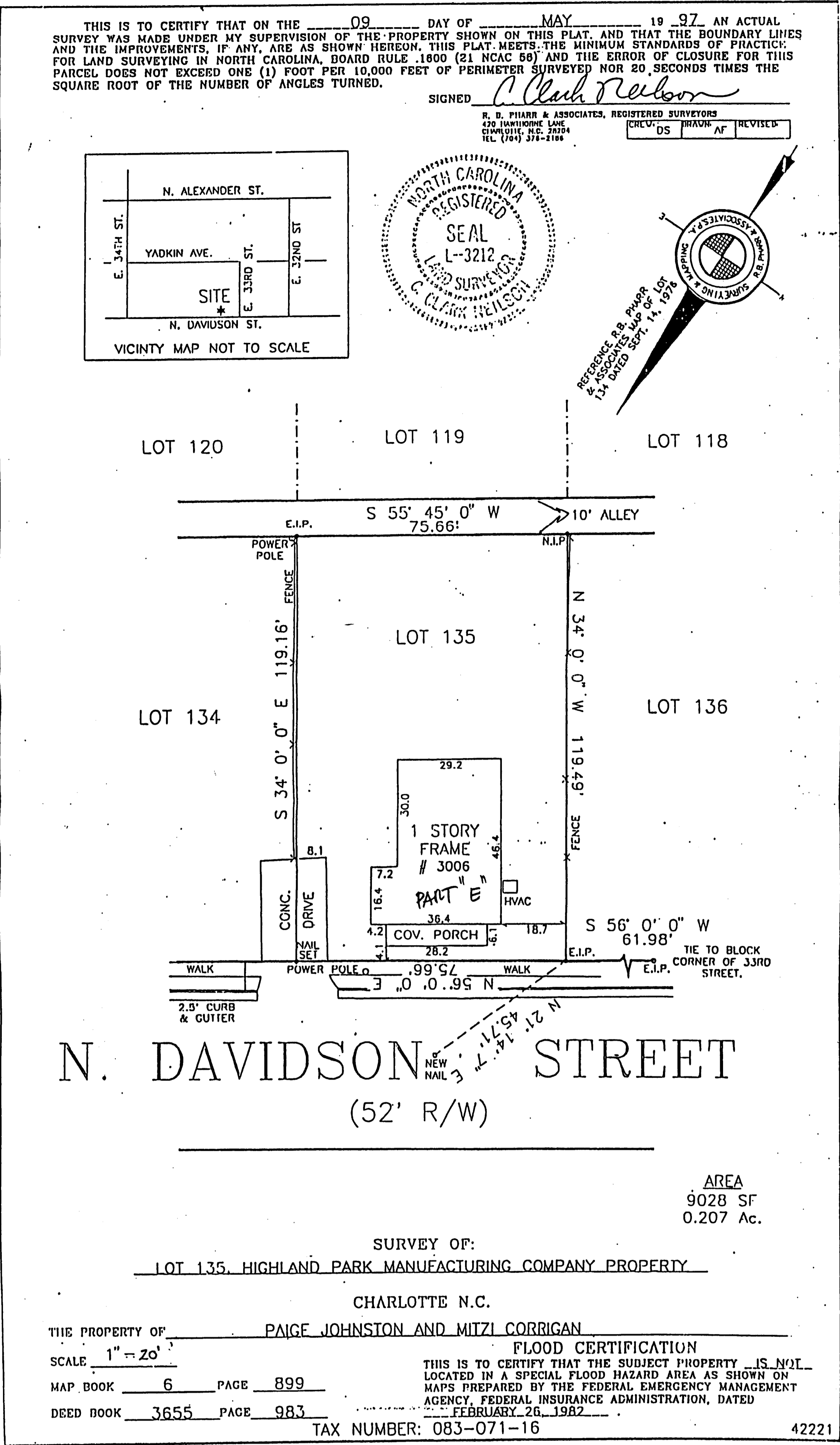
USES FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:

- 1.
- 2.
3. R-5 to NS - Corner of East 35th and Yadkin.
* Residential single family and duplex, Studios, Galleries, light offices with Max. of 4 on site employees.
4. General Notes for all properties:
a. No gas stations, drive-thru windows, adult books and entertainment.
b. Significant, healthy trees should be saved.
c. Signs to be well-mounted, (10 square feet Max.)
d. No detached lighting.

SITE DATA:
ACREAGE: .206
PRESENT ZONING: R5 PROPOSED: NS
EXISTING S.F.: 1492
REQUIRED PARKING AT 1/600 S.F.: 2
EXISTING PARKING PROVIDED: 2
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 2
FUTURE PARKING PROVIDED: 4



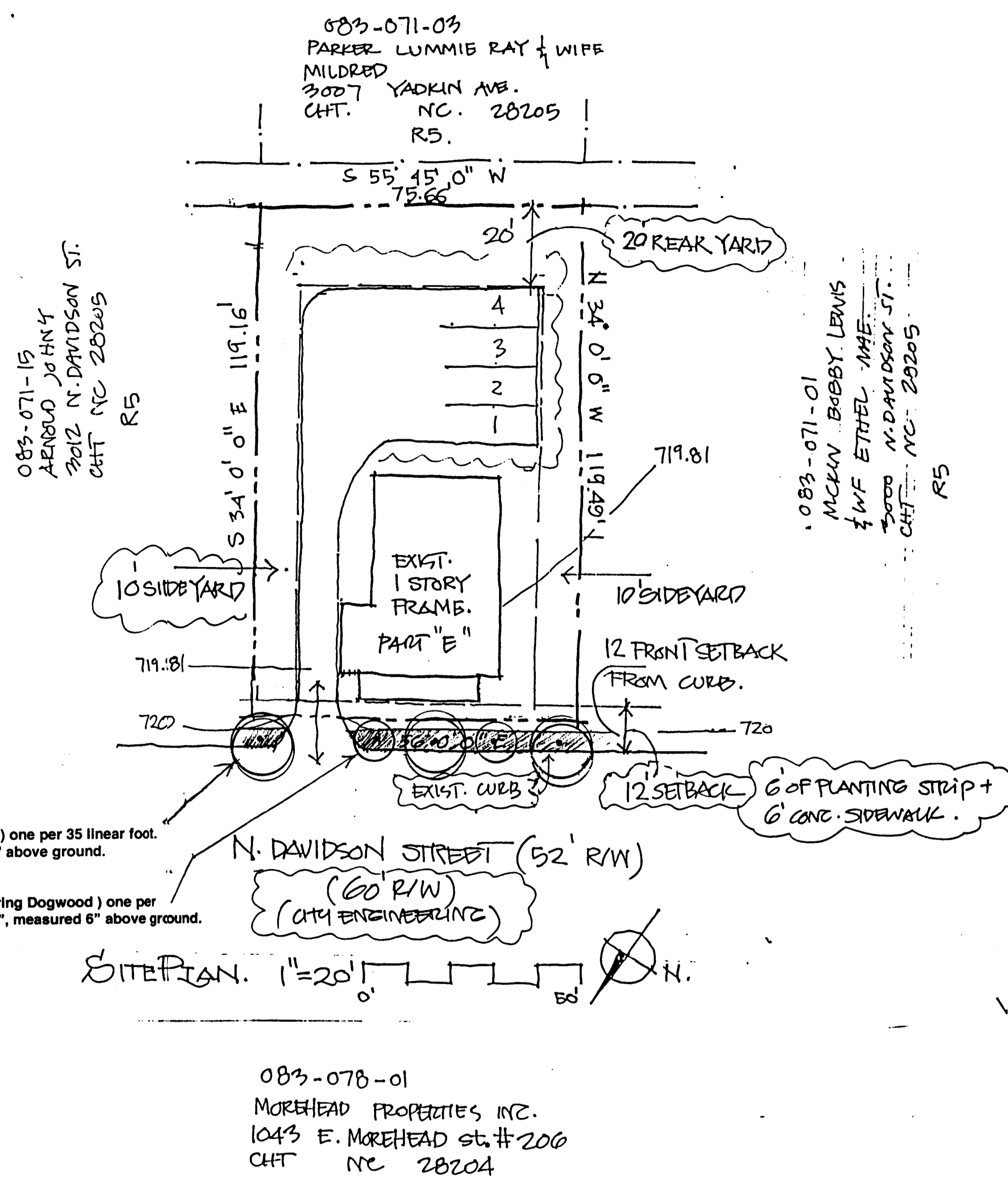
NORTH CHARLOTTE
REZONING



SITE DATA:
ACREAGE: .206
PRESENT ZONING: R5 PROPOSED: NS
EXISTING S.F.: 1452
REQUIRED PARKING AT 1/600 S.F.: 2
EXISTING PARKING PROVIDED: 2
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 2
FUTURE PARKING PROVIDED: 4

"FOR PUBLIC HEARING"
Petition No: 98-29
requested zoning NS from: R5
NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
REVISOR: MARCH 31 1998

- Notes:
- Future development will comply with applicable sections of the tree ordinance and subject to review and approval by the city tree staff.
 - Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN or per section 12.507.
 - Future development will be in compliance with streetscape Requirements OF: One large maturing tree every 35 feet. One small maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - All existing buildings to remain

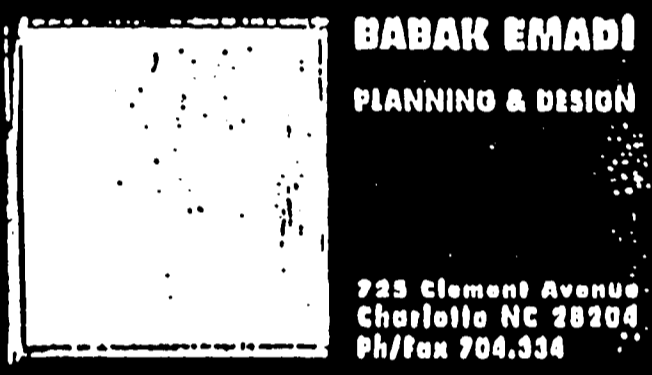


7. All parking lots and service areas to be screened from adjoining properties and public view per sec. 12.303. Dumpsters if any will have solid enclosure and gates.
 8. Portions of existing buildings do not comply with some of NS standards. A Variance for the non-comply portions including parking will be secured after NS status granted.
- All "NS" requirements will be complied with, at the time of change from existing use.

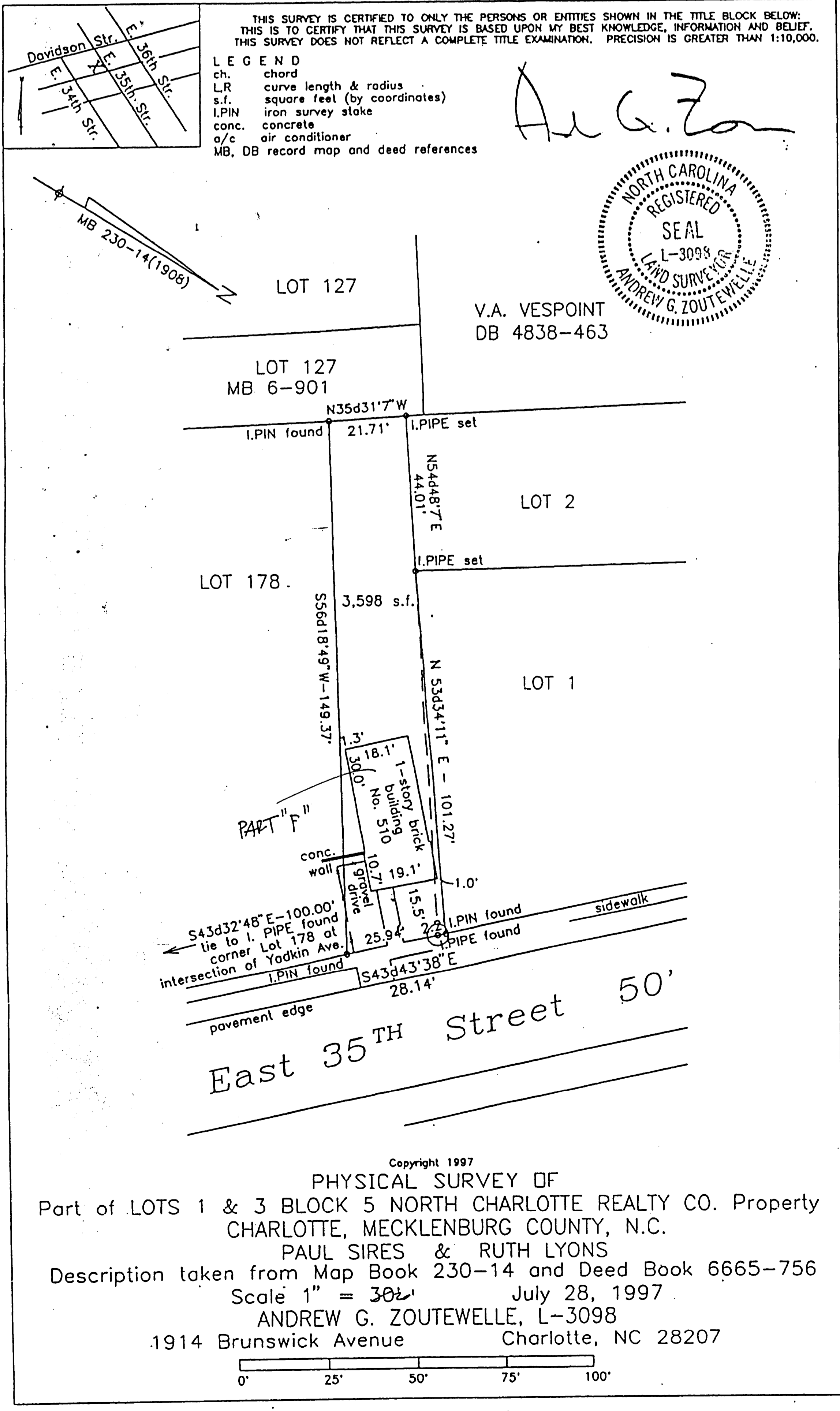
USES FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:

- 1.
- 2.
3. R-5 to NS - Corner of East 35th and Yakin.
4. General Notes for all properties:
 - a. No gas stations, drive thru windows, adult books and entertainment.
 - b. Significant, healthy trees should be saved.
 - c. Signs to be wall-mounted, (10 square feet Max.)
 - d. No detached lighting.

APPROVED BY CITY COUNCIL
DATE: 4-20-98



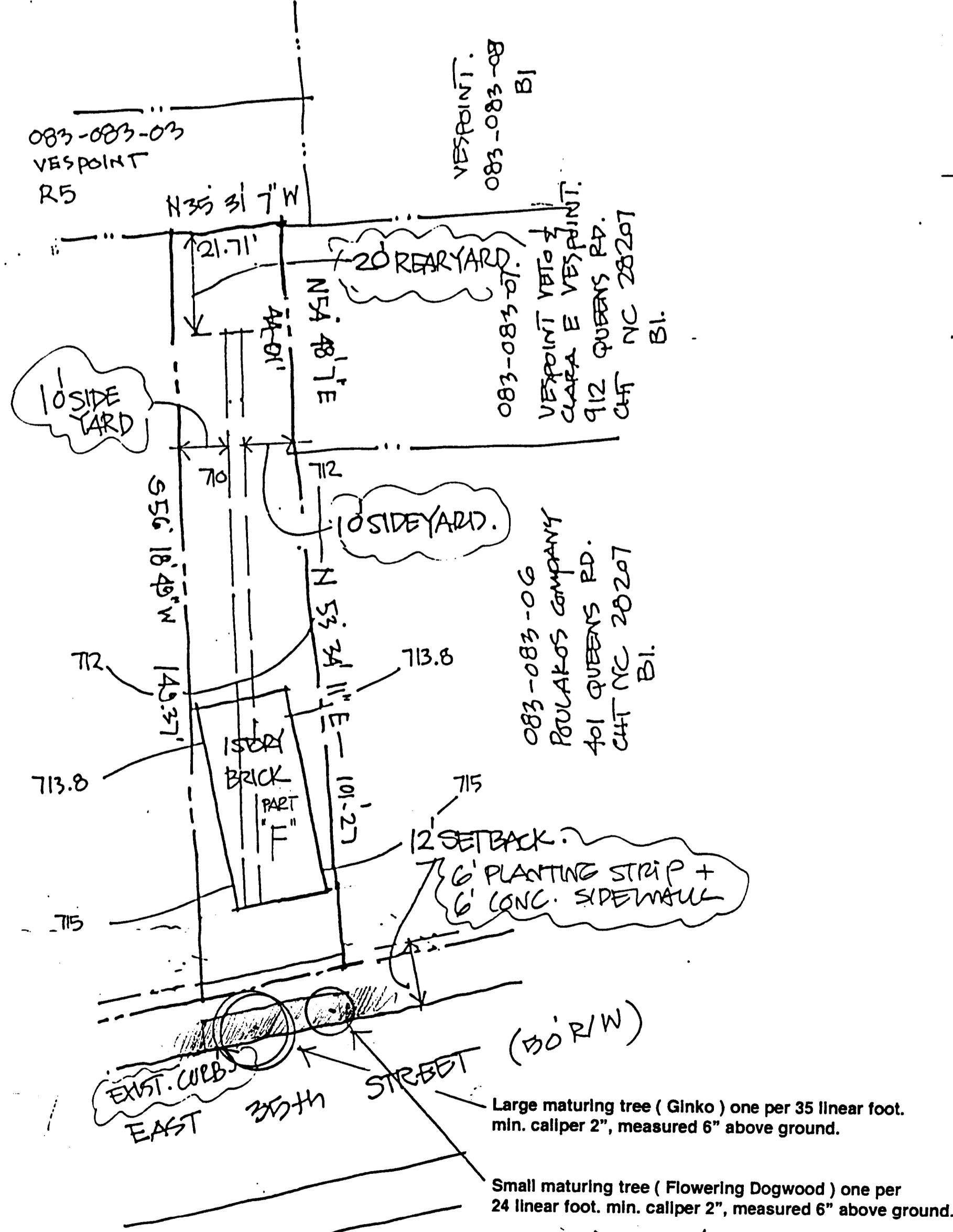
NORTH CHARLOTTE
REZONING



SITE DATA:
ACREAGE: 0.082
PRESENT ZONING: B1 PROPOSED: NS
EXISTING S.F.: 776
REQUIRED PARKING AT 1/600 S.F.: 2
EXISTING PARKING PROVIDED: 2
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 2
FUTURE PARKING PROVIDED: 0

"FOR PUBLIC HEARING"
Petition No: 98-29
requested zoning NS from: B1
NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
REVISOR: MARCH 31 1998

- Notes:
- Future development will comply with applicable sections of the tree ordinance and subject to review and approval by the city tree staff.
 - Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN or per section 12.507.
 - Future development will be in compliance with streetscape Requirements OF: One large maturing tree every 35 feet. One small maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - All existing buildings to remain except for proposed building expansions. Expansions to be architecturally compatible with existing buildings.

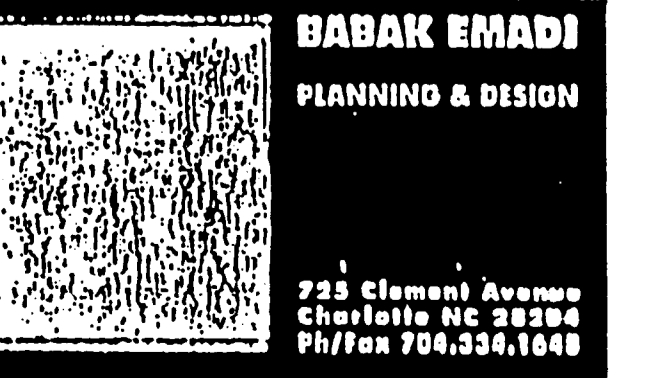


7. All parking lots and service areas to be screened from adjoining properties and public view per sec. 12.303. Dumpsters if any will have solid enclosure and gates.
 8. Portions of existing buildings do not comply with some of NS standards. A Variance for the non-comply portions including parking will be secured after NS status granted.
- USES FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:
1. B-1 TO NS - North Davidson and 36th Streets.
 - All uses allowed in B-1 except for gas stations, drive thru windows, adult books and entertainment.

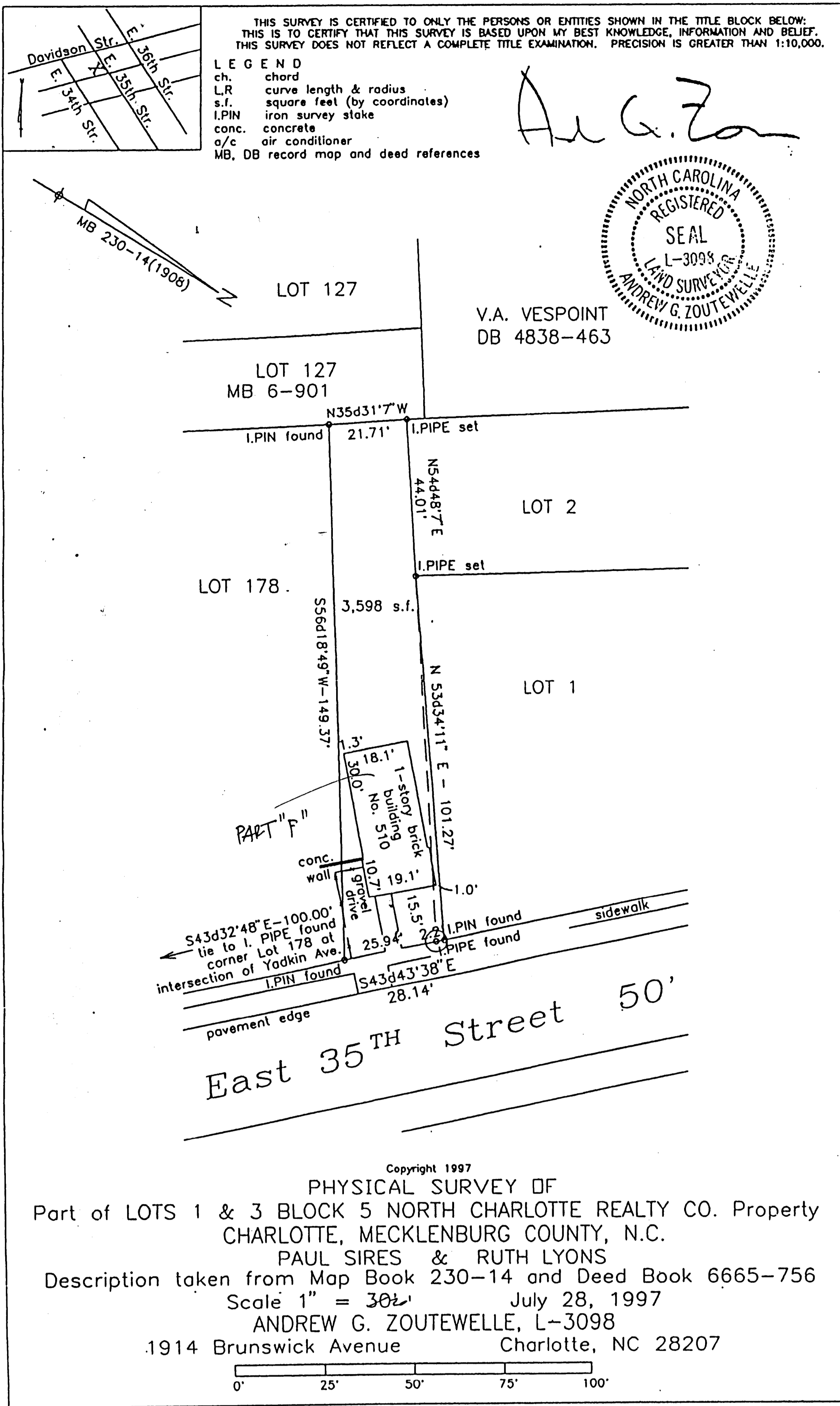
General Notes for all properties:
a. No gas stations, drive thru windows, adult books and entertainment.
b. Significant, healthy trees should be saved.
c. Signs to be wall-mounted, (10 square feet Max.)
d. No detached lighting.

All "NS" requirements will be complied with, at the time of change from existing use.

APPROVED BY CITY COUNCIL
DATE: 4-20-98



NORTH CHARLOTTE
REZONING



SITE DATA:
ACREAGE: 0.082
PRESENT ZONING: B1 proposed: NS
EXISTING S.F.: 716
REQUIRED PARKING AT 1/800 S.F.: 2
EXISTING PARKING PROVIDED: 2
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 0
FUTURE PARKING PROVIDED: 0

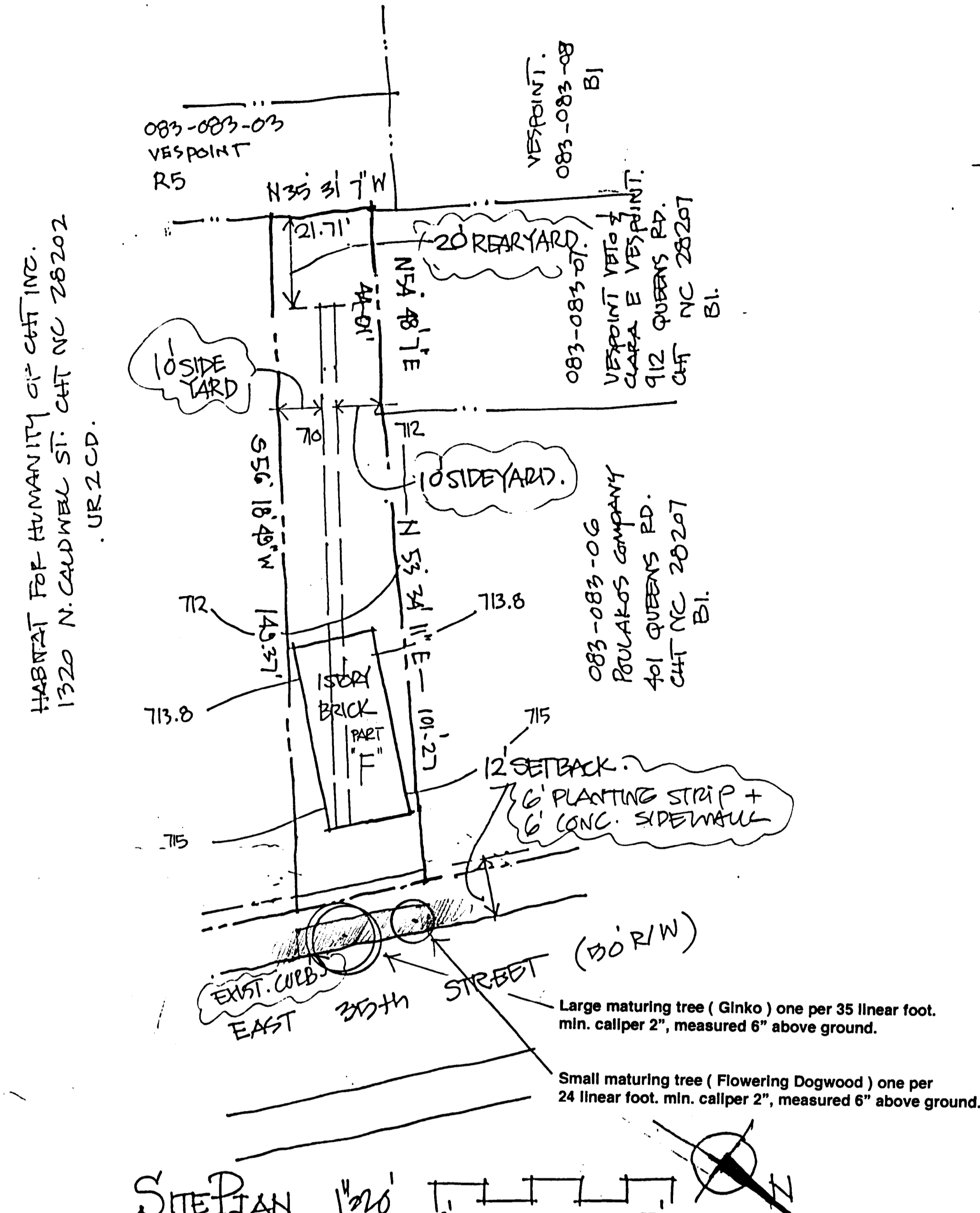
"FOR PUBLIC HEARING"
Petition No: 98-29
requested zoning NS from: B1
NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
REVISED MARCH 31 1998

- Notes:
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 - Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN or per section 12.507.
 - Future development will be in compliance with streetscape Requirements OF: One large maturing tree every 35 feet. One small maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - All existing buildings to remain except for proposed building expansions. Expansions to be architecturally compatible with existing buildings.
 - One large maturing tree every 35 feet. One small maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - Portions of existing buildings do not comply with some of NS standards. A Variance for the non-comply portions including parking will be secured after NS status granted.

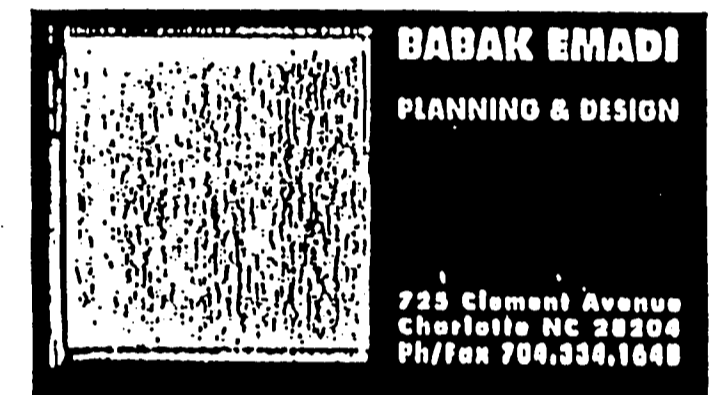
USES FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:

- 1-B1 TO NS - North Davidson and 36th Streets
- All uses allowed in B-1 except for gas stations, drive-thru windows, adult books and entertainment.
- General Notes for all properties:
 - No gas stations, drive-thru windows, adult books and entertainment.
 - Significant, healthy trees should be saved.
 - Signs to be wall-mounted, (10 square feet Max.)
 - No detached lighting.

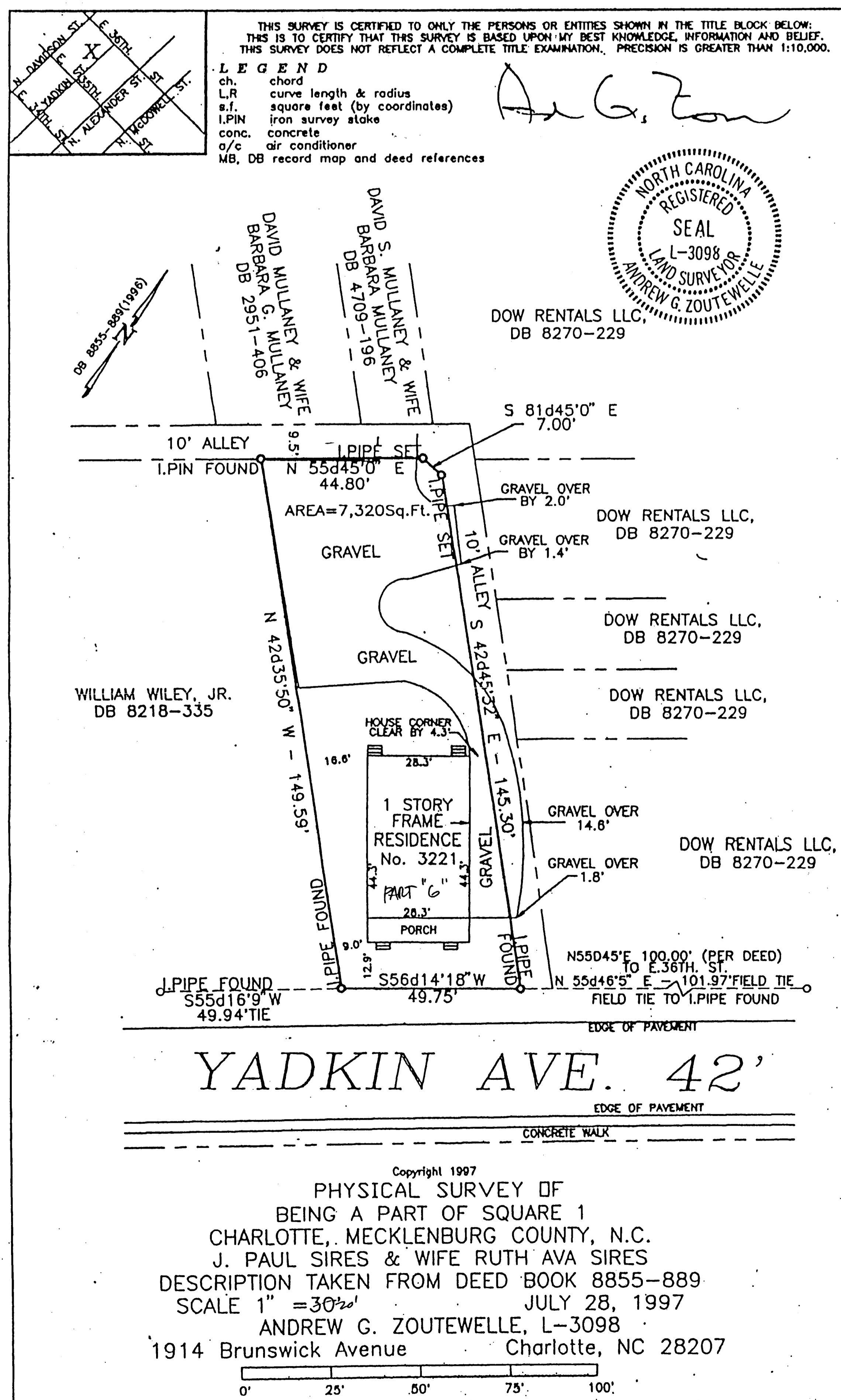
All "NS" requirements will be complied with, at the time of change from existing use.



APPROVED BY CITY COUNCIL
DATE 4-20-98



NORTH CHARLOTTE
REZONING



SITE DATA:
ACREAGE: 0.160
PRESENT ZONING: O2 proposed: NS
EXISTING S.F.: 1232
REQUIRED PARKING AT 1/800 S.F.: 2
EXISTING PARKING PROVIDED: 2
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 0
FUTURE PARKING PROVIDED: 0

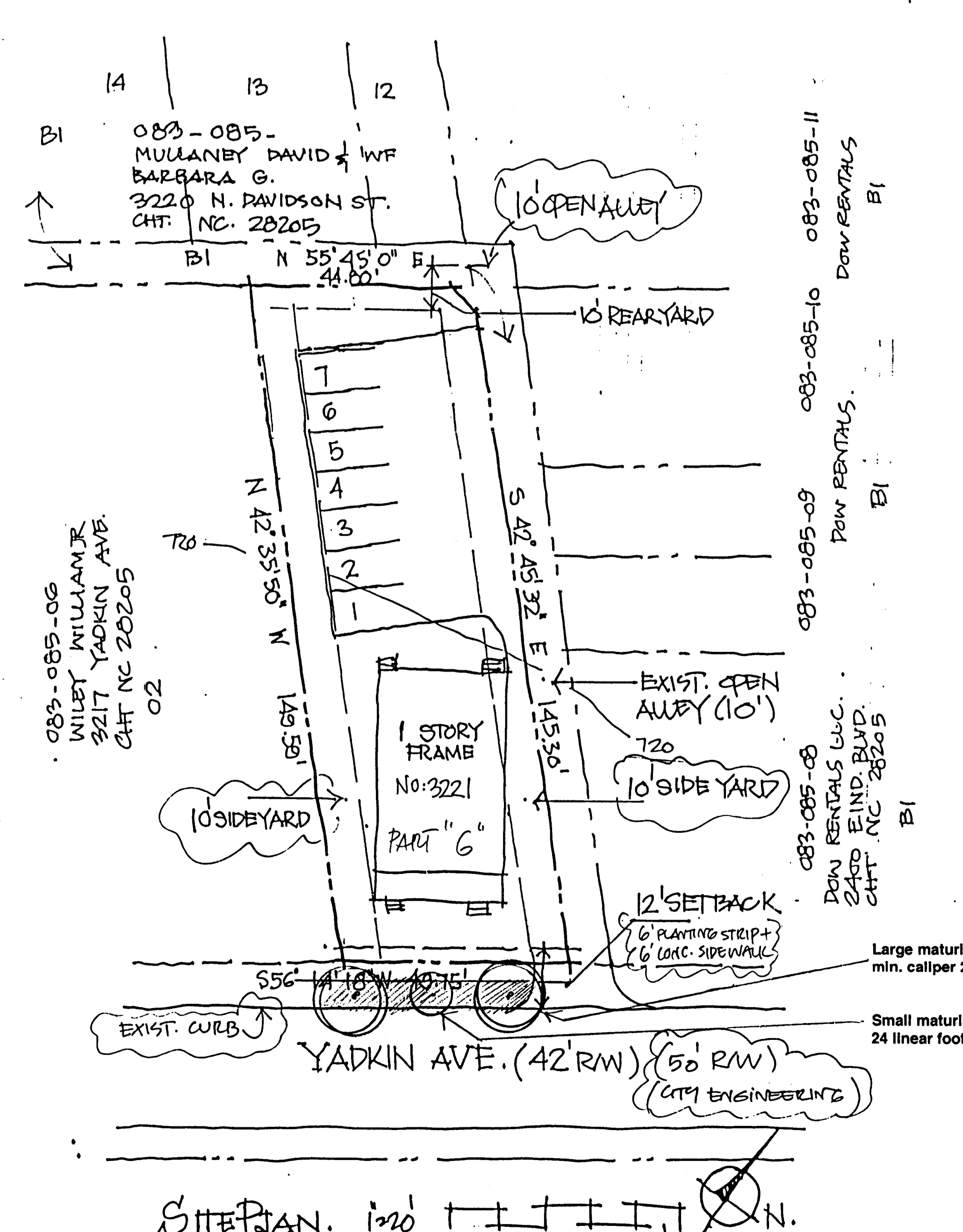
"FOR PUBLIC HEARING"
Petition No: 98-25
requested zoning NS from: O2
NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
REVISED MARCH 31 1998

- Notes:
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 - Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN or per section 12.507.
 - Future development will be in compliance with streetscape Requirements OF: One large maturing tree every 35 feet. One small maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - All existing buildings to remain.
 - One large maturing tree every 35 feet. One small maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - Portions of existing buildings do not comply with some of NS standards. A Variance for the non-comply portions including parking will be secured after NS status granted.

USES FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:

- 2-O2 to NS - Yadkin Ave. to 36th St. and R-5 to NS - North Davidson Street south of 34th Street
- Residential single family and duplex, Studios, Galleries, light offices, Shops such as, Handcrafts / Antiques / Clock / Coffee / Book / Garden / Beauty / ... etc.
- General Notes for all properties:
 - No gas stations, drive-thru windows, adult books and entertainment.
 - Significant, healthy trees should be saved.
 - Signs to be wall-mounted, (10 square feet Max.)
 - No detached lighting.

All "NS" requirements will be complied with, at the time of change from existing use.



APPROVED BY CITY COUNCIL
DATE 4-20-98



NORTH CHARLOTTE
REZONING

"FOR PUBLIC HEARING"
Petition No: 98-29
requested zoning NS from: R-5
NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
REVISED MARCH 31 1998

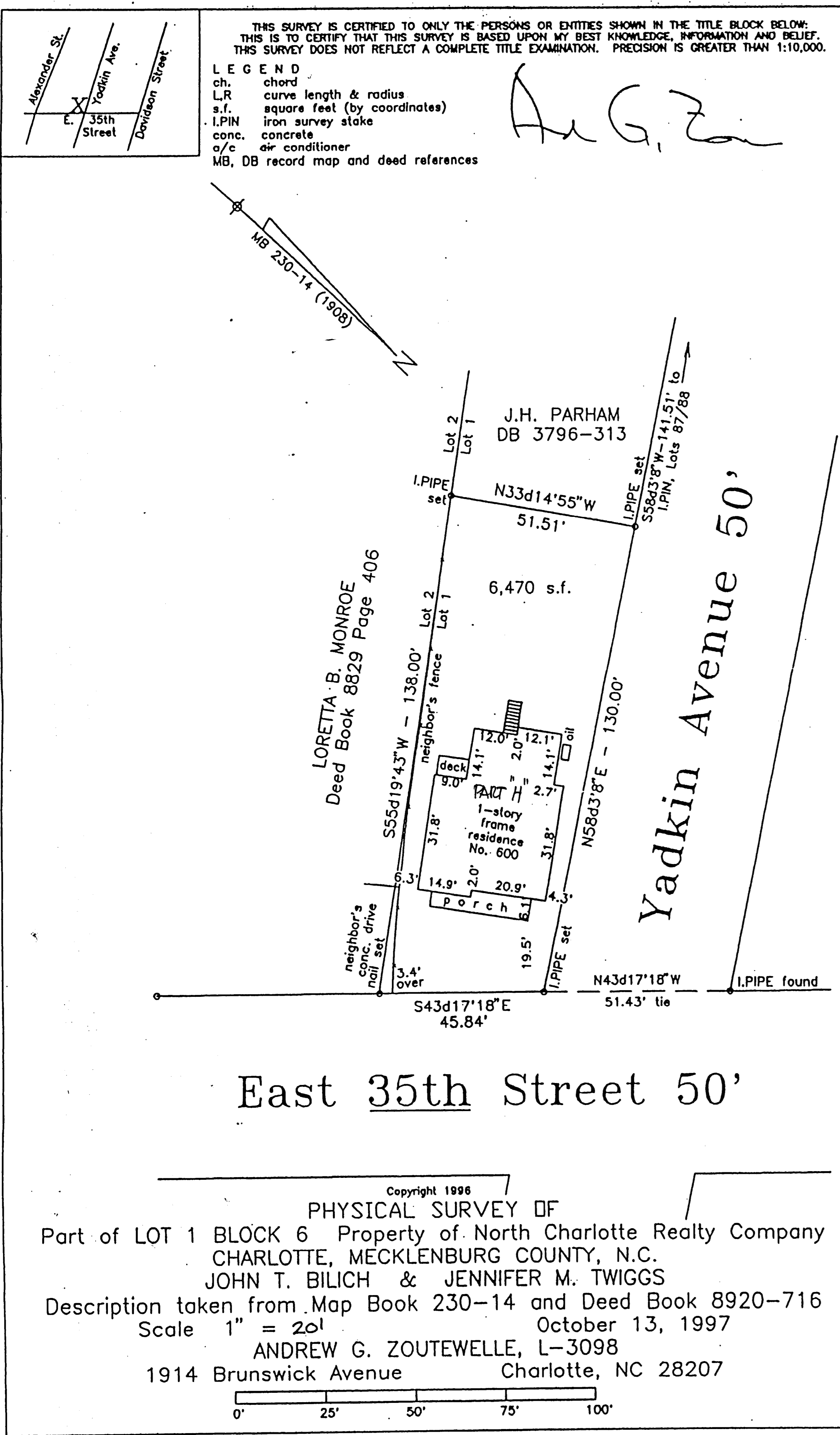
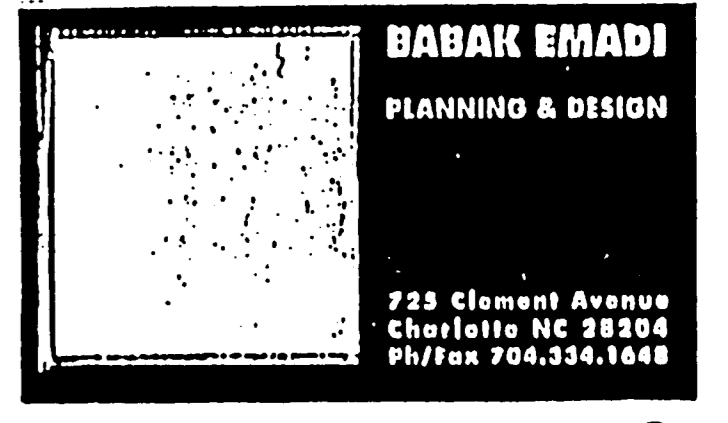
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 - 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - All existing buildings to remain
 - All parking lots and service areas to be screened from adjoining properties and public view per sec. 12.303. Dumpsters if any will have solid enclosure and gates.
 - Portions of existing buildings do not comply with some of NS standards. A Variance for the non-comply portions including parking will be secured after NS status granted.

USES FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:

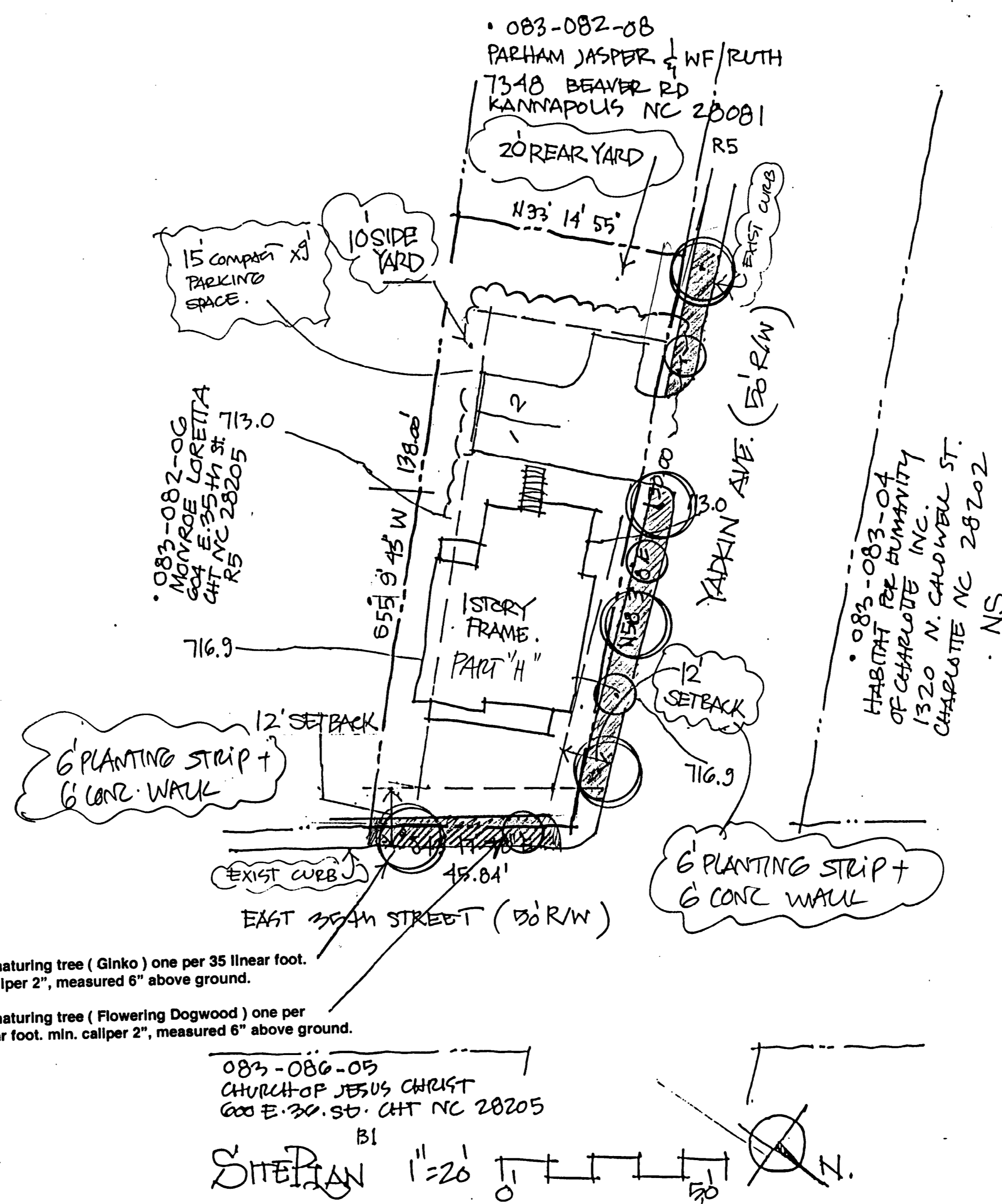
-
-
- R-5 to NS - Corner of East 35th and Yakin.
 - Residential single family and duplex. Studios, Galleries, light offices with Max. of 4 on site employees.
- General Notes for all properties:
 - No gas stations, drive-thru windows, adult books and entertainment.
 - Significant, healthy trees should be saved.
 - Signs to be wall-mounted, (10 square feet Max.)
 - No detached lighting.

All "NS" requirements will be complied with, at the time of change from existing use.

APPROVED BY CITY COUNCIL
DATE 4-20-98



SITE DATA:
ACREAGE: 0.140
PRESENT ZONING: R-5 PROPOSED: NS
EXISTING S.F.: 1430
REQUIRED PARKING AT 1/600 S.F.: 2
EXISTING PARKING PROVIDED: 0
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 2
FUTURE PARKING PROVIDED: 2



NORTH CHARLOTTE
REZONING

"FOR PUBLIC HEARING"
Petition No: 98-29
requested zoning NS from: R-5
NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
REVISED MARCH 31 1998

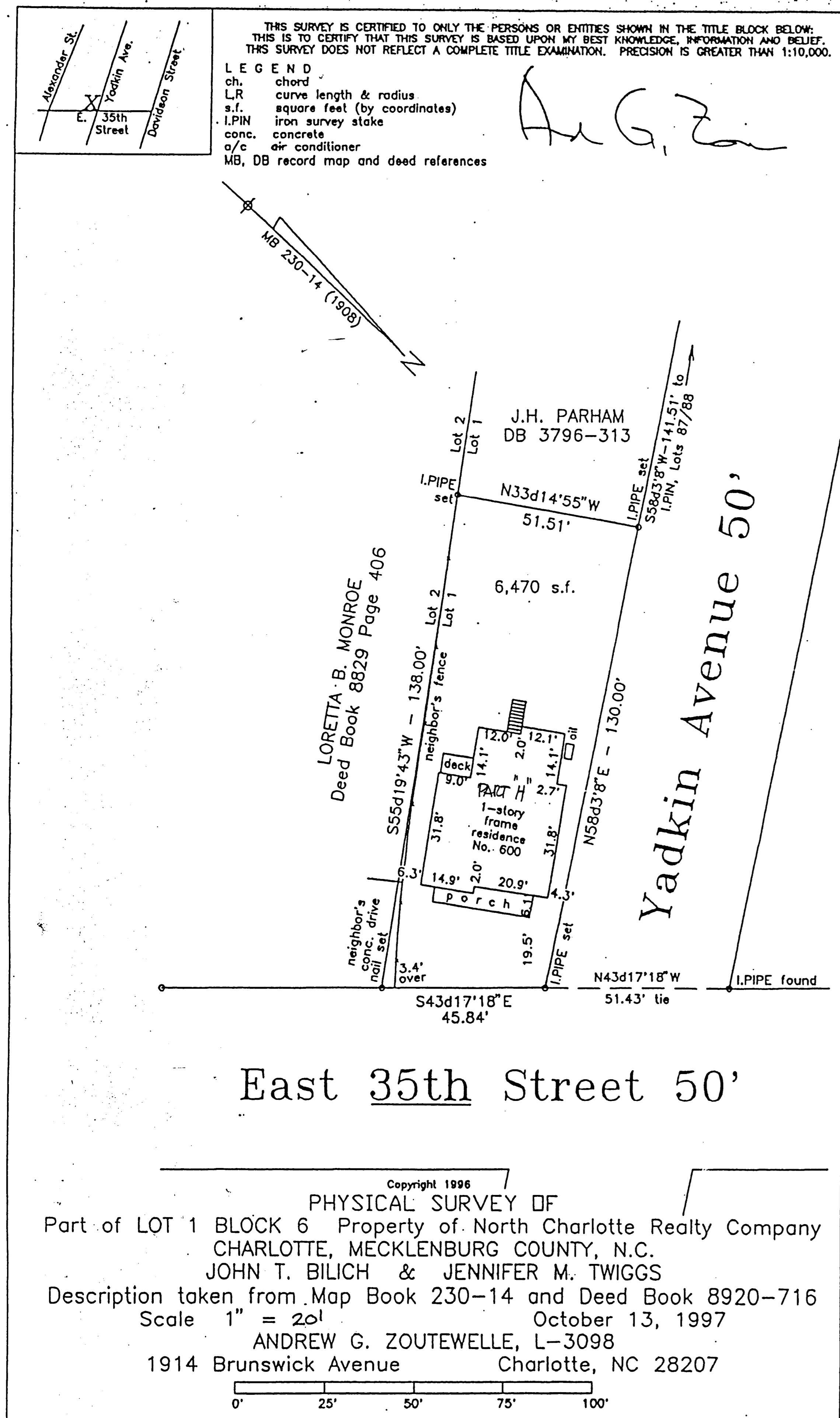
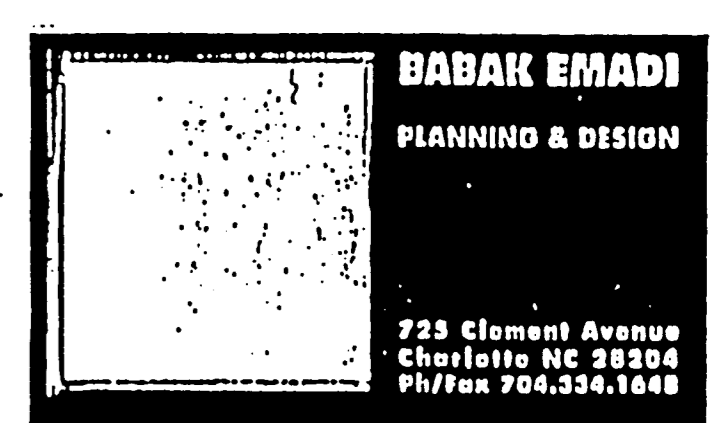
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 - All parking lots and service areas to be screened from adjoining properties and public view per sec. 12.303. Dumpsters if any will have solid enclosure and gates.
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USES FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:

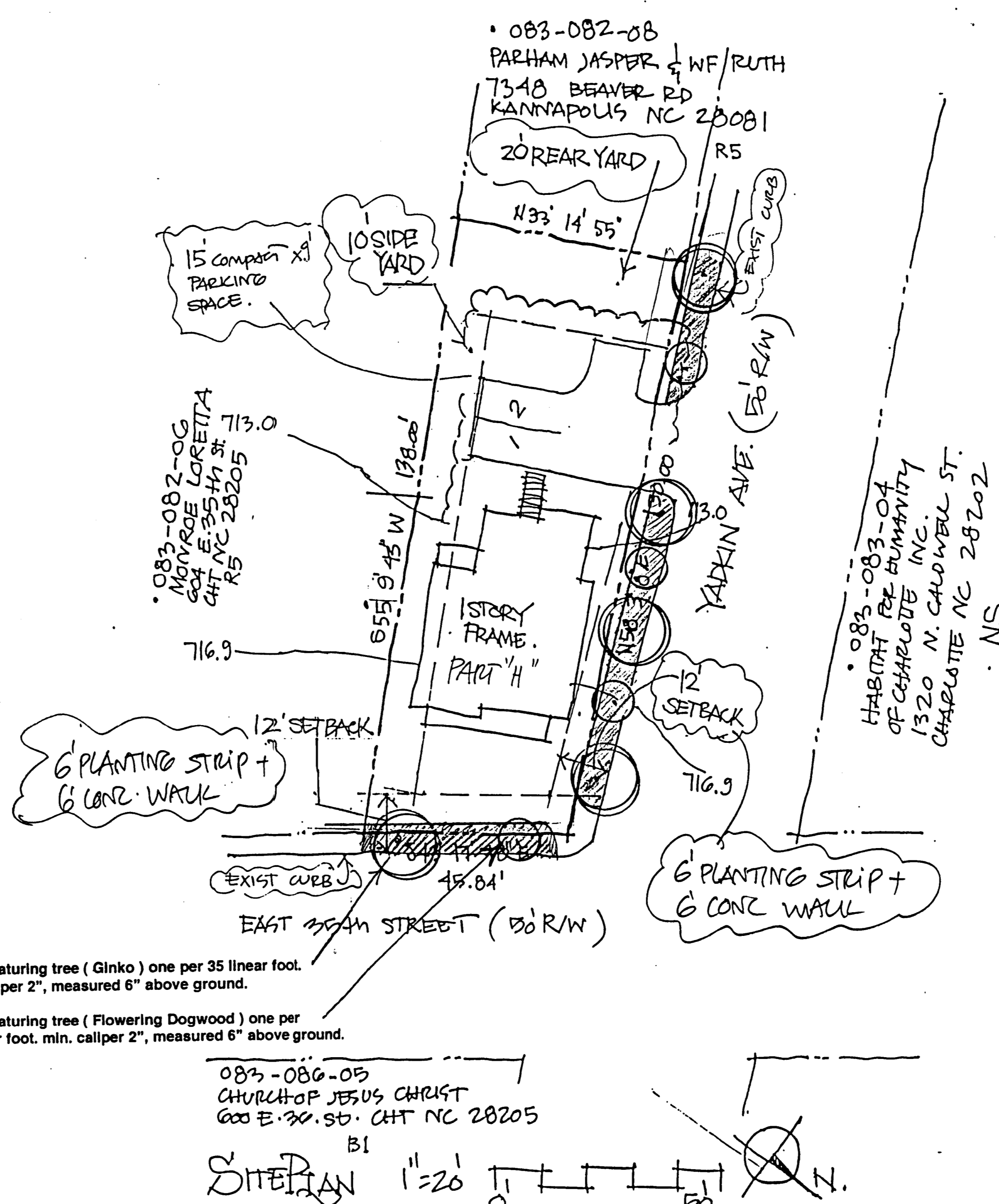
-
-
- R-5 to NS - Corner of East 35th and Yakin.
 - Residential single family and duplex. Studios, Galleries, light offices with Max. of 4 on site employees.
- General Notes for all properties:
 - No gas stations, drive-thru windows, adult books and entertainment.
 - Significant, healthy trees should be saved.
 - Signs to be wall-mounted, (10 square feet Max.)
 - No detached lighting.

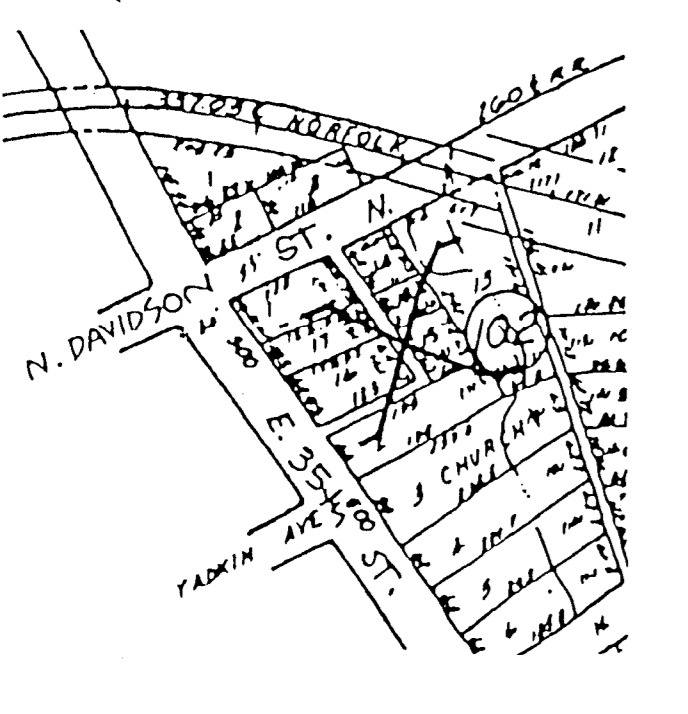
All "NS" requirements will be complied with, at the time of change from existing use.

APPROVED BY CITY COUNCIL
DATE 4-20-98



SITE DATA:
ACREAGE: 0.140
PRESENT ZONING: R-5 PROPOSED: NS
EXISTING S.F.: 1430
REQUIRED PARKING AT 1/600 S.F.: 2
EXISTING PARKING PROVIDED: 0
FUTURE PROPOSED ADDITIONAL S.F.: 0
FUTURE PARKING REQUIRED: 2
FUTURE PARKING PROVIDED: 2





VICINITY MAP, N.T.O.

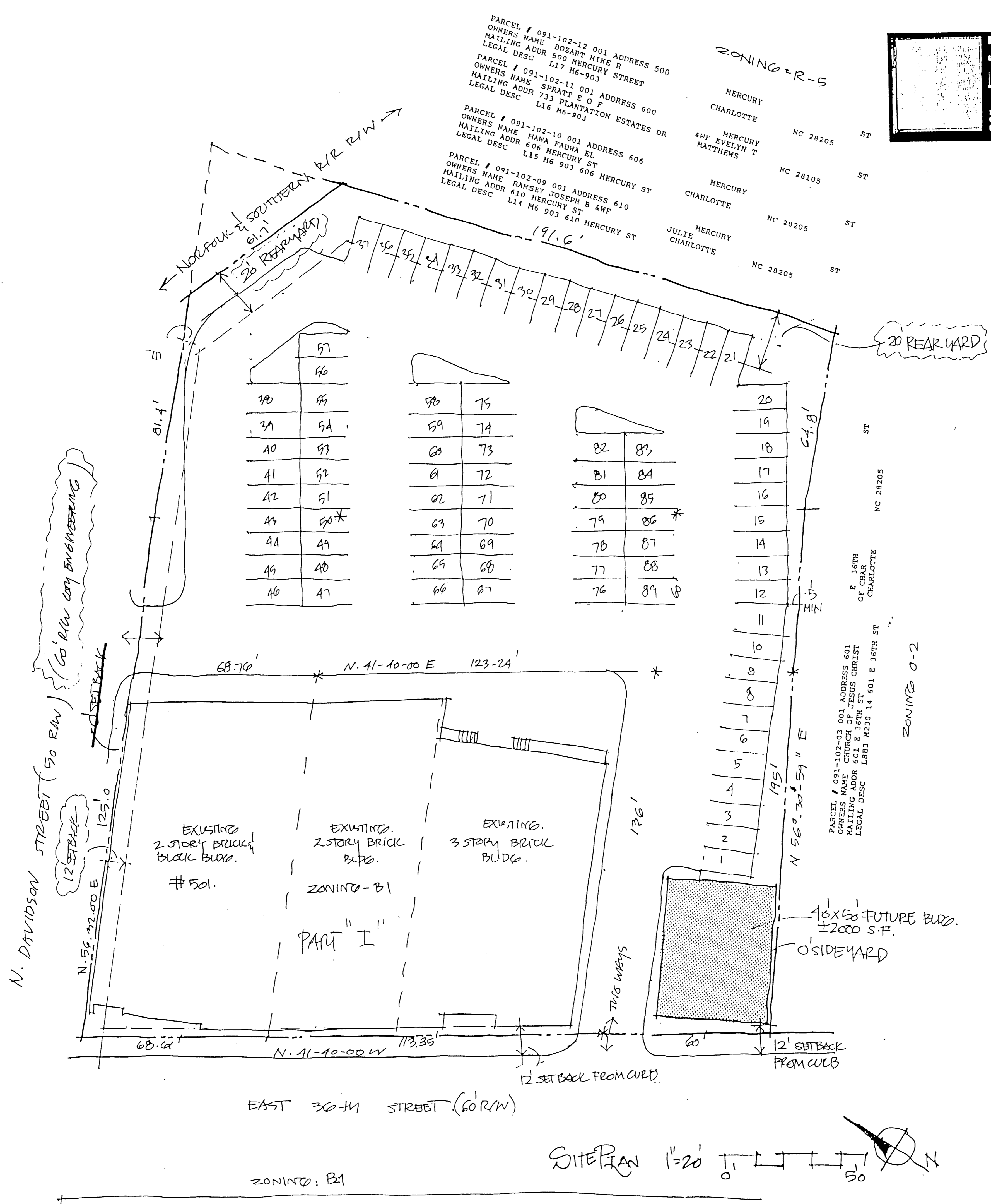
ZONING I-2 & UR-3 (CD)

PARCEL # 091-101-04 001 ADDRESS 3127
 OWNERS NAME MCKENNA ASSOCIATES
 MAILING ADDR 218 N DAVIDSON ST
 LEGAL DESC TR 8 M230-13
 CHARLOTTE NC 28211

PARCEL # 091-101-03 001 ADDRESS 3107
 OWNERS NAME CITY OF CHARLOTTE
 MAILING ADDR 314 NORTH CHARLOTTE RD
 LEGAL DESC TR 8 M230-13
 CHARLOTTE NC 28211

PARCEL # 091-101-02 001 ADDRESS 453
 OWNERS NAME JAMES R JR AMITY RD
 MAILING ADDR 314 N SHARON AMITY RD
 LEGAL DESC TR 8 M230-13
 CHARLOTTE NC 28211

PARCEL # 091-101-01 001 ADDRESS 441
 OWNERS NAME JAMES R JR AMITY RD
 MAILING ADDR 314 N SHARON AMITY RD
 LEGAL DESC TR 8 M230-13
 CHARLOTTE NC 28211



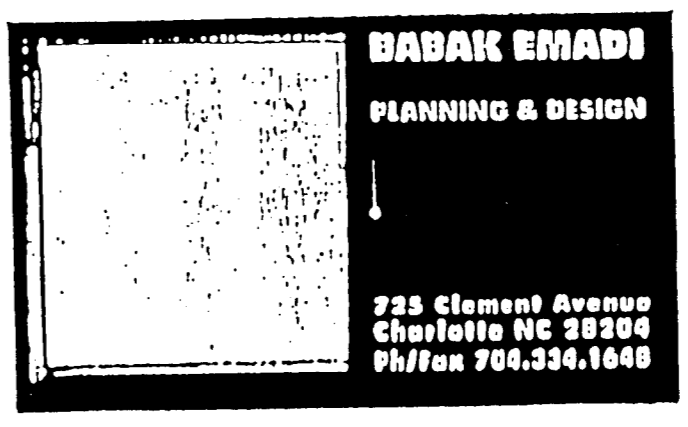
PARCEL # 083-085-11 001 ADDRESS 3228 N DAVIDSON ST
 OWNERS NAME DOW RENTALS LLC CHARLOTTE NC 28205
 MAILING ADDR 2400 EAST INDEPENDENCE BLVD
 LEGAL DESC B4 H230-14

ZONING: B1

SITE PLAN 1" = 20'

S9 OF 10

SITE PLAN



NORTH CHARLOTTE REZONING

"FOR PUBLIC HEARING"
 Petition No: 98-29
 requested zoning NS from: B1 & O2
 NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
 REVISED: MARCH 31 1998
 REVISED: APRIL 30 1998

- Notes:
- Future development will comply with applicable sections of the tree ordinance and subject to review and approval by the city tree staff.
 - Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN or per section 12.507.
 - Future development will be in compliance with streetscape Requirements OF:
 One large maturing tree every 35 feet. One small maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - All existing buildings to remain except for proposed building expansions. Expansions to be architecturally compatible with existing buildings.
 - Building signage is limited to building signage with no detached signs WITH THE EXCEPTION OF THE SIGN: MARQUEES AT THEATRE.
 8' WALL MOUNTED SIGNS WITH 16 S.F. PER STORE FRONT.
 - All parking lots and service areas to be screened from adjoining properties and public view per sec. 12.303. Dumpsters if any will have solid enclosure and gates.
 - Portions of existing buildings do not comply with some of NS standards. A Variance for the non-comply portions including parking will be secured after NS status granted.

USES FOR THE HISTORIC NORTH CHARLOTTE REZONINGS:

- B-1 TO NS - North Davidson and 36th Streets.
 • All uses allowed in B-1 except for gas stations, drive-thru windows, adult books and entertainment.
- O-2 to NS - Yaddin Ave. to 36th St. and R-5 to NS - North Davidson Street south of 34th Street.
 • Residential single family and duplex, Studios, Galleries, light offices.

General Notes for all properties:

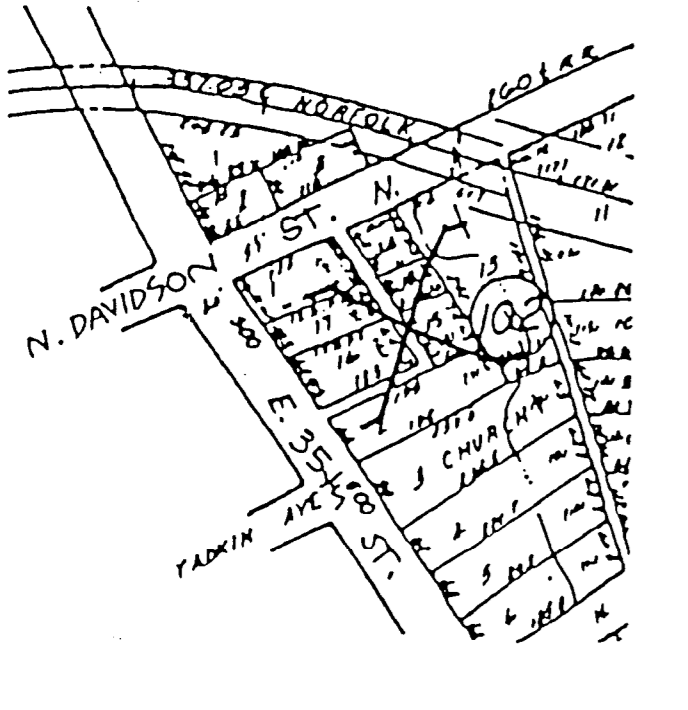
- No gas stations, drive-thru windows, adult books and entertainment.
- Significant, healthy trees should be saved.
- No detached lighting.

All "NS" requirements will be complied with, at the time of change from existing use.

Petitioner will be responsible for any streetscape improvements not completed by the city, at the time of change of use.

SITE DATA:
 ACREAGE: 1.45
 PRESENT ZONING: B1 & O2 PROPOSED: NS
 EXISTING S.F.: 36,020
 REQUIRED PARKING AT 1/600 S.F.: 61
 EXISTING PARKING PROVIDED: 89
 FUTURE PROPOSED ADDITIONAL S.F.: 200
 FUTURE PARKING REQUIRED: 65
 FUTURE PARKING PROVIDED: 89

APPROVED BY CITY COUNCIL
 DATE 4-20-98



VICINITY MAP, N.T.O.

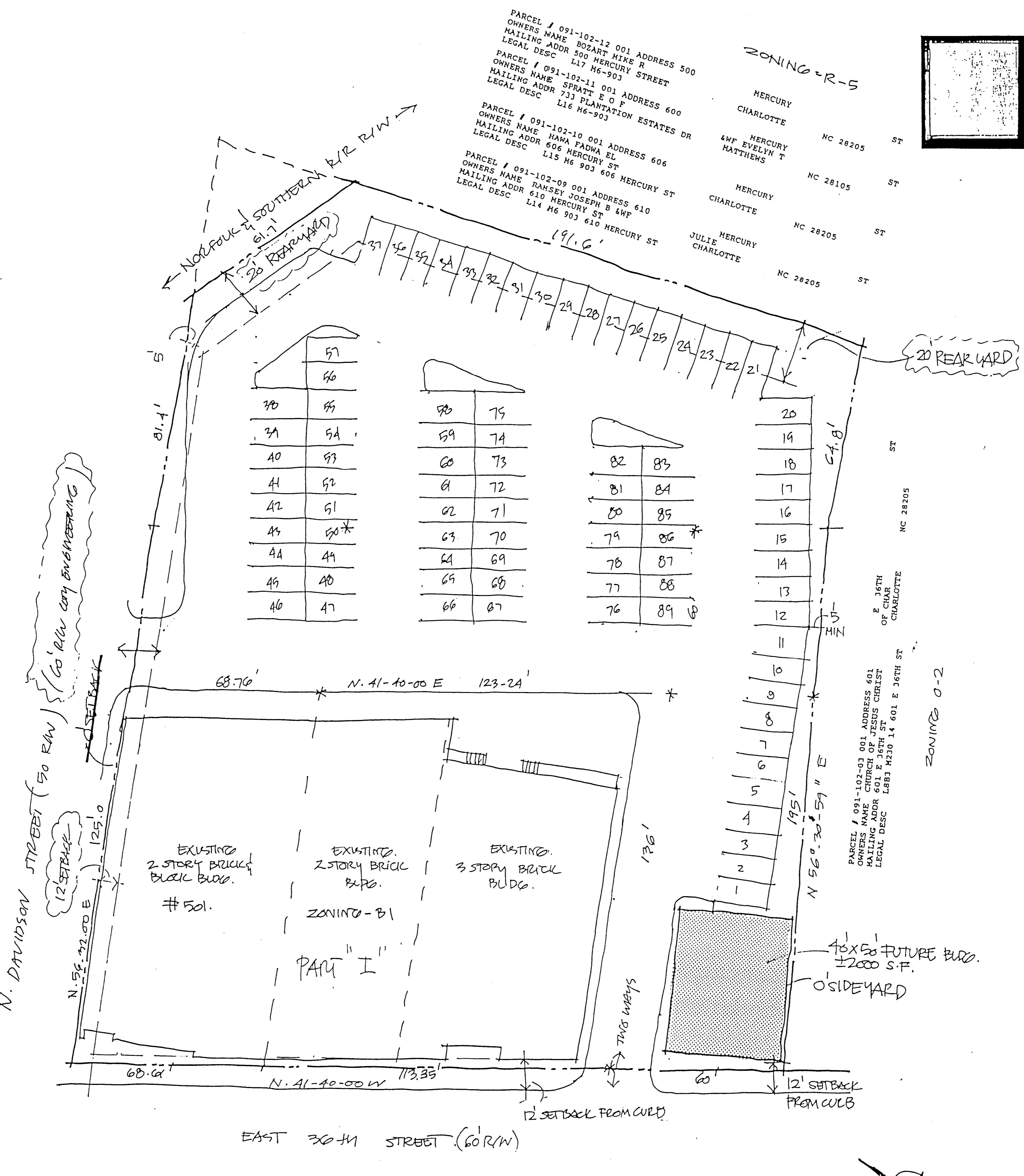
ZONING I-2 & UR-3 (CD)

PARCEL # 091-101-04 001 ADDRESS 3127
 OWNERS NAME MCKENNA ASSOCIATES
 MAILING ADDR 218 N DAVIDSON ST
 LEGAL DESC TR 8 M230-13
 CHARLOTTE NC 28211

PARCEL # 091-101-03 001 ADDRESS 3107
 OWNERS NAME CITY OF CHARLOTTE
 MAILING ADDR 314 NORTH CHARLOTTE RD
 LEGAL DESC TR 8 M230-13
 CHARLOTTE NC 28211

PARCEL # 091-101-02 001 ADDRESS 453
 OWNERS NAME JAMES R JR AMITY RD
 MAILING ADDR 314 N SHARON AMITY RD
 LEGAL DESC TR 8 M230-13
 CHARLOTTE NC 28211

PARCEL # 091-101-01 001 ADDRESS 441
 OWNERS NAME JAMES R JR AMITY RD
 MAILING ADDR 314 N SHARON AMITY RD
 LEGAL DESC TR 8 M230-13
 CHARLOTTE NC 28211



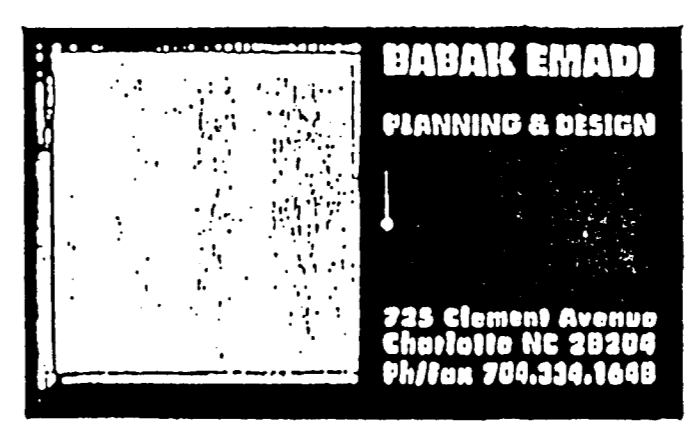
PARCEL # 083-085-11 001 ADDRESS 3228 N DAVIDSON ST
 OWNERS NAME DOW RENTALS LLC CHARLOTTE NC 28205
 MAILING ADDR 2400 EAST INDEPENDENCE BLVD
 LEGAL DESC B4 H230-14

ZONING: B1

SITE PLAN 1" = 20'

S9 OF 10

SITE PLAN



NORTH CHARLOTTE REZONING

"FOR PUBLIC HEARING"
 Petition No: 98-29
 requested zoning NS from: B1 & O2
 NOVEMBER 10 1997 REVISED: FEBRUARY 13 1998
 REVISED: MARCH 31 1998
 REVISED: APRIL 30 1998

- Notes:
- Future development will comply with applicable sections of the tree ordinance and subject to review and approval by the city tree staff.
 - Also, street trees to be designed in accordance to the proposed BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN or per section 12.507.
 - Future development will be in compliance with streetscape Requirements OF:
 One large maturing tree every 35 feet. One small maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
 - All existing buildings to remain except for proposed building expansions. Expansions to be architecturally compatible with existing buildings.
 - Building signage is limited to building signage with no detached signs WITH THE EXCEPTION OF THE SIGN: MARQUEES AT THEATRE.
 8' WALL MOUNTED SIGNS WITH 16 S.F. PER STORE FRONT.
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