

# CHILDRESS KLEIN

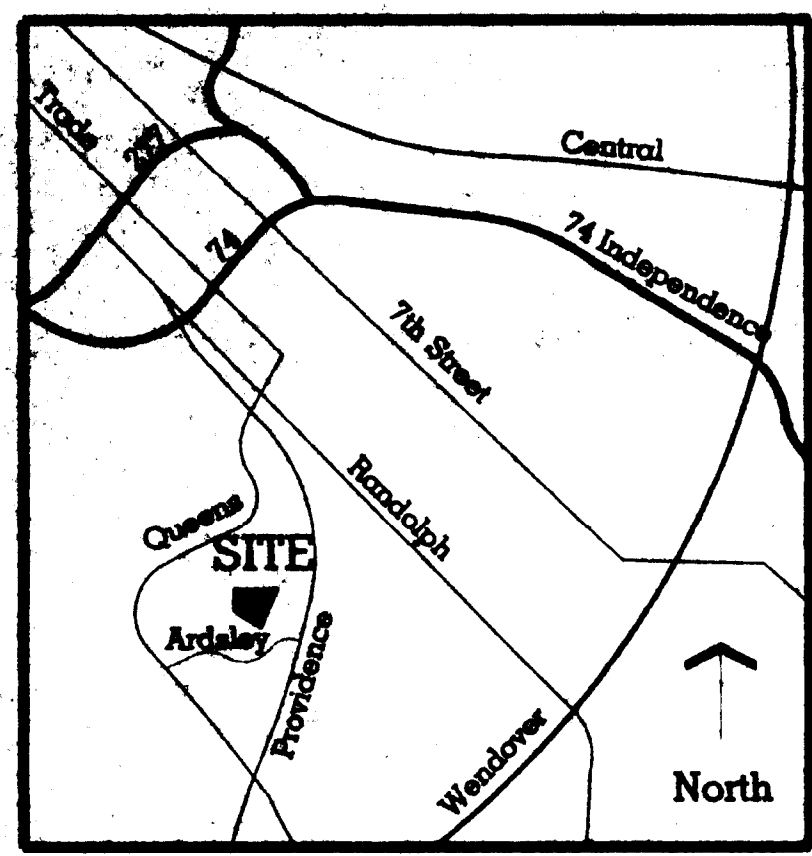
Petitioner - Childress Klein Properties

### Development Summary

Acres .81  
 Existing Zoning O-2  
 Proposed Zoning B-1 (CD)

### Adjacent Property Owners

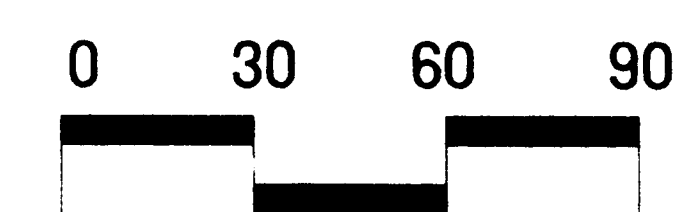
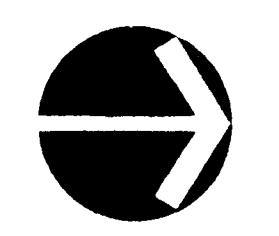
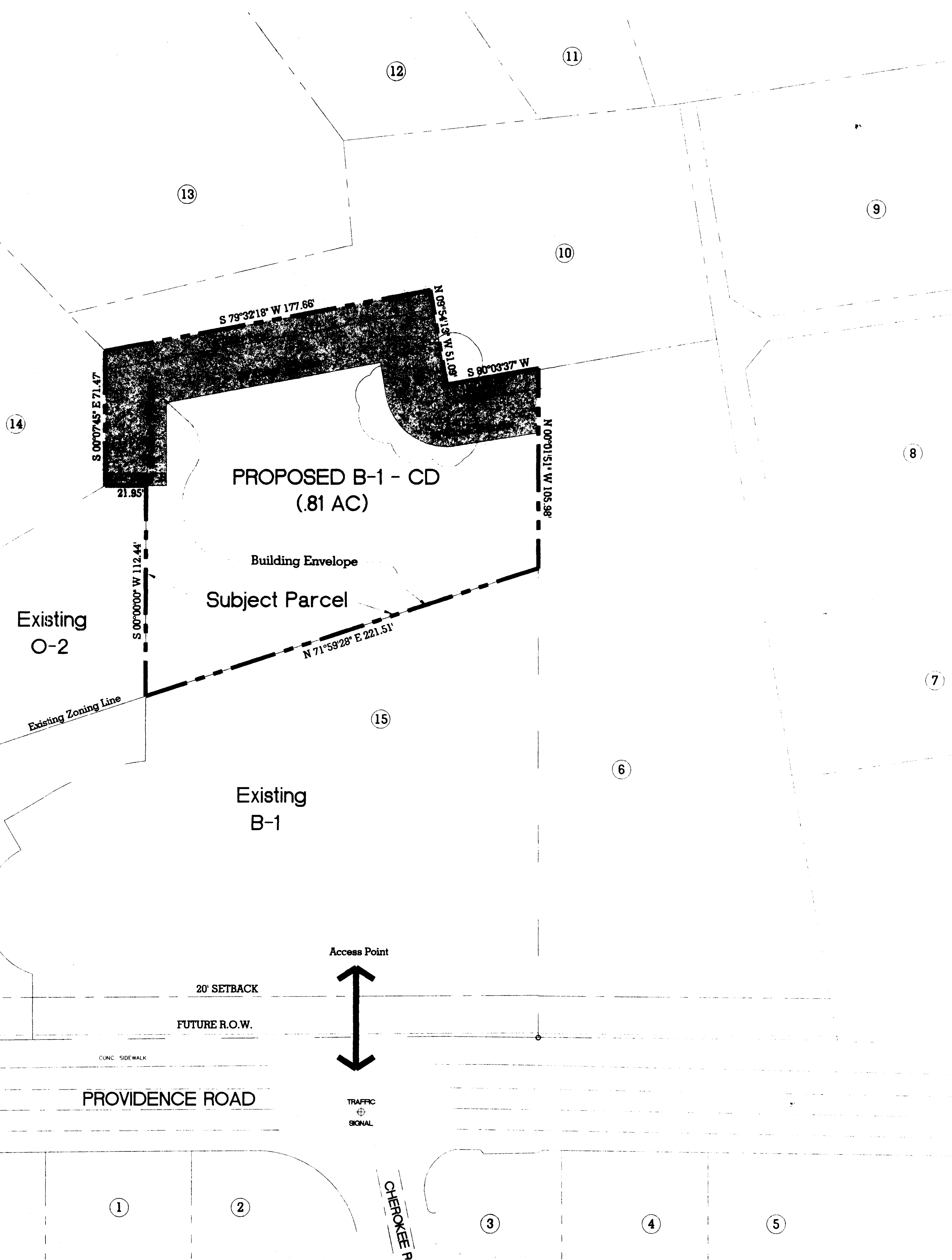
- |  |   |
|--|---|
| 1. 155-061-02 Eastern Federal Corp<br>901 East Blvd<br>Charlotte, NC 28203                               | 11. 155-044-16 Olin III & Marian Nesbit<br>401 Hermitage Road<br>Charlotte, NC 28207                      |
| 2. 155-061-01 Mirage Partners, Inc.<br>122 Cherokee Road<br>Charlotte, NC 28207                          | 12. 155-044-03 Olin Nesbit II (Marian)<br>401 Hermitage Road<br>Charlotte, NC 28207                       |
| 3. 155-033-11 Crown Central Finance Corp<br>PO Box 1168<br>Baltimore, MD 21203                           | 13. 155-044-04 Wesley A. Mancini<br>409 Hermitage Road<br>Charlotte, NC 28207                             |
| 4. 155-033-10 Crown Stations Inc<br>PO Box 1168<br>Baltimore, MD 21203                                   | 14. 155-044-05 Ray, William & Delores<br>435 Hermitage road<br>Charlotte, NC 28207                        |
| 5. 155-033-09 David R. Krug<br>131 Providence Road<br>Charlotte, NC 28207                                | 15. 155-044-06 Frank R. Thies Jr &<br>Thies Realty & Mfg Co<br>334 Hempstead Place<br>Charlotte, NC 28207 |
| 6. 155-044-07 Frank R. Thies Jr &<br>Thies Realty & Mfg Co<br>334 Hempstead Place<br>Charlotte, NC 28207 | 16. 155-052-01 Myers Park Civic Commission Inc  |
| 7. 155-044-14 Carol W. Mesrobian<br>527 Moravian Lane<br>Charlotte, NC 28207                             |   |
| 8. 155-044-09 Ralfe & Carol Mesrobian<br>531 Moravian Lane<br>Charlotte, NC 28207                        |   |
| 9. 155-044-10 Schenk Family LP III<br>RR1, Box 217<br>Mission Hill, SD 57046                             |   |
| 10. 155-044-17 Olin III & Marian Nesbit<br>401 Hermitage Road<br>Charlotte, NC 28207                     |   |



Vicinity Map Not to Scale

### Development Conditions

- Deliveries shall be made during daylight hours.
- Trash pick up shall be during daylight hours.
- The building shall not be used for a 24 hour retail operation (the hours of retail operation will not exceed 18 hours per day).
- All common area lighting within 100 feet of the rear property line shall be installed so that the direction of lighting shall be away from the adjacent property owners.
- The development will meet and conform to all Tree Ordinances and Storm Water Detention Ordinances.
- The width of any required buffer may be reduced if a fence or wall is provided as per the requirements set forth in Section 12.302 of the City of Charlotte Zoning Ordinance.
- Any exterior wall pak lighting attached to rear of buildings shall be decorative and shall direct the light downward.
- Storm water retention shall not be located within the required buffers.
- Parking lot pole lighting located within the subject parcel shall not exceed 20' in height.



Scale: 1" = 30'

### Petition No. 99-13 Technical Data Sheet

APPROVED BY CITY COUNCIL  
 DATE 2-15-99

*Paul Design*  
 November 1, 1998  
 18236  
 December 17, 1998

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© 1997 Paul Design, Charlotte, NC 28203 704-333-0375  
 01-1414 Prince Street, Alexandria, VA 22314 703-549-7784  
 01-68746 Dennis St. Southern Pines, NC 28387 910/692-7788  
 01-755 2nd Ave. Ste 251, Franklin, TN 37066 615/591-2164

**LandDesign, Inc.**  
 Landscape Architecture Land Planning  
 Urban Design

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 FILE NAME: PATHNAME.DWG