

**LEGRANGER ROAD**  
S.R. #2-73

**WEST MALLARD CREEK CHURCH ROAD**  
S.R. #847-PUBLIC DEDICATED R/W

TAX NUMBER: 029-021-20 & 21  
QUEENS PROPERTIES, INC.  
6060 ST. ALBANS STREET  
CHARLOTTE, N.C. 28287  
RE1

TAX NUMBER: 029-021-31  
RIDGELINE-CLAYBROOKE LLC  
4500 CAMERON VALLEY PARKWAY; SUITE 430  
CHARLOTTE, N.C. 28211  
R-3

TAX NUMBER: 029-021-32  
ROBERT A. GARRISON  
1501 GALLOWAY ROAD  
CHARLOTTE, N.C. 28262  
R-3

TAX NUMBER: 029-021-24  
TIMOTHY L. DANIEL  
1427 GALLOWAY ROAD  
CHARLOTTE, N.C. 28262  
R-3

TAX NUMBER: 029-021-26  
WILLIAM H. GARRISON  
1401 GALLOWAY ROAD  
CHARLOTTE, N.C. 28262  
R-3

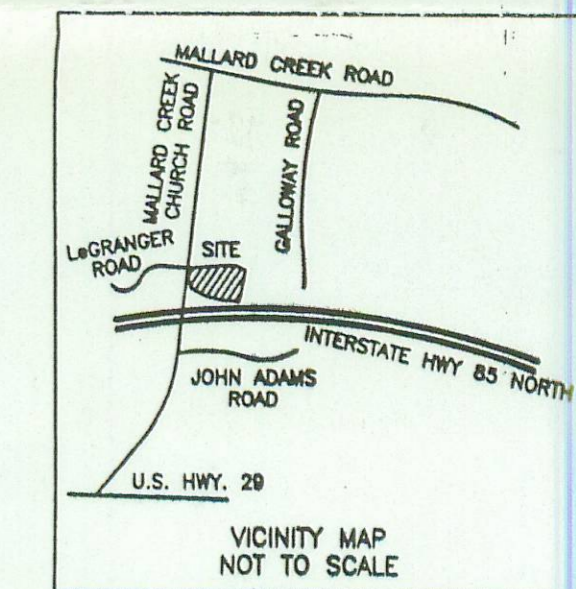
REZONE FROM RE-3 TO RE-3(CONDITIONAL DISTRICT)

AREA: 946,632.71 SQ.FT.  
OR 21.7317 ACRES

Provided the land area adjacent to the northern property boundary line has a land usage zoning classification, as defined by the City of Charlotte or Mecklenburg County Zoning Ordinance (whichever has jurisdiction over this site), that is not single-family residential and the owner requests access along this northern property boundary line, then the owner of this site shall be permitted to have access at one or more locations along the northern property boundary line. Any access shall conform to North Carolina Department of Transportation and City Department of Transportation regulations.

ACCESS TO SITE PROVIDED  
HERE PER NCDOT AND CDOT  
REGULATIONS

The owner of this site shall be permitted to have access at one or more locations along the western property boundary line. Any access shall conform to North Carolina Department of Transportation and City Department of Transportation regulations.



APPROVED BY CITY COUNCIL  
DATE February 21, 2000

- NOTES:
1. SITE WILL COMPLY WITH ALL THE REGULATIONS RE-3(CONDITIONAL) DISTRICT.
  2. SITE WILL COMPLY WITH ALL OTHER REGULATIONS OF THE CITY OF CHARLOTTE.
  3. USES WILL BE AS ALLOWED IN THE RE-3(CONDITIONAL) DISTRICT.

PETITION 2000-31  
AS FOR PUBLIC HEARING

REVISIONS		REZONING MAP	
11/20/99	- TO UPDATE ZONING REQUEST ON 21.7 ACRE PARCEL.	<b>QUEENS PROPERTIES, INC.</b>	
		REFERENCE: MAP BOOK 8-213 & 9-219 DEED BOOK 3421-396, 5010-304 & 5343-94 LESS RIGHT OF WAY TAKEN IN DEED BOOK 5247-37, 6149-696 & 6152-210 MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA TAX NUMBER: 029-021-02 THRU 23 ACAD FILE: 49853	
		<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b> SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-8186	
CREW:	DRAWN: KB	REVISOR:	SCALE: 1" = 60'
		DATE:	OCT. 20, 1995
		FILE NO.:	W-1748A

**INTERSTATE HIGHWAY 85 NORTH**  
CONTROLLED ACCESS

**INTERSTATE HIGHWAY 85 NORTH**  
CONTROLLED ACCESS

CH=4 67' 43" 5" W 431.62'  
R=3779.72 L=431.85

R=3779.72 L=306.98  
CHORD: N 66° 46' 18" W 306.90'

R=3779.72 L=124.87  
CHORD: N 70° 2' 41" W 124.87'

R=3779.72 L=124.87  
CHORD: N 70° 2' 41" W 124.87'

S 85° 1' 15" W 88.100000'

S 38° 2' 8" W 231.26'

S 55° 4' 8" W 254.50'

S 43° 15' 40" W 180.11'

S 18° 6' 42" W 70.22'

S 37° 3' 37" W 411.21'

S 14° 0' 56" W 243.21'

S 76° 16' 29" E 45.23'

S 77° 23' 38" E 71.50'

S 77° 4' 00" E 954.38' TOTAL

490.37'

95.91'

TIE N 5° 35' 15" W 337.06'