

**SITE DATA (SEE DEVELOPMENT STANDARDS):**

**SITE AREA:** 3.9 +/- ACRES  
**TAX PARCEL:** 155-101-02 thru 04  
**EXISTING ZONING:** B-1 and R-4  
**PROPOSED ZONING:** MUDD-O  
 (along with a five (5) year vested right period)

**SQUARE FOOTAGE (SEE DEVELOPMENT STANDARDS):**

- **DEVELOPMENT AREA "A"** 42,200 SF  
 - **DEVELOPMENT AREA "B"** 0 SF  
 - **DEVELOPMENT AREA "C"** 35,300 SF

PEDESTRIAN ACCESS AREA,  
 WITH SEAT WALLS,  
 DECORATIVE PAVERS,  
 LANDSCAPING, & FOUNTAIN.

EXISTING DRIVEWAY TO  
 BE MODIFIED

LOADING DOCK AREA  
 (EXCLUDED FROM G.F.A. CALCULATION)

POSSIBLE MAILBOX  
 LOCATION

ON-STREET PARKING  
 SPACES  
 14' BUILDING SETBACK  
 FROM BACK OF CURB

HUNTLEY PLACE ROAD  
 IMPROVEMENTS SEE  
 SHEET RZ-4.0

DAN H. & ELAINE  
 W. QUEEN  
 DB. 9258, PG. 281  
 PIN: 155-103-37  
 ZONE: B-1  
 USE: COMMERCIAL

CHARLOTTE-MECKLENBURG  
 PUBLIC LIBRARY  
 DB. 1747, PG. 43  
 PIN: 155-051-04  
 ZONE: R-4SMF  
 USE: GOVT-INST

14' BUILDING  
 SETBACK  
 FROM BACK  
 OF NEW CURB

PROPOSED  
 INTERSECTION  
 IMPROVEMENTS  
 SEE SHEET  
 RZ-4.0

MYERS PARK UNITED METHODIST CHURCH  
 DB. 5396, PG. 212  
 PIN: 153-064-17  
 ZONE: R-4  
 USE: VACANT

PHELPS S. MARKLAND  
 DB. 20227, PG. 867  
 PIN: 155-103-40  
 ZONE: R-4  
 USE: SINGLE FAMILY

JANET R. THIES  
 DB. 4447, PG. 983  
 PIN: 155-103-39  
 ZONE: R-4  
 USE: SINGLE FAMILY

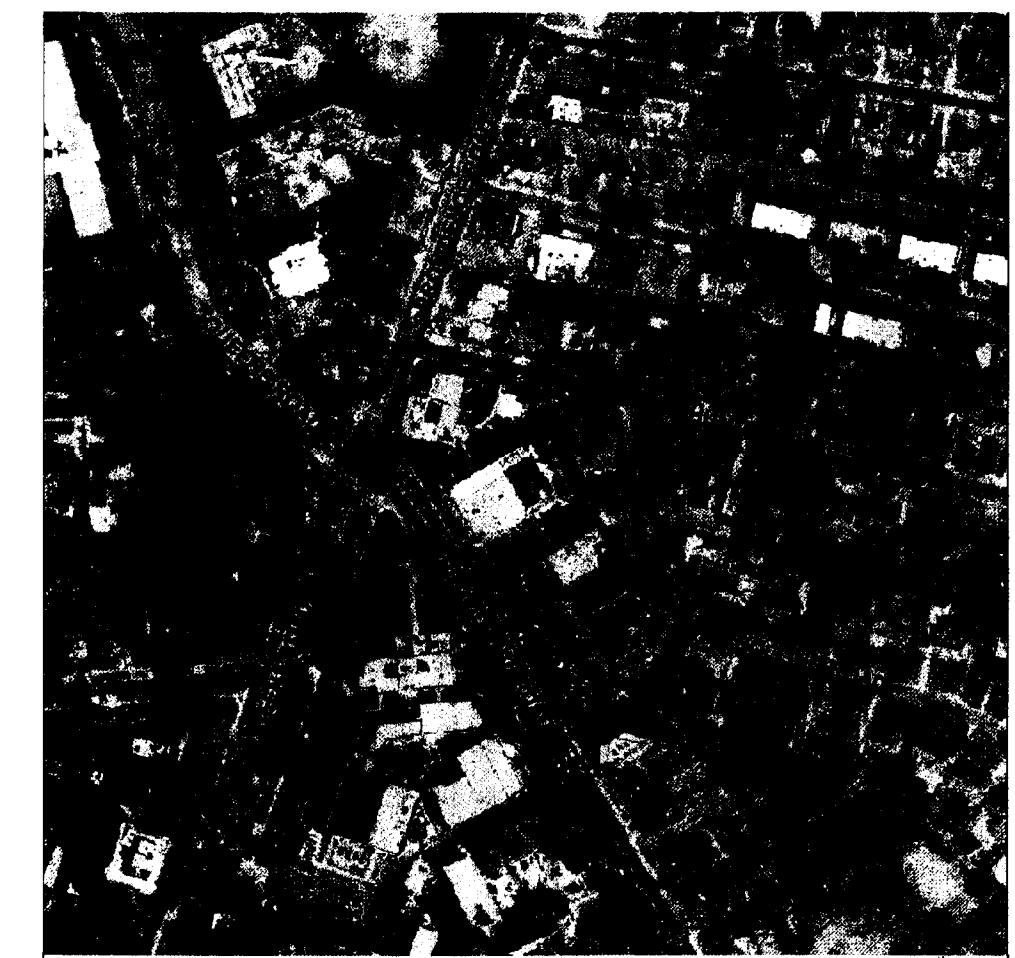
WALKER WATT SAVILLE  
 & CAROL CONNOR  
 PIN: 155-103-41  
 ZONE: R-4  
 USE: SINGLE FAMILY

LANDSCAPE OPEN SPACE  
 WITH IMPROVEMENTS  
 SEE SHEET RZ-3.0

**DEVELOPMENT  
 AREA B**

JAMES C. & SUSAN  
 SHERIDAN  
 DB. 21729, PG. 911  
 SECTION A  
 MB. 1580, PG. 419  
 PIN: 155-101-82  
 ZONE: R-4 & R-3  
 USE: SINGLE FAMILY

R. MITCHELL & LESLIE P. WICKHAM  
 DB. 21639, PG. 498  
 SECTION D  
 MB. 1580, PG. 419  
 PIN: 155-101-40  
 ZONE: R-3  
 USE: SINGLE FAMILY



VICINITY MAP NOT TO SCALE

**APPROVED BY  
 CITY COUNCIL**

JUN 20 2011

EXISTING SHOPS

**DEVELOPMENT  
 AREA C**

The building(s) shown shall remain in substantially the same location and orientation as shown. Any material changes in the orientation or location of such building(s) shall not be approved administratively but rather only upon a rezoning amendment to this Rezoning Plan approved by Charlotte City Council, as further clarified in Section 3.e Permitted Uses & Development Area Limitation.

A.C. AND ELIZABETH  
 EDWARDS  
 DB. 1618, PG. 93  
 LOT 1  
 MB. 1580, PG. 419  
 PIN: 155-101-01  
 ZONE: R-3  
 USE: SINGLE FAMILY

ZONE: R-3  
 ZONE: O-2

PARK MERIDIAN BANK  
 DB. 8863, PG. 57  
 LOT B  
 MB. 4, PG. 55  
 PIN: 155-101-05  
 ZONE: O-2  
 USE: OFFICE

"NO LEFT TURN" SIGN

"NO LEFT TURN" SIGN

DBL. YELLOW  
 LANE STRIPING

4' HEIGHT GREEN SCREEN  
 6' SIDEWALK  
 8' PLANTING STRIP  
 PROPOSED RIGHT TURN  
 LANE

EXISTING SIDEWALK AND PLANTING  
 STRIP ALONG PROVIDENCE ROAD  
 14' BUILDING SETBACK FROM BACK  
 OF CURB (SEE OPTIONAL  
 PROVISION)

RELOCATED PROJECT SIGN  
 EXISTING DRIVEWAY TO BE  
 MODIFIED

MYERS PARK UNITED  
 METHODIST CHURCH  
 DB. 1498, PG. 280  
 PIN: 153-071-01  
 ZONE: O-2(CD)  
 USE: GOVT-INST

PROVIDENCE ROAD

QUEENS ROAD

TRAFFIC SIGNAL

QUEENS ROAD

**DEVELOPMENT AREA KEY MAP**

- design resource group
- landscape architecture
  - civil engineering
  - urban design
  - land planning
  - traffic engineering
  - transportation planning

2459 wilkinson boulevard, suite 200  
 charlotte, nc 28208  
 p 704.343.0608 f 704.358.3093  
 www.drgp.com

**MYERS PARK CENTER REZONING**  
 1027 PROVIDENCE ROAD  
 CHARLOTTE, NORTH CAROLINA  
**HARRIS TEETER, INC.**  
 701 CRESTDALE ROAD  
 MATTHEWS, NORTH CAROLINA 28105

**REZONING DOCUMENTS**  
 HUNTINGTON MANAGEMENT CO.  
 140 HUNTLEY PL.  
 CHARLOTTE, NC 28207  
 H & N REALTY LLC  
 PO BOX 6037  
 CHARLOTTE, NC 28207  
 PARTNERSHIP HUNTINGTON  
 PROPERTIES LIMITED  
 PO BOX 6037  
 CHARLOTTE, NC 28207

SCALE: 1" = 30'

PROJECT #: 219-002  
 DRAWN BY: SK  
 CHECKED BY: DM

**REZONING  
 PLAN**  
 FOR PUBLIC HEARING  
 REZONING PETITION  
 #2011-029  
 FEBRUARY 28, 2011  
 (REVISED APRIL 18, 2011  
 AND FURTHER REVISED MAY 20, 2011)

REVISIONS:  
 4-18-11 SUBMITTAL #2: PER  
 CMP/NEIGHBORHOOD COMMENTS  
 5-20-11 REVISED FOR SUBMITTAL PER REZONING  
 PROCESS FOR FURTHER CMP/NEIGHBORHOOD  
 COMMENTS  
 5-23-11 REVISED FOR SUBMITTAL PER REZONING  
 PROCESS FOR FURTHER CMP/NEIGHBORHOOD  
 COMMENTS

RZ-1.0  
 2011-029

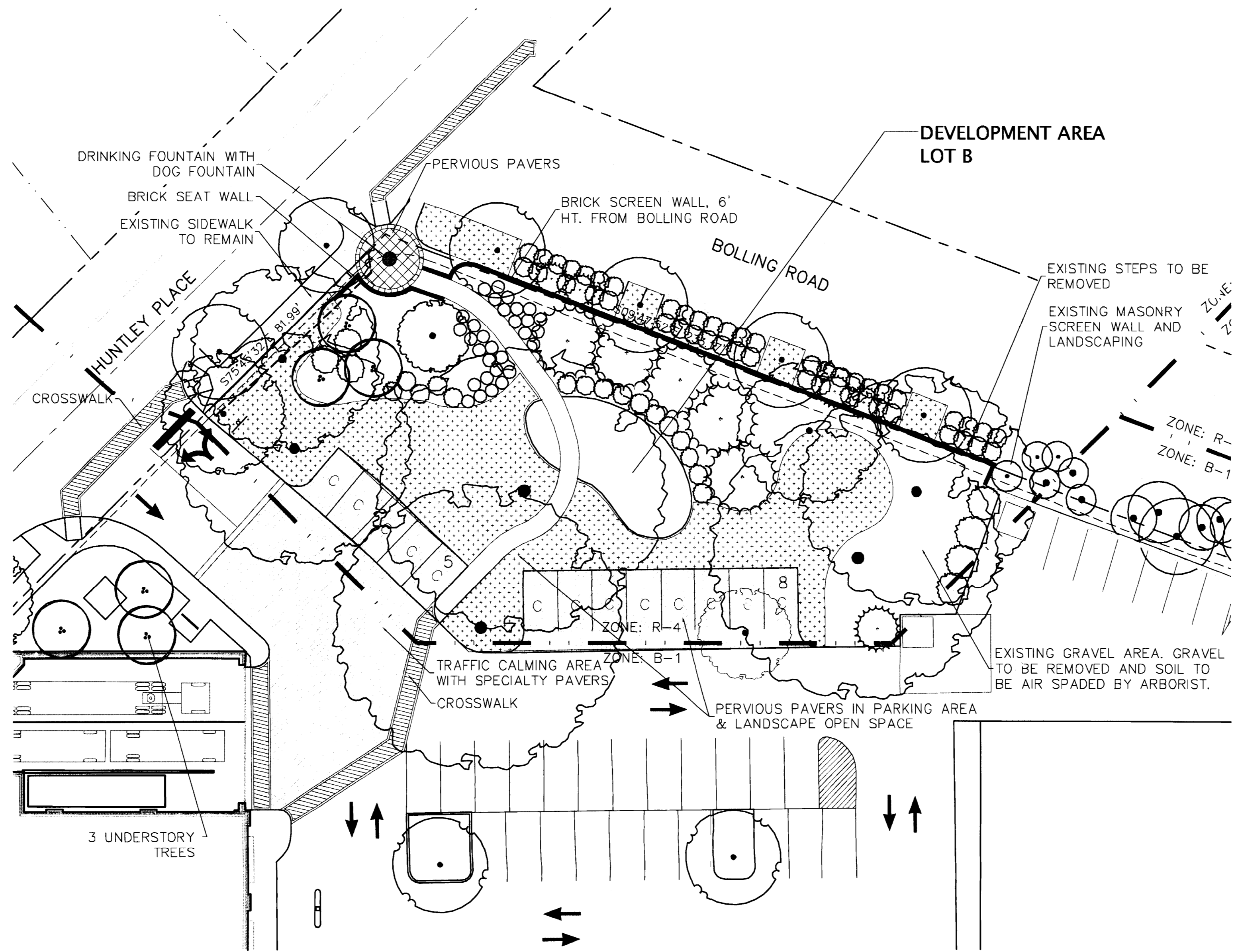




design resource group

- landscape architecture
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- urban design
- land planning
- traffic engineering
- transportation planning

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CITY COUNCIL

JUN 20 2011

LANDSCAPE OPEN SPACE OPTION IF 1953 COVENANTS ARE MODIFIED  
(SEE DEVELOPMENT STANDARDS NOTE 13 SHEET RZ-2.0)

MYERS PARK CENTER REZONING

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PROPERTIES LIMITED  
PO BOX 6037  
CHARLOTTE, NC 28207

SCALE: 1" = 20' PLAN

PROJECT #: 219-002  
DRAWN BY: SK  
CHECKED BY: DM

DEVELOPMENT  
AREA "B" PLAN  
(LOT B SITE PLAN)  
FOR PUBLIC HEARING  
REZONING PETITION  
#2011-029  
FEBRUARY 28, 2011  
REVISED APRIL 18, 2011  
AND FURTHER REVISED MAY 20, 2011

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 COMMENTS  
 5-23-11 REVISED FOR SUBMITTAL PER REZONING  
 PROCESS FOR FURTHER CMPC/NEIGHBORHOOD  
 COMMENTS



BOLLING ROAD EDGE CONDITION  
N.T.S.

Notes:

- 1) Planting design is conceptual, final design and materials may vary from this concept so long as general intent is preserved.
- 2) See development standard notes sheet RZ-2.0 when these components are implemented.



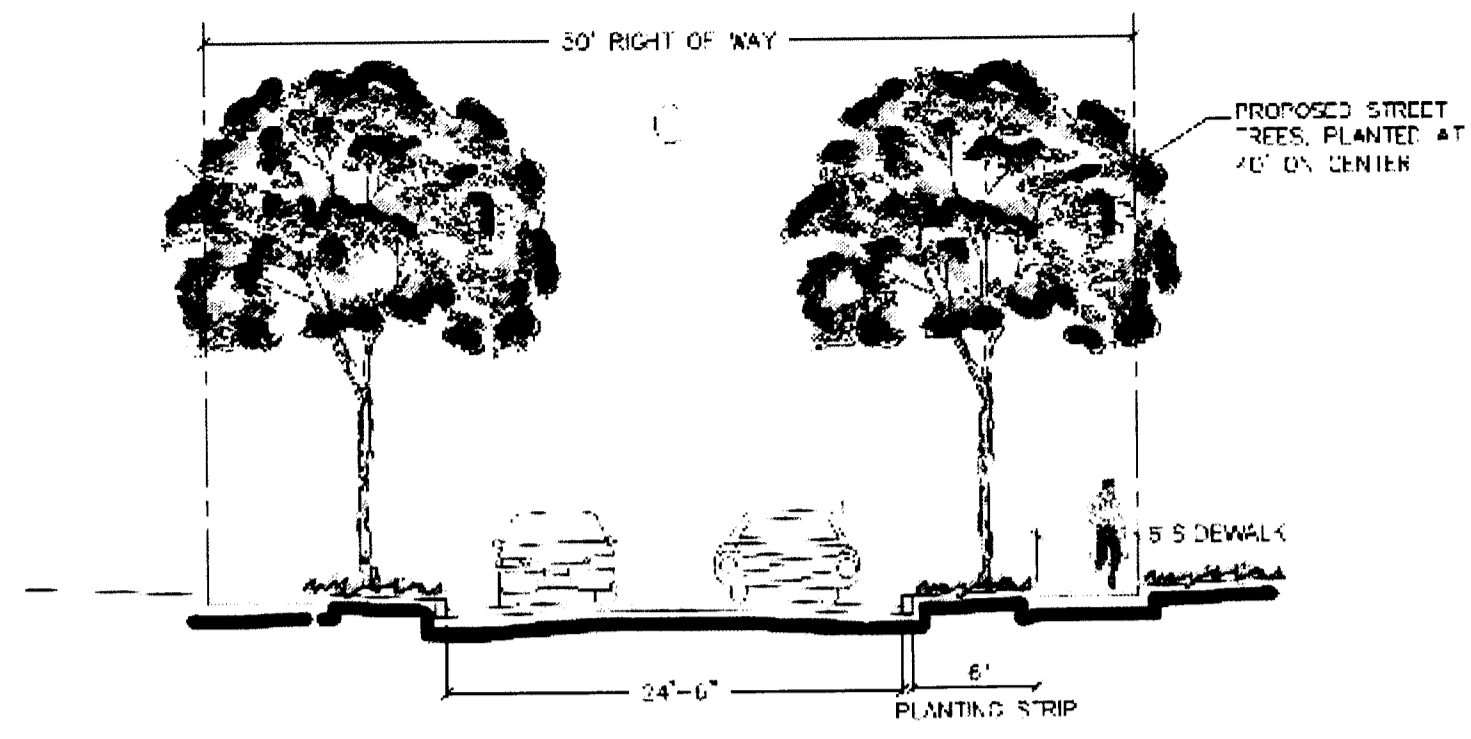
design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

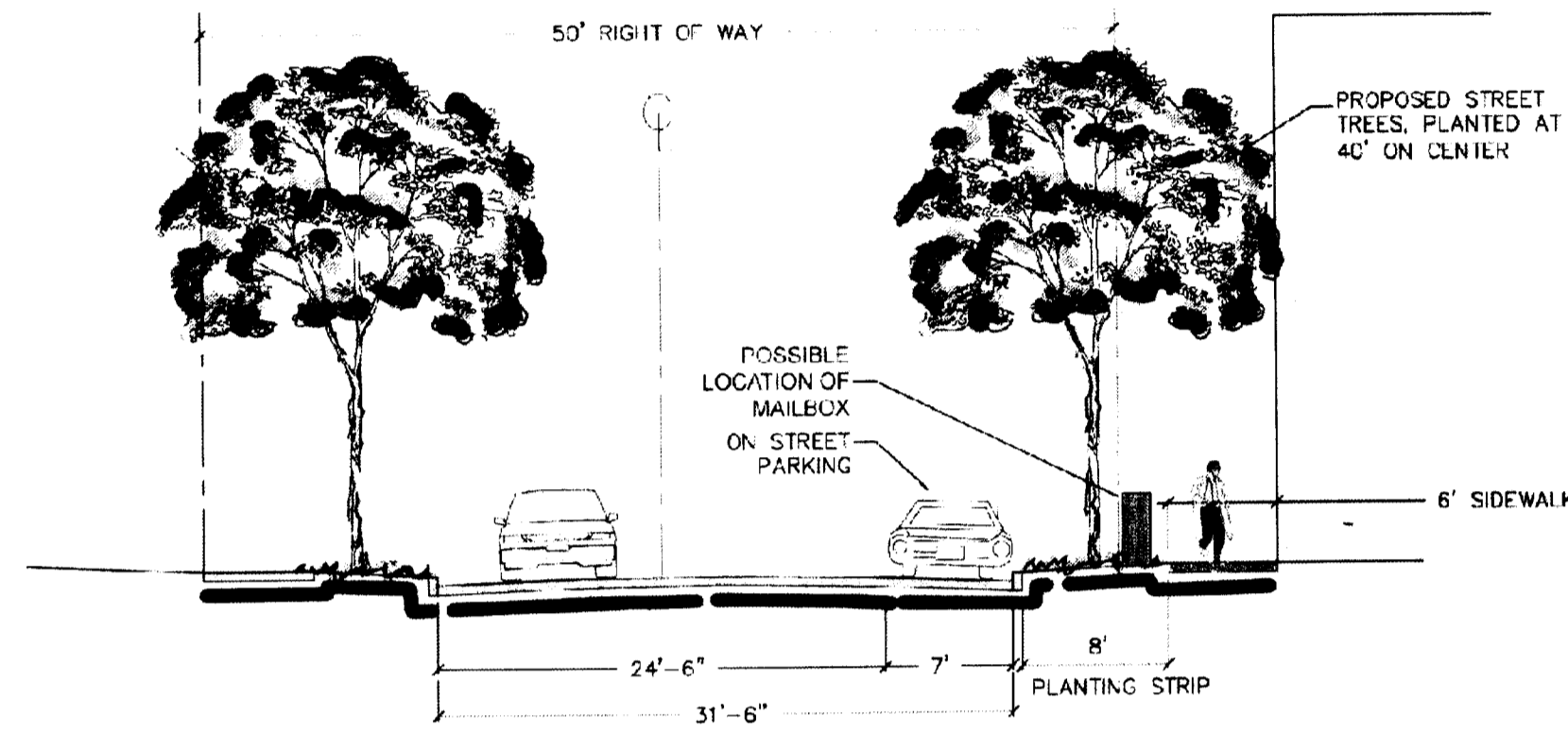
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APPROVED BY  
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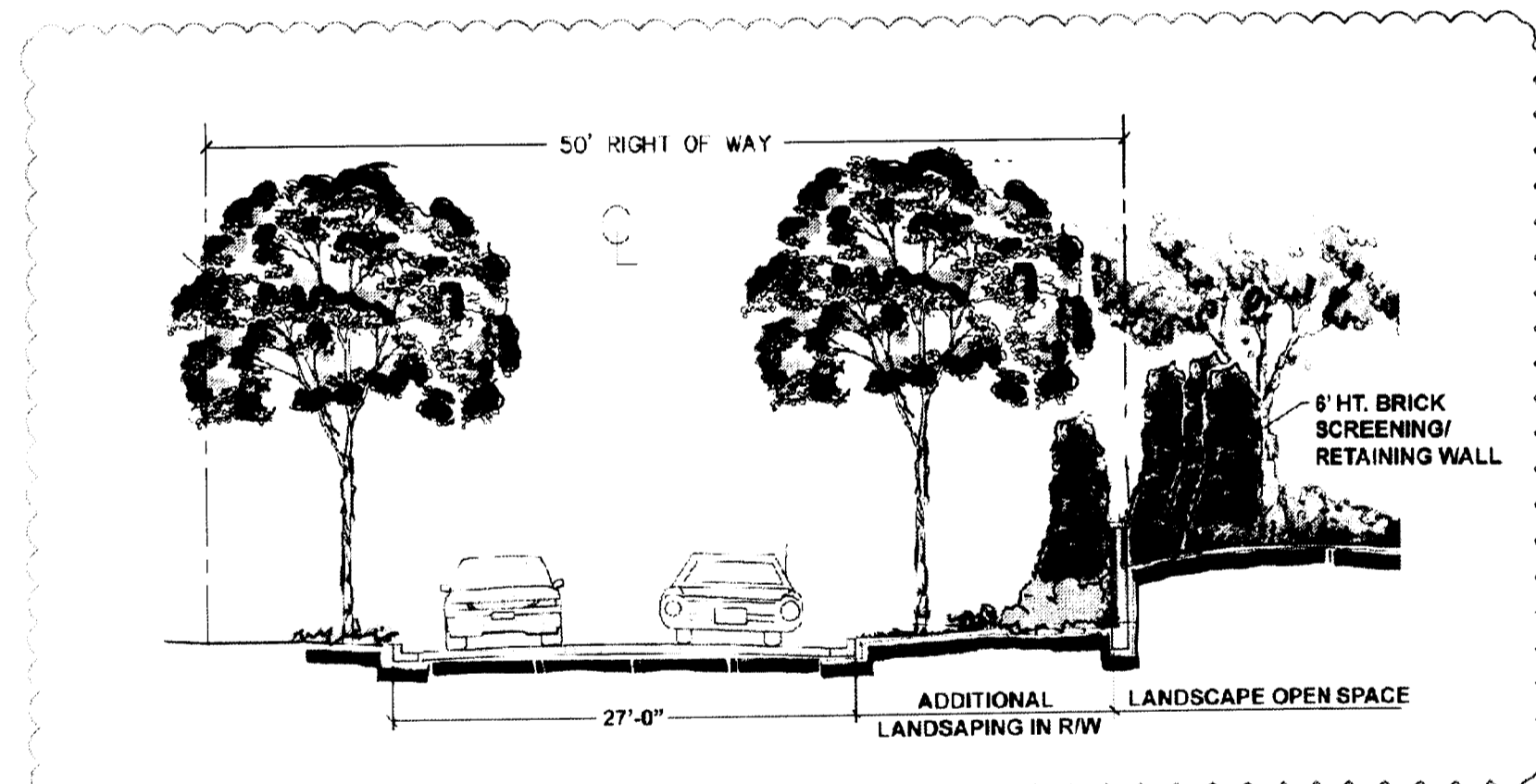
JUN 20 2011



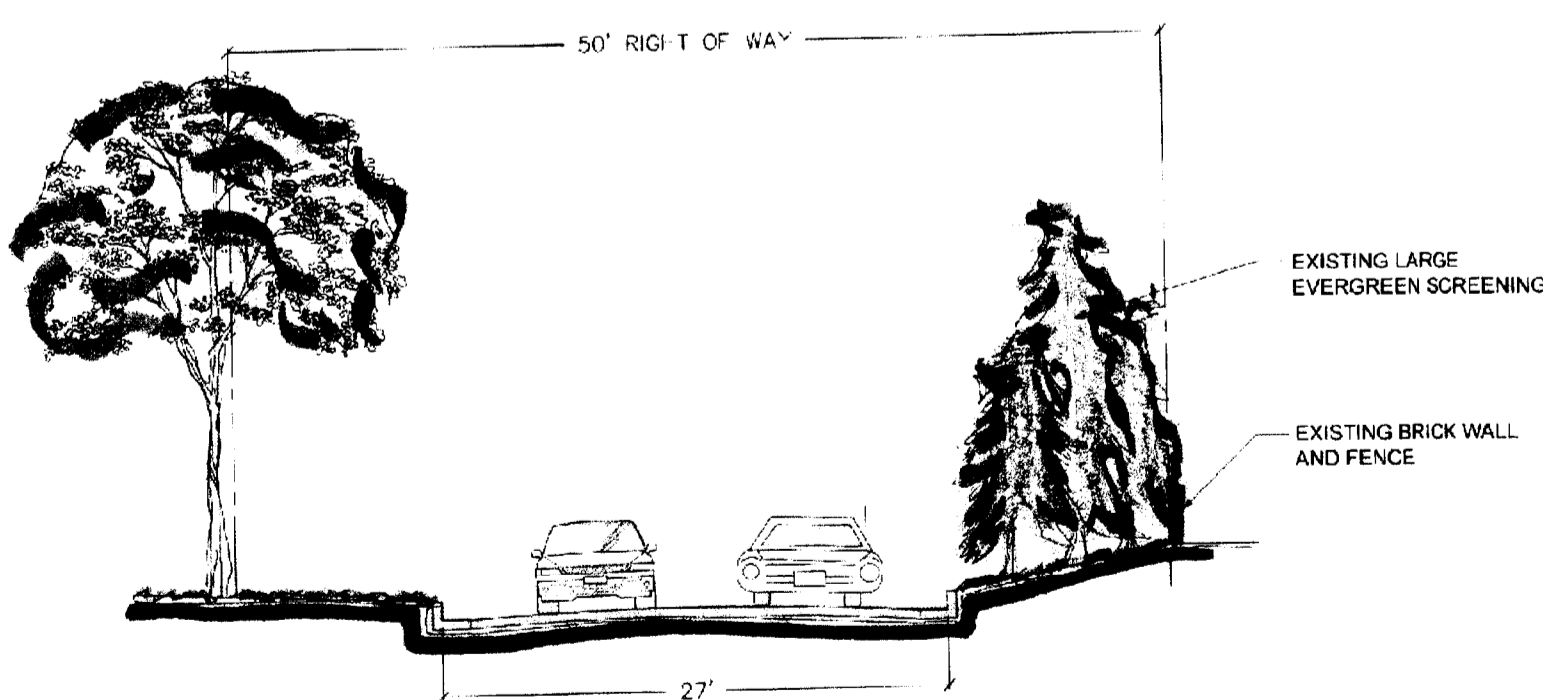
PROPOSED HUNTLEY PLACE CROSS SECTION  
ADJACENT TO LANDSCAPE OPEN SPACE



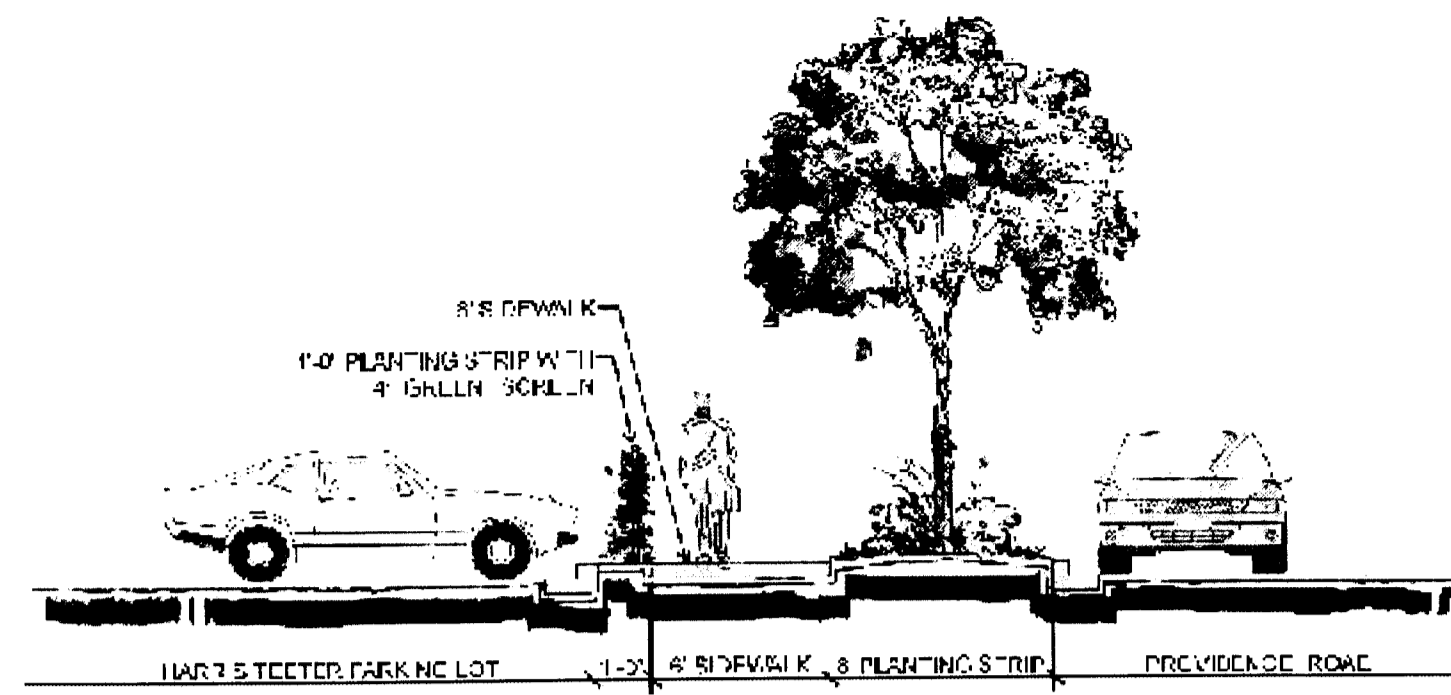
PROPOSED HUNTLEY PLACE CROSS SECTION  
ADJACENT TO STORE



PROPOSED BOLLING ROAD CROSS SECTION  
AT LANDSCAPE OPEN SPACE

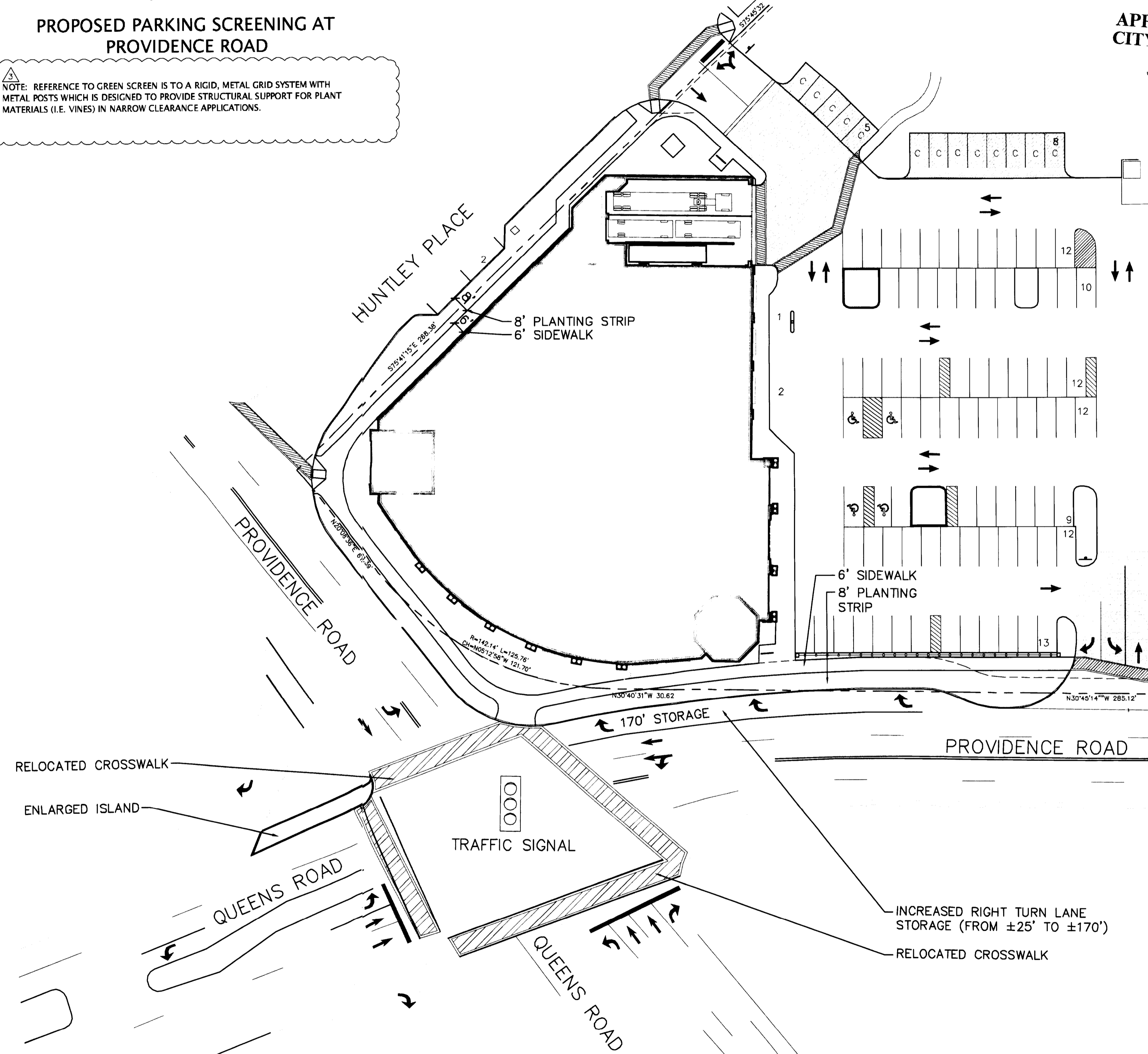


EXISTING BOLLING ROAD CROSS SECTION  
IN REAR OF SHOPS



PROPOSED PARKING SCREENING AT  
PROVIDENCE ROAD

NOTE: REFERENCE TO GREEN SCREEN IS TO A RIGID, METAL GRID SYSTEM WITH METAL POSTS WHICH IS DESIGNED TO PROVIDE STRUCTURAL SUPPORT FOR PLANT MATERIALS (I.E. VINES) IN NARROW CLEARANCE APPLICATIONS.



PROPOSED IMPROVEMENTS TO PROVIDENCE ROAD AND QUEENS ROAD INTERSECTION

MYERS PARK CENTER REZONING

1027 PROVIDENCE ROAD  
CHARLOTTE, NORTH CAROLINA

HARRIS TEETER, INC.

701 CRESTDALE ROAD  
MATTHEWS, NORTH CAROLINA 28105

REZONING DOCUMENTS

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PARTNERSHIP HUNTINGTON  
PROPERTIES LIMITED  
PO BOX 6037  
CHARLOTTE, NC 28207

SCALE: 1" = 30'

PROJECT #: 219-002  
DRAWN BY: SK  
CHECKED BY: DM

ROAD/STREETScape  
IMPROVEMENTS

FOR PUBLIC HEARING  
REZONING PETITION  
#2011-029

FEBRUARY 28, 2011  
(REVISED APRIL 18, 2011  
AND FURTHER REVISED MAY 20, 2011)

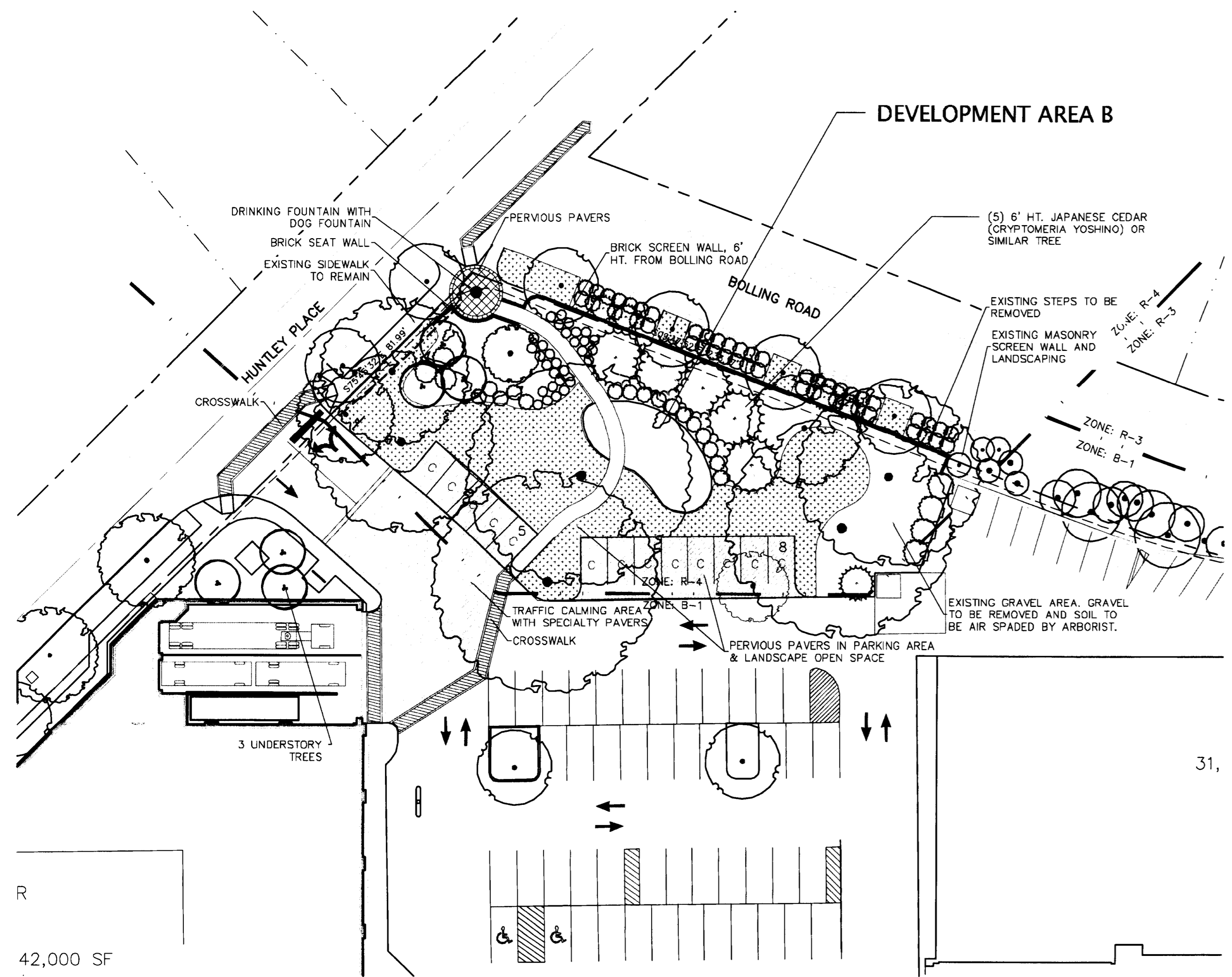
- REVISIONS:
- 4-18-11 SUBMITTAL #2 - PER CMPC/NEIGHBORHOOD COMMENTS
  - 5-20-11 REVISED FOR SUBMITTAL PER REZO PROCESS FOR FURTHER CMPC/NEIGHBORHOOD COMMENTS
  - 5-23-11 REVISED FOR SUBMITTAL PER REZO PROCESS FOR FURTHER CMPC/NEIGHBORHOOD COMMENTS



design resource group

- landscape architecture
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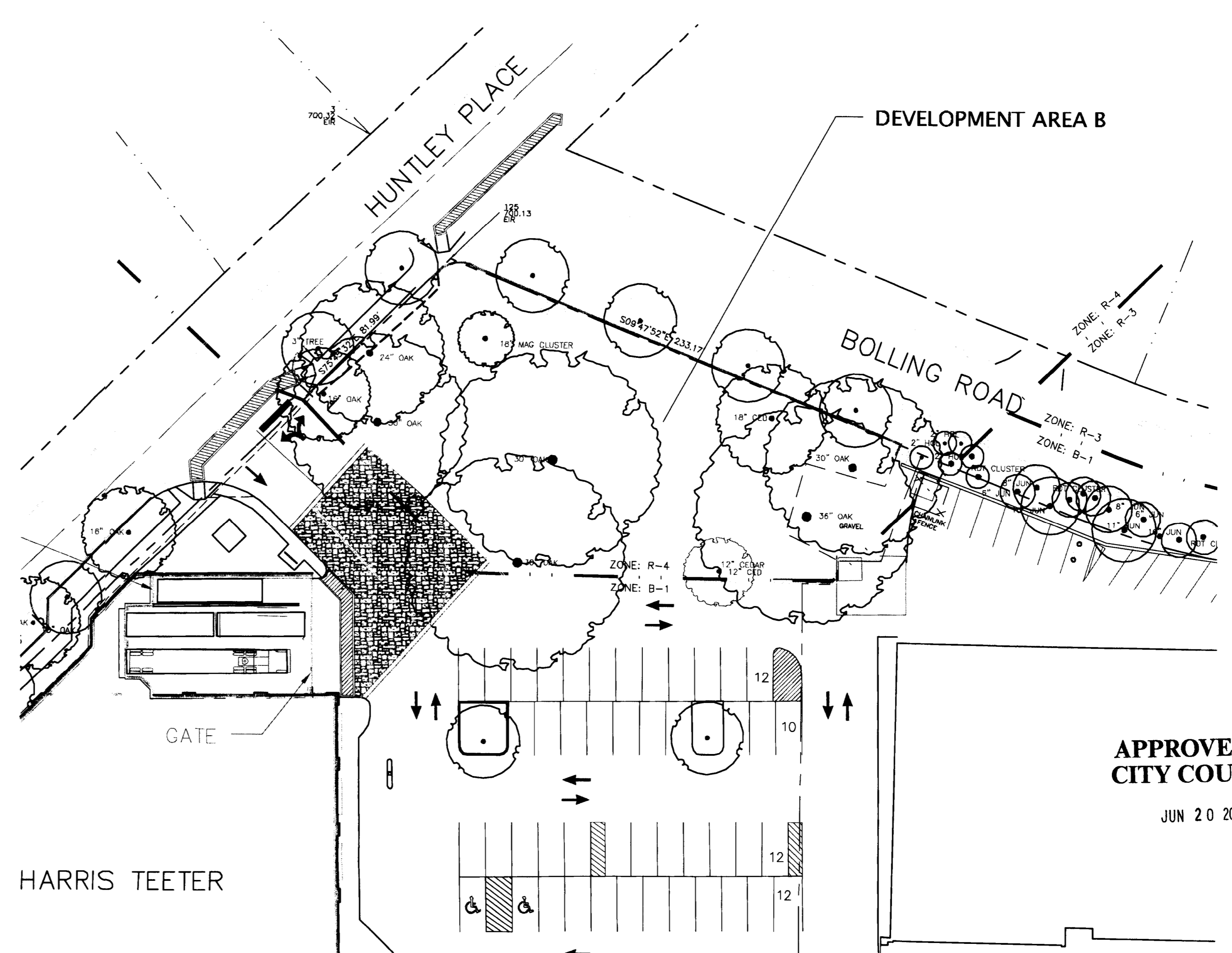
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TREE ORDINANCE FOR DEVELOPMENT AREA B - SCENARIO "A"

LANDSCAPE OPEN SPACE OPTION IF 1953 COVENANTS ARE MODIFIED

- Tree Protection Plan Commitments:
1. New pavement for parking spaces adjacent to the tree save area will be installed as above grade pervious pavers.
  2. The pedestrian path within the tree save area will be installed as above grade pervious pavers.
  3. Arborist will be engaged for the following:
    - to deep fertilize the trees prior to construction commencement.
    - to root prune roots where the corner feature and brick seating wall are proposed.
    - to remove the existing gravel in the tree save area and Air Spade the area to enhance tree root oxygen. The gravel removed will be replaced with top soil meeting the City soil specifications.
    - to provide monthly inspections of the tree save area during construction.
    - to install the growth regulator Cambistat prior to construction.
  4. A 6' chain link fence will be installed around the perimeter of the tree save area prior to the commencement of construction. The fence shall allow for pedestrian access to the site from Bolling Road to the shopping center via the existing steps and gravel area near the rear/side of the existing shoppes.
  5. No storage of materials or gathering of people will be allowed within the fence during construction.
  6. Parking Spaces adjacent to the tree save area will be compact spaces.
  7. The tree save area will be irrigated.
  8. Five (5) 6' ht. Cryptomerias (or similar trees) will be installed, along with other landscaping as generally indicated in the plan.
  9. Three understory trees will be added to the area across from the tree save area.
  10. Trenching for underground utilities including irrigation or lighting will be Air Spaded to avoid root disturbance.
  11. The existing grass outside of proposed landscape/mulch areas will remain; no sod will be installed.
  12. Any existing old asphalt will remain and be mulched over to avoid root disturbance.



TREE ORDINANCE PLAN FOR DEVELOPMENT AREA B - SCENARIO "B"

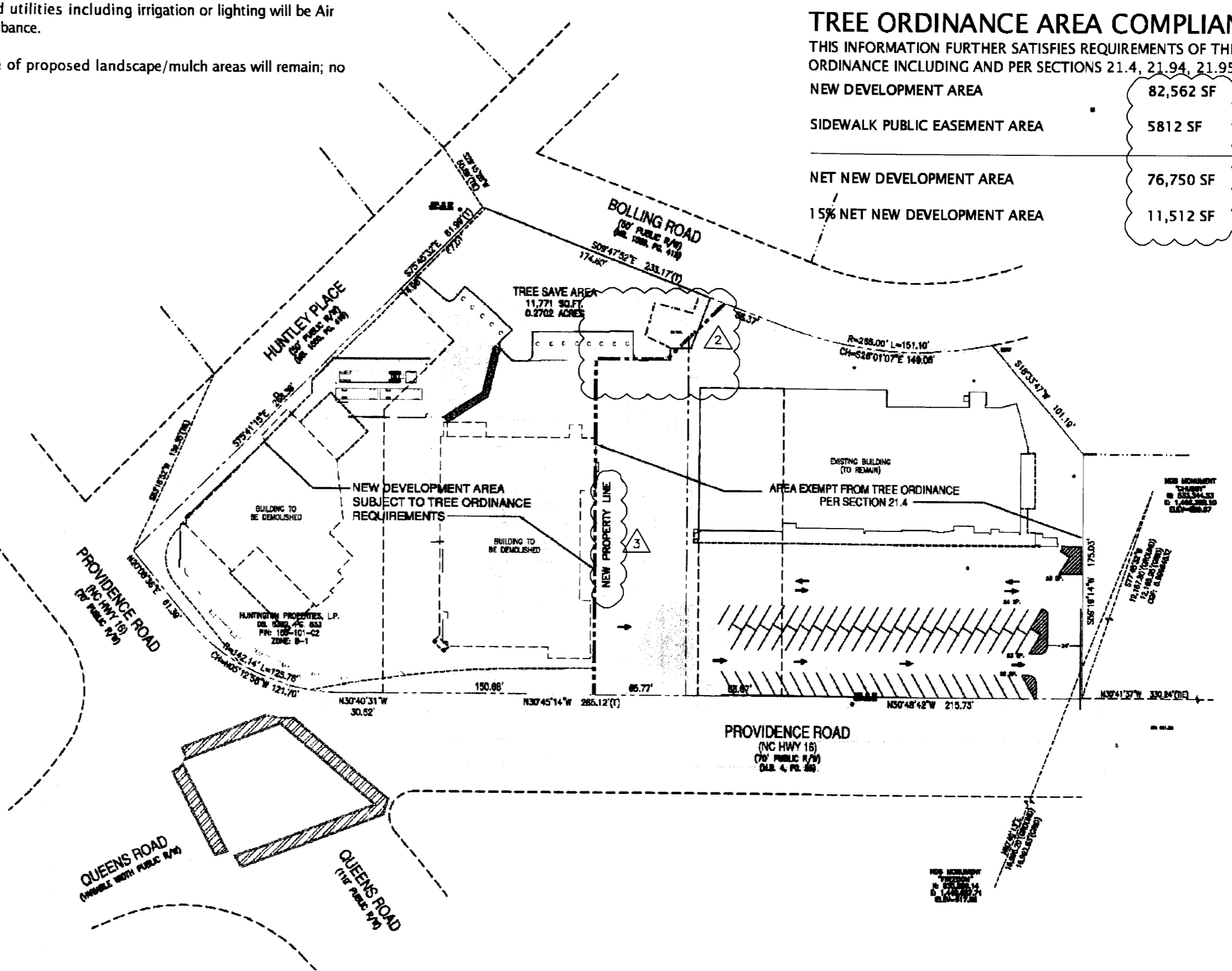
LANDSCAPE OPEN SPACE OPTION IF 1953 COVENANTS ARE NOT MODIFIED

- Tree Ordinance Commitments:
1. A 6' chain link fence will be installed around the perimeter of the tree save area prior to the commencement of construction. The fence shall allow for pedestrian access to the site from Bolling Road to the shopping center via the existing steps and gravel area near the rear/side of the existing shoppes.
  2. No storage of materials or gathering of people will be allowed within the fence during construction.
  3. Trenching for underground utilities including irrigation or lighting will be Air Spaded to avoid root disturbance.
  4. The existing grass outside of proposed landscape/mulch areas will remain; no sod will be installed.

TREE ORDINANCE AREA COMPLIANCE PLAN

THIS INFORMATION FURTHER SATISFIES REQUIREMENTS OF THE TREE ORDINANCE INCLUDING AND PER SECTIONS 21.4, 21.94, 21.95, AND 21.96

NEW DEVELOPMENT AREA	82,562 SF
SIDEWALK PUBLIC EASEMENT AREA	5812 SF
NET NEW DEVELOPMENT AREA	76,750 SF
15% NET NEW DEVELOPMENT AREA	11,512 SF



APPROVED BY  
 CITY COUNCIL  
 JUN 20 2011

HARRIS TEETER

MYERS PARK CENTER REZONING

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 CHARLOTTE, NORTH CAROLINA

HARRIS TEETER, INC.  
 701 CRESTDALE ROAD

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 CHARLOTTE, NC 28207

SCALE: 1" = 20' PLAN

PROJECT #: 219-002  
 DRAWN BY: BS  
 CHECKED BY: DM

**TREE ORDINANCE PLAN**

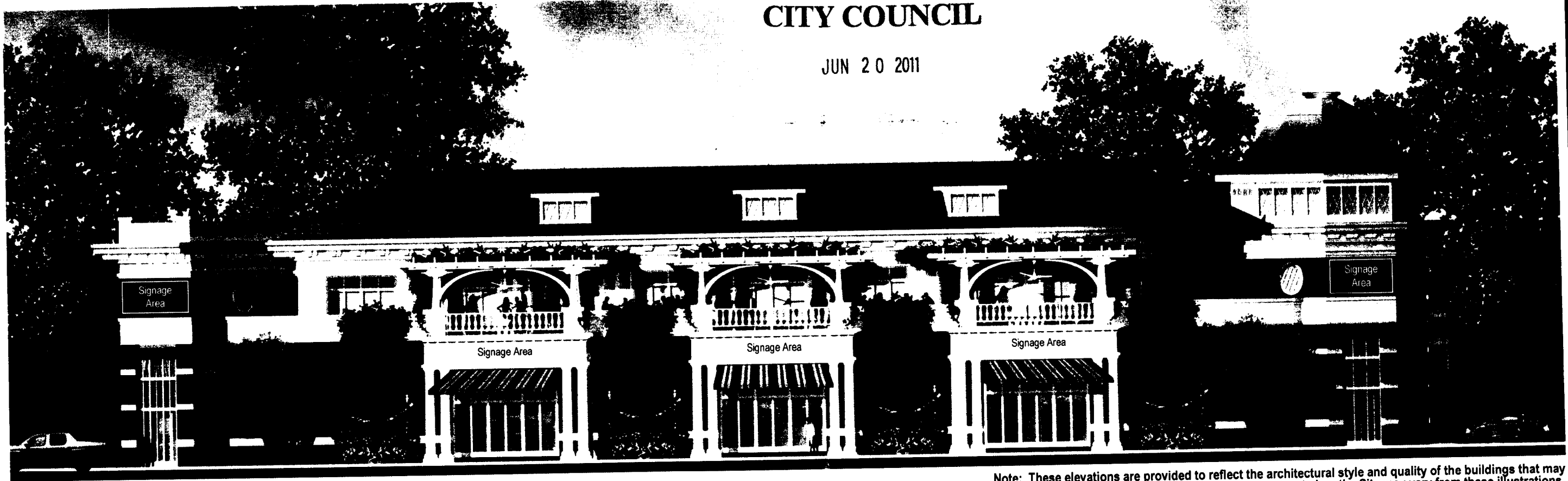
FOR PUBLIC HEARING  
 REZONING PETITION  
 #2011-029

APRIL 18, 2011  
 (REVISED MAY 20, 2011)

- REVISIONS:
- 4-18-11 - ADDED SHEET RZ5.0 TO REZONING PETITION
  - 5-20-11 REVISED FOR SUBMITTAL PER REZONING PROCESS FOR FURTHER CMPC/NEIGHBORHOOD COMMENTS
  - 5-23-11 REVISED FOR SUBMITTAL PER REZONING PROCESS FOR FURTHER CMPC/NEIGHBORHOOD COMMENTS

APPROVED BY  
CITY COUNCIL

JUN 20 2011



ELEVATION AT QUEENS RD & PROVIDENCE RD

Note: These elevations are provided to reflect the architectural style and quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations as long as the general architectural concepts and intent illustrated is maintained). Project street trees have been removed from these illustrations to enable viewing of the building elevations.



ELEVATION FACING PARKING FIELD

RZ-6

FEBRUARY 28, 2011 (REVISED APRIL 18,  
2011 AND FURTHER REVISED MAY 20, 2011)  
MAY 20, 2011 REVISED FOR SUBMITTAL  
PER REZONING PROCESS FOR FURTHER  
CMPC/NEIGHBORHOOD COMMENTS

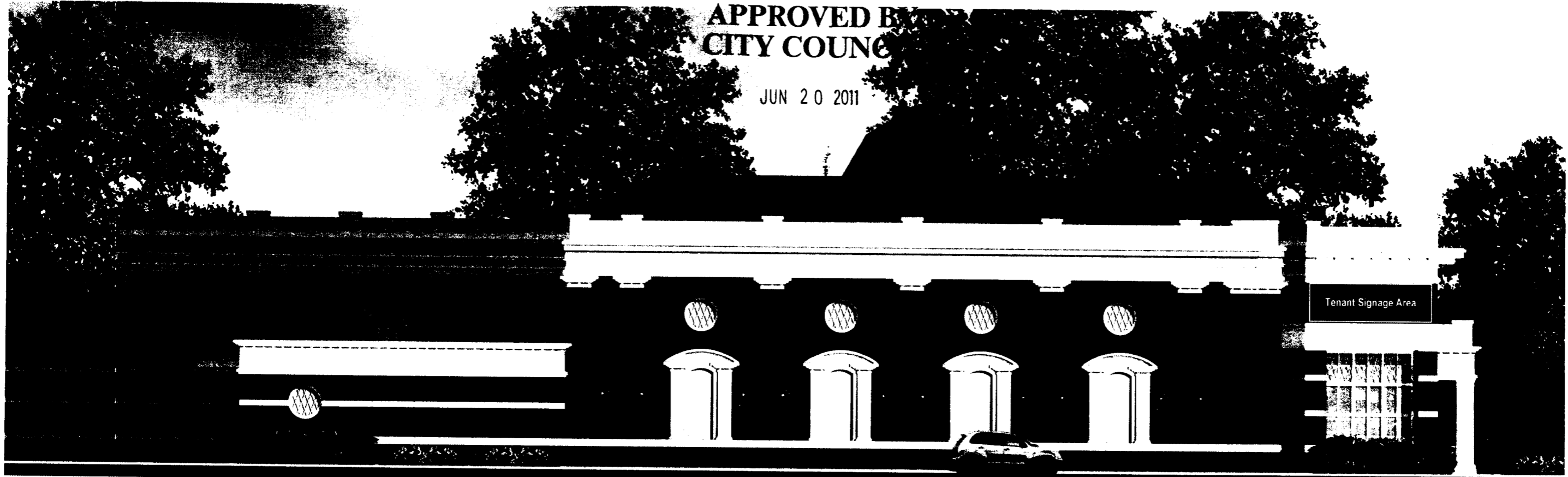
EXTERIOR ELEVATIONS

0 8 16 32 FT

bdm  
landscape architecture & interior design

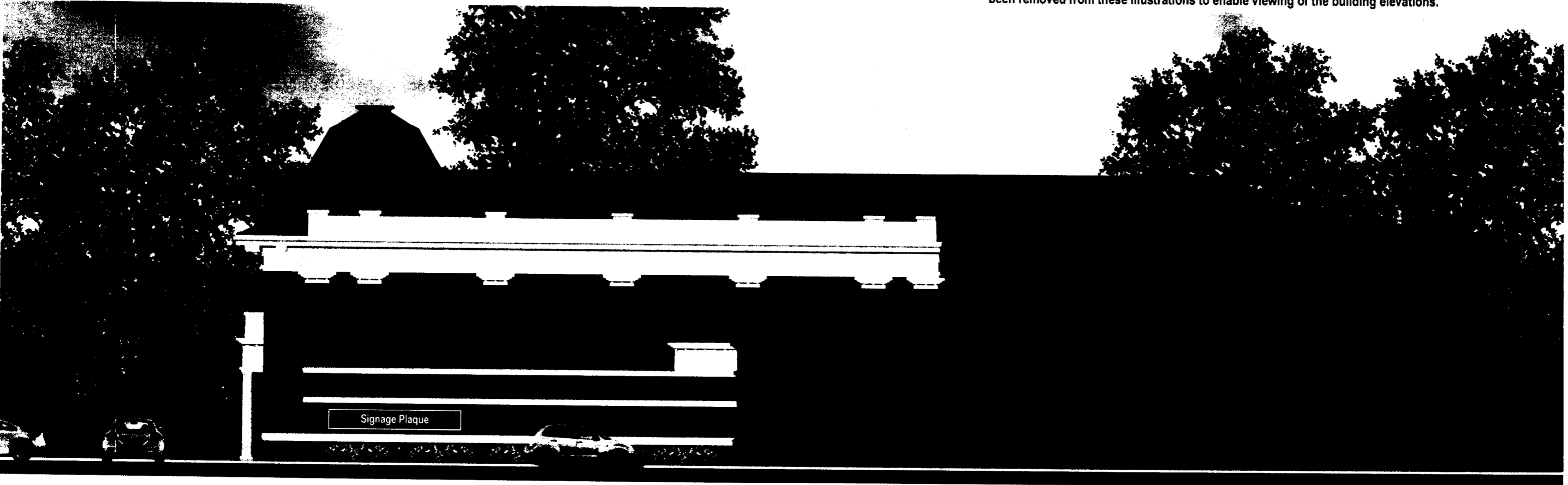
APPROVED BY  
CITY COUNCIL

JUN 20 2011



ELEVATION FACING HUNTLEY PLACE

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ELEVATION FACING BOLLING RD & HUNTLEY PL

RZ-7

FEBRUARY 28, 2011 (REVISED APRIL 18,  
2011 AND FURTHER REVISED MAY 20, 2011)  
"MAY 20, 2011 REVISED FOR SUBMITTAL  
PER REZONING PROCESS FOR FURTHER  
CMPC/NEIGHBORHOOD COMMENTS"

EXTERIOR ELEVATIONS

0 8 16 32 FT

bdm  
Lynch, Barnhart & Murphy

bdm

APPROVED BY  
CITY COUNCIL

JUN 20 2011



HUNTLEY PLACE

ELEVATION AT QUEENS RD & PROVIDENCE RD

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Vertical Dimensions are taken from level one finish floor surface as exterior grades vary. Heights shown exclude rooftop equipment which must be screened as described in the Development Standards.

As shown, the building heights "step-down" as the building moves from the front of the building along Providence road to the rear of the building closer to the residential areas.



PROVIDENCE ROAD

ELEVATION FACING PARKING FIELD

HUNTLEY PLACE

RZ-8

FEBRUARY 28, 2011 (REVISED APRIL 18, 2011 AND FURTHER REVISED MAY 20, 2011)  
"MAY 20, 2011 REVISED FOR SUBMITTAL PER REZONING PROCESS FOR FURTHER CMPC/NEIGHBORHOOD COMMENTS"

BUILDING HEIGHTS



bdm  
Borland, Doherty & Murphy