

KEY MAP
SEAL

REZONING PETITION NO. 2017-167

ERVIN BUILDING REZONING

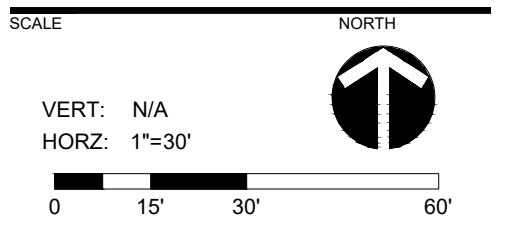
BEAVER CREEK CRE, LLC
4037 E. INDEPENDENCE BOULEVARD
CHARLOTTE, NC 28205

LANDDESIGN PROJ# 1017337

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	10-23-2017
	CITY COMMENTS	12-11-2017
	CITY COMMENTS	01-22-2018
	REVISIONS PER NCDOT/CITY	04-20-2018

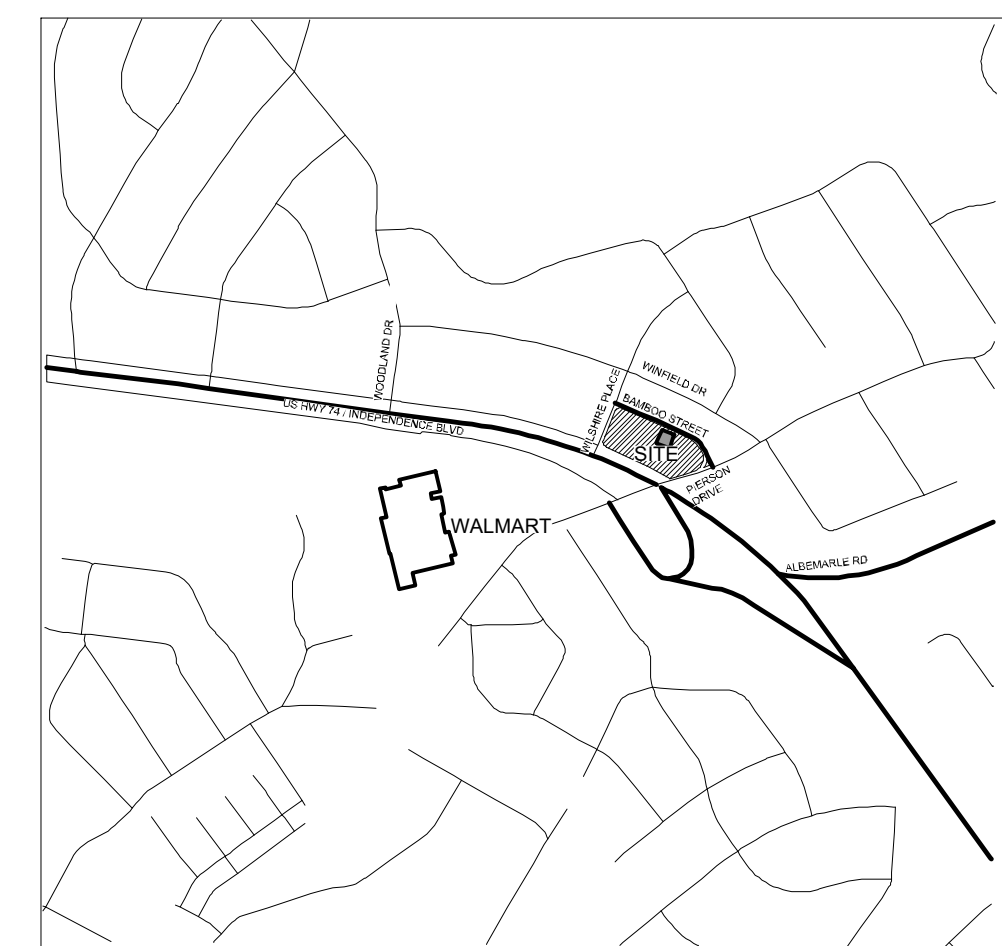
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: RJP



EXISTING CONDITIONS
RZ-0

ADJACENT OWNERSHIP LISTINGS*

- | | |
|--|---|
| <p>1. EXECUTIVE BUILDING COMPANY LLC
Tax # 13110116
Zoning: B-2
Existing Use: Vacant Lot</p> <p>2. RICHARD AND RITA GUINEY
Tax # 13110101
Zoning: R-2MF
Existing Use: Single Family</p> <p>3. BRIAN AND KATHY COSTANZA
Tax # 13111109
Zoning: R-4
Existing Use: Single Family</p> <p>4. GEORGE ZELECKI AND MARY JOAN
Tax # 13111108
Zoning: R-4
Existing Use: Single Family</p> <p>5. ROBERT AND KIM KALOUSEK
Tax # 13111106
Zoning: R-4
Existing Use: Single Family</p> <p>6. JAMES AND ELIZABETH MATTHEWS
Tax # 13111107
Zoning: R-4
Existing Use: Single Family</p> <p>7. TRACY PERREAULT
Tax # 13111105
Zoning: R-4
Existing Use: Single Family</p> <p>8. MESFEN B TESFAGABIR
Tax # 13111104
Zoning: R-4
Existing Use: Single Family</p> | <p>9. HELMS RENTAL LLC
Tax # 13111103
Zoning: R-4
Existing Use: Single Family</p> <p>10. JAMES WINKLE
Tax # 13111102
Zoning: R-4
Existing Use: Single Family</p> <p>11. CHARLOTTE LP ADAMS OUTDOOR ADVERTISING
Tax # 13113330
Zoning: B-2
Existing Use: Open Storage Lot</p> <p>12. UHAUL REAL ESTATE CO.
Tax # 13113331
Zoning: B-2
Existing Use: Open Storage Lot</p> |
|--|---|

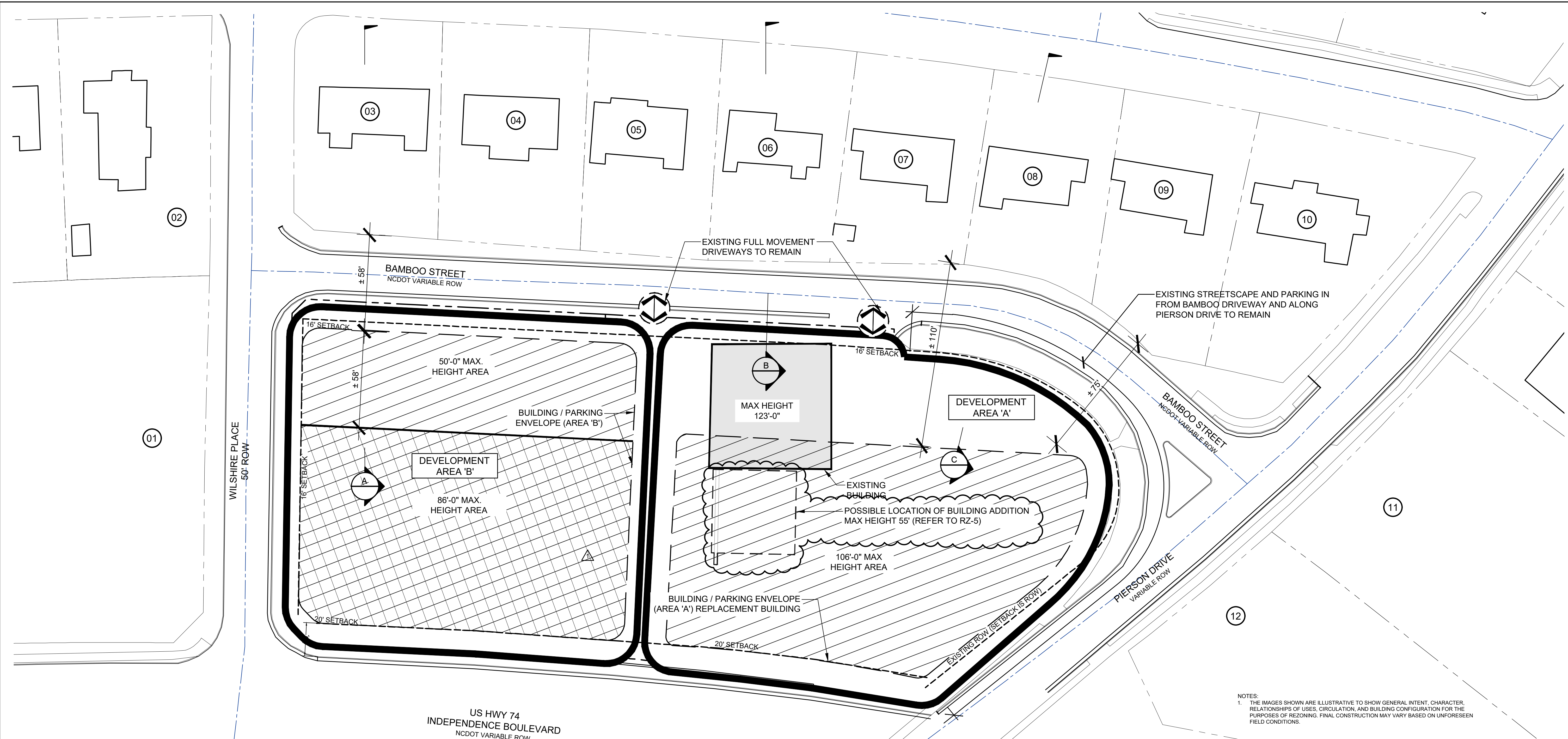


VICINITY MAP
SCALE: 1" = 1000'

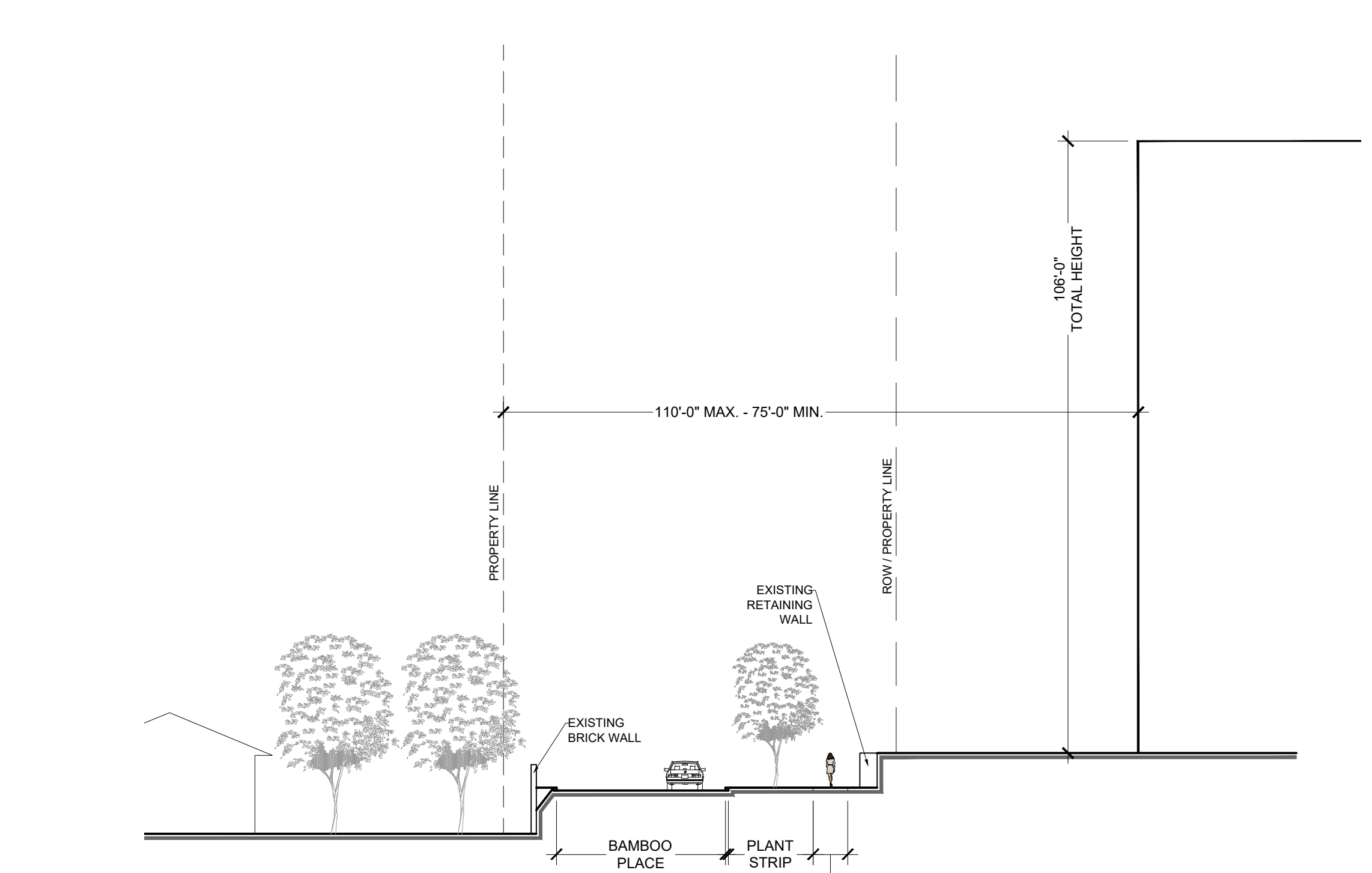
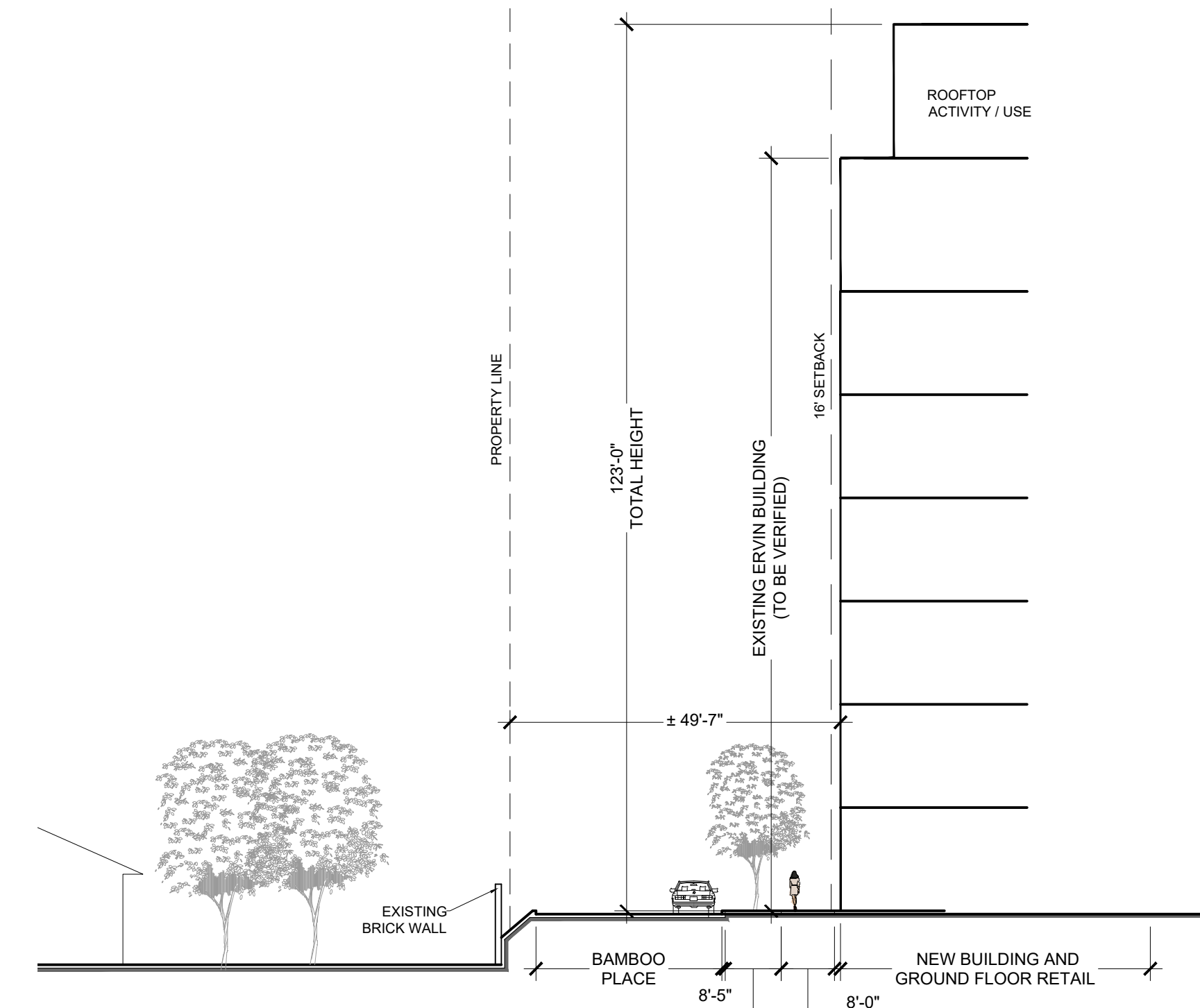
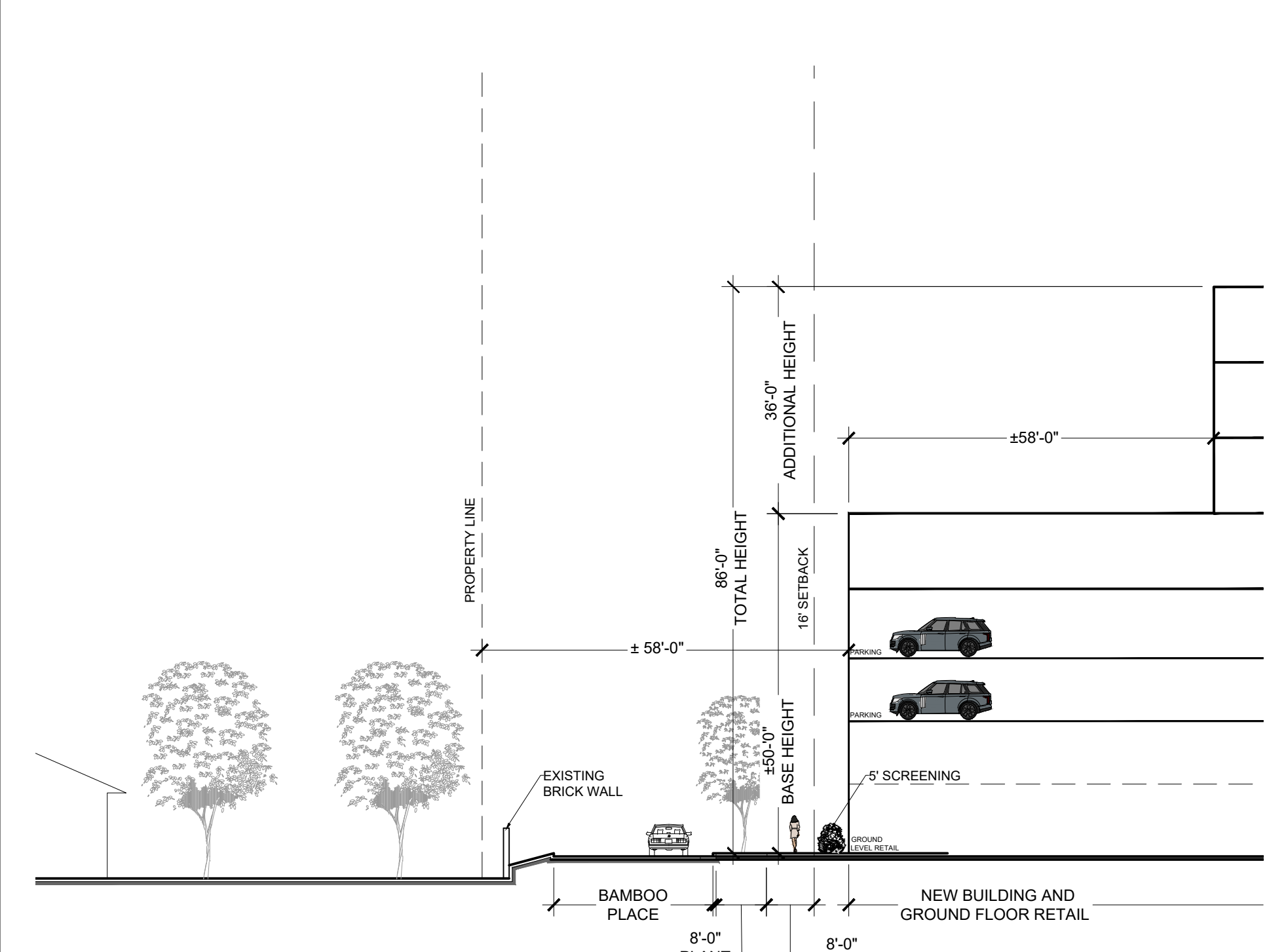
SITE INFORMATION

SITE AREA	2.11 ACRES (+/- 91,911.60 SQFT)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	13111112, 13111110, 13111101
EXISTING ZONING	BUSINESS (B-2)
EXISTING USES	VACANT STRUCTURES: RETAIL, OFFICE AND PARKING EXECUTIVE BUILDING COMPANY, LLC PO BOX 33775 CHARLOTTE, NC 28233
PROPERTY OWNERS	

NOTES:
EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. MULTIPLE SURVEYS, GIS, AERIAL RECONNAISSANCE, AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY TO THE FULL KNOWLEDGE OF THE PETITIONER ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.



NOTES:
 1. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON UNFORESEEN FIELD CONDITIONS.



ILLUSTRATIVE SECTION A - DEVELOPMENT AREA B
 PHASE II NEW MIXED USE BUILDING

ILLUSTRATIVE SECTION B - DEVELOPMENT AREA B
 PHASE I EXISTING BUILDING

ILLUSTRATIVE SECTION C - DEVELOPMENT AREA B
 PHASE I REPLACEMENT BUILDING IF EXISTING BUILDING CANNOT BE RENOVATED

KEY MAP

SCALE

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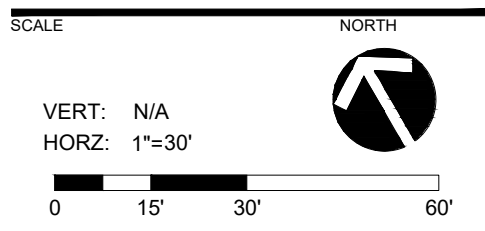
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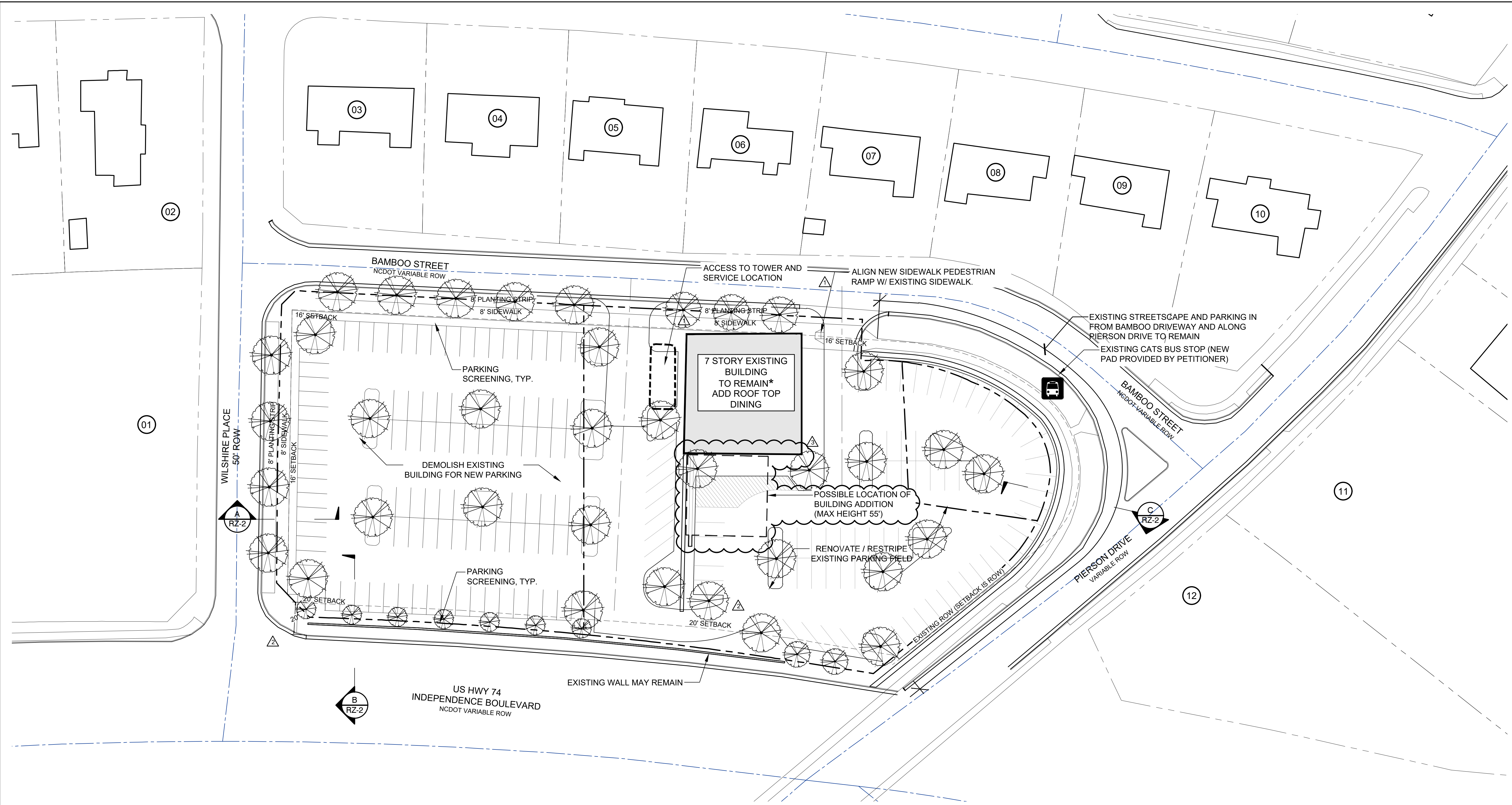
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TECHNICAL DATA SHEET

SHEET NUMBER **RZ-1**



KEY MAP

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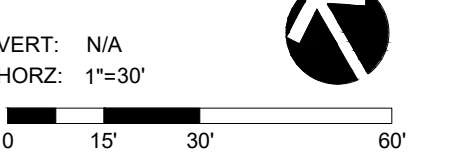
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SCALE

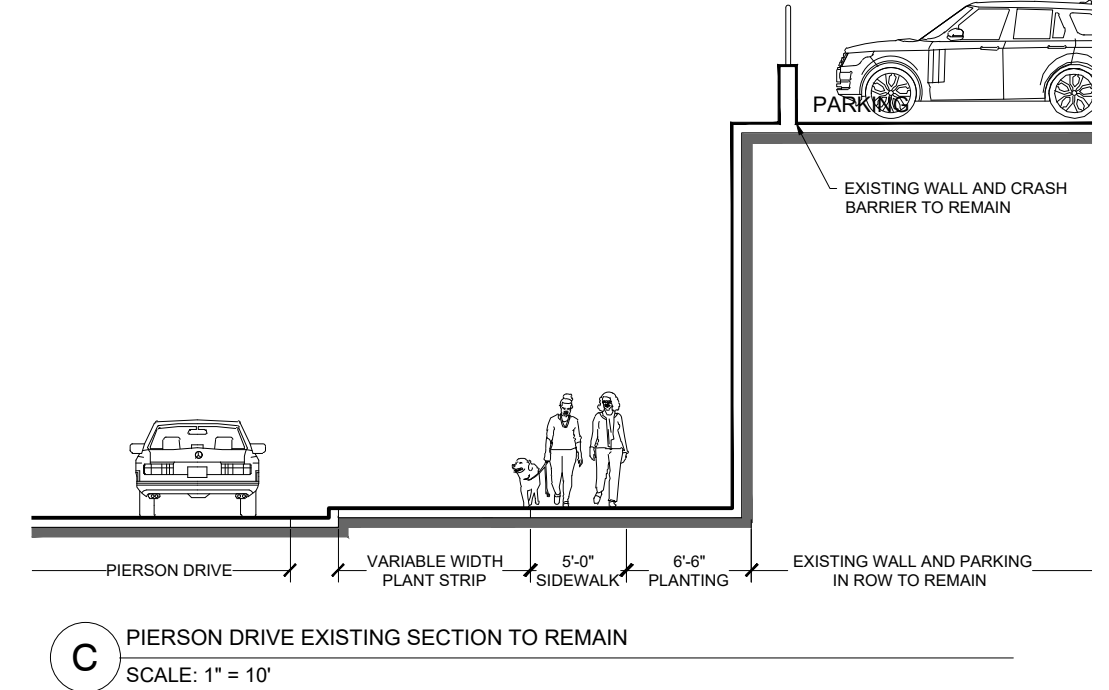
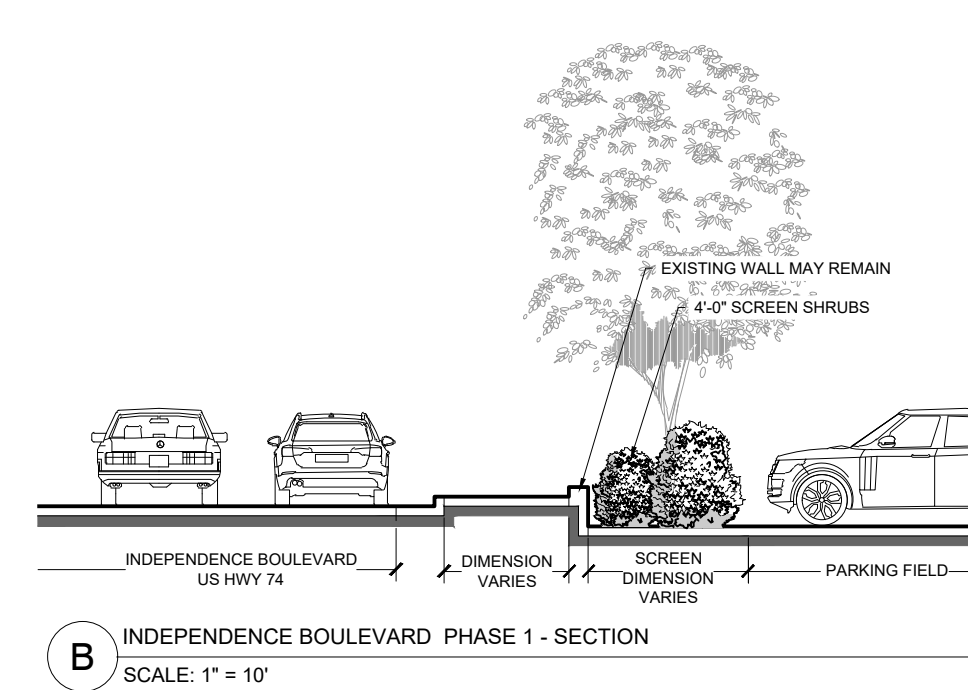
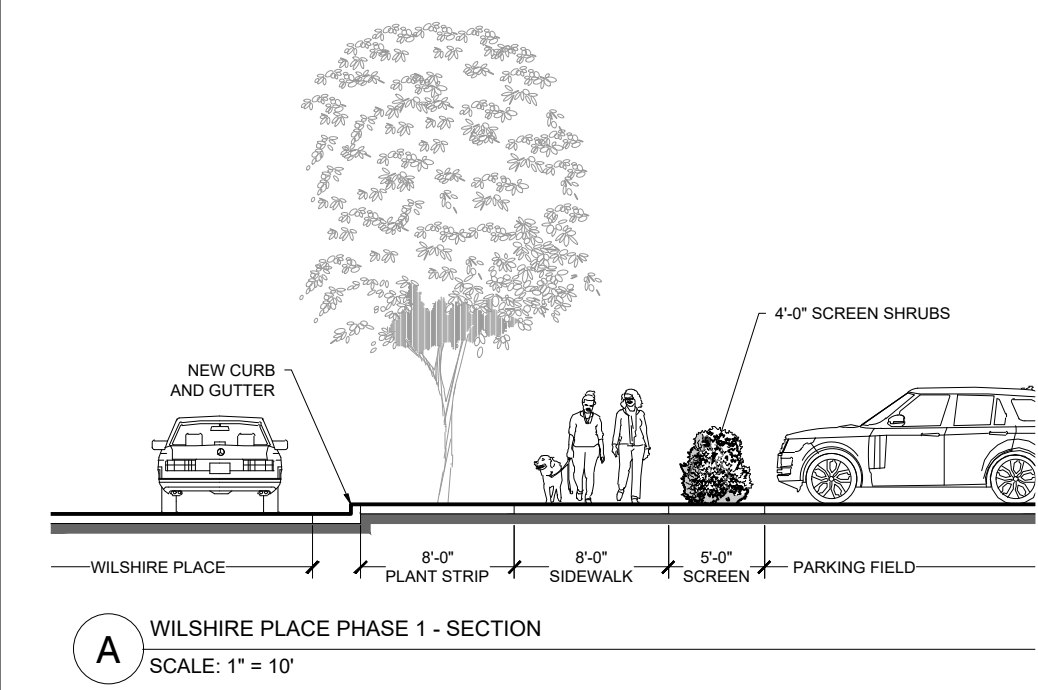


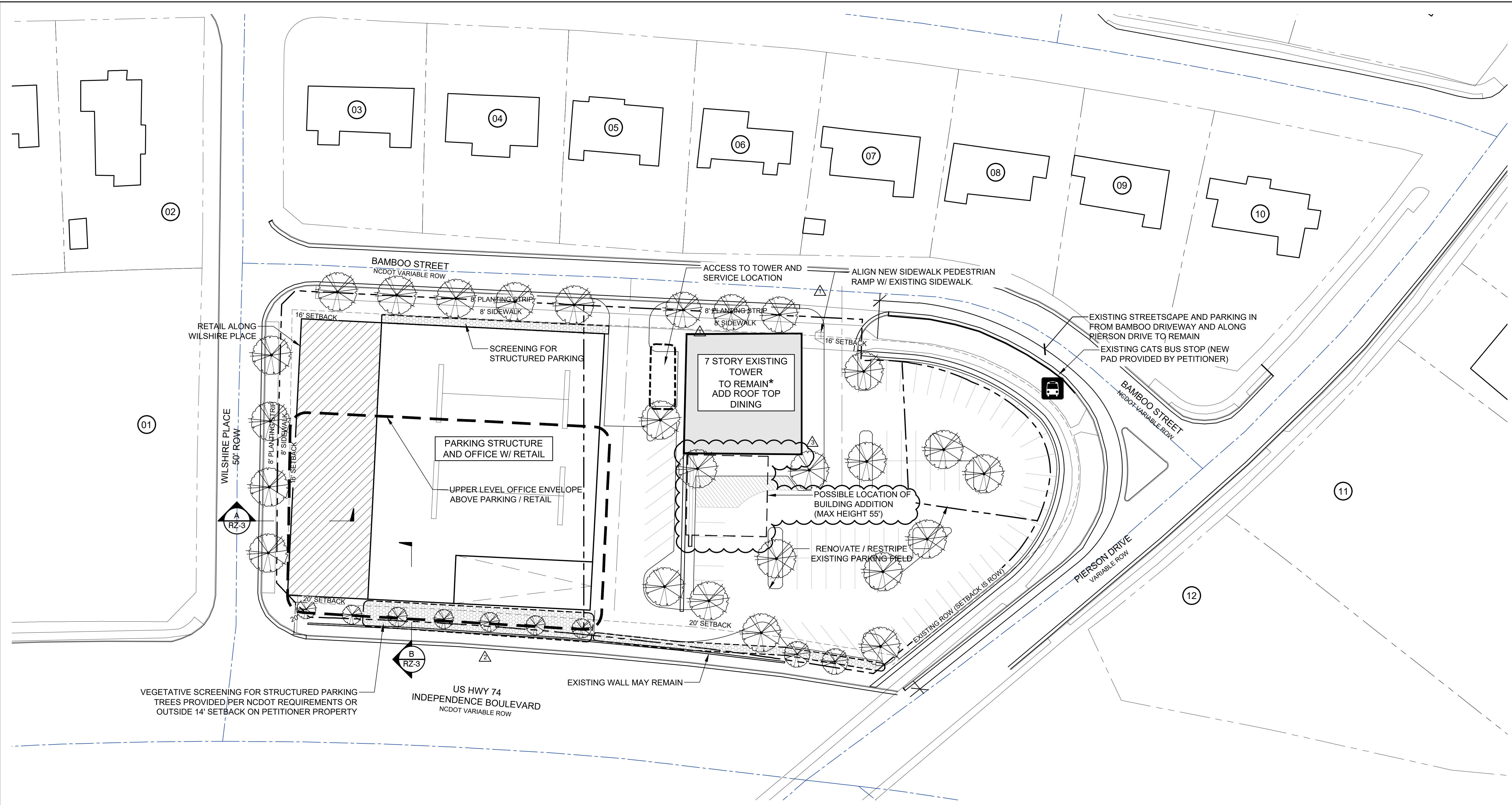
CONCEPTUAL SITE PLAN - PHASE 1

SHEET NUMBER

RZ-2

* SUBJECT TO SECTION 3 OF DEVELOPMENT STANDARDS REGARDING CONDITION OF BUILDING





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ERVIN BUILDING REZONING

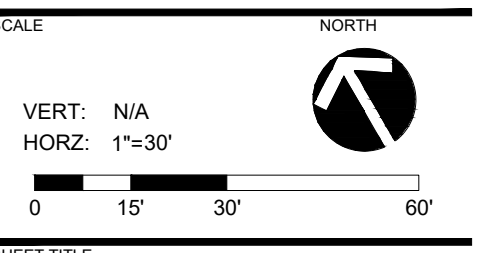
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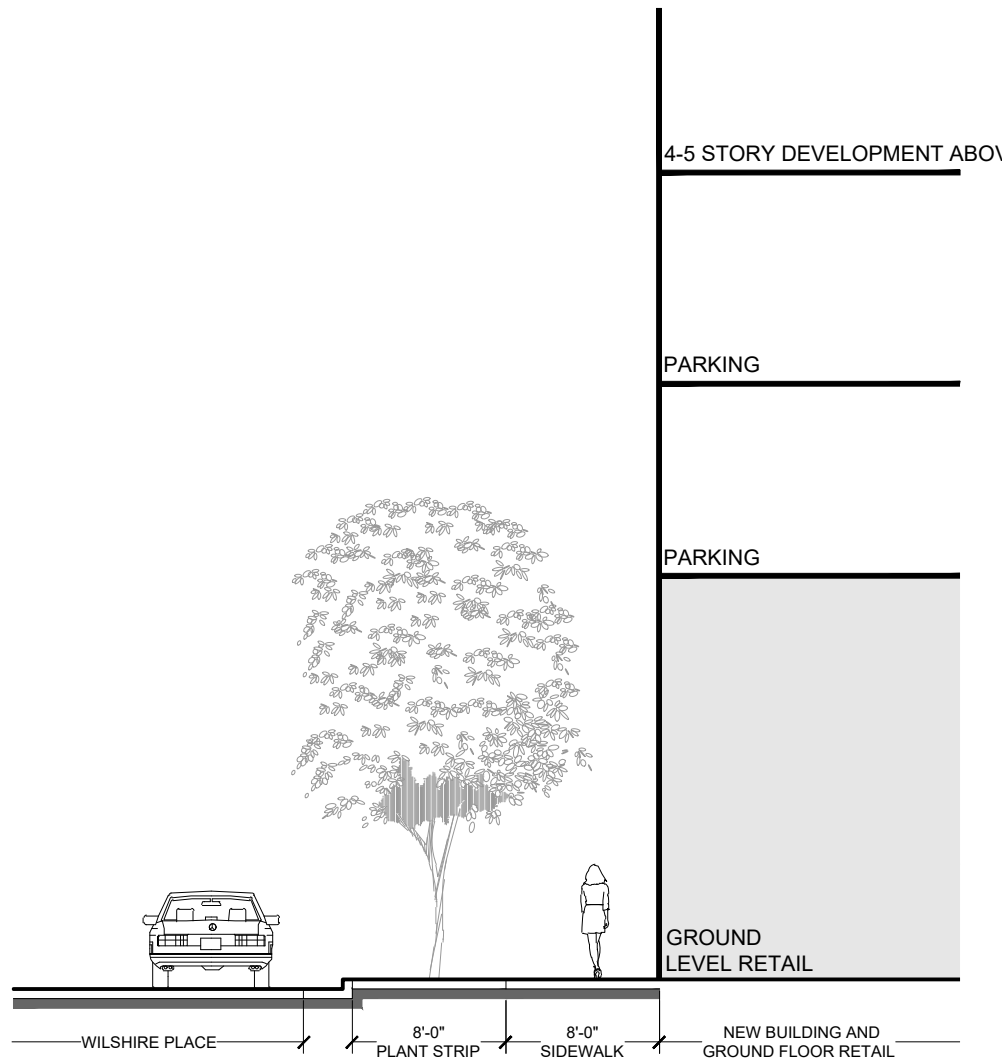


CONCEPTUAL SITE PLAN - PHASE 2

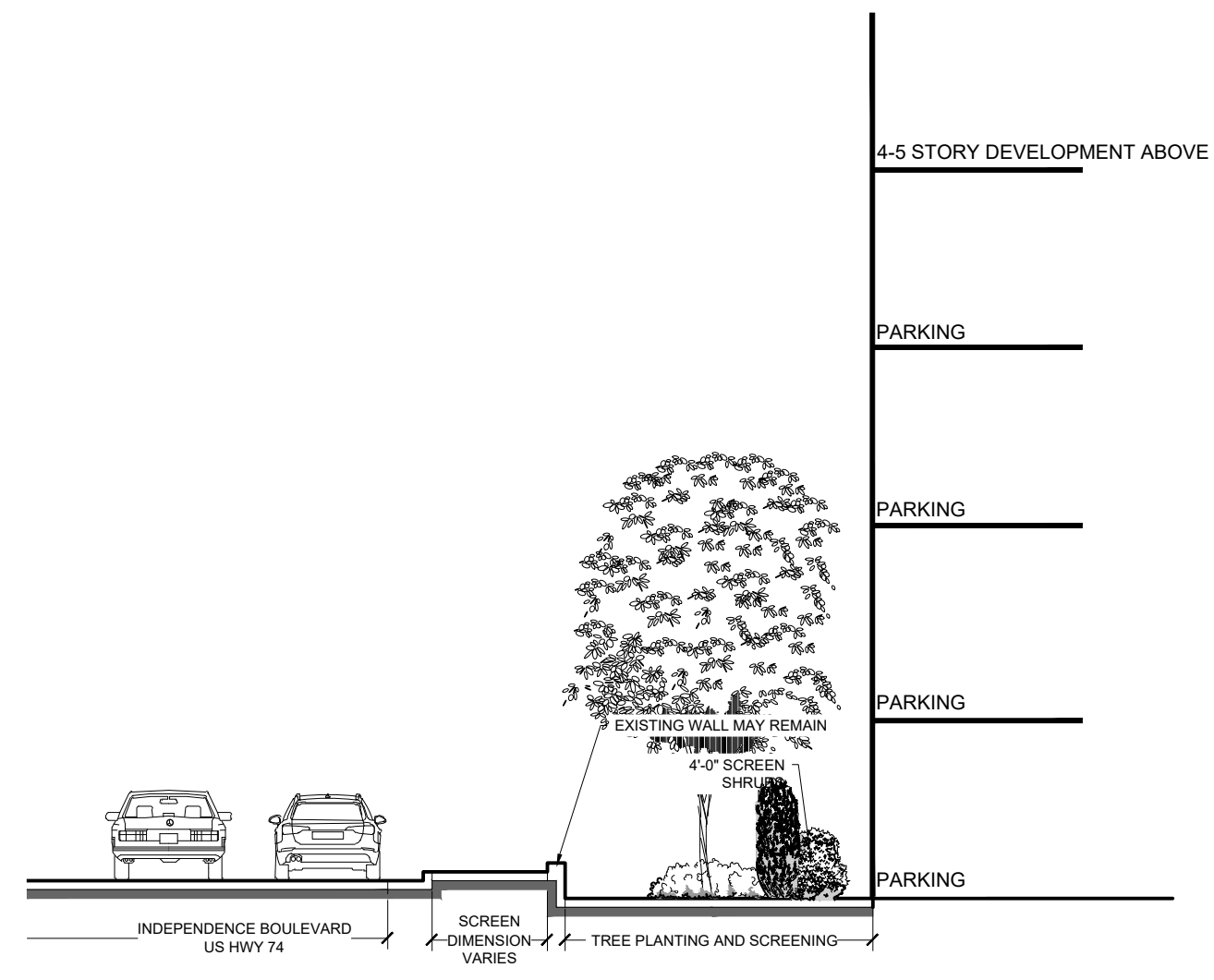
SHEET NUMBER

RZ-3

VEGETATIVE SCREENING FOR STRUCTURED PARKING TREES PROVIDED PER NCDOT REQUIREMENTS OR OUTSIDE 14' SETBACK ON PETITIONER PROPERTY

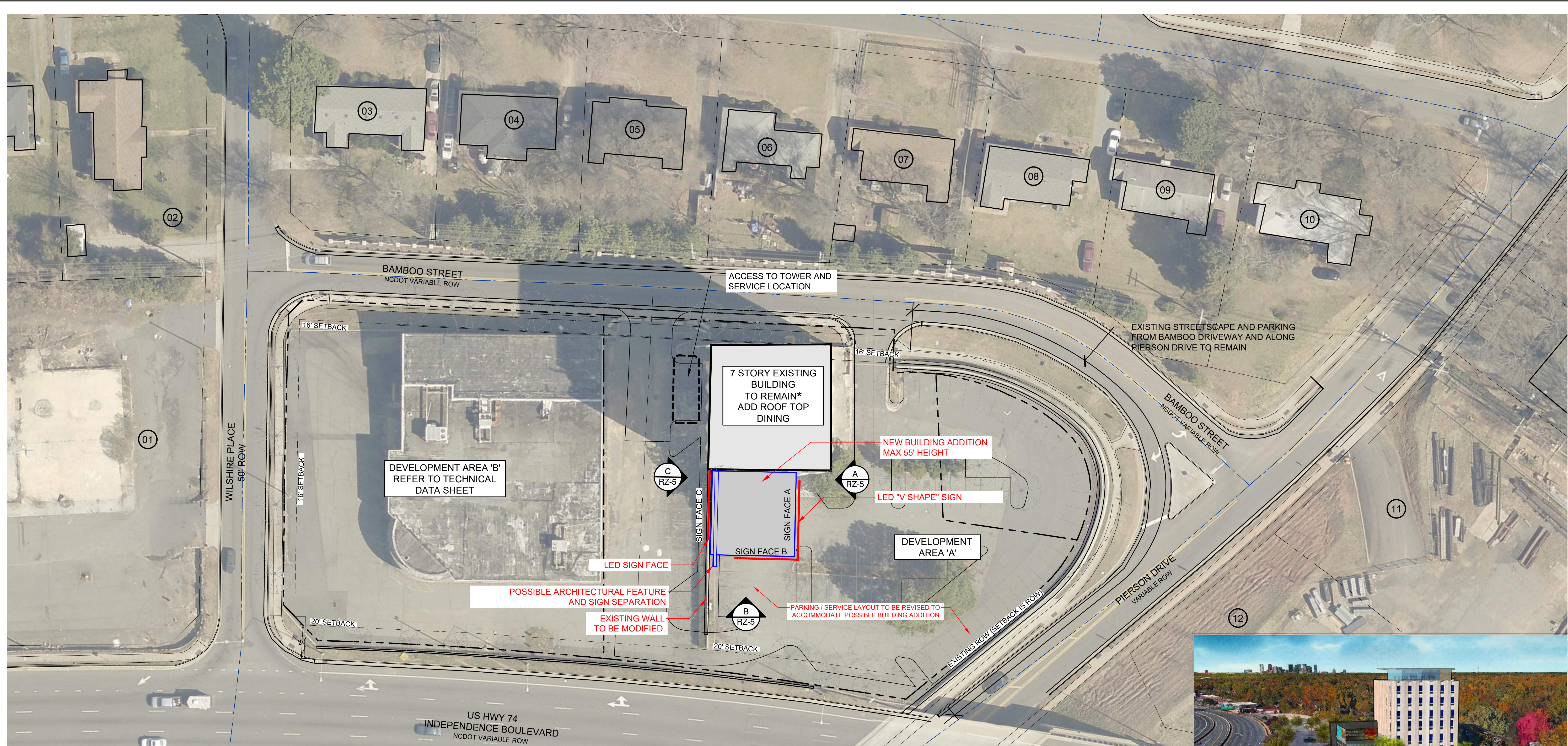


A WILSHIRE PLACE PHASE 2 - SECTION
 SCALE: 1" = 10'

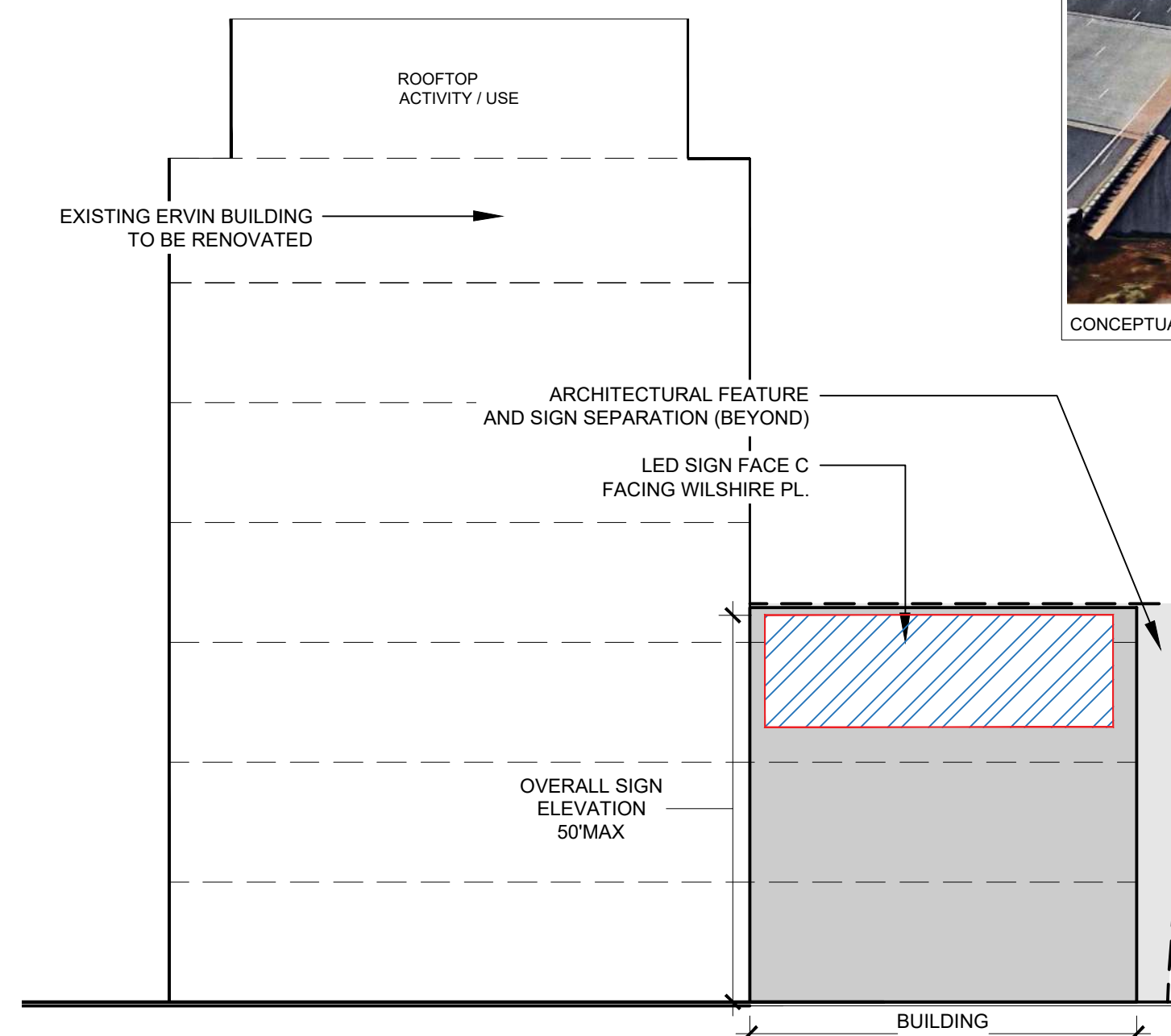
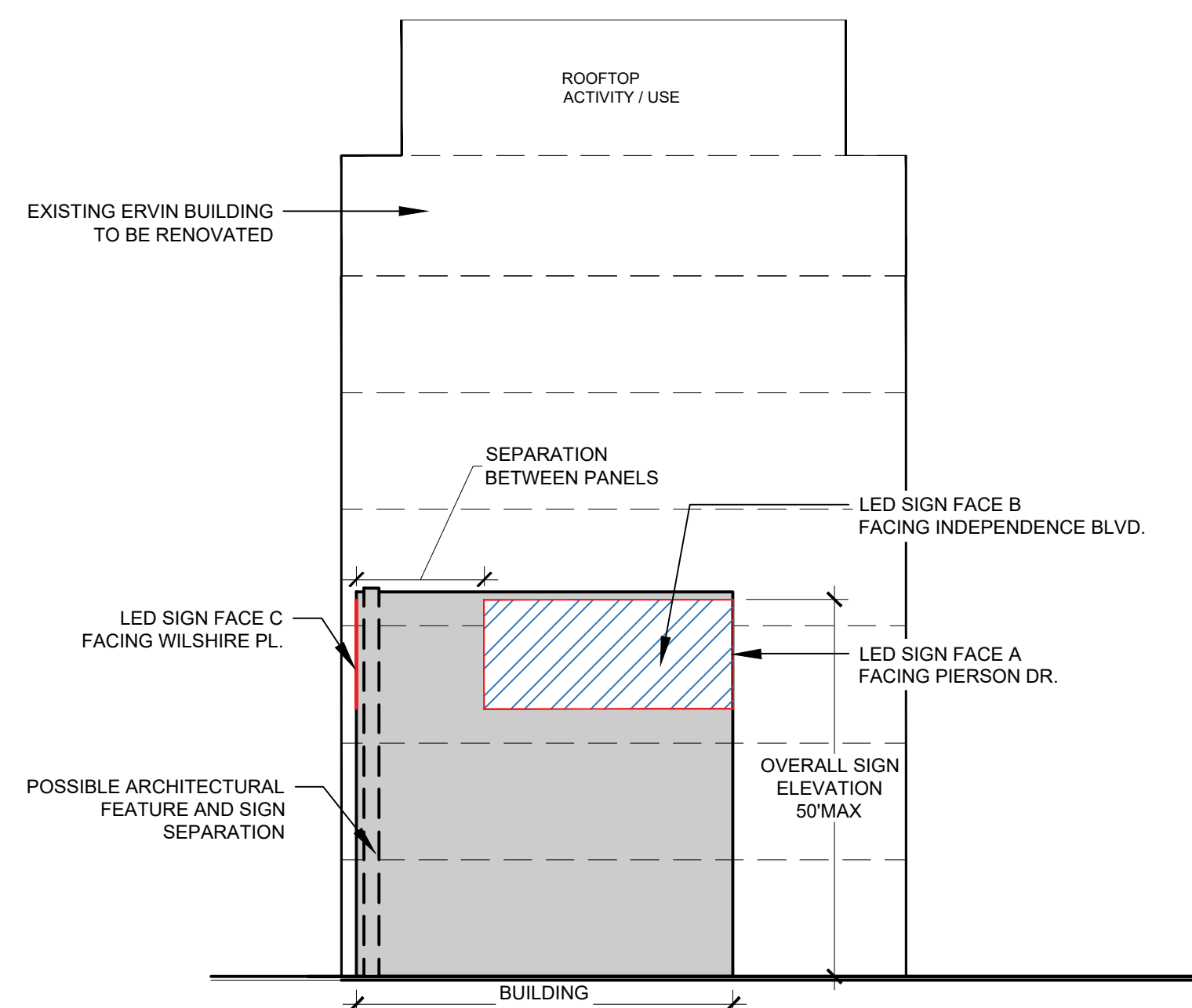
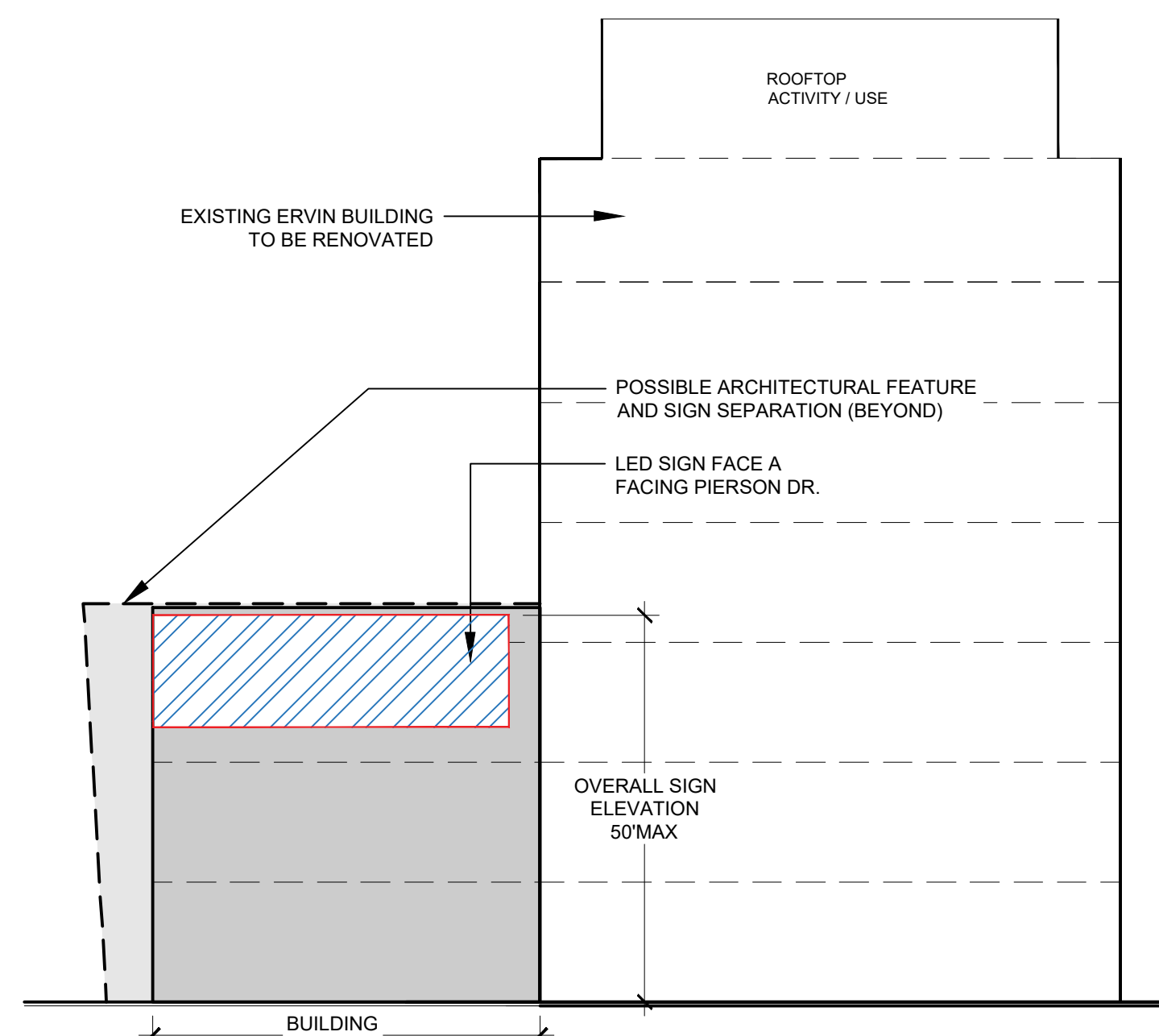


B INDEPENDENCE BOULEVARD PHASE 2 - SECTION
 SCALE: 1" = 10'

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 2. ARCHITECTURAL FEATURES & BUILDING ADDITION ATTACHMENT ARE CONCEPTUAL AND MAY BE MODIFIED AS LONG AS GENERAL INTENT IS MAINTAINED



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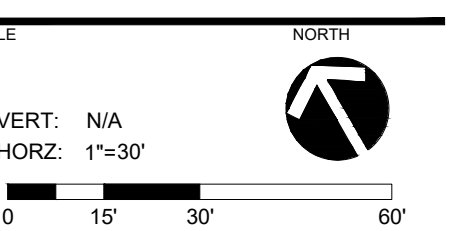
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SHEET TITLE
PH1- BUILDING ADDITION & SIGNAGE ALT.

SHEET NUMBER
RZ-5