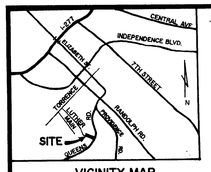
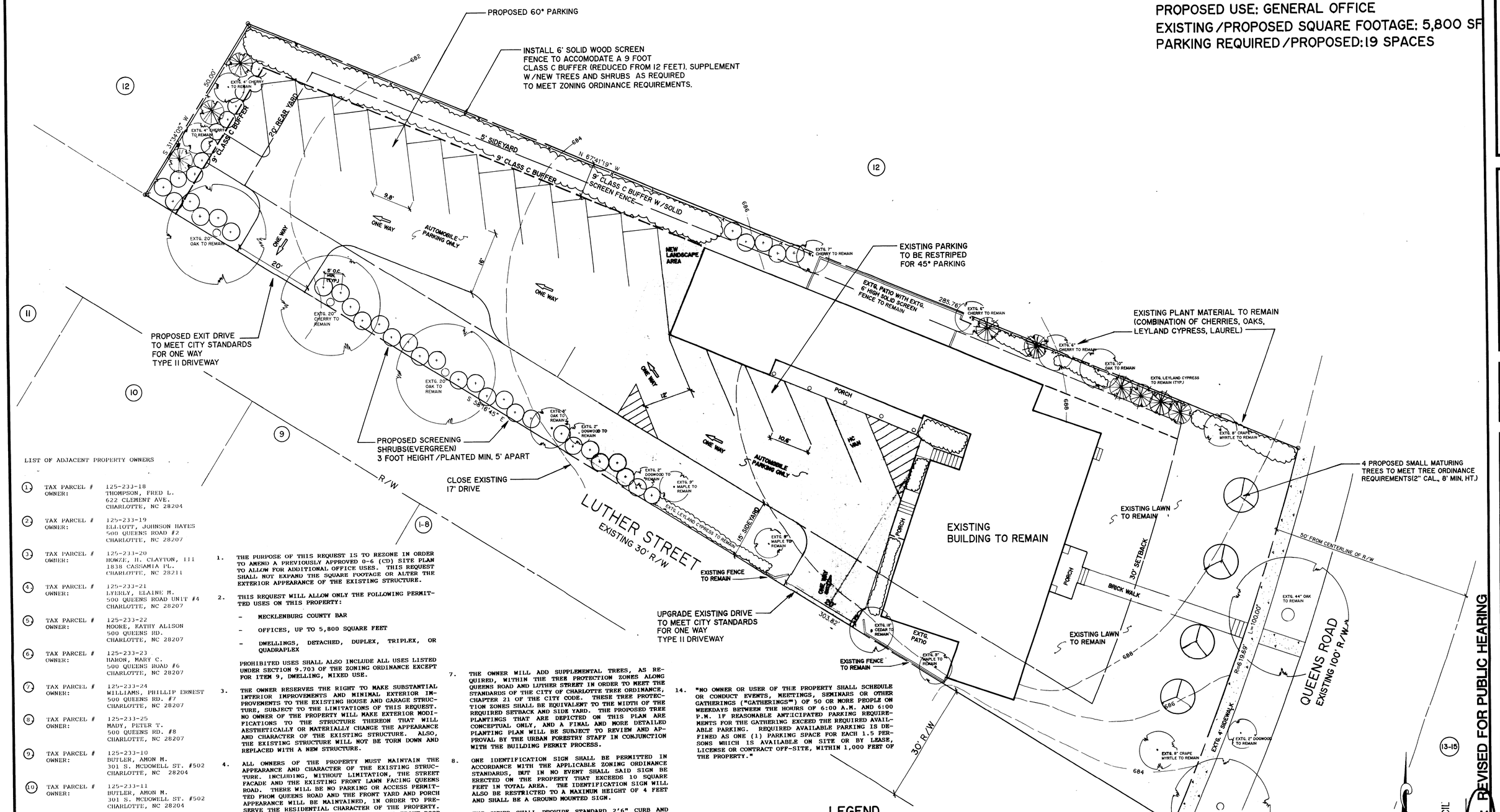


VICINITY MAP

SITE DATA

- EXISTING ZONING: O-6 (CD)
- PROPOSED ZONING: O-2 (CD) SITE PLAN AMENDMENT
- TOTAL ACRES: .50 ACRES
- EXISTING USE: INTERIOR DESIGN OFFICE / RESIDENCE

PROPOSED USE: GENERAL OFFICE
EXISTING/PROPOSED SQUARE FOOTAGE: 5,800 SF
PARKING REQUIRED/PROPOSED: 19 SPACES



LIST OF ADJACENT PROPERTY OWNERS

1. TAX PARCEL # 125-233-18
OWNER: THOMPSON, FRED L.
622 CLEMENT AVE.
CHARLOTTE, NC 28204

2. TAX PARCEL # 125-233-19
ELLIOTT, JOHNSON HAYES
500 QUEENS ROAD #2
CHARLOTTE, NC 28207

3. TAX PARCEL # 125-233-20
OWNER: HOWZE, H. CLAYTON, III
1838 CASSAMIA PL.
CHARLOTTE, NC 28211

4. TAX PARCEL # 125-233-21
OWNER: LYERLY, ELAINE M.
500 QUEENS ROAD UNIT #4
CHARLOTTE, NC 28207

5. TAX PARCEL # 125-233-22
OWNER: MOORE, KATHY ALISON
500 QUEENS RD.
CHARLOTTE, NC 28207

6. TAX PARCEL # 125-233-23
OWNER: HARON, MARY C.
500 QUEENS ROAD #6
CHARLOTTE, NC 28207

7. TAX PARCEL # 125-233-24
OWNER: WILLIAMS, PHILLIP ERNEST
500 QUEENS RD. #7
CHARLOTTE, NC 28207

8. TAX PARCEL # 125-233-25
OWNER: MADY, PETER T.
500 QUEENS RD. #8
CHARLOTTE, NC 28207

9. TAX PARCEL # 125-233-10
OWNER: BUTLER, AMON M.
301 S. MCDOWELL ST. #502
CHARLOTTE, NC 28204

10. TAX PARCEL # 125-233-11
OWNER: BUTLER, AMON M.
301 S. MCDOWELL ST. #502
CHARLOTTE, NC 28204

11. TAX PARCEL # 125-233-12
OWNER: BUTLER, AMON M.
301 S. MCDOWELL ST #502
CHARLOTTE, NC 28204

12. TAX PARCEL # 125-232-13
OWNER: MYERS PARK MANOR ASSOC.
2301-C RANDOLPH ROAD
CHARLOTTE, NC 28207

13. TAX PARCEL # 155-021-04
OWNER: FIRST HOME FEDERAL
444 NORTH ELM ST.
GREENSBORO, NC 27420

14. TAX PARCEL # 155-021-03
OWNER: LITTLE THEATER OF CHARLOTTE
501 QUEENS RD.
CHARLOTTE, NC 28207

15. TAX PARCEL # 155-021-02
OWNER: AULL PHILIP SIDNEY & WIFE (HAROLDINE)
409 QUEENS RD.
CHARLOTTE, NC 28207

1. THE PURPOSE OF THIS REQUEST IS TO REZONE IN ORDER TO AMEND A PREVIOUSLY APPROVED O-6 (CD) SITE PLAN TO ALLOW FOR ADDITIONAL OFFICE USES. THIS REQUEST SHALL NOT EXPAND THE SQUARE FOOTAGE OR ALTER THE EXTERIOR APPEARANCE OF THE EXISTING STRUCTURE.

2. THIS REQUEST WILL ALLOW ONLY THE FOLLOWING PERMITTED USES ON THIS PROPERTY:

- MECKLENBURG COUNTY BAR
- OFFICES, UP TO 5,800 SQUARE FEET
- DWELLINGS, DETACHED, DUPLEX, TRIPLEX, OR QUADRAPLEX

PROHIBITED USES SHALL ALSO INCLUDE ALL USES LISTED UNDER SECTION 9.703 OF THE ZONING ORDINANCE EXCEPT FOR ITEM 9, DWELLING, MIXED USE.

3. THE OWNER RESERVES THE RIGHT TO MAKE SUBSTANTIAL INTERIOR IMPROVEMENTS AND MINIMAL EXTERIOR IMPROVEMENTS TO THE EXISTING HOUSE AND GARAGE STRUCTURE, SUBJECT TO THE LIMITATIONS OF THIS REQUEST. NO OWNER OF THE PROPERTY WILL MAKE EXTERIOR MODIFICATIONS TO THE STRUCTURE THEREON THAT WILL AESTHETICALLY OR MATERIALLY CHANGE THE APPEARANCE AND CHARACTER OF THE EXISTING STRUCTURE. ALSO, THE EXISTING STRUCTURE WILL NOT BE TORN DOWN AND REPLACED WITH A NEW STRUCTURE.

4. ALL OWNERS OF THE PROPERTY MUST MAINTAIN THE APPEARANCE AND CHARACTER OF THE EXISTING STRUCTURE, INCLUDING, WITHOUT LIMITATION, THE STREET FACADE AND THE EXISTING FRONT LAWN FACING QUEENS ROAD. THERE WILL BE NO PARKING OR ACCESS PERMITTED FROM QUEENS ROAD AND THE FRONT YARD AND PORCH APPEARANCE WILL BE MAINTAINED, IN ORDER TO PRESERVE THE RESIDENTIAL CHARACTER OF THE PROPERTY. THE EXISTING SETBACK, STREET TREES AND FRONT DOOR ENTRANCE WILL ALSO BE MAINTAINED.

5. THE PROPOSED PARKING LOT EXPANSION AND ASSOCIATED DRIVEWAY ACCESS FROM LUTHER STREET WILL BE SUBJECT TO REVIEW AND PERMITTING THROUGH CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION, IN ORDER TO OBTAIN DRIVEWAY PERMITS. THE EXISTING PARKING AREA WILL BE EXPANDED TO MEET CURRENT ZONING ORDINANCE REQUIREMENTS.

6. FUTURE PARKING AREA EXPANSION AND ASSOCIATED SITE IMPROVEMENTS WILL PRESERVE AND USE AS MUCH OF THE EXISTING PERIMETER VEGETATION AND FENCING AS POSSIBLE. PER ZONING ORDINANCE REQUIREMENTS, SUPPLEMENTAL SHRUBS AND SOLID SCREEN FENCES AND/OR WALLS WILL BE ADDED IN ORDER TO MEET THE APPLICABLE ZONING ORDINANCE REQUIREMENTS FOR SCREENING AND BUFFERS IN ACCORDANCE WITH SECTIONS 12.302 AND 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

7. THE OWNER WILL ADD SUPPLEMENTAL TREES, AS REQUIRED, WITHIN THE TREE PROTECTION ZONES ALONG QUEENS ROAD AND LUTHER STREET IN ORDER TO MEET THE STANDARDS OF THE CITY OF CHARLOTTE TREE ORDINANCE, CHAPTER 21 OF THE CITY CODE. THESE TREE PROTECTION ZONES SHALL BE EQUIVALENT TO THE WIDTH OF THE REQUIRED SETBACK AND SIDE YARD. THE PROPOSED TREE PLANTINGS THAT ARE DEPICTED ON THIS PLAN ARE CONCEPTUAL ONLY, AND A FINAL AND MORE DETAILED PLANTING PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE URBAN FORESTRY STAFF IN CONJUNCTION WITH THE BUILDING PERMIT PROCESS.

8. ONE IDENTIFICATION SIGN SHALL BE PERMITTED IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCE STANDARDS, BUT IN NO EVENT SHALL SAID SIGN BE ERECTED ON THE PROPERTY THAT EXCEEDS 10 SQUARE FEET IN TOTAL AREA. THE IDENTIFICATION SIGN WILL ALSO BE RESTRICTED TO A MAXIMUM HEIGHT OF 4 FEET AND SHALL BE A GROUND MOUNTED SIGN.

9. THE OWNER SHALL PROVIDE STANDARD 2'6" CURB AND GUTTER, ASSOCIATED STORM DRAINAGE, AND A FOUR FOOT SIDEWALK ALONG THE PROPERTY FRONTAGE ON LUTHER STREET. THESE IMPROVEMENTS WILL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY, PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY ASSOCIATED WITH A BUILDING PERMIT REQUEST.

10. EXTERIOR LIGHTING WILL BE POSITIONED SO AS NOT TO SHINE INTO ADJACENT PROPERTIES. NEW LIGHT FIXTURES WILL NOT EXCEED 12 FEET IN HEIGHT.

11. NO EXTERIOR DUMPSTER IS PROPOSED AS PART OF THIS REQUEST.

12. NO PARKING SHALL BE ALLOWED ON EITHER SIDE OF LUTHER STREET FOR THE ENTIRE LENGTH OF THE SUBJECT REZONING PARCEL AND FOR THE ENTIRE LENGTH OF THE FRONTAGE ALONG THE QUEENS TERRACE CONDOMINIUMS' PROPERTY AT 500 QUEENS ROAD.

13. NO PARKING SHALL BE ALLOWED ALONG THE WEST SIDE OF QUEENS ROAD BETWEEN THE HOURS OF 6:00 AM AND 6:00 PM IN FRONT OF THE QUEENS TERRACE CONDOMINIUMS AT 500 QUEENS ROAD.

14. "NO OWNER OR USER OF THE PROPERTY SHALL SCHEDULE OR CONDUCT EVENTS, MEETINGS, SEMINARS OR OTHER GATHERINGS ("GATHERINGS") OF 50 OR MORE PEOPLE ON WEEKDAYS BETWEEN THE HOURS OF 6:00 A.M. AND 6:00 P.M. IF REASONABLE ANTICIPATED PARKING REQUIREMENTS FOR THE GATHERING EXCEED THE REQUIRED AVAILABLE PARKING. REQUIRED AVAILABLE PARKING IS DEFINED AS ONE (1) PARKING SPACE FOR EACH 1.5 PERSONS WHICH IS AVAILABLE ON SITE OR BY LEASE, LICENSE OR CONTRACT OFF-SITE, WITHIN 1,000 FEET OF THE PROPERTY."

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING SHRUB MASS TO REMAIN
- PROPOSED SCREENING SHRUBS
- PROPOSED TREE ORDINANCE TREES
- INDICATES EXISTING PARKING AREA

SCALE 1" = 10'
10' 5' 0 10' 20' 30'

APPROVED BY CITY COUNCIL
DATE July 19, 1993

PETITION #93-28: REVISED FOR PUBLIC HEARING

GNA DESIGN ASSOCIATES, INC.
428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202
Surveying • Landscape Architecture • Civil Engineering

Project: PROPERTY OF GEORGE W. PITMAN
438 QUEENS ROAD CHARLOTTE, N.C. 28207

Sheet Title: C.D. REZONING REQUEST

SJH
Drawn By

Date Drawn
4/5/93 FILING DATE

Revisions
No. 1 Date 5/12/93 COND. NOTES
No. 2 Date 5/24/93 STAFF COMMENTS
No. 3 Date 7/19/93 PLN
No. Date PLN Council Revisions

Issue Date

Project Number
31286.00

Sheet 1 Of 1