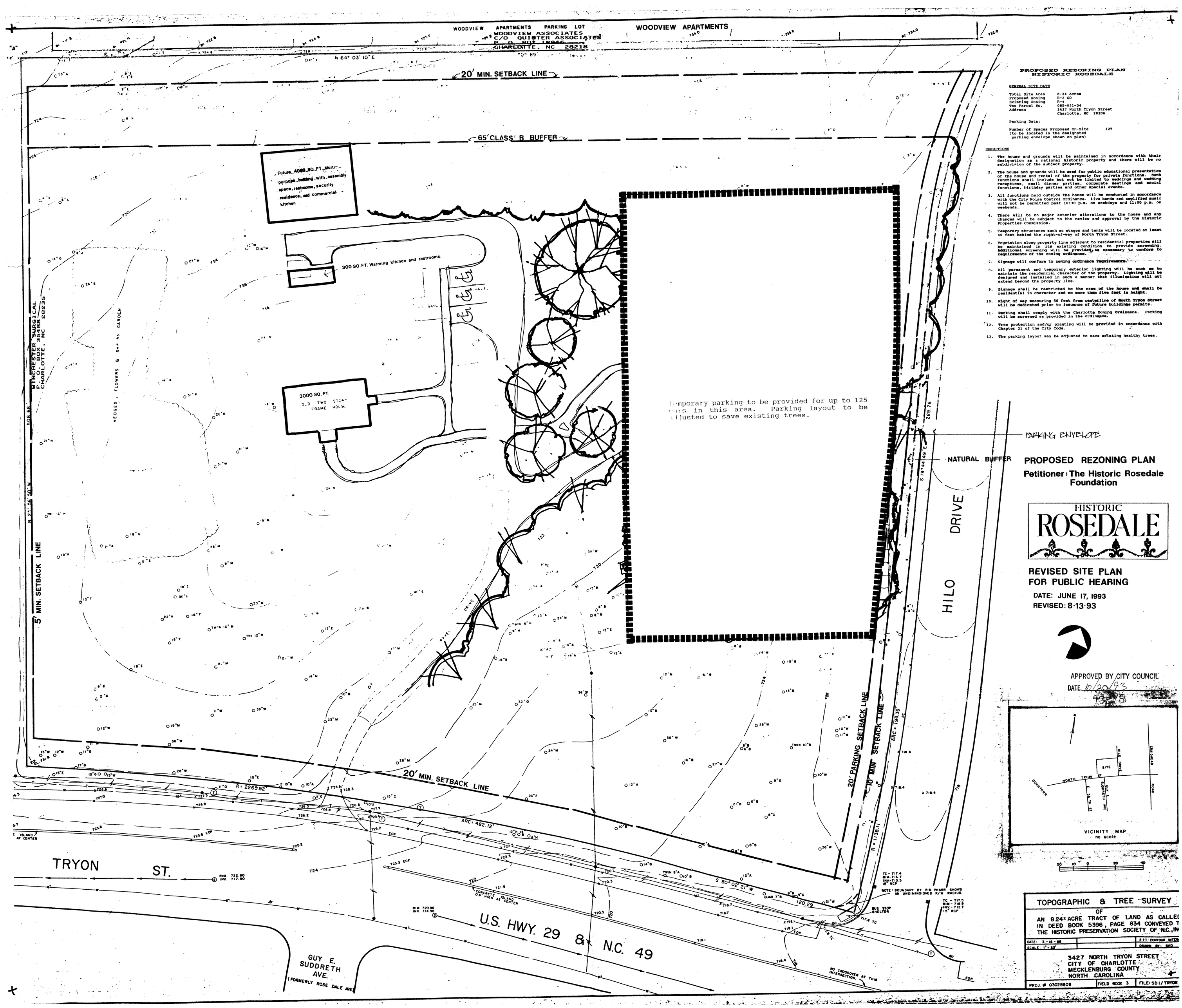
WOODVIEW APARTMENTS PARKING LOT
WOODVIEW ASSOCIATES
C/O QUINTER ASSOCIATES
P. O. BOX 18046
CHARLOTTE, NC 28218
WOODVIEW APARTMENTS
N 64° 03' 10" E
20' MIN. SETBACK LINE
65' CLASS B BUFFER
Future 4000 SQ.FT. Multi-purpose building with assembly space, restrooms, security residence, and commercial kitchen
300 SQ.FT. Warming kitchen and restrooms
3000 SQ.FT. OLD TWO STORY FRAME HOUSE
HEDGES, FLOWERS & SHRUBS GARDEN
WINCHESTER SURGICAL
P.O. BOX 35488
CHARLOTTE, NC 28235
N 24° 56' 50" W
408.68'
5' MIN. SETBACK LINE
Temporary parking to be provided for up to 125 cars in this area. Parking layout to be adjusted to save existing trees.
PARKING ENVELOPE
NATURAL BUFFER
S 19°44'49" E
289.76
HILO DRIVE
20' PARKING SETBACK LINE
10' MIN. SETBACK LINE
ARC = 194.39'
R = 1138.11'
20' MIN. SETBACK LINE
R = 2265.92'
ARC = 482.12'
S 80° 02' 21" W
120.29
TRYON ST.
RIM 722.60
INV. 717.90
U.S. HWY. 29 & N.C. 49
GUY E. SUDDRETH AVE.
(FORMERLY ROSE DALE AVE)
BUS STOP SHELTER
NOTE: BOUNDARY BY R.B. PHARR SHOWS AN UNDIMINSIONED R/W RADIUS.
NO CROSSOVER AT THIS INTERSECTION.
PROPOSED REZONING PLAN
HISTORIC ROSEDALE
GENERAL SITE DATE
Total Site Area 8.24 Acres
Proposed Zoning B-2 CD
Existing Zoning R-4
Tax Parcel No. 085-031-04
Address 3427 North Tryon Street
Charlotte, NC 28206
Parking Data:
Number of Spaces Proposed On-Site (to be located in the designated parking envelope shown on plan) 125
CONDITIONS
1. The house and grounds will be maintained in accordance with their designation as a national historic property and there will be no subdivision of the subject property.
2. The house and grounds will be used for public educational presentation of the house and rental of the property for private functions. Such functions shall include but not be limited to weddings and wedding receptions, small dinner parties, corporate meetings and social functions, birthday parties and other special events.
3. All functions held outside the house will be conducted in accordance with the City Noise Control Ordinance. Live bands and amplified music will not be permitted past 10:30 p.m. on weekdays and 11:00 p.m. on weekends.
4. There will be no major exterior alterations to the house and any changes will be subject to the review and approval by the Historic Properties Commission.
5. Temporary structures such as stages and tents will be located at least 40 feet behind the right-of-way of North Tryon Street.
6. Vegetation along property line adjacent to residential properties will be maintained in its existing condition to provide screening. Additional screening will be provided as necessary to conform to requirements of the zoning ordinance.
7. Signage will conform to zoning ordinance requirements.
8. All permanent and temporary exterior lighting will be such as to maintain the residential character of the property. Lighting will be designed and installed in such a manner that illumination will not extend beyond the property line.
9. Signage shall be restricted to the name of the house and shall be residential in character and no more than five feet in height.
10. Right of way measuring 50 feet from centerline of North Tryon Street will be dedicated prior to issuance of future buildings permits.
11. Parking shall comply with the Charlotte Zoning Ordinance. Parking will be screened as provided in the ordinance.
12. Tree protection and/or planting will be provided in accordance with Chapter 21 of the City Code.
13. The parking layout may be adjusted to save existing healthy trees.
PROPOSED REZONING PLAN
Petitioner: The Historic Rosedale Foundation
HISTORIC ROSEDALE
REVISED SITE PLAN FOR PUBLIC HEARING
DATE: JUNE 17, 1993
REVISED: 8-13-93
APPROVED BY CITY COUNCIL
DATE 10/20/93
VICINITY MAP
no scale
TOPOGRAPHIC & TREE SURVEY
OF
AN 8.24± ACRE TRACT OF LAND AS CALLED IN DEED BOOK 5396, PAGE 834 CONVEYED TO THE HISTORIC PRESERVATION SOCIETY OF N.C., INC.
DATE: 3-18-88
SCALE: 1" = 20'
2 FT. CONTOUR INTERVAL
DRAWN BY: DKD
3427 NORTH TRYON STREET
CITY OF CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA
PROJ. # 03028808
FIELD BOOK 3
FILE: SD-1/TRYON