

**PETITIONER**  
 Quail Corners Associates, Limited Partnership,  
 The Crowland Group, Inc. GENERAL PARTNER  
 125 Scalesboro Road  
 Charlotte, NC 28209  
 (704) 523-0272

**ARCHITECT**  
 Little & Associates Architects, Inc.  
 5815 Westpark Drive  
 Charlotte, NC 28217  
 (704) 525-6350

SITE DATA	
CURRENT ZONING	R-3
PROPOSED ZONING	CC (COMMERCIAL CENTER DISTRICT)
TOTAL SITE ACREAGE	14.7 ACRES
TOTAL EXISTING BUILDING AREA	104,850 SF
PROPOSED ADDITIONAL BUILDING AREA	7,650 SF
TOTAL PROPOSED BUILDING AREA	112,500 SF
TOTAL PARKING REQUIRED (4 spaces per 1,000 sf)	440 SPACES
TOTAL PARKING CURRENTLY PROVIDED	388 SPACES
PARKING LIST TO BE PROVIDED ADDITION	28 SPACES
PARKING LIST TO REMAIN	12 SPACES
TOTAL PARKING TO REMAIN	388 SPACES

**NOTES**

**General**  
 All development standards established under the City of Charlotte, Zoning Ordinance (The Ordinance) for the Commercial Center zoning district classification (CC) shall be followed in connection with the proposed additional development taking place on the site. All existing buildings, parking, utility circulation and pedestrian circulation will remain with the exception of the modifications required to accommodate the proposed addition.

**Setbacks**  
 The existing 40' building setbacks along Park Road, Hamlin Park Drive, and Brandon Forest Drive are to remain as previously approved under the current B-1-SCD zoning classification. The required 35' setback along Sharon Road West will be met with the exception of existing parking and landscaping which will remain.

**Landscaping and Screening**  
 1. Screening shall conform with the standards and treatments of Section 12.302 of the Ordinance if such standards and treatments do not currently exist.

**Utilities and Circulation**  
 1. A minimum of 100' internal circulation to the existing Park Road driveway will be provided in use of building addition.  
 2. Standard stop signs will be placed as mandated by the petition at the Hamlin Park Drive and Brandon Forest Drive driveways.  
 3. Pedestrian paths to be located right-of-way measuring 50' from the center line on Park Road for a distance of 270' from the center line of the Sharon Road West right-of-way, then turning as a way of 45.3' back to meet the minimum right-of-way requirement measuring 50' from the center line of the roadway. Pedestrian paths to be located right-of-way on Sharon Road West measuring 70' from the center line of the roadway for 500' starting from the center line of the Park Road right-of-way, then turning as a way of 20.3' back to meet the minimum right-of-way requirement measuring 50' from the center line of the roadway.  
 4. Adequate sight distance triangles will be maintained at the existing entrances.

**Signs**  
 All existing detached signage will remain in the approximate areas depicted on the plan.

**DESCRIPTION**

**BEGINNING** at a point in the westerly right-of-way of Park Road, and proceeding through the intersection of the westerly right-of-way of Park Road with the westerly right-of-way line of Sharon Road West, (1) thence following the westerly right-of-way line of Park Road 53.28+00' to 50.00' line; (2) thence S 12.28+00' 199.7' line; (3) thence N 74.31+00' 304.53' line; (4) thence an arc distance with R = 104.44' for a distance of 181.00' feet; (5) thence following the westerly right-of-way of the proposed center for the distance with R = 104.44' for a distance of 181.00' feet; (6) thence an arc distance with R = 330.81' for a distance of 152.72' feet; thence an arc distance with R = 104.44' for a distance of 181.00' feet; thence N 10+49'20" 182.8' feet; thence an arc distance with R = 20' for a distance of 31.42' feet to a point on the westerly right-of-way line of Sharon Road West; (7) thence following the southerly right-of-way line of Sharon Road West for the following call: N 73+18'58" 252.87' feet; thence an arc distance with R = 267.73' for a distance of 246.87' feet; thence N 73+18'58" 252.87' feet; thence an arc distance with R = 108.2' for a distance of 210.78' to a point where the right-of-way of Sharon Road West and Park Road intersect; (8) thence S 43+10'45" 52.47' feet to the point of BEGINNING.

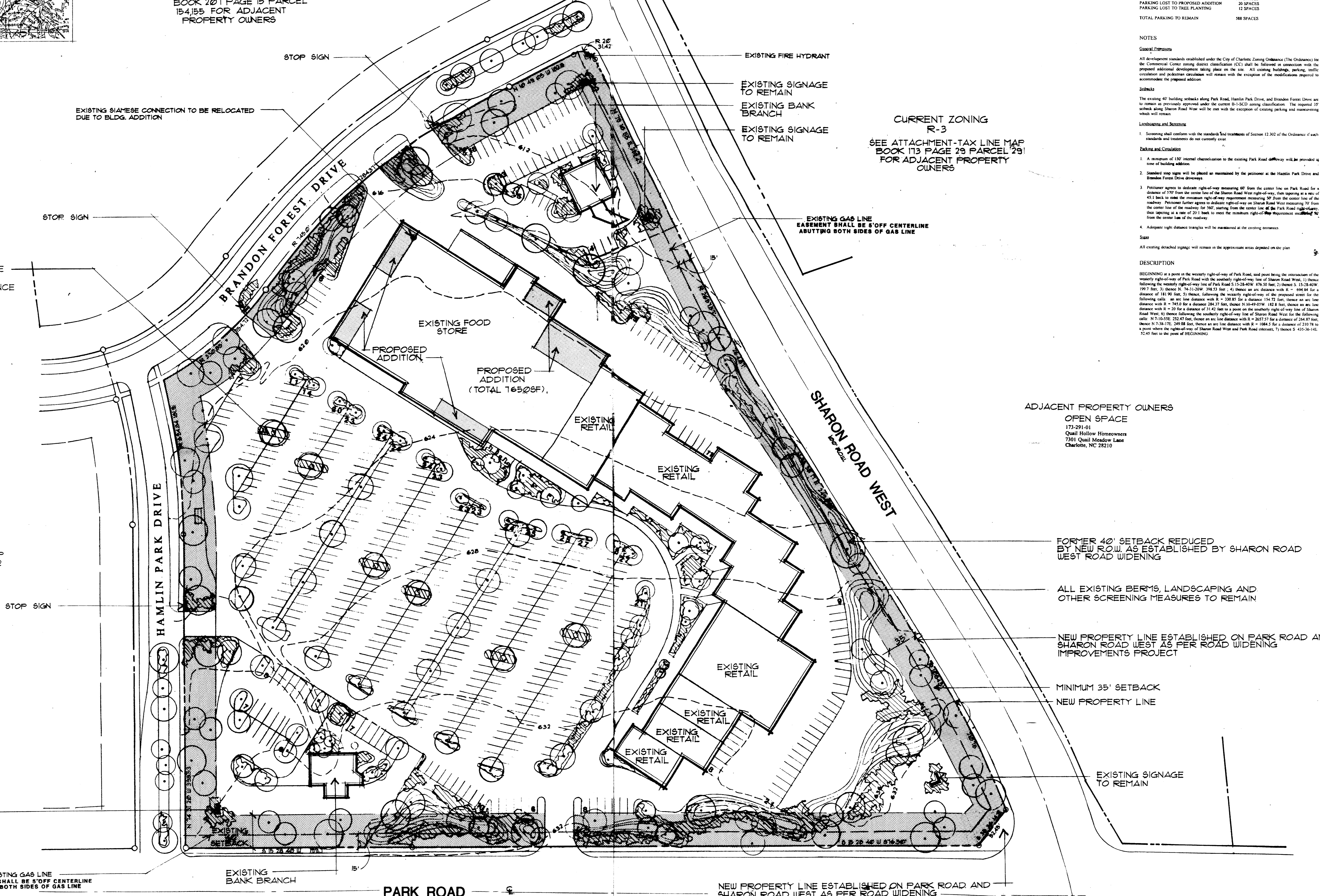
**CURRENT ZONING R-3**  
 SEE ATTACHMENT-TAX LINE MAP BOOK 201 PAGE 15 PARCEL 154,155 FOR ADJACENT PROPERTY OWNERS

**CURRENT ZONING R-3**  
 SEE ATTACHMENT-TAX LINE MAP BOOK 173 PAGE 29 PARCEL 291 FOR ADJACENT PROPERTY OWNERS

**CURRENT ZONING R-12MF**  
 SEE ATTACHMENT-TAX LINE MAP BOOK 201 PAGE 15 PARCEL 152 FOR ADJACENT PROPERTY OWNERS

**CURRENT ZONING R-3**  
 209-201-04  
 Char-Meck Board of Education

**CURRENT ZONING B1-CD**  
 209-201-03  
 Harris, Cousins & M.  
 6400 Fairview Road  
 Charlotte, NC 28219



**ADJACENT PROPERTY OWNERS**  
 OPEN SPACE  
 173-291-01  
 Quail Hollow Homeowners  
 7301 Quail Meadow Lane  
 Charlotte, NC 28210

**FORMER 40' SETBACK REDUCED BY NEW ROW, AS ESTABLISHED BY SHARON ROAD WEST ROAD WIDENING**

**ALL EXISTING BERMS, LANDSCAPING AND OTHER SCREENING MEASURES TO REMAIN**

**NEW PROPERTY LINE ESTABLISHED ON PARK ROAD AND SHARON ROAD WEST AS PER ROAD WIDENING IMPROVEMENTS PROJECT**

**MINIMUM 35' SETBACK NEW PROPERTY LINE**

**EXISTING SIGNAGE TO REMAIN**

**NEW PROPERTY LINE ESTABLISHED ON PARK ROAD AND SHARON ROAD WEST AS PER ROAD WIDENING IMPROVEMENTS PROJECT**

**APPROVED BY CITY COUNCIL**  
 DATE: *January 18, 1994*  
 93-117

**QUAIL CORNERS SHOPPING CENTER**  
**REZONING PLAN**

V. P. in Charge  
**VERITCO**  
 Project Architect/Job Captain  
**CHAMBLE**  
 Drawn By  
**UNBCC**  
 Date Drawn  
 1/1/93  
 CAD/ Dwg. Name  
**QUAIL CORNERS**  
 Revisions

No.	Date	Description
1	11/19/93	

Issue Date: 8-27-93

Project Number  
**09-2905**

Sheet Of  
**R-1**

