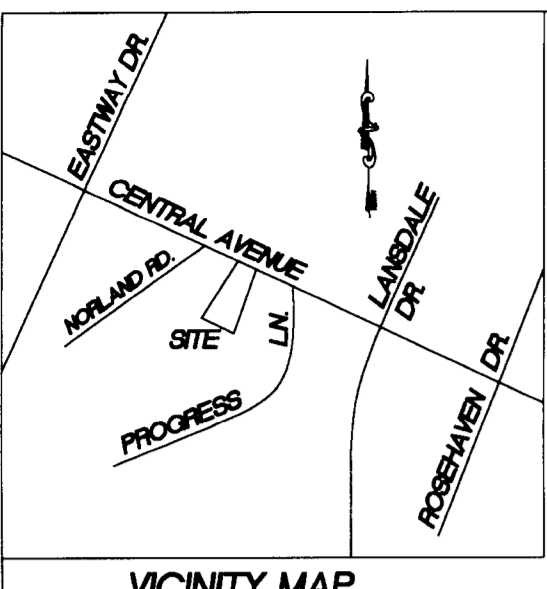


# "FOR PUBLIC HEARING" PETITION NO. 99-72

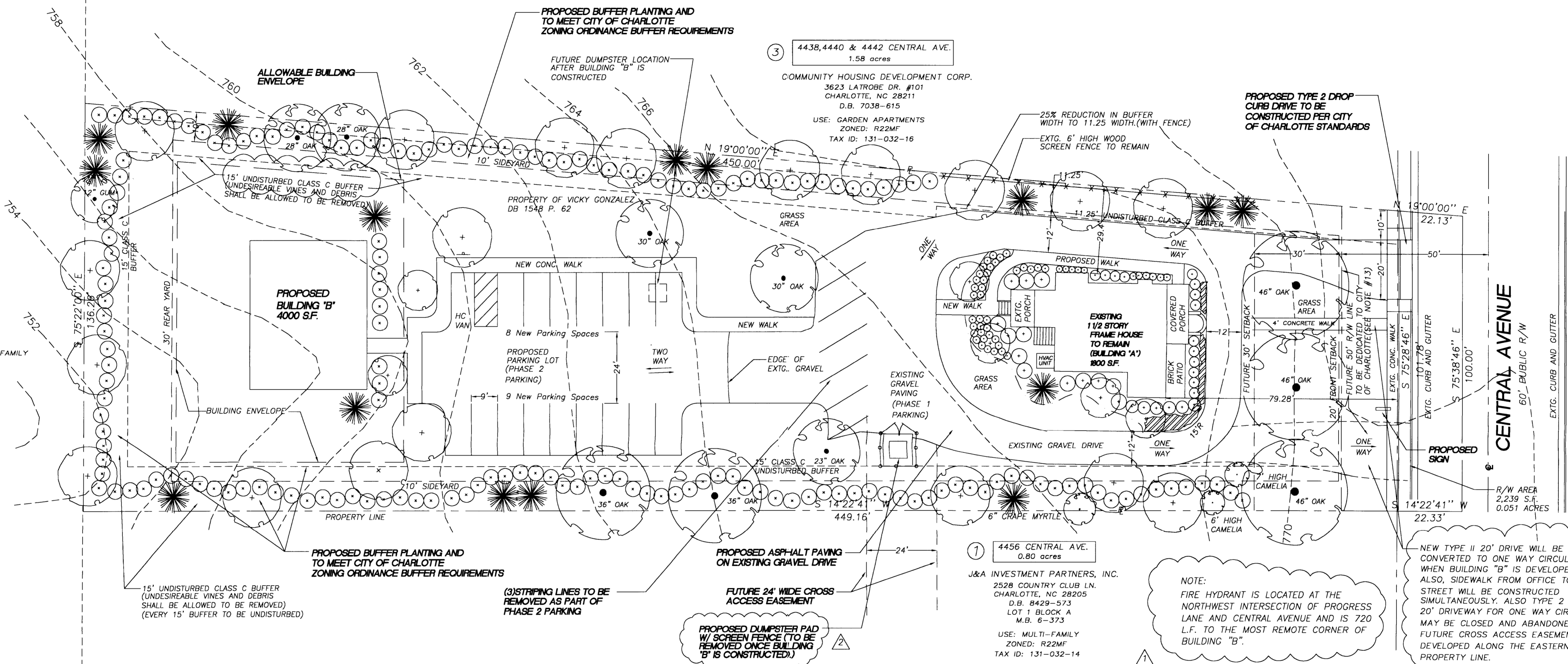
APPROVED BY CITY COUNCIL  
DATE July 19, 1999



PLANS PREPARED BY:  
**STEPHEN HIRSCH**  
5809 FARM POND LANE  
Charlotte North Carolina 28212  
704/568-4592

DEVELOPED BY:  
CHARLES M. ANTONIUCCI  
CHARLOTTE NORTH CAROLINA  
704/851-4645

**THE PROPERTY OF VICKY GONZALEZ**  
4448 CENTRAL AVENUE  
CHARLOTTE NORTH CAROLINA 28212



② 4426 CENTRAL AVE.  
146.36 acres  
CITY OF CHARLOTTE  
600 E. 4th ST.  
CHARLOTTE, NC 28202  
D.B. 911-467  
M.B. 4-329  
USE: INSTITUTIONAL MULTI-FAMILY  
ZONED: R4-R22MF  
TAX ID: 131-071-01

③ 4438, 4440 & 4442 CENTRAL AVE.  
1.58 acres  
COMMUNITY HOUSING DEVELOPMENT CORP.  
3623 LATROBE DR. #101  
CHARLOTTE, NC 28211  
D.B. 7038-615  
USE: GARDEN APARTMENTS  
ZONED: R22MF  
TAX ID: 131-032-16

① 4456 CENTRAL AVE.  
0.80 acres  
J&A INVESTMENT PARTNERS, INC.  
2528 COUNTRY CLUB LN.  
CHARLOTTE, NC 28205  
D.B. 8429-573  
LOT 1 BLOCK A  
M.B. 6-373  
USE: MULTI-FAMILY  
ZONED: R22MF  
TAX ID: 131-032-14

**LEGAL DESCRIPTION**  
BEING A PARCEL OF LAND IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING PROPERTY OWNED BY VICKY GONZALEZ BY DEED RECORDED IN DEED BOOK 1548 AT PAGE 62 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE (60 FOOT PUBLIC RIGHT-OF-WAY), SAID POINT BEING 253.11 FEET N. 80°59'37" W. FROM THE CENTERLINE INTERSECTION OF PROGRESS LANE AND CENTRAL AVENUE AND ALSO BEING THE NORTHEASTERN CORNER OF PROPERTY OWNED BY J & A INVESTMENT PARTNERS, INC. RECORDED IN DEED BOOK 8429 AT PAGE 573 AND BEING ALL OF LOT 1, BLOCK A OF MAP BOOK 6 PAGE 373 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY;  
THENCE S. 14°22'41" W. 449.16 FEET TO AN EXISTING IRON PIN ALONG THE NORTHERN LINE OF PROPERTY OWNED BY CITY OF CHARLOTTE, RECORDED IN DEED BOOK 911 AT PAGE 467 AND MAP BOOK 4 AT PAGE 329 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY;  
THENCE N. 75°22'00" W. 136.26 FEET ALONG SAID CITY OF CHARLOTTE LINE TO AN EXISTING IRON PIN, THE SOUTHEASTERN CORNER OF PROPERTY OWNED BY COMMUNITY HOUSING DEVELOPMENT CORP. BY DEED RECORDED IN DEED BOOK 7038 AT PAGE 615 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY;  
THENCE WITH SAID COMMUNITY HOUSING DEVELOPMENT CORP. LINE N. 19°00'00" E. 450.00 FEET, PASSING AN EXISTING IRON PIN LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF CENTRAL AVENUE AT 427.87 FEET, TO A POINT IN THE CENTERLINE OF CENTRAL AVE.;  
THENCE S. 75°38'00" E. 100.00 FEET TO A POINT WITHIN THE RIGHT-OF-WAY OF CENTRAL AVENUE;  
THENCE S. 14°22'41" W. 22.33 FEET TO A NEW IRON PIN IN THE SOUTHERN RIGHT-OF-WAY (60 FOOT PUBLIC RIGHT-OF-WAY) OF CENTRAL AVENUE, THE POINT AND PLACE OF BEGINNING AND CONTAINING 53,028 SQUARE FEET OR 1.217 ACRES, ALL AS SHOWN ON A SURVEY BY JACK R. CHRISTIAN AND ASSOCIATES SURVEYING DATED OCTOBER 22, 1998.

**DEVELOPMENT DATA:**

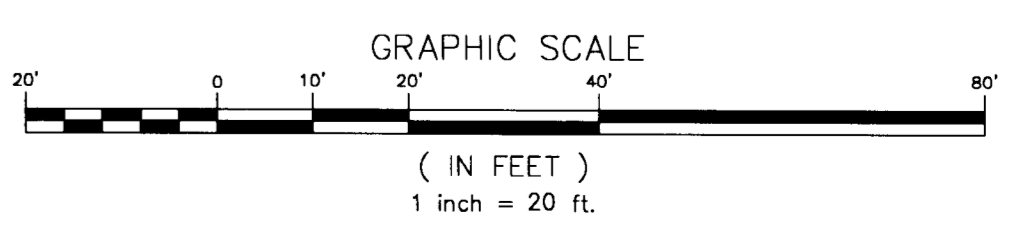
CURRENT ZONING:	R-22MF
PROPOSED ZONING:	O-1 (CD)
CURRENT USE:	RESIDENTIAL DWELLING
PROPOSED USE:	OFFICE BUILDING
PROPOSED SQUARE FOOTAGE:	5800 SQUARE FEET BUILDING
ACREAGE:	1.21 ACRES
TAX ID NUMBER:	131-032-15
REQUIRED PARKING:	19 SPACES
PROVIDED PARKING:	20 SPACES

**REZONING NOTES:**

- WHILE THIS PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT, ADJUSTMENTS TO BUILDING SHAPES AND CONFIGURATION AS WELL AS PARKING ARRANGEMENT MAY OCCUR AS PART OF THE FINAL DESIGN AS ALLOWED BY SECTION 6.206(2).
- SIGNAGE SHALL BE ALLOWED AS PERMITTED BY APPLICABLE REGULATIONS AND CONSTRUCTED PER THE CITY OF CHARLOTTE ZONING REQUIREMENTS.
- LANDSCAPING SHALL COMPLY WITH ALL SCREENING AND BUFFER REQUIREMENTS AND TREE ORDINANCE REQUIREMENTS OF THE CITY OF CHARLOTTE.
- THE EXISTING BUILDING "A" SHALL RETAIN ITS ORIGINAL HISTORIC CHARACTER, I.E. GERMAN SIDING AND COTTAGE STYLE. BUILDING "B" WILL BE A 1-1/2 STORY BRICK WITH WOOD BOXING WITH DORMERS.
- ALL EXISTING TREES SHOWN ON THIS PLAN TO REMAIN AND PROTECTED PER CITY OF CHARLOTTE REQUIREMENTS.
- BUILDING "A" SHALL BE USED AS A LAW OFFICE AND/OR REAL ESTATE MANAGEMENT/DEVELOPMENT, AND FINANCIAL SERVICES/ACCOUNTING OFFICE. BUILDING "B" TO BE PROPOSED AS A OFFICE BUILDING.
- THE HEIGHT OF THE PROPOSED BUILDING SHALL NOT EXCEED 36' HIGH, SUBJECT TO THE ZONING RESTRICTIONS WITH THE CITY OF CHARLOTTE ZONING REGULATIONS.
- THE ACTUAL NUMBER AND ARRANGEMENT OF PARKING SPACES PROVIDED MAY VARY IN ACCORDANCE WITH THE CITY OF CHARLOTTE PARKING REQUIREMENTS.
- VICKY GONZALEZ IS IN FULL AGREEMENT WITH A CROSS ACCESS EASEMENT IN THE FUTURE WITH ADJACENT PROPERTY AS SHOWN ON PLAN.
- THERE WILL BE NO PARKING ALLOWED BETWEEN BUILDING "A" AND CENTRAL AVE.
- IF REQUIRED, THERE WILL BE NO STORMWATER RETENTION WITHIN BUFFER OR SETBACKS.
- NO WALL PAK TYPE LIGHTS WILL BE INSTALLED ON THIS PROJECT. ALSO, THERE WILL BE NO DETACHED LIGHTS INSTALLED ON THE PROPERTY ABOVE 20 FEET.
- RIGHT OF WAY TO BE DEDICATED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR BUILDING "B". THE ACCESS EASEMENT MAY NOT BE USED BY THE OFFICE PARCEL UNTIL THE ADJOINING PARCEL IS ZONED OFFICE.
- OWNER WILL SUBSTITUTE DUMPSTER TRASH SERVICE TO ROLL-OUT CURB SERVICE IF CITY PLANNING/CDDOT DETERMINES ROLL-OUT CURB SERVICE A BETTER OPTION.

**LEGEND**

- EIP EXISTING IRON PIN
- EXISTING UTILITY POLE
- EXISTING OVERHEAD POWER LINE
- EXISTING STORM DRAINAGE LINE
- R/W RIGHT-OF-WAY
- EXISTING TREE TO REMAIN
- PROPOSED TREELINE AFTER CLEARING
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE (SCREEN)
- PROPOSED SHRUBS
- EXISTING FENCE



APPROVED BY CITY COUNCIL  
DATE July 19, 1999

DATE: 3/3/99  
REVISION:  
① 5/20/99 PER CITY STAFF COMMENT  
② 6/23/99/99 PER CITY STAFF COMMENT

**SITE PLAN**

SHEET NUMBER:  
**L-1**