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Petition # _____

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- Site Plans



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Petition #: 2001-36

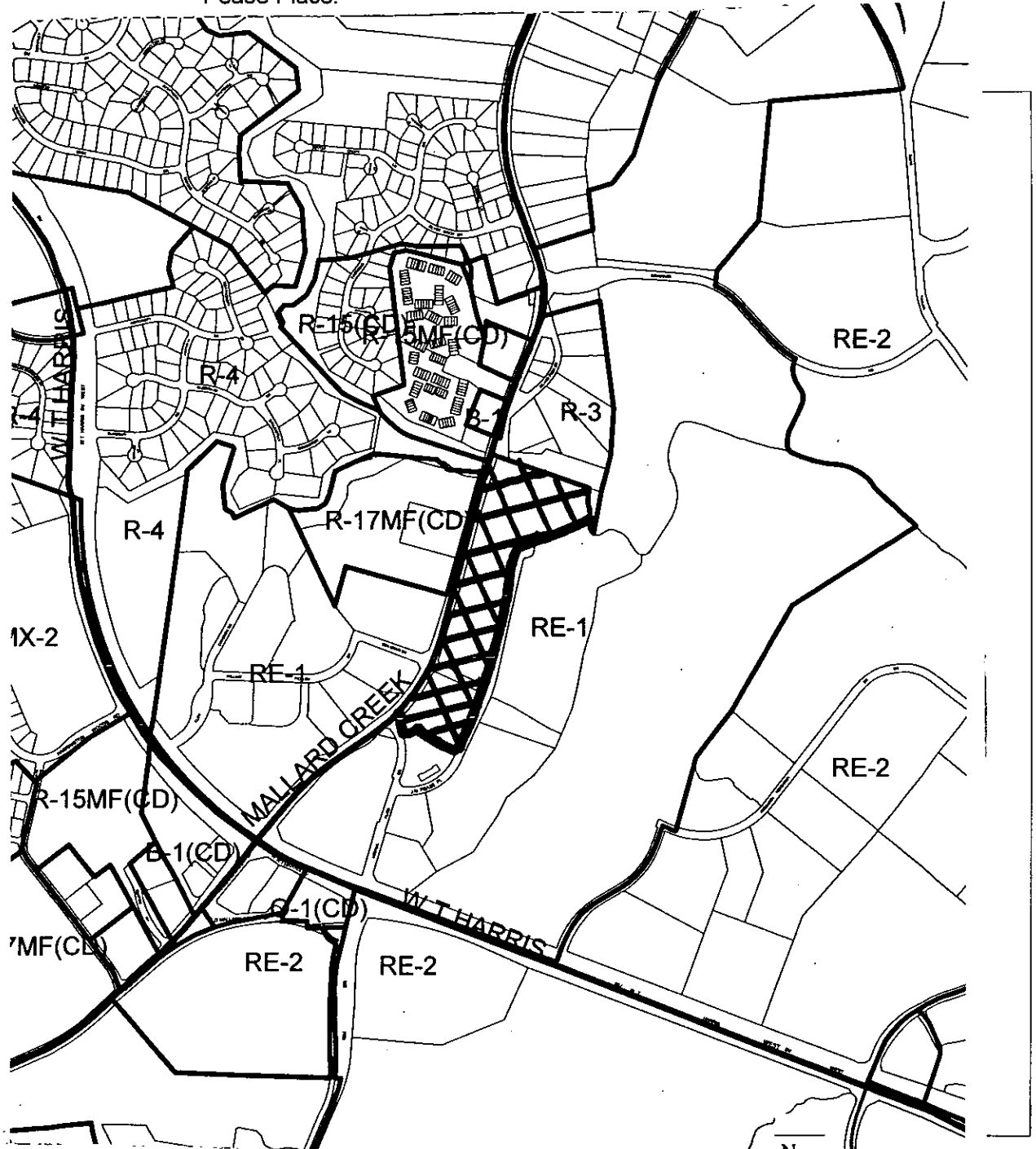
Petitioner: Queens Properties, LLC

Hearing Date: April 17, 2001

Zoning Classification (Existing): RE-1

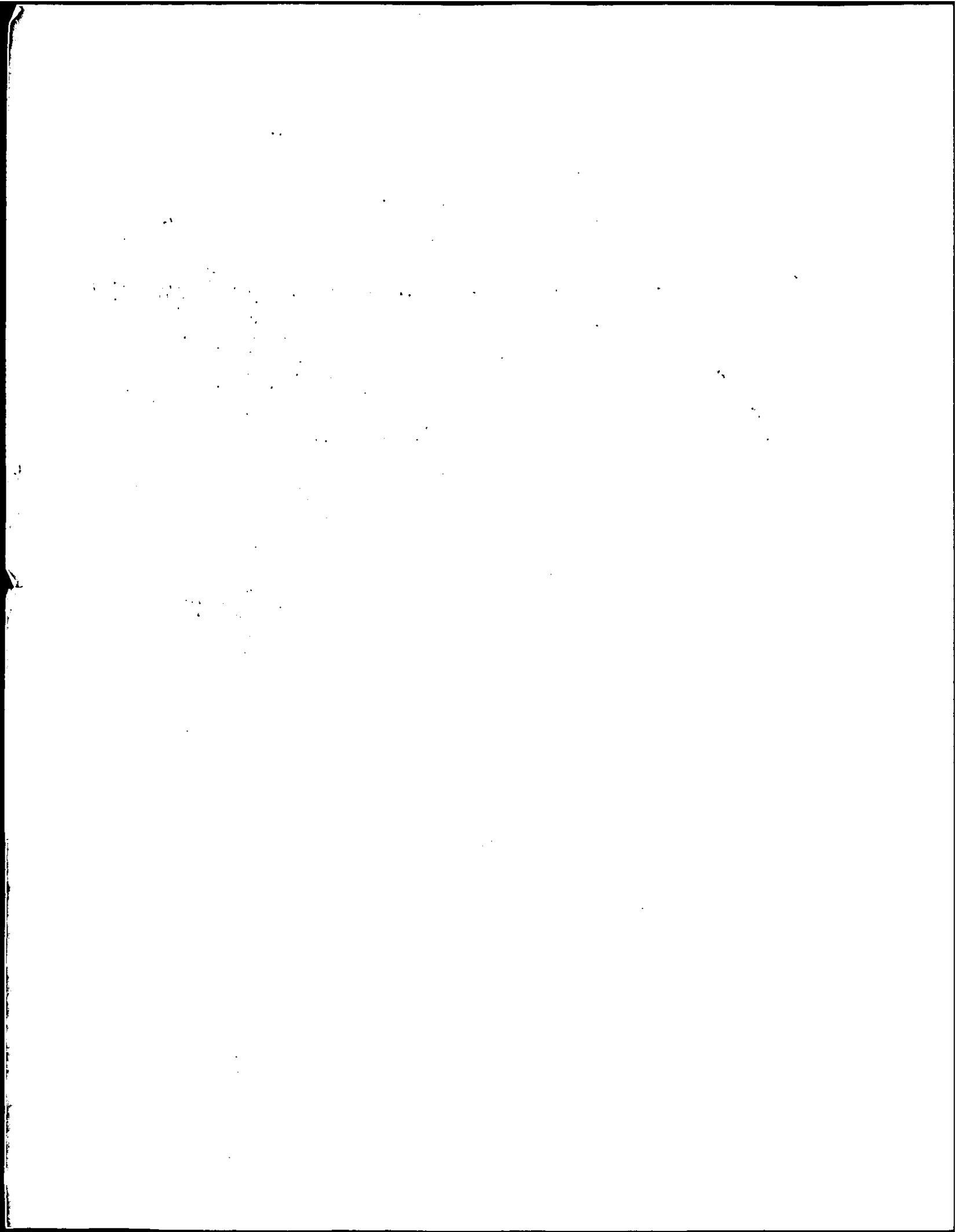
Zoning Classification (Requested): O-1(CD)

Acreage & Location Approximately 20 acres located between Mallard Creek Road and J. N. Pease Place.



Zoning Map #(s); 58





Proposed Rezoning Areas

Area 1

All that certain piece, parcel or lot of land lying and being in the Mallard Creek Township, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a point on the right-of-way of Medical Plaza Road, said iron being the western most corner of Lot 3 as recorded in MB28 PG338, said iron also being the Point of Beginning (POB); thence N25°01'57"W for a distance of 53.19 ft. to a point, thence N05°08'52"E for a distance of 92.26 ft., to a point on the right-of-way of Mallard Creek Road; thence with a curve having a westerly radius of 1323.19 ft. and a length of 382.44 ft., said curve having a chord bearing of N35°18'55"E for a distance of 381.11 ft. to a point; thence with a curve having a southeasterly radius of 25.00 ft. for a distance of 37.95 ft., said curve having a chord bearing of N70°31'17"E for a distance of 34.41 ft. to a point; thence S65°59'37"E for a distance of 352.00 ft. to a point; thence with a curve having a southwesterly radius of 20.00 ft. and a length of 30.50 ft., said curve having a chord bearing of S22°18'19"E for a distance of 27.63 ft. to a point; thence with a curve having a westerly radius of 953.48 ft. and a length of 62.80 ft., said curve having a chord bearing of S23°16'24"W for a distance of 62.79 ft. to a point; thence S25°10'10"W for a distance of 382.45 ft. to a point; thence N64°49'48"W for a distance of 331.73 ft. to a point; thence S69°27'51"W for a distance of 88.49 ft. to the POB and containing 4.582 acres more or less.

Area 2

All that certain piece, parcel or lot of land lying and being in the Mallard Creek Township, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a point on the right-of-way of Mallard Creek Road, said point being the northern corner of the Queens Properties, Inc. property as recorded in MB28 PG338, said iron also being the Point of Beginning (POB); thence S71°54'19"E for a distance of 651.59 ft. to a point; thence S06°23'56"W for a distance of 58.32 ft. to a point; thence S03°59'03"E for a distance of 159.94 ft. to a point; thence S63°51'21"W for a distance of 434.23 ft. to a point; thence with a curve having a southerly radius of 60.00 ft. and a length of 150.32 ft., said curve having a chord bearing of S84°32'25"W for a distance of 113.98 ft. to a point; thence S12°46'01"W for a distance 960.94 ft. to a point; thence with a curve having a westerly radius of 950.00 ft. and a length of 40.16 ft., said curve having a chord bearing of S13°58'39"W for a distance of 40.16 ft. to a point; thence with a curve having a northerly radius of 20.00 ft. and a length of 34.49 ft., said curve having a chord bearing of S64°35'51"W for a distance of 30.37 ft. to a point; thence N65°59'37"W for a distance of 169.34 ft. to a point; thence with a curve having a northerly radius of 490.00 ft. and a length of 48.84 ft., said curve having a chord bearing of N63°08'18"W for a distance of 48.82 ft. to a point; thence N59°38'57"W for a distance of 45.65 ft. to a point; thence with a curve having a southerly radius of 510.00 ft. and a length of 50.83 ft., said curve having a chord bearing of N63°08'18"W for a distance of 50.81 ft. to a point; thence N65°59'37"W for a distance of 30.04 ft. to a point; thence with a curve having a northeasterly radius of 25.00 ft. and a length of 38.27 ft., said curve having a chord bearing of N22°08'29"W for a distance of 34.64 ft. to a point; thence N21°42'39"E for a distance of 102.51 ft. to a point; thence N17°00'05"E for a distance of 359.34 ft. to a point; thence N15°39'54"E for a distance of 396.18 ft. to a point; thence N18°41'12"E for a distance of 538.14 ft. to a point; thence N16°39'00"E for a distance of 104.23 ft. to the POB and containing 15.323 acres more or less.