

KEY MAP

SEAL

REZONING  
PETITION NO.  
2017-167

PROJECT

ERVIN BUILDING  
REZONING

BEAVER CREEK CRE, LLC  
4037 E. INDEPENDENCE  
BOULEVARD  
CHARLOTTE, NC 28205

LANDDESIGN PROJ.# 1017337

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	10-23-2017
1	CITY COMMENTS	12-11-2017

DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: RJP

SCALE

VERT: N/A  
HORZ: 1"=30'

SHEET TITLE

EXISTING  
CONDITIONS

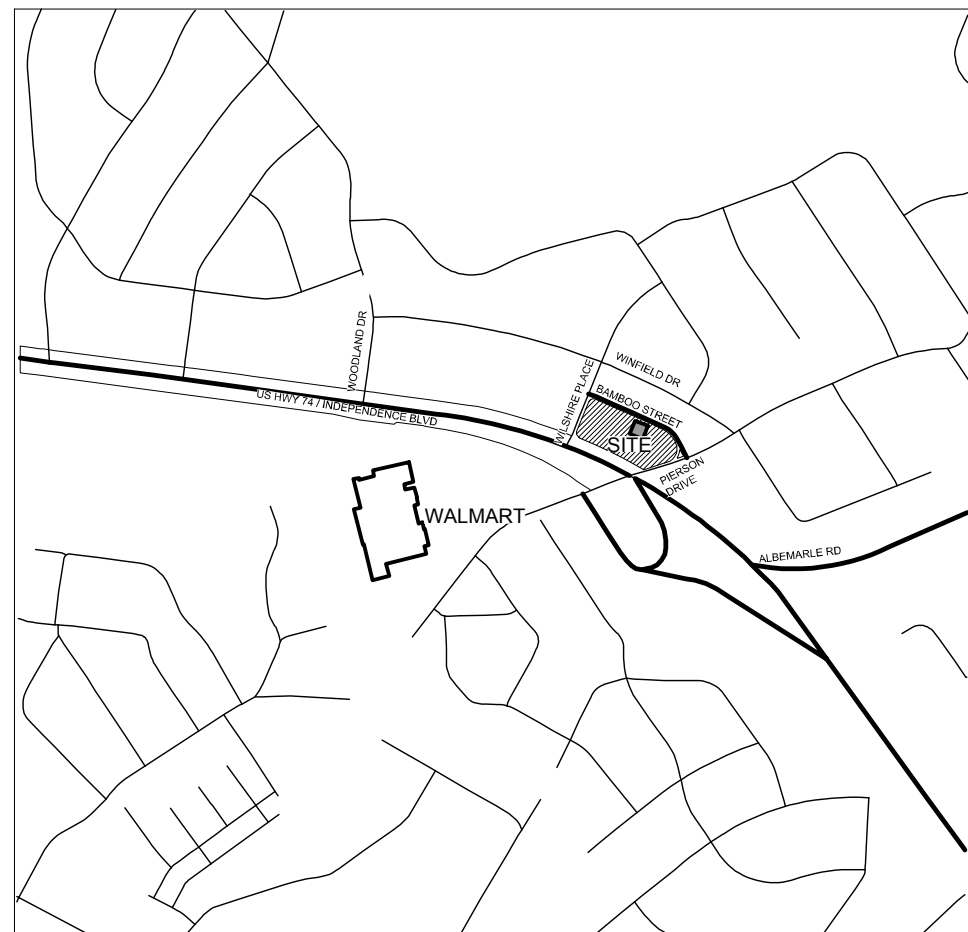
SHEET NUMBER

RZ-0



ADJACENT OWNERSHIP LISTINGS\*

- |   |  |
|---|--|
| 1. EXECUTIVE BUILDING COMPANY LLC<br>Tax # 13110116<br>Zoning: B-2<br>Existing Use: Vacant Lot  | 9. HELMS RENTAL LLC<br>Tax # 13111103<br>Zoning: R-4<br>Existing Use: Single Family                              |
| 2. RICHARD AND RITA GUINEY<br>Tax # 13110101<br>Zoning: R-2MF<br>Existing Use: Single Family    | 10. JAMES WINKLE<br>Tax # 13111102<br>Zoning: R-4<br>Existing Use: Single Family                                 |
| 3. BRIAN AND KATHY COSTANZA<br>Tax # 13111109<br>Zoning: R-4<br>Existing Use: Single Family     | 11. CHARLOTTE LP ADAMS OUTDOOR<br>ADVERTISING<br>Tax # 13113330<br>Zoning: B-2<br>Existing Use: Open Storage Lot |
| 4. GEORGE ZELECKI AND MARY JOAN<br>Tax # 13111108<br>Zoning: R-4<br>Existing Use: Single Family | 12. UHAUL REAL ESTATE CO.<br>Tax # 13113331<br>Zoning: B-2<br>Existing Use: Open Storage Lot                     |
| 5. ROBERT AND KIM KALOUSEK<br>Tax # 13111106<br>Zoning: R-4<br>Existing Use: Single Family      |  |
| 6. JAMES AND ELIZABETH MATTHEWS<br>Tax # 13111107<br>Zoning: R-4<br>Existing Use: Single Family |  |
| 7. TRACY PERREAULT<br>Tax # 13111105<br>Zoning: R-4<br>Existing Use: Single Family              |  |
| 8. MESFEN B TESFAGABIR<br>Tax # 13111104<br>Zoning: R-4<br>Existing Use: Single Family          |  |



VICINITY MAP  
SCALE: 1" = 1000'

SITE INFORMATION

SITE AREA	2.11 ACRES (+/- 91,911.60' SQFT)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	13111112, 13111110, 13111101
EXISTING ZONING	BUSINESS (B-2)
EXISTING USES	VACANT STRUCTURES: RETAIL, OFFICE AND PARKING
PROPERTY OWNERS	EXECUTIVE BUILDING COMPANY, LLC PO BOX 33775 CHARLOTTE, NC 28233

NOTES:  
EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. MULTIPLE SURVEYS, GIS, AERIAL RECONNAISSANCE, AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.







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2	CITY COMMENTS	01-22-2018

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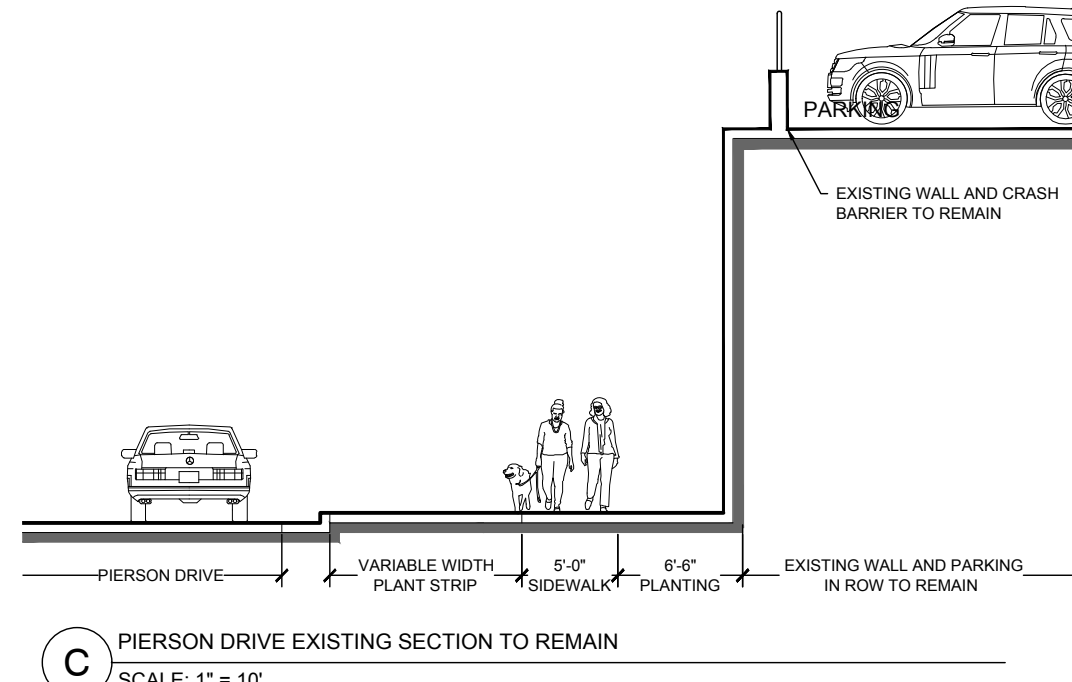
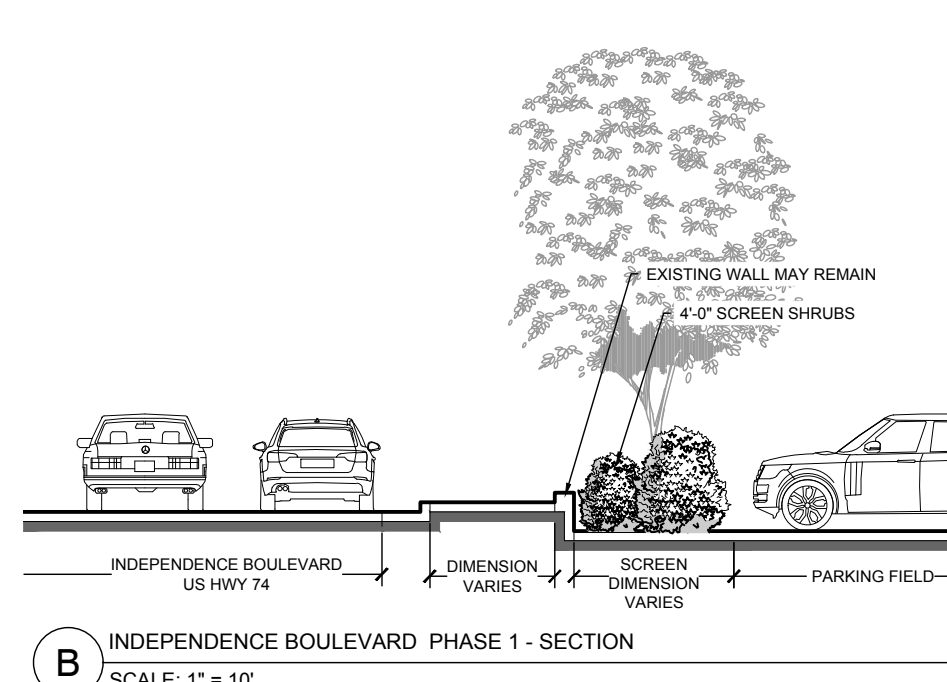
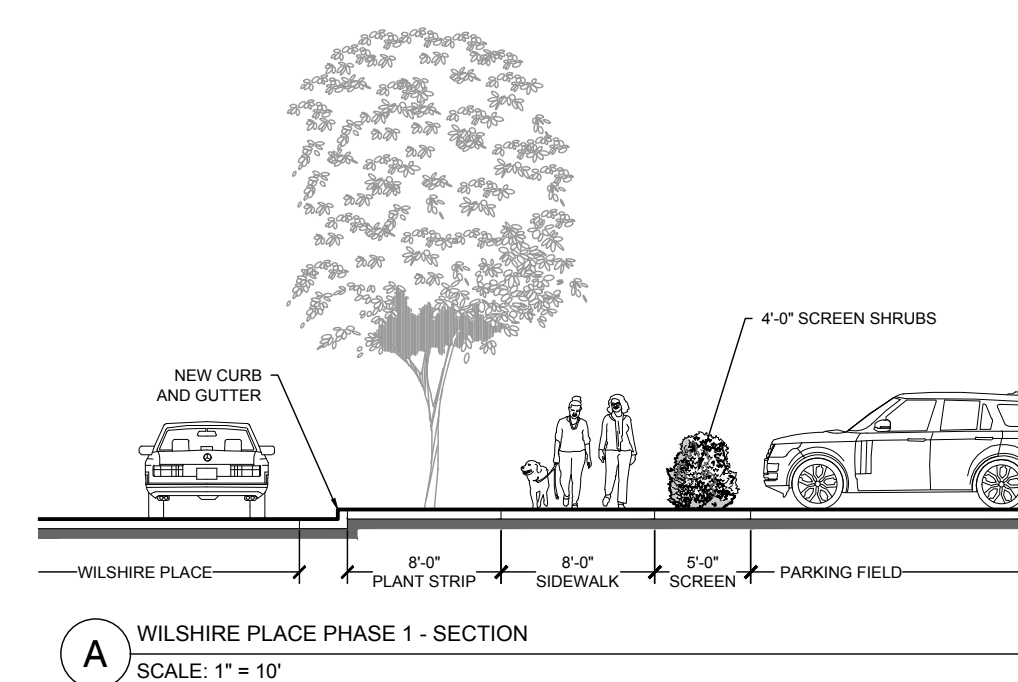
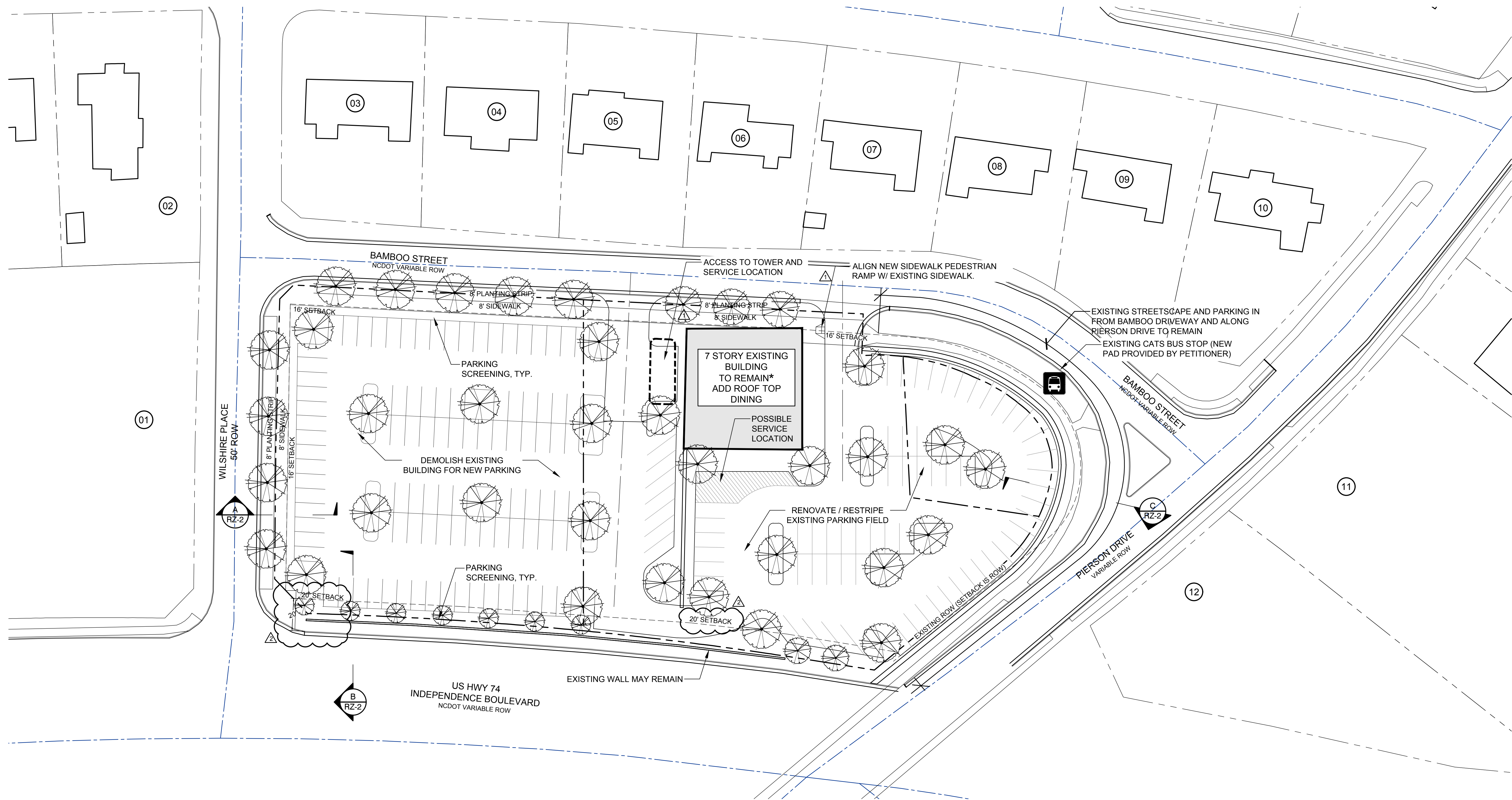
SCALE

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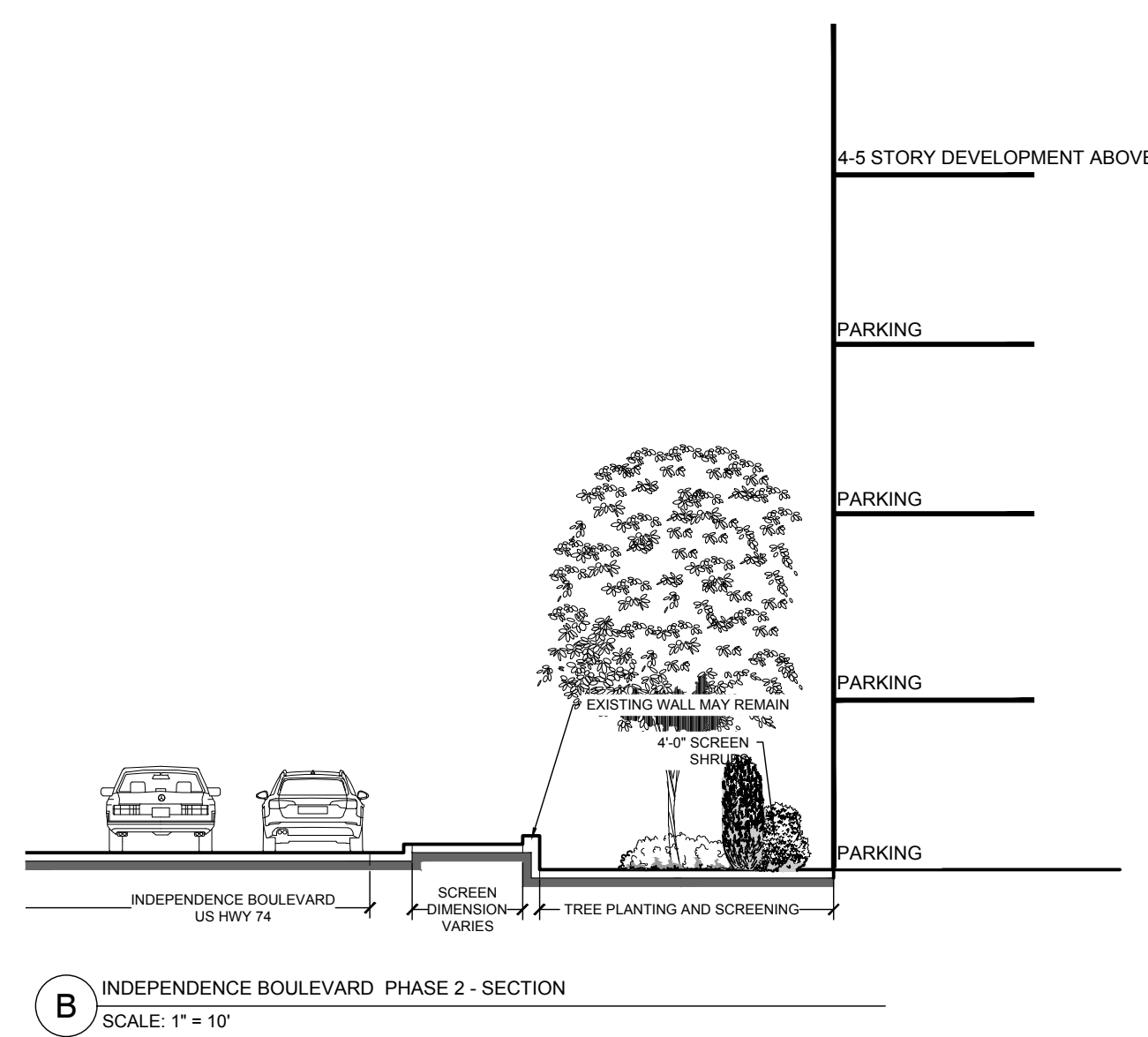
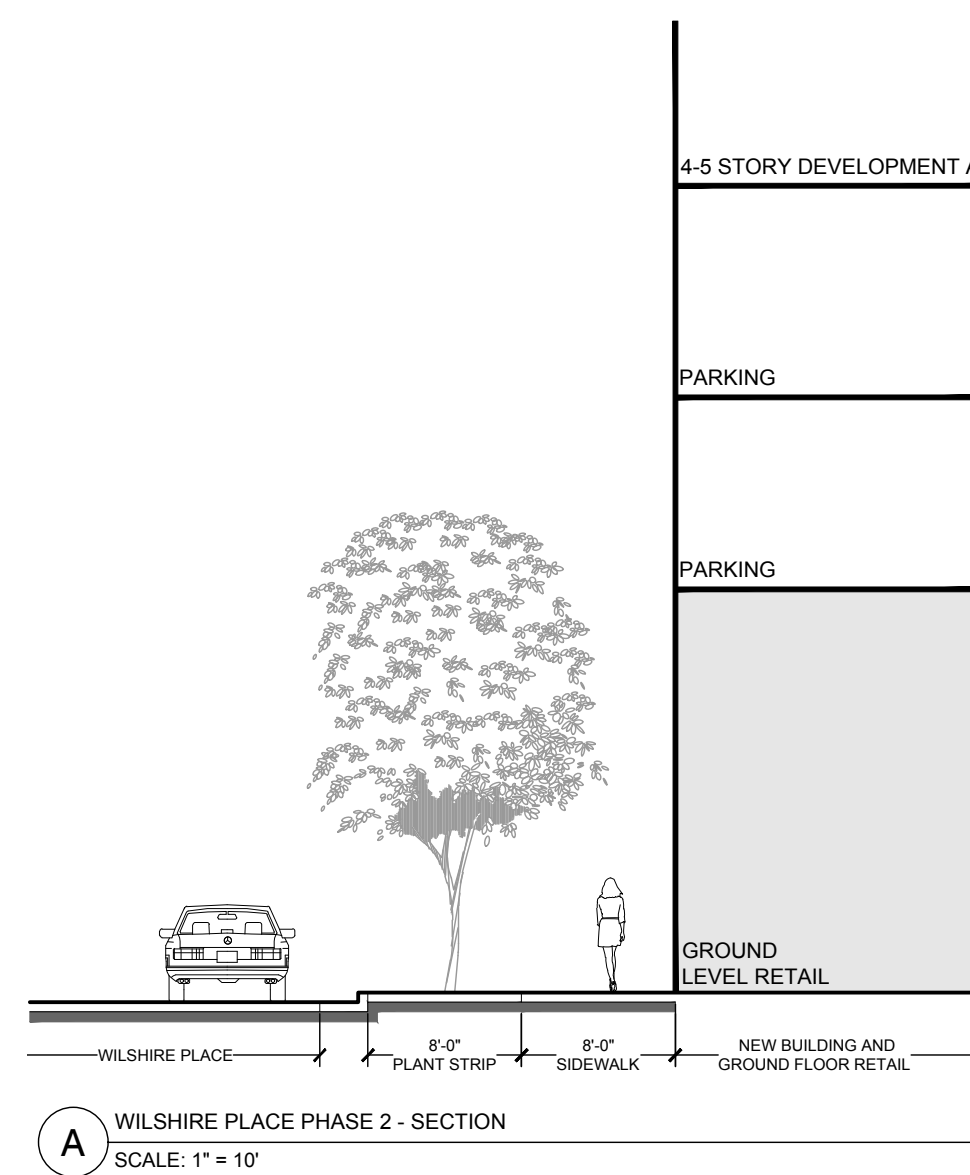
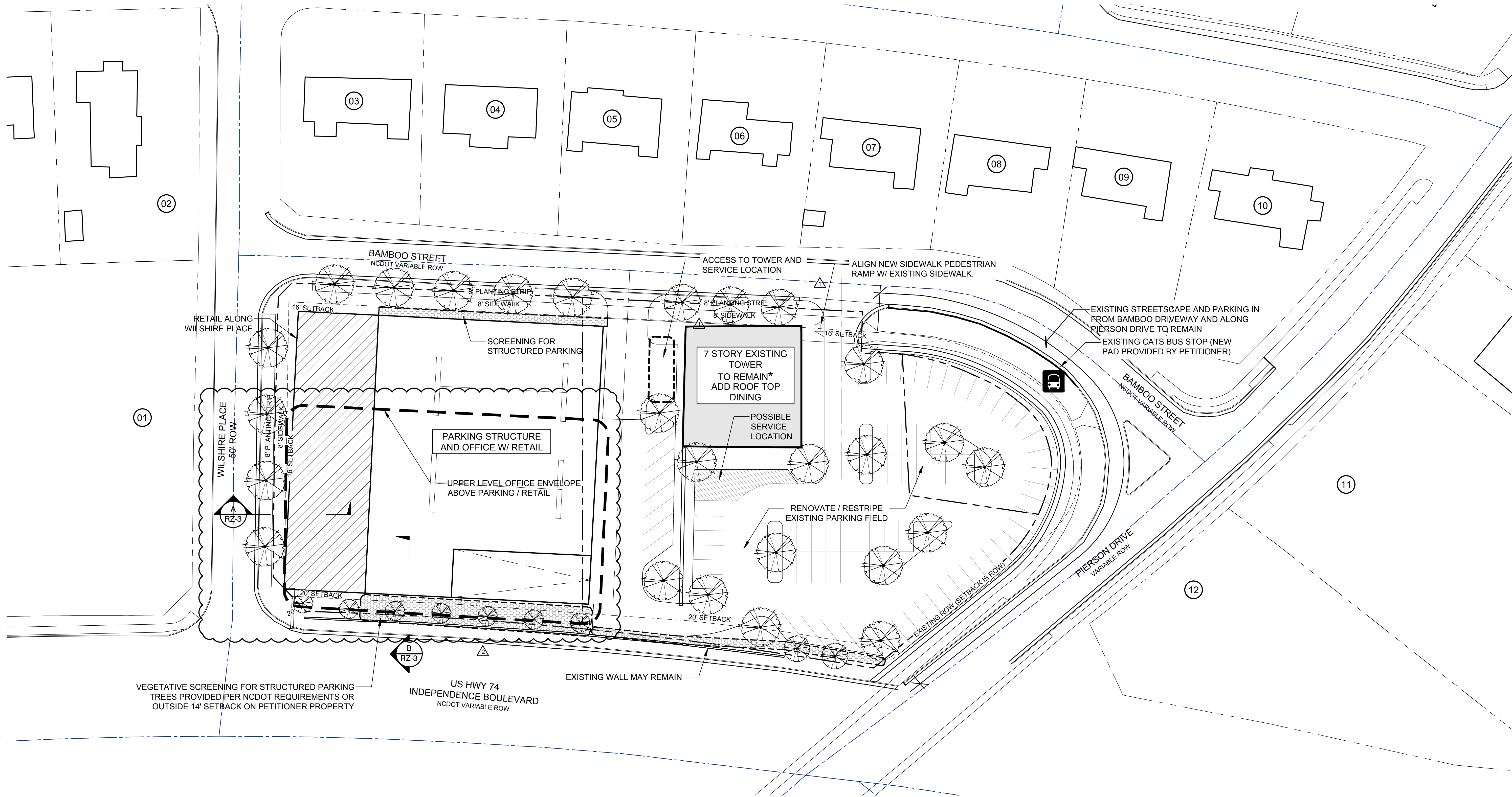
**CONCEPTUAL SITE  
PLAN - PHASE 1**

SHEET NUMBER



\* SUBJECT TO SECTION 3 OF DEVELOPMENT STANDARDS REGARDING  
CONDITION OF BUILDING





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SCALE  
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HORZ: 1"=30'  
0 15' 30' 60'

**CONCEPTUAL SITE  
PLAN - PHASE 2**

SHEET NUMBER

\* SUBJECT TO SECTION 3 OF DEVELOPMENT STANDARDS REGARDING  
CONDITION OF BUILDING



