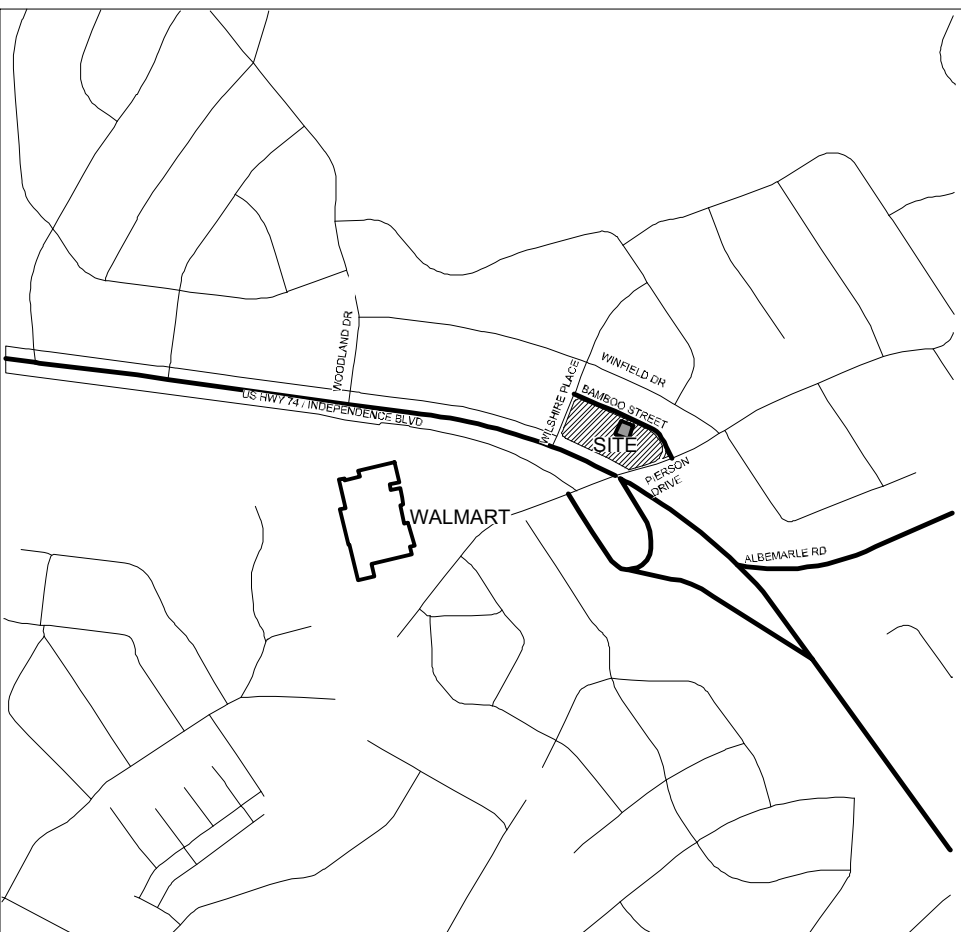




- ADJACENT OWNERSHIP LISTINGS\*
- |   |   |
|---|---|
| 1. EXECUTIVE BUILDING COMPANY LLC<br>Tax # 13110116<br>Zoning: B-2<br>Existing Use: Vacant Lot  | 9. HELMS RENTAL LLC<br>Tax # 13111103<br>Zoning: R-4<br>Existing Use: Single Family                           |
| 2. RICHARD AND RITA GUINEY<br>Tax # 13110101<br>Zoning: R-22MF<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 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	MUDD-O
EXISTING USES	VACANT STRUCTURES: RETAIL, OFFICE AND PARKING
PROPERTY OWNERS	The Ervin Building LLC 136 Main Street Pineville, NC 28134
Proposed Zoning	MUDD-O (SPA)

See Sheet RZ-3 for Site Development Data

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.

KEY MAP

SEAL

## REZONING PETITION NO. 2019-052

PROJECT

### ERVIN BUILDING REZONING

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

LANDDESIGN PROJ.# 1017337

#### REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	10-23-2017
	CITY COMMENTS	12-11-2017
	CITY COMMENTS	01-22-2018
	REVISIONS PER NCDOT/CITY	04-20-2018
	REV. PER CITY - BLDG. SHIFT	05-21-2018
	Amended	05-13-2019

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

SCALE

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

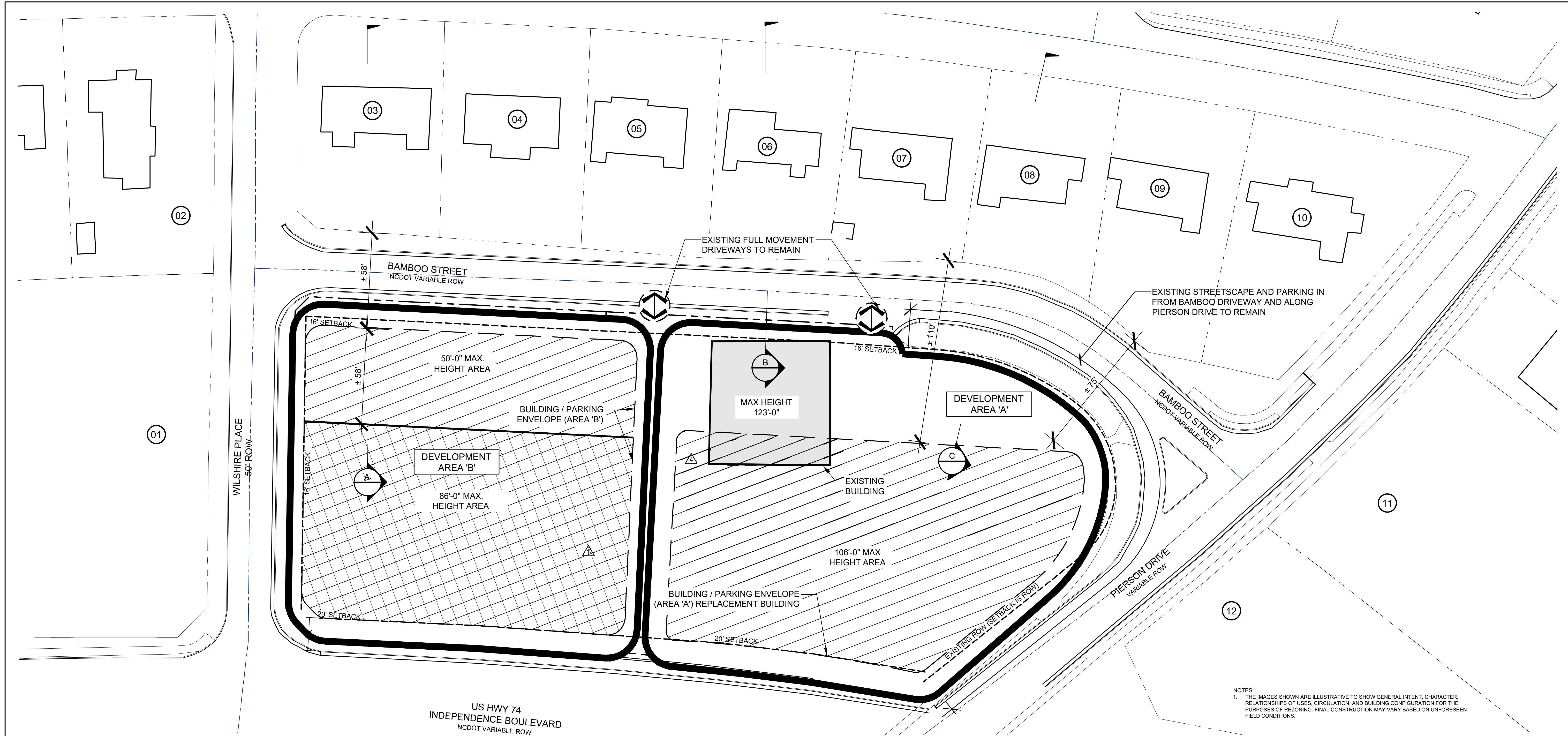
SHEET TITLE

### EXISTING CONDITIONS

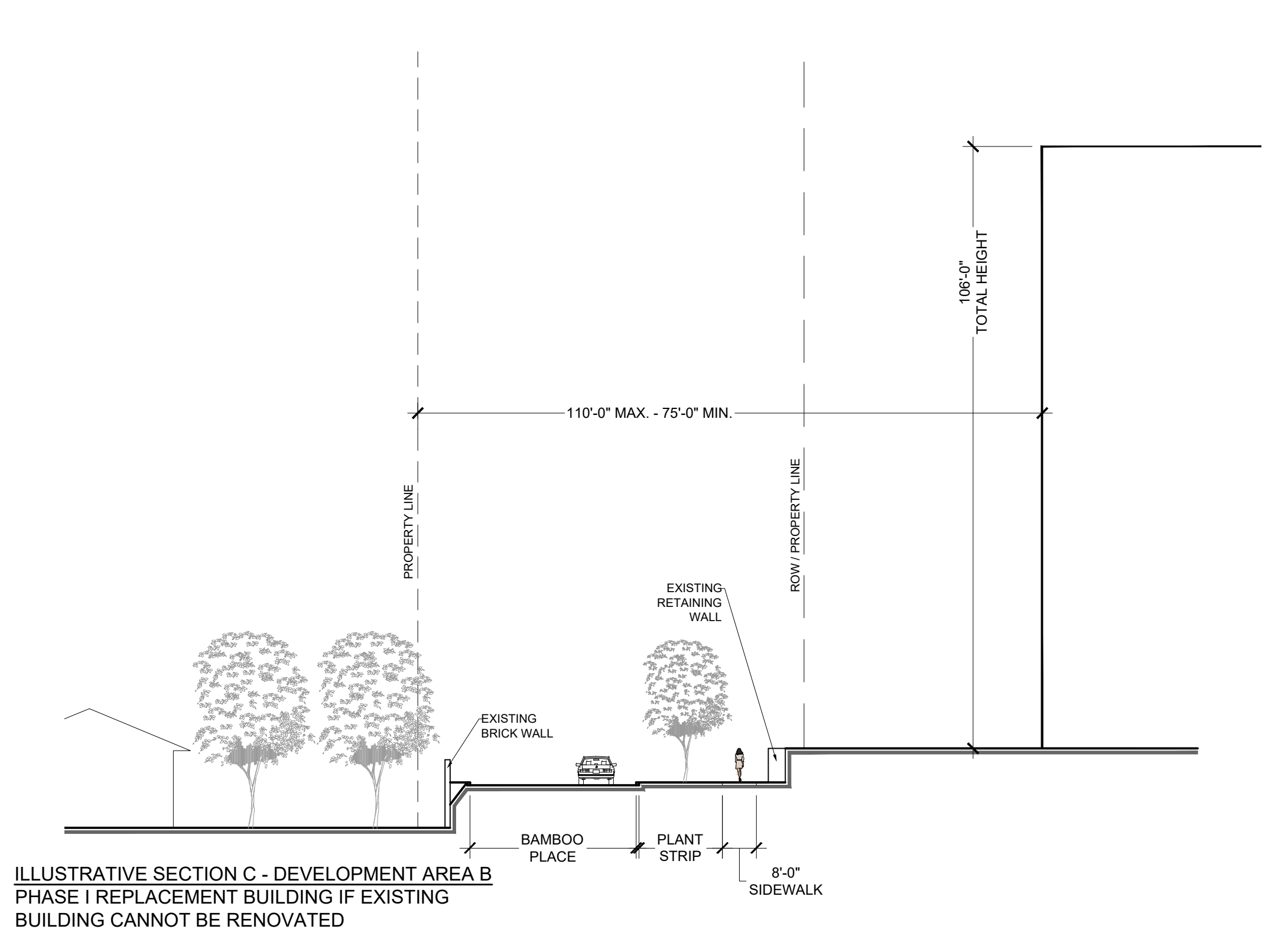
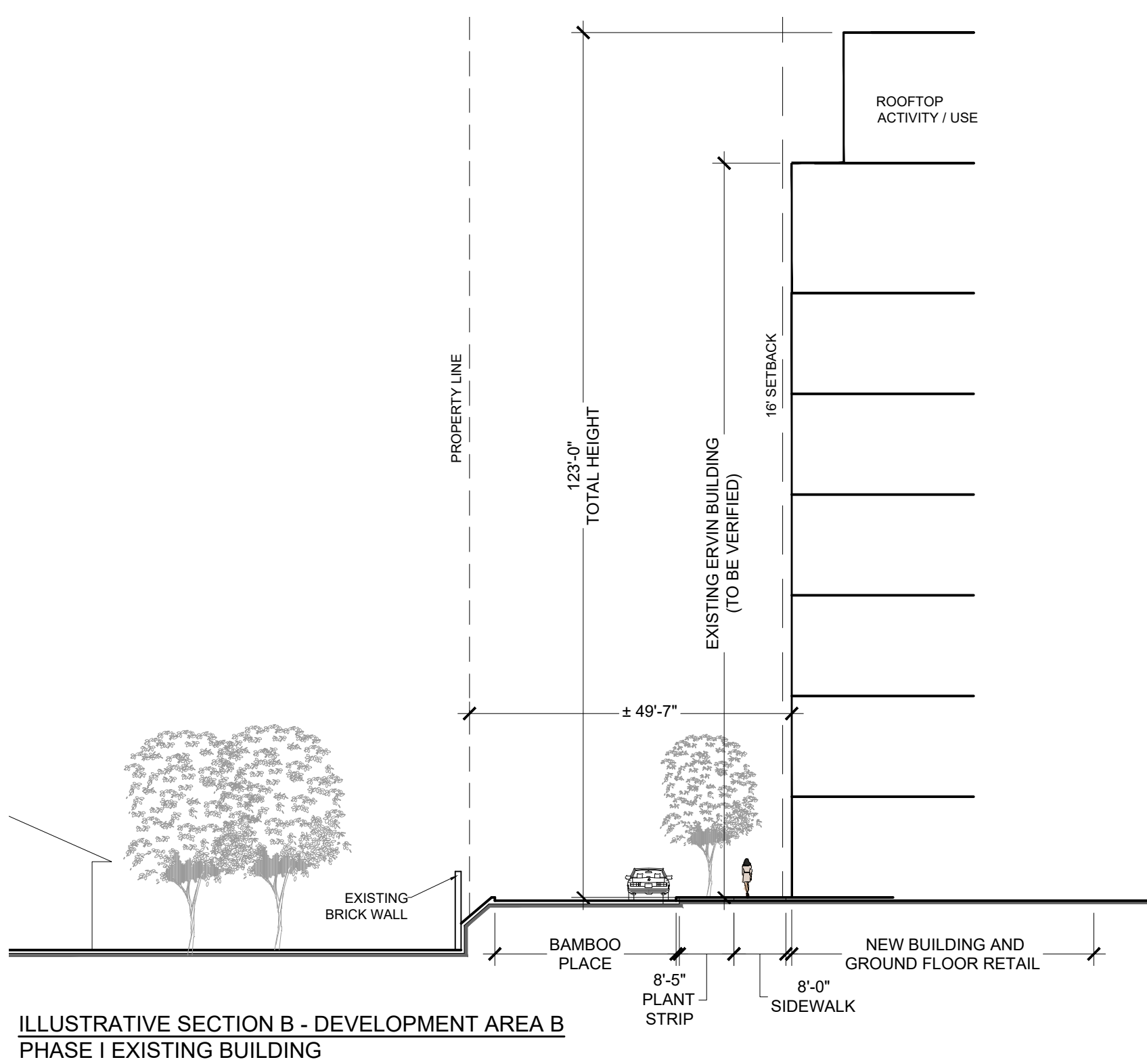
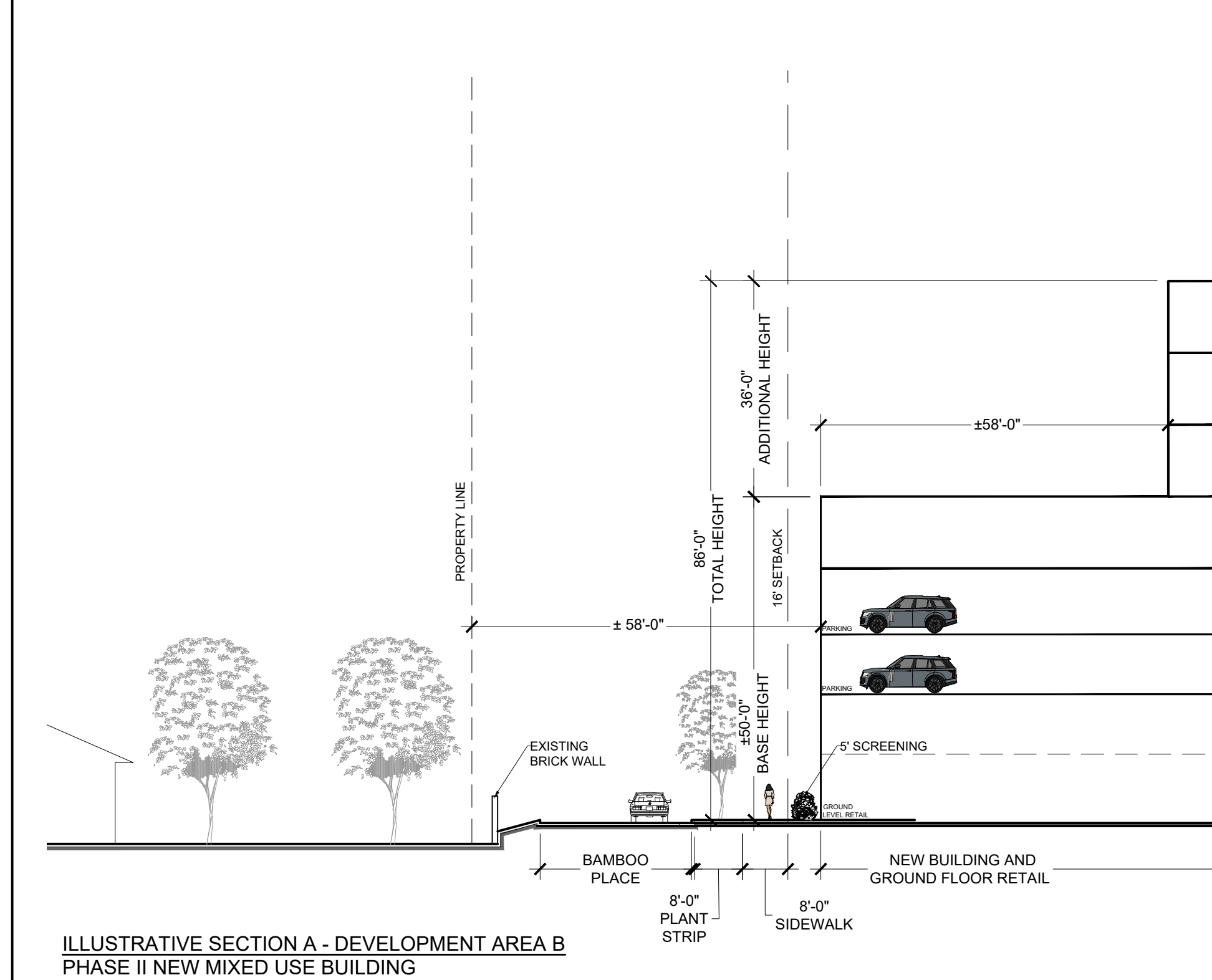
SHEET NUMBER

## RZ-0





NOTES:  
1. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON UNFORESEEN FIELD CONDITIONS.



KEY MAP

SEAL

## REZONING PETITION NO. 2019-052

PROJECT

### ERVIN BUILDING REZONING

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

LANDDESIGN PROJ.# 1017337

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5	Amended	05-13-2019

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

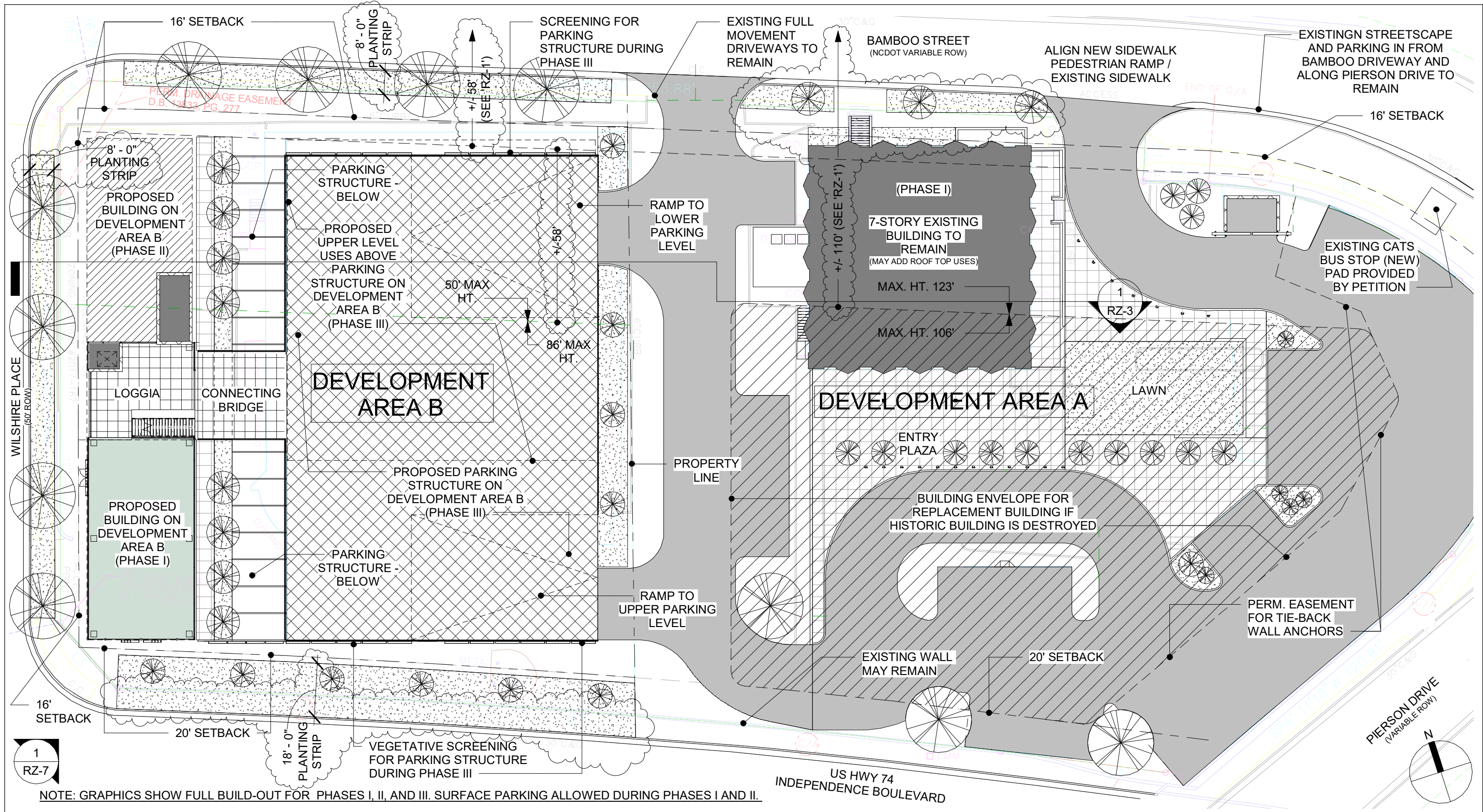
SCALE  
VERT: N/A  
HORZ: 1"=30'  
0 15' 30' 60'

#### TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1





NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.



BEAVER CREEK CRE, LLC

# HISTORIC ERVIN BUILDING ADAPTIVE REUSE & PROPOSED NEW CONSTRUCTION

## Conceptual Site Plan

Project number -  
Date 02.18.2019  
(AMENDED 5/13/2019)

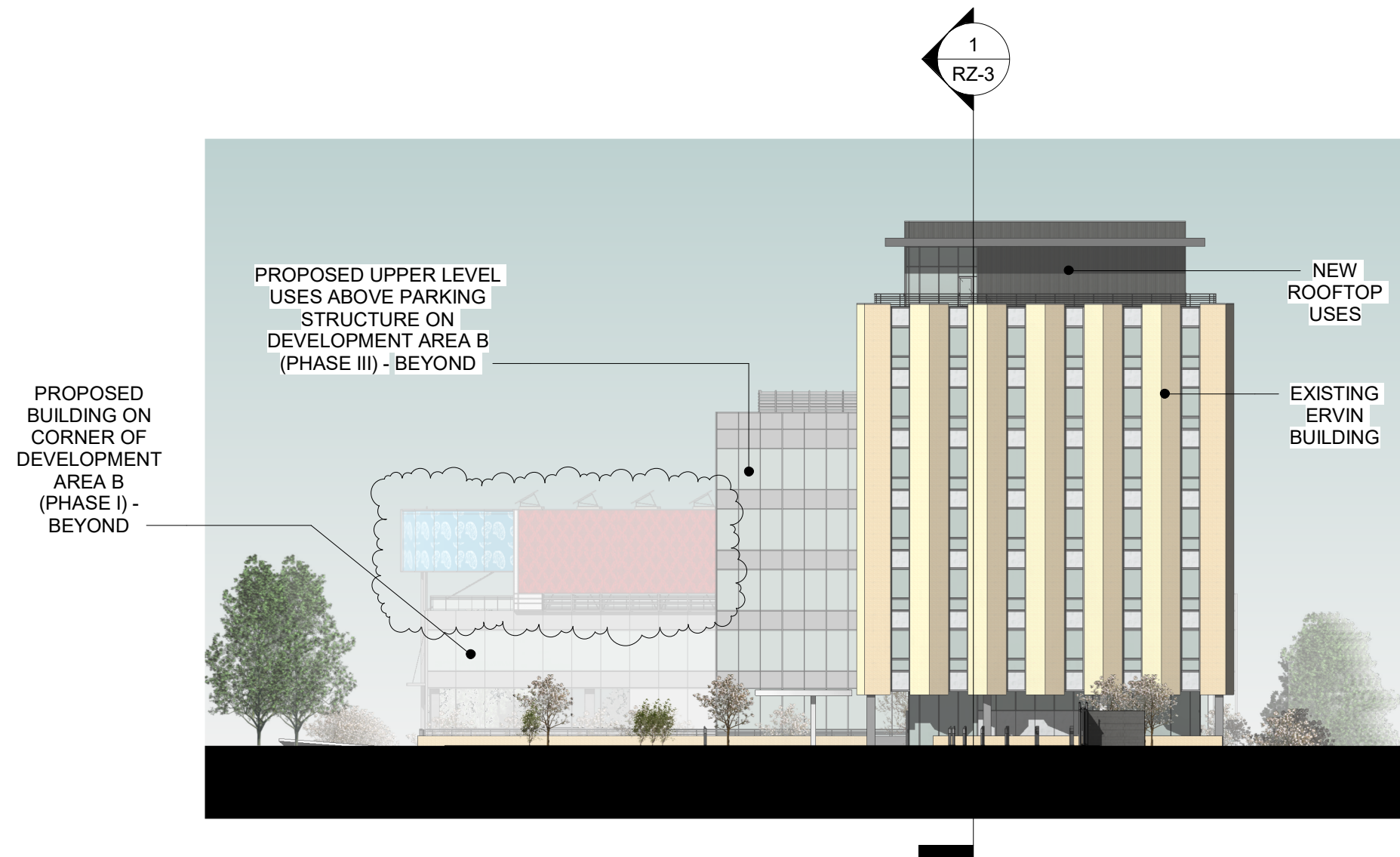
RZ-2

Scale 1" = 30'-0"









VIEW OF SITE FROM PIERSON DRIVE

NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.

NOTE: GRAPHICS DEPICT CONCEPTUAL ELEVATION UPON FULL BUILD-OUT TO INCLUDE PHASES I, II, AND III; ACTUAL ELEVATION MAY VARY FROM ABOVE AS LONG AS OVERALL DESIGN INTENT IS MAINTAINED.

## Administrative Site Plan Amendment

FEBRUARY 18, 2019  
(AMENDED 5/13/2019)

REZONING  
PETITION NO.  
2019-052

ERVIN  
BUILDING  
REZONING

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



# BEAVER CREEK CRE, LLC HISTORIC ERVIN BUILDING ADAPTIVE REUSE & PROPOSED NEW CONSTRUCTION

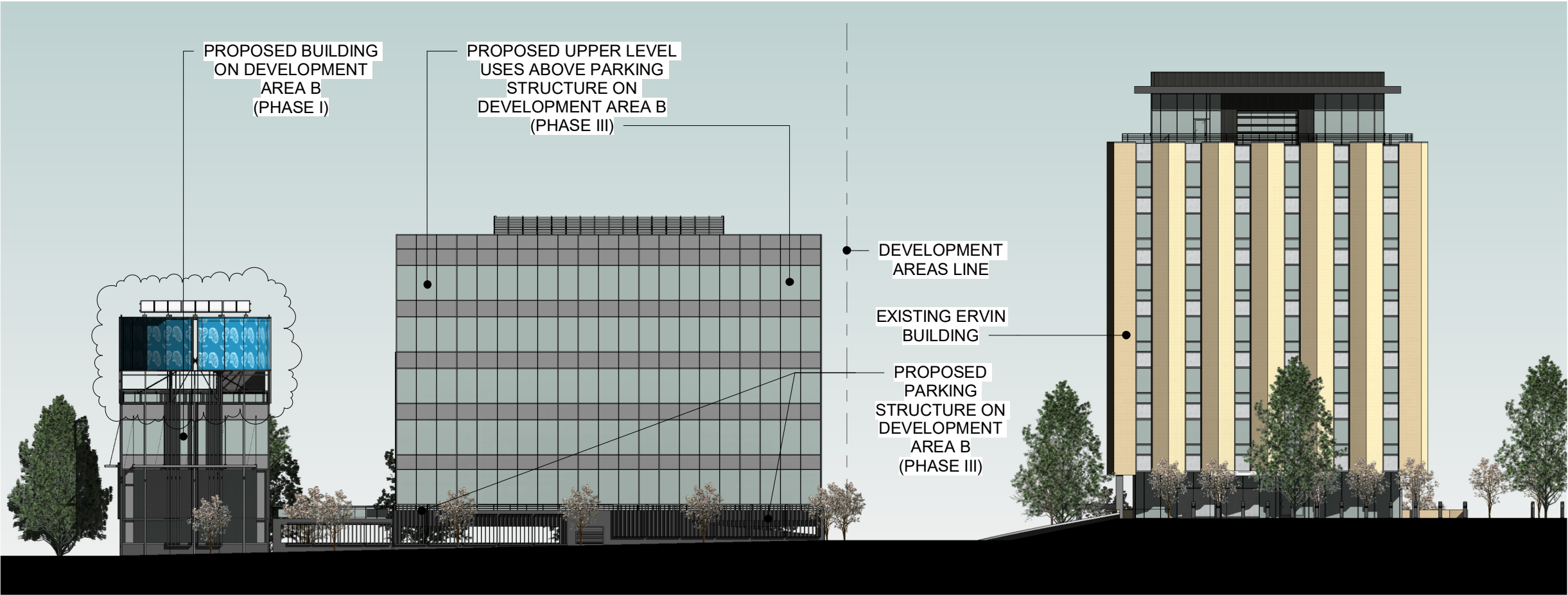
## Illustrative East Elevation

Project number -  
Date 02.18.2019  
(AMENDED 5/13/2019)

RZ-4

Scale 1" = 30'-0"





VIEW FROM INDEPENDENCE BLVD.

Administrative  
Site Plan  
Amendment

FEBRUARY 18, 2019  
(AMENDED 5/13/2019)

REZONING  
PETITION NO.  
2019-052

ERVIN  
BUILDING  
REZONING

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

NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.

NOTE: GRAPHICS DEPICT CONCEPTUAL ELEVATION UPON FULL BUILD-OUT TO INCLUDE PHASES I, II, AND III; ACTUAL ELEVATION MAY VARY FROM ABOVE AS LONG AS OVERALL DESIGN INTENT IS MAINTAINED.



BEAVER CREEK CRE, LLC

HISTORIC ERVIN BUILDING ADAPTIVE  
REUSE & PROPOSED NEW CONSTRUCTION

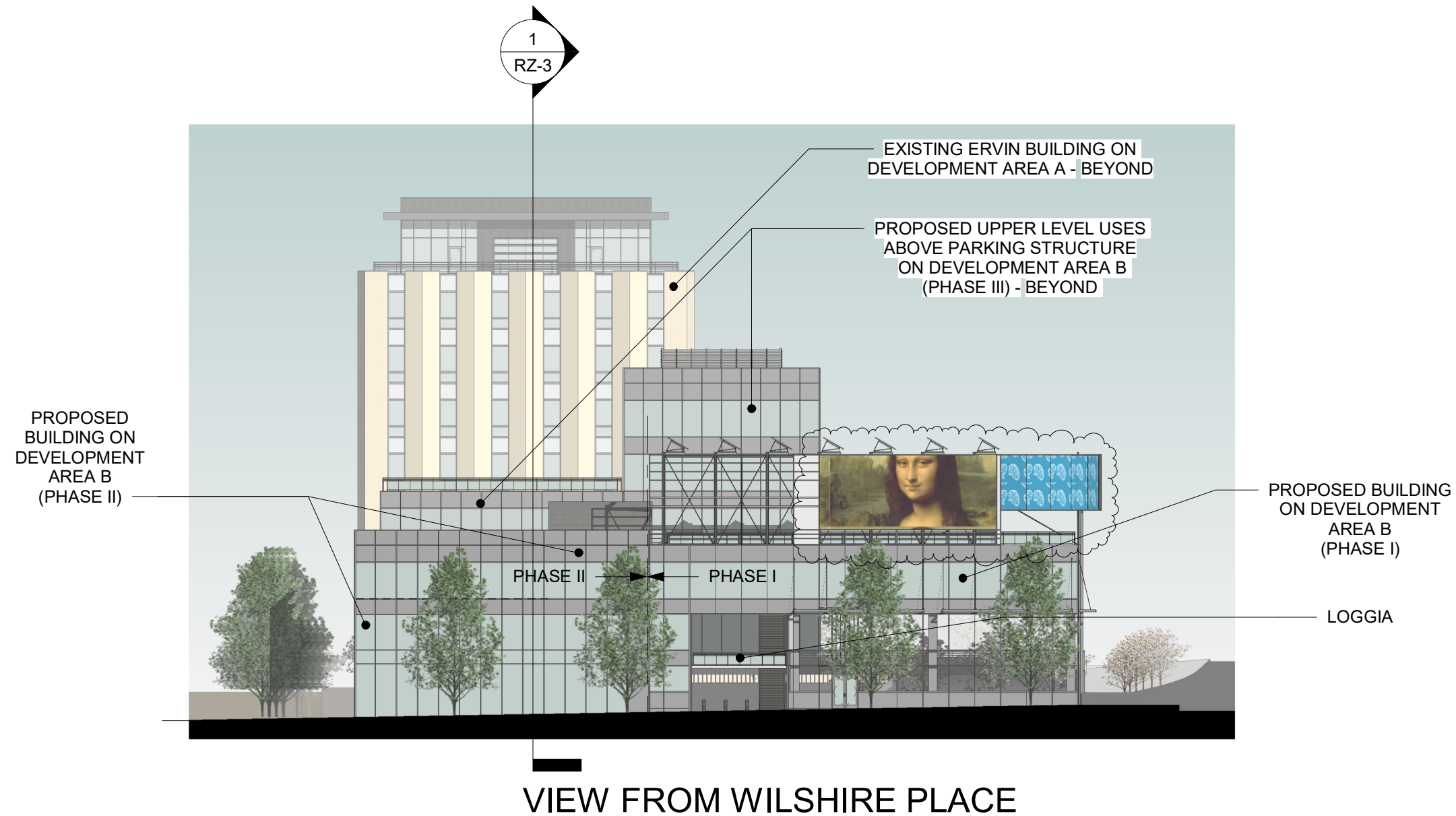
Illustrative South Elevation

Project number -  
Date 02.18.2019  
(AMENDED 5/13/2019)

RZ-5

Scale 1" = 30'-0"





# Administrative Site Plan Amendment

FEBRUARY 18, 2019  
(AMENDED 5/13/2019)

REZONING  
PETITION NO.  
2019-052

ERVIN  
BUILDING  
REZONING

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

NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.

NOTE: GRAPHICS DEPICT CONCEPTUAL ELEVATION UPON FULL BUILD-OUT TO INCLUDE PHASES I, II, AND III; ACTUAL ELEVATION MAY VARY FROM ABOVE AS LONG AS OVERALL DESIGN INTENT IS MAINTAINED.



## BEAVER CREEK CRE, LLC HISTORIC ERVIN BUILDING ADAPTIVE REUSE & PROPOSED NEW CONSTRUCTION

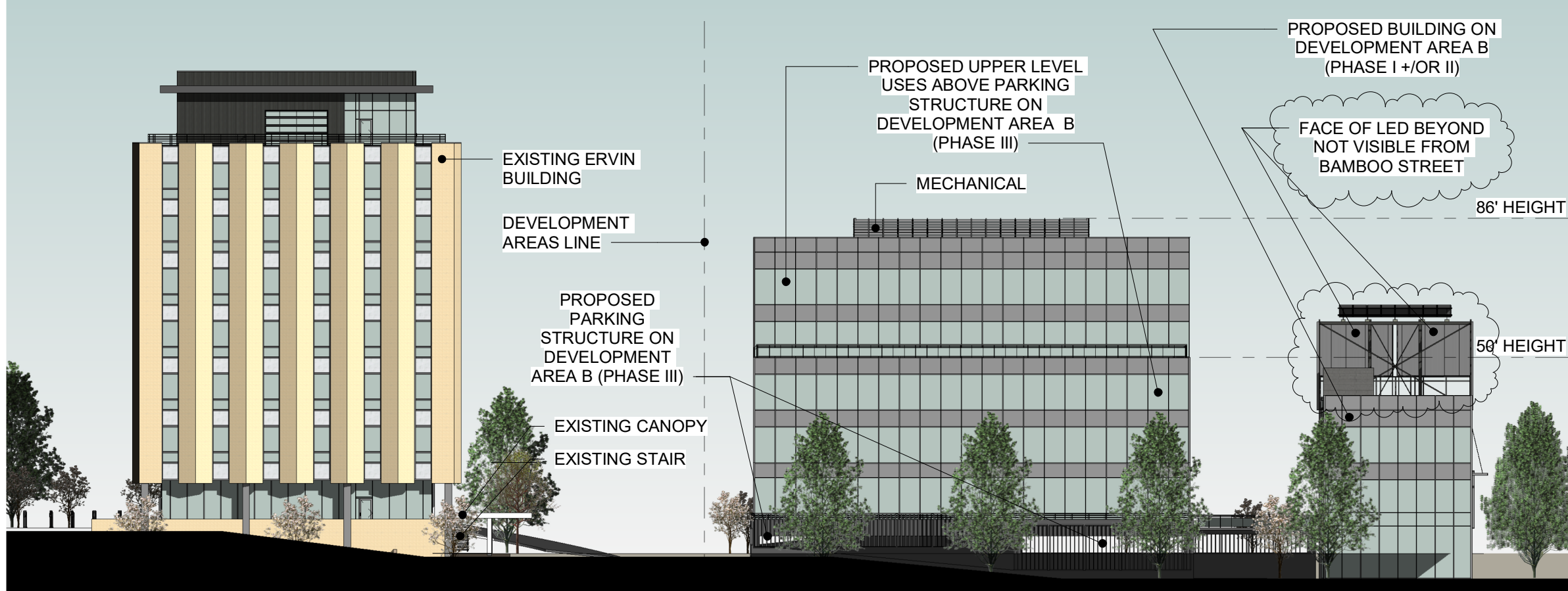
### Illustrative West Elevation

Project number -  
Date 02.18.2019  
(AMENDED 5/13/2019)

RZ-6

Scale 1" = 30'-0"





VIEW FROM BAMBOO STREET

Administrative  
Site Plan  
Amendment

FEBRUARY 18, 2019  
(AMENDED 5/13/2019)

REZONING  
PETITION NO.  
2019-052

ERVIN  
BUILDING  
REZONING

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

NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.

NOTE: GRAPHICS DEPICT CONCEPTUAL ELEVATION UPON FULL BUILD-OUT TO INCLUDE PHASES I, II, AND III; ACTUAL ELEVATION MAY VARY FROM ABOVE AS LONG AS OVERALL DESIGN INTENT IS MAINTAINED.



BEAVER CREEK CRE, LLC

# HISTORIC ERVIN BUILDING ADAPTIVE REUSE & PROPOSED NEW CONSTRUCTION

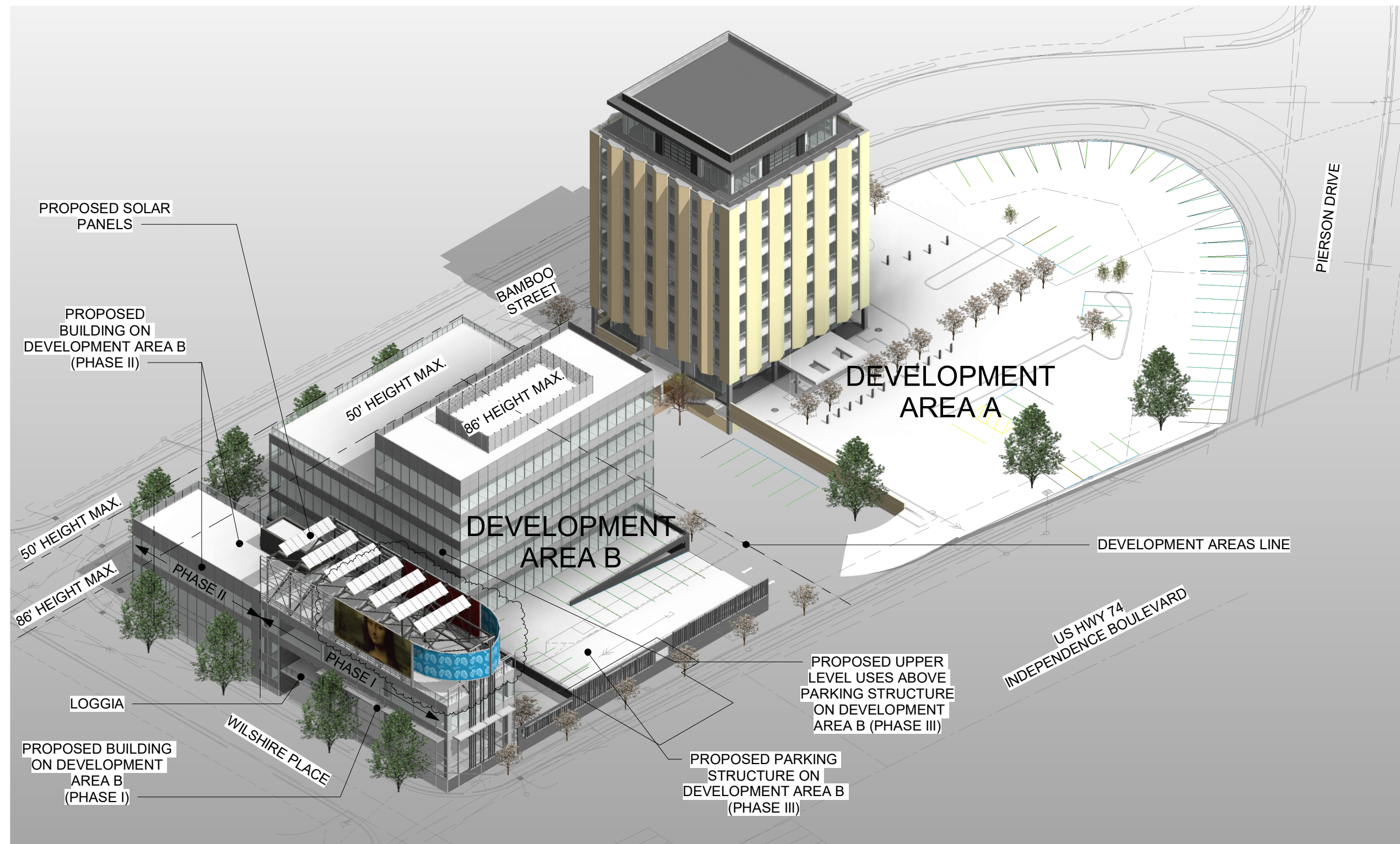
## Illustrative North Elevation

Project number -  
Date 02.18.2019  
(AMENDED 5/13/2019)

# RZ-7

Scale 1" = 30'-0"





NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.

NOTE: GRAPHICS DEPICT CONCEPTUAL ELEVATION UPON FULL BUILD-OUT TO INCLUDE PHASES I, II, AND III; ACTUAL ELEVATION MAY VARY FROM ABOVE AS LONG AS OVERALL DESIGN INTENT IS MAINTAINED.

## Administrative Site Plan Amendment

FEBRUARY 18, 2019  
(AMENDED 5/13/2019)

REZONING  
PETITION NO.  
2019-052

ERVIN  
BUILDING  
REZONING

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



# BEAVER CREEK CRE, LLC HISTORIC ERVIN BUILDING ADAPTIVE REUSE & PROPOSED NEW CONSTRUCTION

Orthographic View - West Corner

Project number -  
Date 02.18.2019  
(AMENDED 5/13/2019)

RZ-8

Scale