

ADJACENT OWNERSHIP LISTINGS*

EXECUTIVE BUILDING COMPANY LLC
 Tax # 13110116
 Zoning: B-2
 Existing Use: Vacant Lot

 RICHARD AND RITA GUINEY

Tax # 13110101
Zoning: R-22MF
Existing Use: Single Family

3. BRIAN AND KATHY COSTANZA

BRIAN AND KATHY COSTANZA
 Tax # 13111109
 Zoning: R-4
 Existing Use: Single Family

 GEORGE ZELECKI AND MARY JOAN Tax # 13111108 Zoning: R-4 Existing Use: Single Family

5. ROBERT AND KIM KALOUSEK
Tax # 13111106
Zoning: R-4
Existing Use: Single Family

6. JAMES AND ELIZABETH MATTHEWS
Tax # 13111107
Zoning: R-4
Existing Use: Single Family

7. TRACY PERREAULT

Tax # 13111105

Zoning: R-4

Existing Use: Single Family

8. MESFEN B TESFAGABIR

Tax # 13111104

Zoning: R-4

Existing Use: Single Family

9. HELMS RENTAL LLC
Tax # 13111103
Zoning: R-4
Existing Use: Single Family

10. JAMES WINKLE

Tax # 13111102

Zoning: R-4

Existing Use: Single Family

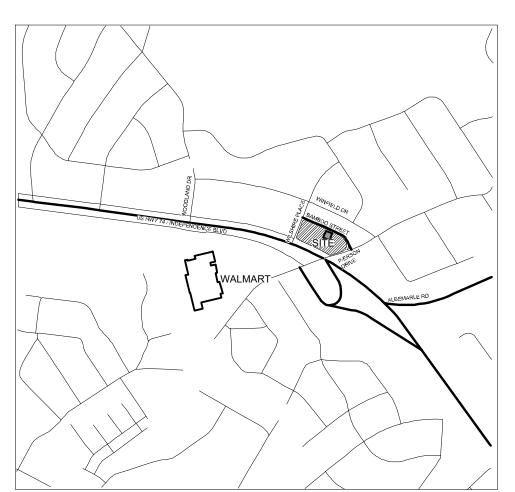
11. CHARLOTTE LP ADAMS OUTDOOR
ADVERTISING
Tax # 13113330
Zoning: B-2
Existing Use: Open Storage Lot

12. UHAUL REAL ESTATE CO.

Tax # 13113331

Zoning: B-2

Existing Use: Open Storage Lot



VICINITY MAP SCALE: 1" = 1000'

SITE INFORMATION	
SITE AREA	2.11 ACRES (+/- 91,911.60 SQFT)
TAX PARCEL(S) INCLUDED WITHIN	13111112, 13111110, 13111101
THE AREA TO BE REZONED	
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.

LandDesign.
223 NORTH GRAHAM STREET

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM ENG. FIRM LICENSE # C-0658

REZONING PETITION NO. 2019-052

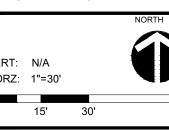
ERVIN BUILDING REZONING

BEAVER CREEK CRE, LLC 4037 E. INDEPENDENCE BOULEVARD

CHARLOTTE, NC 28205

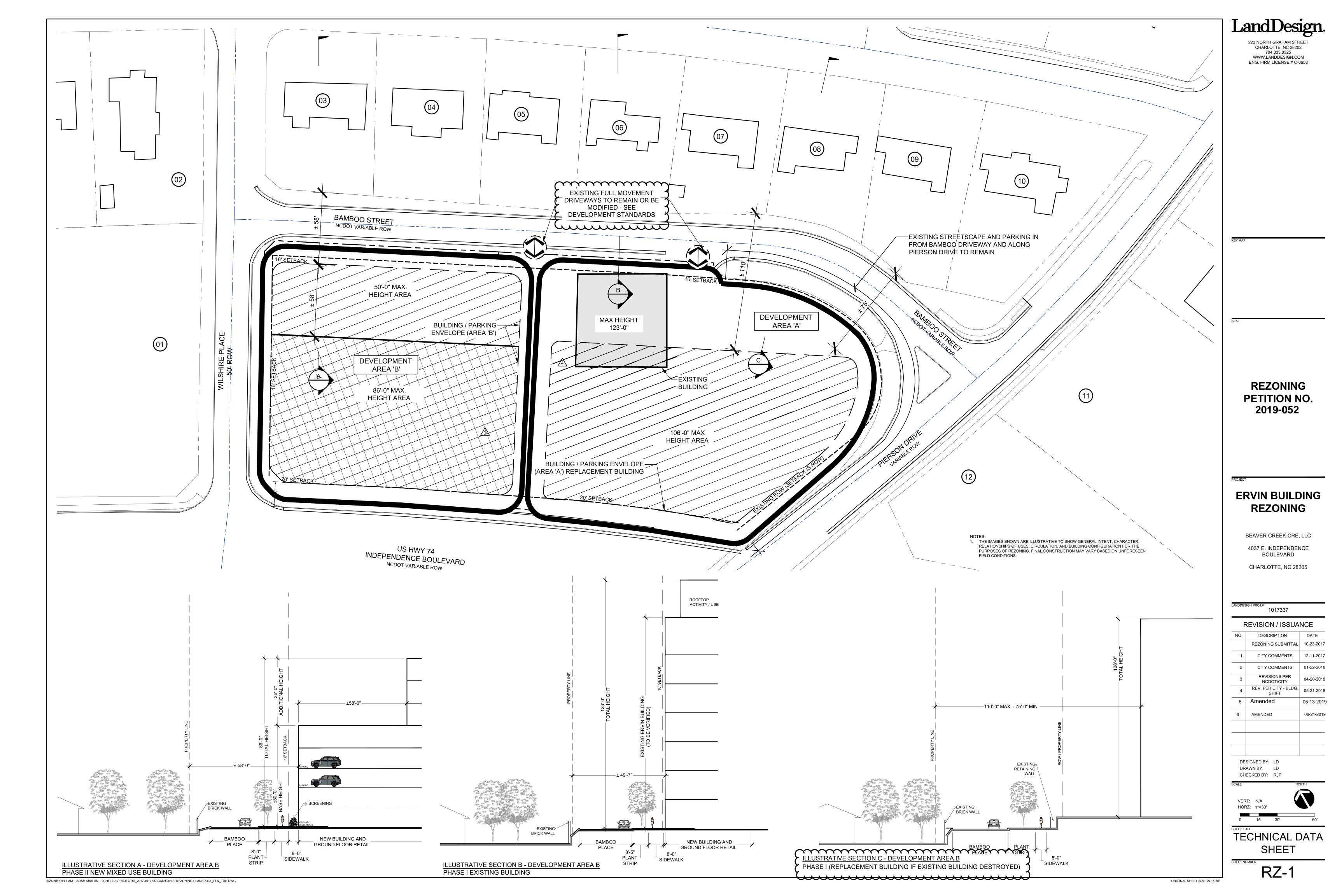
ı	REVISION / ISSUA	INCL
NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	10-23-2017
1	CITY COMMENTS	12-11-2017
	CITY COMMENTS	01-22-2018
	REVISIONS PER NCDOT/CITY	04-20-2018
	REV. PER CITY - BLDG. SHIFT	05-21-2018
	Amended	05-13-2019
6	AMENDED	06-21-2019

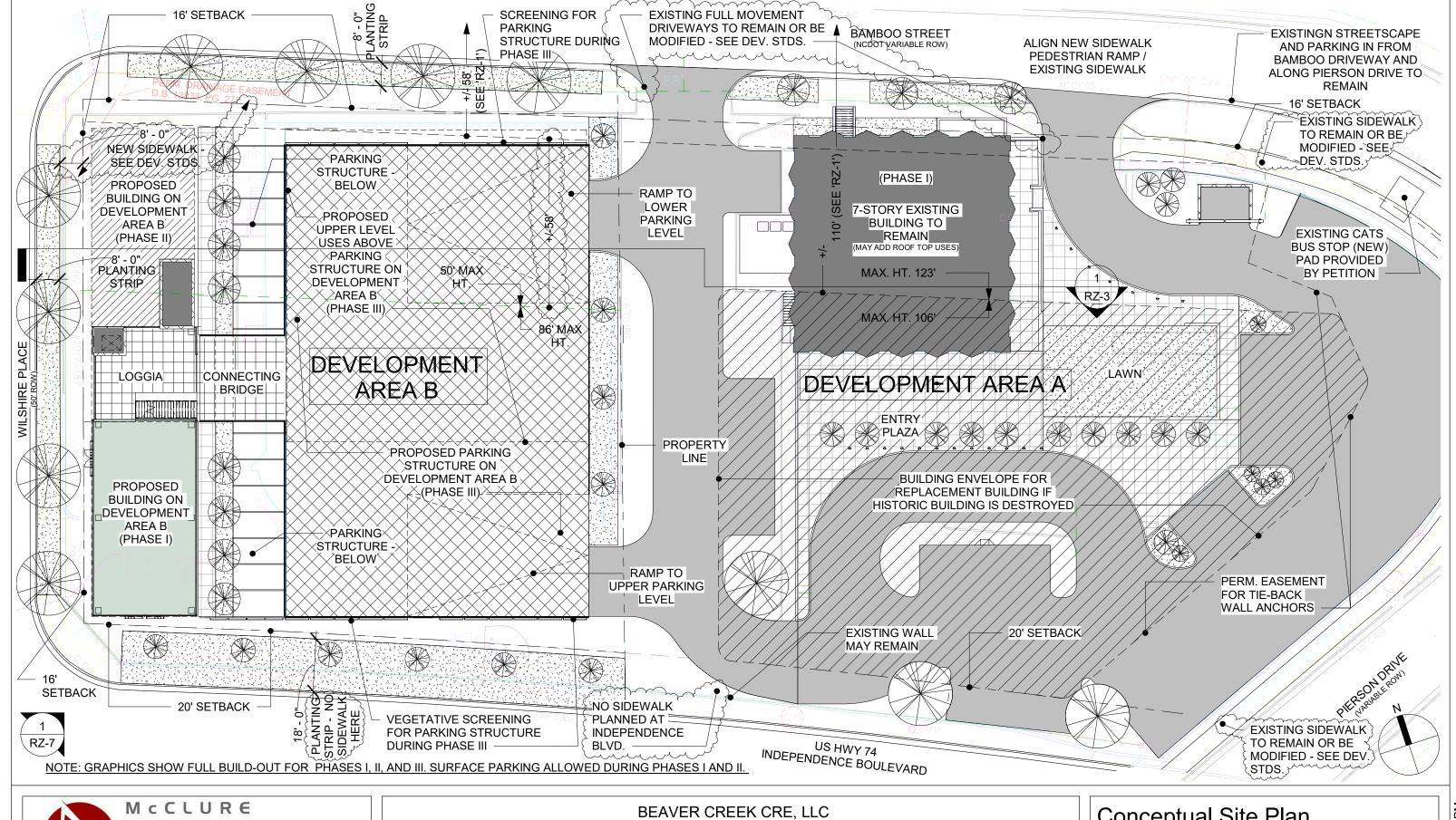
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: RJP



EXISTING CONDITIONS

RZ-0







HISTORIC ERVIN BUILDING ADAPTIVE REUSE & PROPOSED NEW CONSTRUCTION

Conceptual Site Plan		
Project number	-	
Date	02.18.2019	RZ-2
(Al	MENDED 6/21/2019)	· · · ·
,	,	Scale 1" = 30'-0"

6/24/2019 5:59:00 PM

Development Standards Quine 19\(\frac{2019}{2019}\) Rezoning Petition No. 2019-052 - SITE PLAN AMENDMEN

Site Development Data:

--Tax Parcel #: 131-111-12; 131-111-10 & 131-111-

-Existing Zoning: MUDD-O -Proposed Zoning: MUDD-O (SPA)

—Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD-O zoning district and/or the Optional Provisions below,

an index positionally described interest to execute the second of the se

-Maximum Building Height: The height of the existing building within Development Area. Any be increased up to a total height not exceeded 125 feet (see Optional Provision in Section 2 below), and if the existing building is destroyed the replacement building may not exceed a maximum height of 100 feet and must be located within the building envelope depicted on Sheef E/2.). The building to be constructed within Development Area B will not exceed a maximum height of (1) 50 feet at the building exceeds along lamboot Street and (i) 85 feet feet the portion of the building stopped back from Bumboo Street in the manner depicted on the Rezoning Plan. Height to the moustoned a required by the Ordinance.

1. General Provisions:

a Sire Location. These Development Standards form a part of the Rezoning Rina sasciated with the Rezoning Petition filed by Beaver Chee CRE LLC ("Pelinioner") to accommodate the relevelopment of certain land and improvements thereon containing approximately 2.11 area located at the interaction of five 74 (holependence Blev), and Ferson Drive (the "Sife") to permit a new mixed use development. It is understood that the Site includes two (2) Development Areas, must be produced to a *Development Areas *Power A

 Zoning Districts/Ordinance. Development of the Site will be governed by the Rezonin Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance" for MIDDO district. Unless the Perzoning Plan getablishes proper string.

standards, the regulations established under the Ordinance for the MUDD-O zoning classifications shall govern, as modified by the Optional Provisions below.

c. Graphics and Micrations. The schematic depictions of the uses, parking area diseibualls, structures and buildings, building devations, diverways, streets, and other development matters and site elements (collectively the "<u>Development Site Elements</u>") set forth on the Recoming Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development-Site Element depicted on the Recoming Plan are gainly in representations of the Development-Site element proposed. Changes to the Recoming Plan m value in the Plant of the Development Site element and approved as allowed by Section of 207 of the Ordinance.

duiting to be developed on the site half not exceed for C, provided, however, the building to the developed on the site half not exceed for C, provided, however, the building to the developed on the site half not exceed for C, provided, however, the building so the developed on the site half not exceed for C, provided, however, the building so grantly depicted to the Recoing Plat and I of which shall be considered as not C illustring as long as they are attached in some manner whether by wall, enclosed archivezevay or similar structure. Accessory buildings and structures located on the Stein thall not be considered in any intrinstitution on the number of buildings on the Site. Accessory buildings and structures with buildings on the Site. Accessory buildings and structures with buildings on the Site. Accessory buildings and structures with buildings on the Site. Accessory buildings and structures with buildings on the Site. Accessory buildings and structures with buildings on the Site. Accessory buildings and structures with buildings on the Site. Accessory buildings and structures with buildings on the Site and not be considered in any ordered and access to the site of the Site and not be considered in any ordered and access the site of the site of the Site and the Site and not be considered in any ordered and access the site of the Site and the S

E. Planned/Huffed Development. The Site shall be viewed as a planned-unified development plan as to the elements and portions of the Site generally deviced on the Rezoning Plan. As such, side and care yards, buffers, budding height separation standards. Plan Generally between temperorements and other Development Site Elements located within the Site. Furthermore, the Perifitioner and/or owner of the portion of the Site reserved in right to subdivide the portions or all of the Site within such Development Areas and create lots within the interior of the portion of the Site within such Development Areas and create lots within the interior of the portion of the Site within such Development Areas and create lots within the interior of the portion of the Site within such Development Areas whost regard to any such internal separation standards that those expressly set forth and FAR requirements, provided, however, all such separation standards dought exception beautify of the Site Site and those expressly described in the Rezoning Plan shall be adhered to. In addition, all FAR requirements will be regulated by any development limitations of toth in this Recogning Plan shall be Site as a whole and not individual portions or lots located.

f. Personal Services. The terms "personal service uses" and/or "personal service (whether capitalized or not) will mean and refer to use that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products on merchandinely that head self products and merchandies (vield) amultilary. Examples of Tersonal Service uses include but are not limited to: bearty salons and barbor shops, Spas, Yoga and exceeding the contraction of the contraction of

g. EDER Uses. References to the term "EDEE" shall mean "Esting Drinking Entlertannier Establishments" as defined in the Ordinance and shall include without limitation Limited Service Restaurants. A "Limited Service Restaurant" or "limited service restaurant" (whether capitalize or not) shall mean a restaurant with no more than 3,000 square feet of gross floor area servin

premixed dough), together with associated accessory uses.

h. Gross Floor Area. When determining the maximum development levels set forth in t.

h. Gross Floor Area. When determining the maximum development levels set forth in it. Rezoning Plan, gross Floor area as defined in the Ordinance shall exclude any surface or structur parking facilities (including, without limitation, corridors and elevators within such facilities moleculed took of the property of

2. Optional Provision

The following Optional Provisions shall apply to the Site:

a. Height of Existing Building within Development Area A. The height of the existing

b. Development Area B Specialty Siguage. Within Development Area B, to allow th specialty siguage to be located on building improvements located at the corner of Withiner Base and Independence Doubleward in the mannea generally depicting. As Receiving Plant (Specialt Siguage), at leving understood that such siguage most configurable (1) up to 722 square footage of 227.25 square footage of (1) in Figurity 10, 1000 or other regulating authority us to 1,8073 square footage of 227.15 square footage of (ii) if required 10, 1000 or other regulating authority us to 1,8073 square feet of sign surface area per wall and/or sign surface area on two (2) areas for the specialty of the specialty depicted on the Rezoning Plan (the actual installed improvements may we from such rendering as long as the overall design intent is met and the above specifications are specifications as read and the specifications.

In connection with the Specialty Signage, the following additional requirements shall apply:

(x) such Specialty Signage shall not be installed on a wall/sign surface area or portion of the building improvements facing directly toward Bamboo Drive along the edge directly opnosite Indeendence Boulevard:

(y) the Specialty Signage shall be digital and LED in nature (or of similar technolog with digital components and with features that allow dimming of the Specialty Signa; to adjust for ambient conditions;

(2) Petitioner shall explore the incorporation of solar panels or some other alternative energy source as part of the building improvements upon which the Specialty Signage is placed within Development Area B to support efficient power supply for the Specialty Signage, and if feasible to incorporate some material level of such alternative energy source; and

(q) the Specialty Signage will not become operable until issuance of the certificate of

Independence Boulevard with a maximum height of 20 feet and containing upon monatce sign along Independence Boulevard with a maximum height of 20 feet and containing up to 150 square feet of sign area and to allow one detached ground mounted sign along each of the other public streets (Wilshire, Bamboo, and Pierson) in accordance with MUDD permitted dimensions and heights.

d. Parking/Maneuvering on Development Area A. To allow parking and maneuvering between the building on Development Area A and Independence Boulevard, Bamboo Street and Pierson Drive, and between Wilshire place and portions Development Area B prior to full development of this area.

e. Parking/Manuscveing on Development Area B. To allow surface parking and manuscreing within Development Area B. a without regard to building locations or existence of buildings on the Site and as generally depicted on the Rezening Plan until such time as "Phase II and Phase III Development" slees place on Development Area B. Parking and manuscreeing may not be located between the building and adjacent public streets on Development Area B after the issuance of certificate of occupancy associated with constraints of improvements associated with Plase III development of Development Area B, or the building portions associated with the relief Plase I and Theas I as to such building portions, as described on the Rezoning Plan. For clarity, once a portion of the building to be located on Development Area B is built (in phase as allowed hereit), in parking or manuscreing may occur between such build profit of the building and the building and the publishing and the publishi

f. Streetscape Optional Provisions. To not require a sidewalk nor planting strip along the Site's frontage with Independence Boulevard, and to allow the existing streetscape located along Pierson Drive and that portion of Bamboo near Pierson Drive as shown on the Rezoning Plan to

Note: The optional provisions regarding signs are additions/modifications to the standards for signs on the Site and are to be used with the remainder of MUDD standards for signs not modified

3 Permitted Uses & Development Area Limitation

a. Development Area A. Subject to and including the provisions set forth in Section 3 herein (including for instance transfer and conversion rights). Development Area A. may be developed for up to 45,000 square feet of gross floor area of uses (see definition of gross floor area above) allowed in the MUDD-O zoning district, together with accessory uses as allowed in the MUDD-O zoning district, together with accessory uses as allowed in the MUDD-O zoning district and per the Optional Provisions of Section 2 above.

In addition, in the event the existing building is destroyed by fire or other casualty so that rebuilding the existing building is impractical or cost prohibitive, a replacement building may be constructed in line of the existing building within the building envelope generally depicted on Sheef Re2.1: in such event, the total square footage allowed within Development Area may be increased by 30,000 square feet of gross floor area of uses allowed within Development Area and Confederate of the Sheef S

Furthermore, no more than 6,000 square feet of gross floor area within Development Area A may be used for retail, LBEE or Personal Services uses (excluding used uses deem decreasery to office uses on Development Area A); such 6,000 square feet of gross floor area limitation shall include rooftop active uses (the "Reofinp Active uses") such set DEE uses and similar uses occupying up to but not exceeding 4,500 square feet of area (enclosed or open air) on or near the roof of the building within Development Area A (the "Reofinp Activity Acra") and any such uses located within the remainder of the building. The floor of the decrease and the state of the acra of the state of the acra of the state of the

b. Development Area B. Development Area B may be developed with up to 57,000 squan feet of gross floor area of uses (see definition of gross floor area above) allowed in the MUDDO caring district, including accessory uses a allowed in the MUDDO canning district, provided however, such amount may be reduced as desembed in Section 3.a. Furthermore, no more than 12,000 square feet of relatin, DEDE or Personal Services uses (excluding such uses determined to the providence of the providence of

c No gas/convenience store use may be permitted on the Site

d. Phased Development of Development Area B. As generally depicted on Sighet EC-2 Development. Area B is contemplated to be developed in three (3) phases, the first such Phase Development to reflect demolition of the existing building on Development threa B and the replacement thereof with the new building at the corner of Wishine Place and Independent Development or the Signate along with surface parking that may serve use on the Sign. The second being Plass II Development to reflect does and a continuation of the building along Wishine Place along with surface parking and at third phase with permitted uses and associated structured parking facility on the remainded of Development to reflect the properties of the Signate and the Signate Signate and the Signate Signate

e. Renovation of Existing Building & Construction of Building Addition on Development Area A. Development Area A shall be redeveloped in a manner that renovates the existing building located on Development Area A.

f. Conversion of Commercial Uses to Hotel Rooms on Development Area A. Hotel Comes may be developed within Development Area A by converting commercial uses (e.g. delice, retail, EDEE and Personal Services uses) into hotel rooms at the rate of 300 square feet of gross floor area of such commercial uses so converted for one (1) hotel room added, up to a maximum of 100 hotel rooms a converted.

g. Records of Entitlement & Transfers/Conversions; Administrative Amendments. Frior to any transfers/conversion of entitlement pursuant to subsection 3.a. and f. above, the Petitioner or owner of the applicable Development Area involved in the transfers/conversion under request shall provide to the Planning Department a written request for such transfers/conversion as well as an updated entitlement summary for development. Furthermore, the results of such conversions and the exidence of the ardeninistrative site rule manufacture.

4. Access & Transportation/Ped Improvements:

Access to the Site will be from Bamboo Street in the manner generally depicted on the

b. The Petitioner will install a left-turn lane from Pierson Drive onto Bamboo Street as generally depicted on the Rezoning Plant provided, however, such left-turn lane will be created by re-stripping the existing pavement on Pierson Drive and shall not be required if it asmost be accomplished in this memory firequired. Self-Plat timit also fall for existing the above Geographic manner prior to the issuance of the first certificate of occupancy for new development taking plassy on the Site.

The Petitioner will convert the existing monolithic concrete island at the intersection Bamboo Streta and Person Drive to do serve as pedestrain refligs falled while still chambeling traffic as currently does. The existing accessible ramps on Bamboo would be relocated to copicide with the redesigned monolithic correct island and the pay not beginning the properties of the payment of the paymen

Stretsuse improvements along Within Place, Independence Bloof (only inpulsying proinging) of special solicularly all Bumboo Place will be installed in the immore provided depicted on Blood 12.2 four to the issuance of the first certificate of occupancy for page epolegorist taking place on the Size, subject to placing of Development after, Blood 15. The page of the provided of the page of the provided of the provided of the page of t

c. The Petitioner will provide a sidewagle seamour for any of the proposed sidewalls the fall quisies of the equitine pitage foreage and said existent of the family delication of the affirm of the control of the sidewalls as determined by Petitioner shall be in place prior to the issuance of the first certification of occupancy for now development stating place on the Sibe, but while the exercise or dedication must be in place, the phasing of the actual construction of the sidewalls, and the place of the Sibe of the sidewalls of the sidewall of t

f. It is anticipated that the existing driveways on Bamboo Street as shown on the Rezonit Plan will either be replaced or modified to result in a Type II Modified Driveway, unless otherwise accentable to CDOT and the Plannine Staff

g. The Petitioner will provide a new concrete pad for the existing CATS bus stop alor

By LEScott is stated expressly in the above referenced provisions regarding plassing, the proposed transportation improvements shall be approved and constituted prior to the issuance the first certificate of occupancy for the Site. The Petitioner may post a bond for any provision of the complete of the time the time the first certificate of occupancy is issued in connection with the compilitions is stated become g. Petitioner will submit a Technical Transportation Memo to NCDOT and CDOT during permitting (or such other time acceptable to NCDOT) and any transportation improvements engelifically identified will be undertaken by Petitioner as such time acceptable to NCDOT.

5. <u>Architectural and Site Design Standards</u>:

a Building Marcials Generally. The building materials used on the principal building Development Area A will be a combination of pertions of the following first, some stone, present concrete, synthesis stone, comentions (five board, stance, IEF), descrative blood ander woods, that any replements building as described herein on Development Area A consist principally of glass and associated materials more in keeping with the conceptual elevation of the control of the consist principally of glass and associated materials more in keeping with the conceptual elevation of the control of the

b. Streetured Parking Pock. Turking dock structures shall be designed to unsterially record between of parked seen from adjacent public streets and sercening of ears parked on the upon level will be accomplished by a combination of wall (at least 42 inches in height) and decentries architectural leavone or recenting material on leaders height public streets, designed as part of the accomplishment of the part of the second pa

E. Morado on Estating Retaining Walls. The Petitioner will commission and install markly as persons of the existing retaining walls leaded within the right erlow of Person of the Estating retaining wall betauted within the right erlow of Person of Rumboo Steer subject to the approval of NCDOT and/or CDOT. If so approved, the markly will be installed prior to the insurance of a contribute of occupancy for the existing building within existing the existing building within the contribution of the existing building within the contribution of the existing building is constructed. Petitioner or the conver of Development Area A will instatian such

d. Building Placement and Site Design Standards. New building placement and site desig shall focus on and enhance the pedestrian environment on public streets, through the followin

- New buildings on Development Area is shall be placed so as to present a
 façade to Wilshire Place and Bamboo Street (i.e. the rear or the servic
 buildings may not be oriented toward Wilshire or Bamboo); provided,
 buildings may be undertaken in phases as described above.
- ii. The building located on Development Area B as part of Phase I and II development shall include installation of active use space along the building edge fronting Wishire Place for a minimum of sixty percent (60%) of such frontage upon full build-out but less in connection with early phases which may include development of the building

ated at the corner of Wilshire Place and Independence Boulevard as described

- New building faculate fronting Within's Place or Bumboo Street on Development Area B for the Plane I and Phine III development shall include a combination of windows and operable dones for a minimum of 93% of each fronting elevation transporate glass between 2 and for on the first flows. If yo I for with for equipment of 3-0" clar depth between window and rear wall. Windows within this zone shall not be secreeded by film, clear, and other opaque metral, glazing finishes or window tentiment. The maximum sill height for required transparces, shall not structure of the place. The standard with on apply to packing structures construction of the Sile.
- The facades of first/ground floor of new buildings along streets shall incorpore minimum of 20% of materials such as elass, brick, stone and pre-cast.
- v. Direct pedestrian connection for new buildings should be provided between street facing doors, comer entrance features to the sidewalks along Wilshire Bamboo, except that the Phase I development building shall not require an entraorn the side facing Bamboo pending installation of the Phase II improvements . I operable door spacing for new building slong Wilshire Place and Bamboo shall exceed 73 Feet on the new building constructed on the Site.
- New building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, jurnariicalated blank froatment of such wall;
- vii. New building elevations shall be designed with vertical bays or articular architectural features which shall include a combination of at least three of following a combination of exterior wall offsets (projections and recesses), colump pilasters, change in materials or colors, awnings, areades, or other architecture elements.

6. Streetscape and Screening:

a. The Petitioner will provide a sidewalk network that links each building on the Site to sidewalks along Wilshire Place and Bamboo Street in the manner generally depicted on Sheet I 2 and otherwise on the Rezoning Plan. The minimum width for these internal sidewalks will

b. Any new buildings constructed within Development Areas A and B will maintain minimum building sethsek (i.e. not applicable to surface parking) of 20 Feet along Independe Boulevard as measured from the existing back of curb. A 16 foot sethsek as measured from existing curb will be maintained along Wishine Flace and Bamboo Street. The sethsek at Pierson Drive will be the existing right-of-way line (the width of the right-of-way along Flee Drive streich as meanraght duries) on the Personne Flace.

The Petitioner will close, cover, or remove the existing stairs along Bamboo 8 It to the existing basement of the building, if not required to be an egress point by studieds of required to be no element point. Petitioner shall mobilly said accels to soon as principally after approval of this rezuning to install a safety rail or gate for public safety for protections in this oran.

d. Meter banks will be screened from view from adjacent public streets at grade. HVAC a related mechanical equipment will be screened from public view at grade.

 Above-ground backflow preventers will be screened from public view and will be lo outside of the required setbacks.

f. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with or side being a decorative gate. The wall or fence used to enclose the dumpster will be architectural compatible with the building materials and colors used on the principal building.

g. Screening of the surface parking areas associated with Plass I Development on the Sist allal bas a four (5) foot nature height evergene hodge as generally depicted on the Recoming Flam The proposed screening may be located within the sethesk and within the right-clevay allow independence Desiderard, Florento Divise and a portion of Elmano Street cless to Pierson and Independence Desiderard, Florento Divise and a portion of Elmano Street cless to Pierson and Colorent Colorento (Colorento Colorento C

7. <u>Environmental Featur</u>

 The Petitioner shall comply with the Charlotte City Council approved and adopted Pos Construction Ordinance.

The Site will comply with the Tree Ordinance.

8. Signage:

Signage as allowed by the MUDD-O zoning district in the MUDD-O Area may be provided and as allowed in the MUDD-O Optional Provisions set forth above.

. .

 All new detached and attached lighting shall be full cut-off type lighting fixture excluding lower, decorative lighting that may be installed along the driveways, sidewalks, an parking areas.

Detached lighting on the Site will be limited to 26 feet in height.

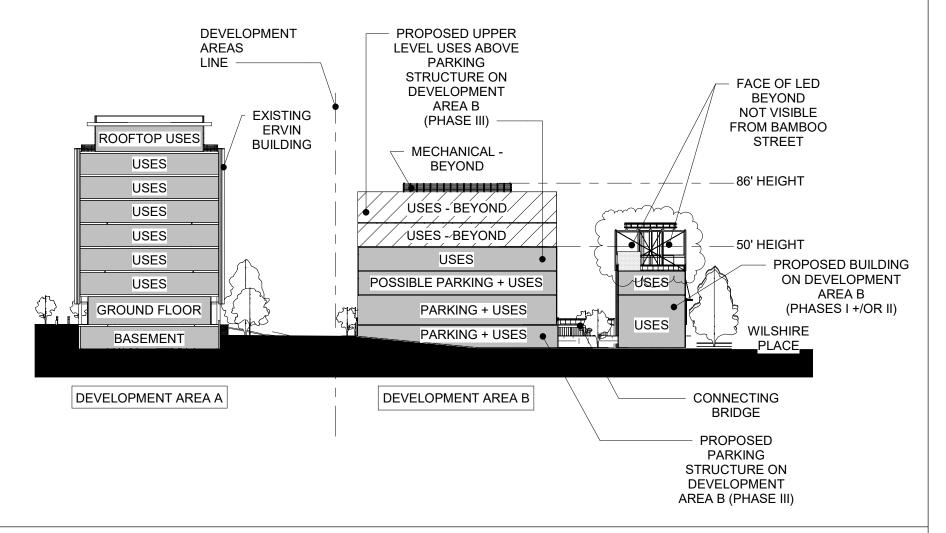
 Subject to the approval of NCDOT the Petitioner will install street lights along Bambo Street prior to the issuance of a certificate of occupancy for the existing building withing

10. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the portion of the Development Area (or subdivision thereof) affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance or Chapter 6.

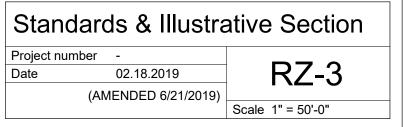
11. <u>Binding Effect of the Rezoning Applicat</u>

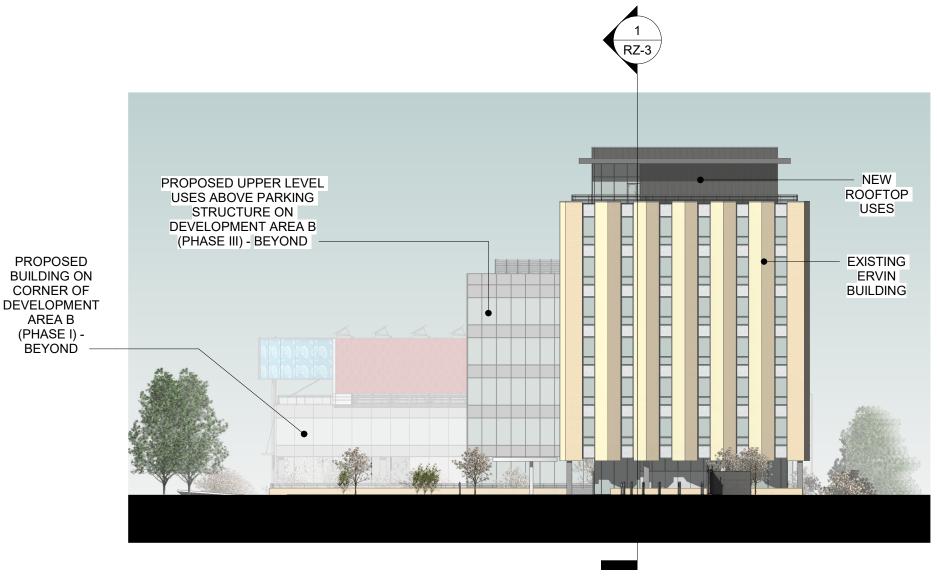
a. If this Rezoning Petition is approved, all conditions applicable to the development of Site imposed under the Rezoning Plan will, unless amended in the manner provided unde Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners or





BEAVER CREEK CRE, LLC





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

VIEW OF SITE FROM PIERSON DRIVE

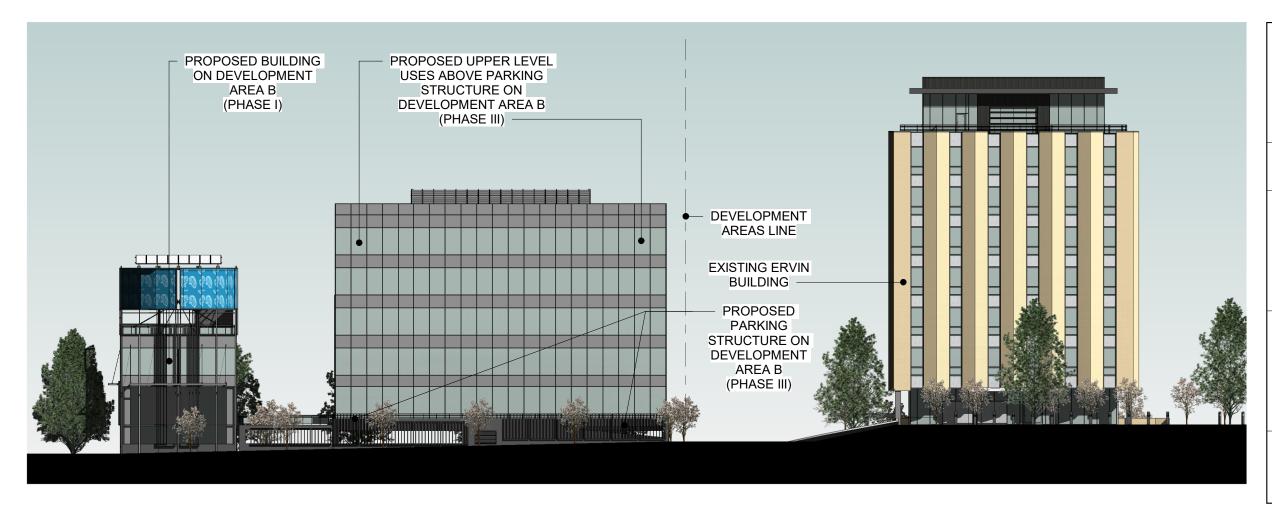
NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.

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.



BEAVER CREEK CRE, LLC

Illustrative East Elevation			
Project numb	oer -		{
Date	02.18.2019	RZ-4	
	(AMENDED 6/21/2019)		
	,	Scale 1" = 30'-0"	
			}



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

VIEW FROM INDEPENDENCE BLVD.

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

Illustrativ	e South El	levation	
Project number	-		
Date	02.18.2019	RZ-5	
(AN	MENDED 6/21/2019)	•	
,	,	Scale 1" = 30'-0"	



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

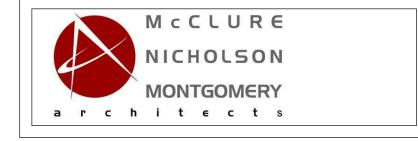
REZONING PETITION NO. 2019-052

> **ERVIN** BUILDING **REZONING**

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

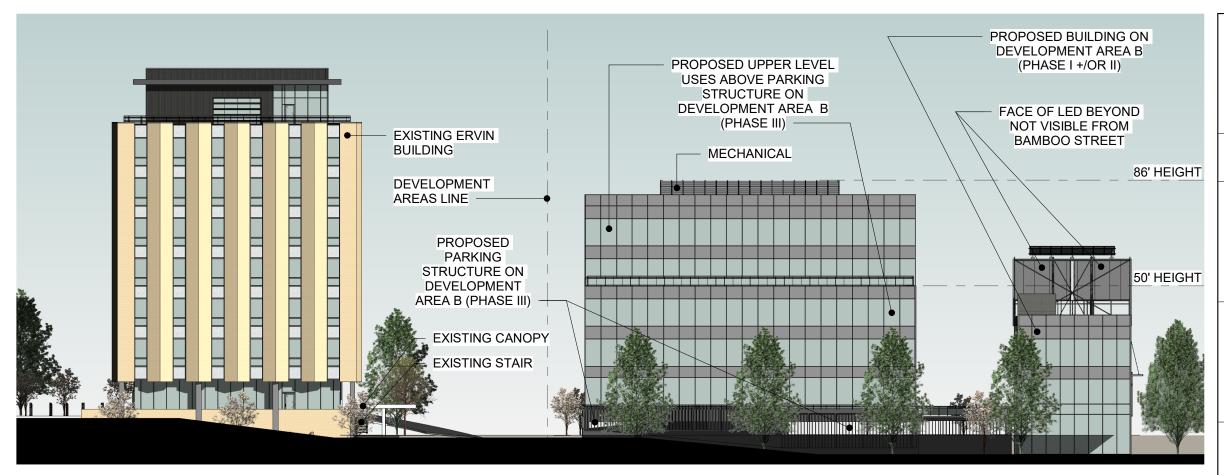
NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.

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

Illustrative West Elevation			
Project nur	nber -		:
Date	02.18.2019	RZ-6	
	(AMENDED 6/21/2019)	•	
	,	Scale 1" = 30'-0"	



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

VIEW FROM BAMBOO STREET

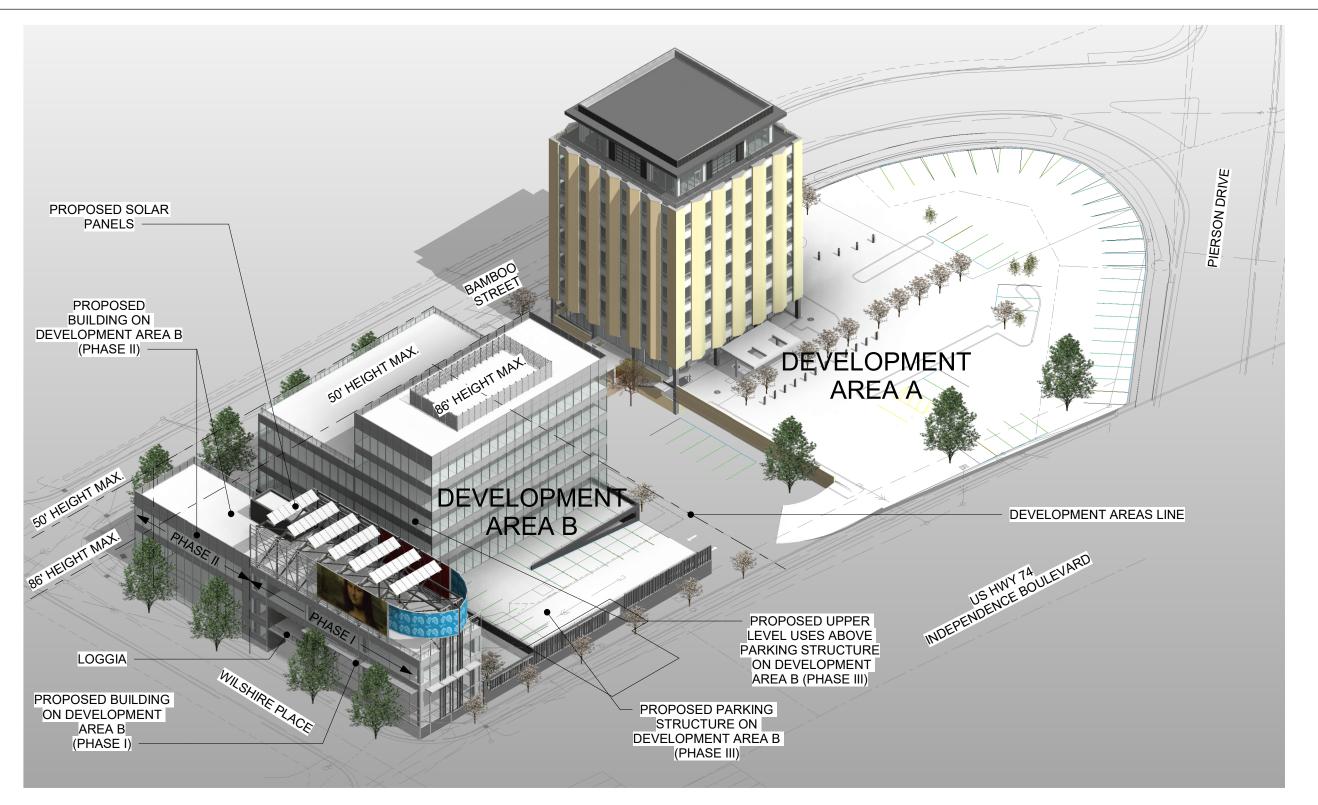
NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.

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

Illustrative North Elevation		
Project nu	ımber -	
Date	02.18.2019	RZ-7
	(AMENDED 6/21/2019)	
	,	Scale 1" = 30'-0"
	· ,	Scale 1" = 30'-0"



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

Orthographic View - West Corner		38 PM	
Project nu Date	mber - 02.18.2019	RZ-8	.00.9
	(AMENDED 6/21/2019)	- \-	201
		Scale	124/