

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
	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

SCALE

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

0 15' 30' 60'

SHEET TITLE

EXISTING
CONDITIONS

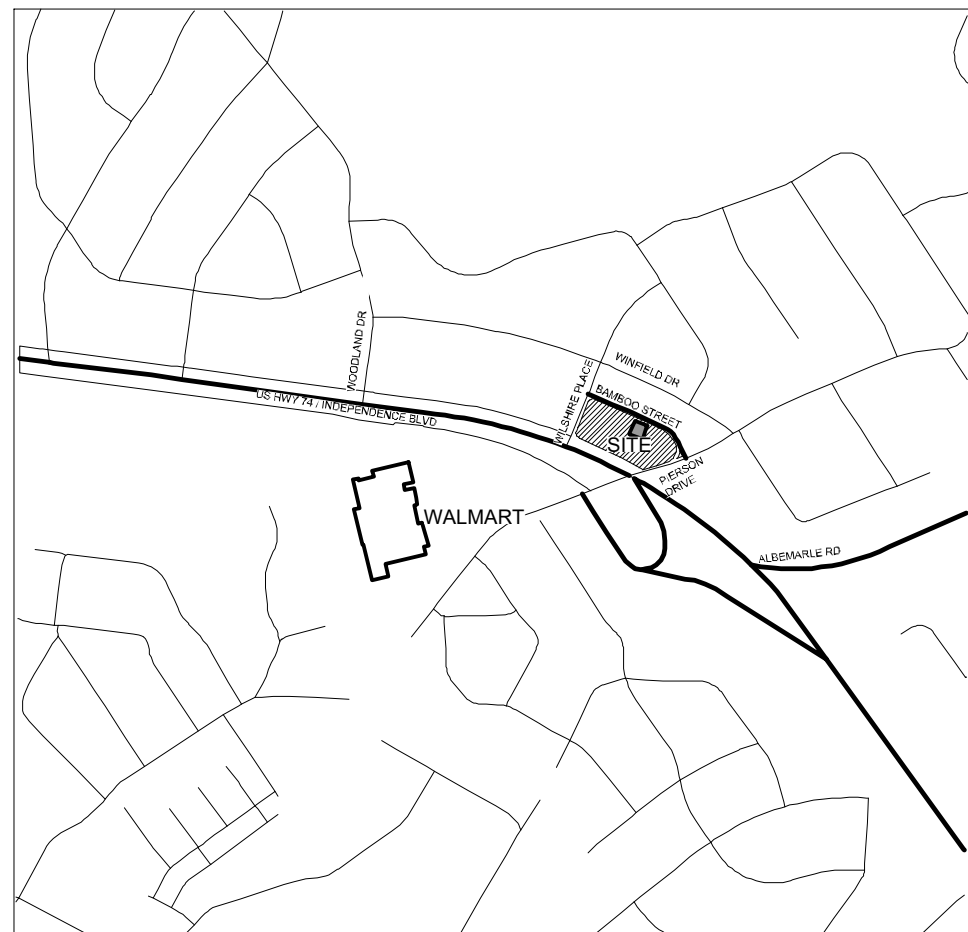
SHEET NUMBER

RZ-0



ADJACENT OWNERSHIP LISTINGS*

- | | |
|---|---|
| 1. EXECUTIVE BUILDING COMPANY LLC
Tax # 13110116
Zoning: B-2
Existing Use: Vacant Lot | 9. HELMS RENTAL LLC
Tax # 13111103
Zoning: R-4
Existing Use: Single Family |
| 2. RICHARD AND RITA GUINEY
Tax # 13110101
Zoning: R-22MF
Existing Use: Single Family | 10. JAMES WINKLE
Tax # 13111102
Zoning: R-4
Existing Use: Single Family |
| 3. BRIAN AND KATHY COSTANZA
Tax # 13111109
Zoning: R-4
Existing Use: Single Family | 11. CHARLOTTE LP ADAMS OUTDOOR ADVERTISING
Tax # 13113330
Zoning: B-2
Existing Use: Open Storage Lot |
| 4. GEORGE ZELECKI AND MARY JOAN
Tax # 13111108
Zoning: R-4
Existing Use: Single Family | 12. UHAUL REAL ESTATE CO.
Tax # 13113331
Zoning: B-2
Existing Use: Open Storage Lot |
| 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 | |



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
	REZONING SUBMITTAL	10-23-2017
1	CITY COMMENTS	12-11-2017
2	CITY COMMENTS	01-22-2018
3	REVISIONS PER NCDOT/CITY	04-20-2018
4	REV. PER CITY - BLDG. SHIFT	05-21-2018
5	Amended	05-13-2019
6	AMENDED	06-21-2019

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

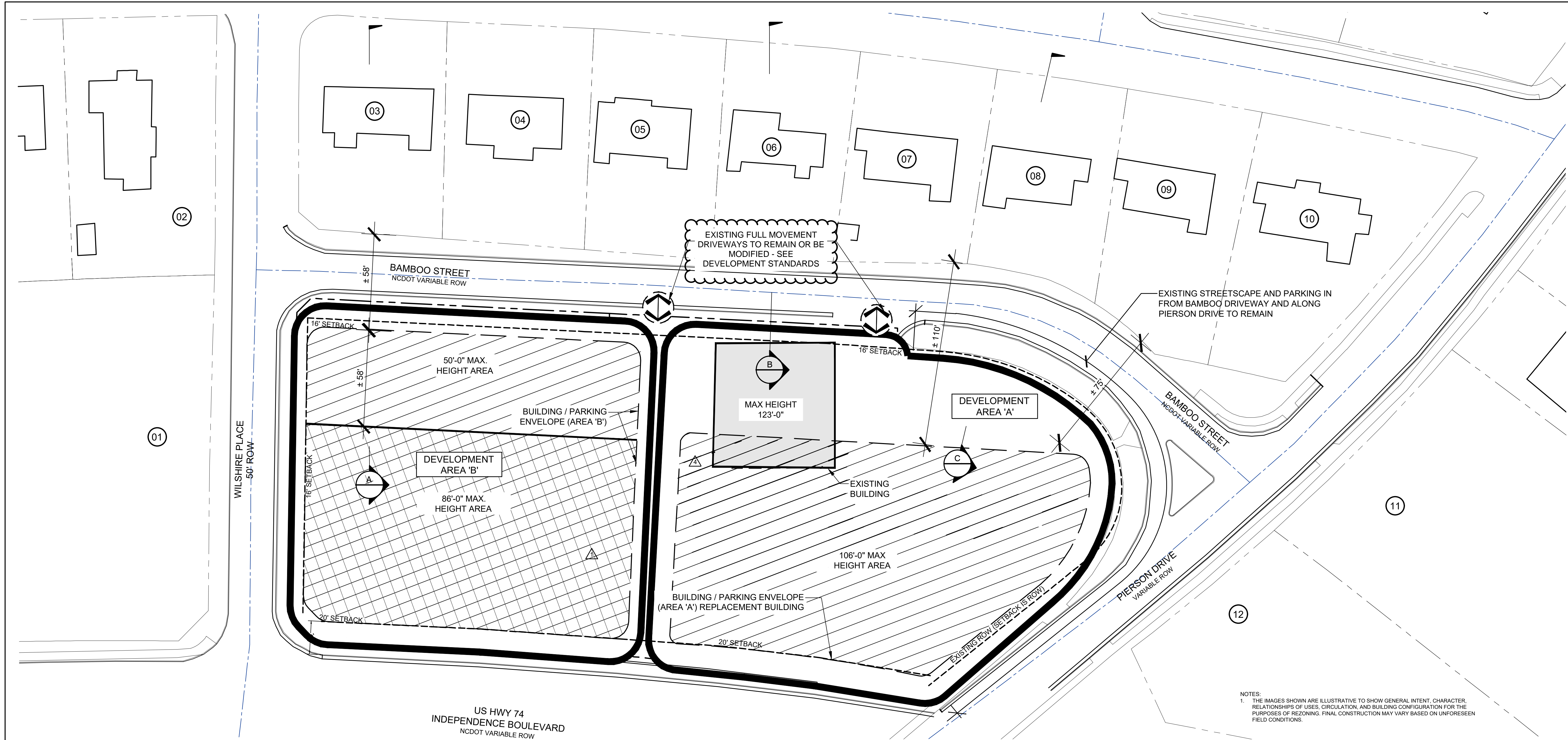
SCALE

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

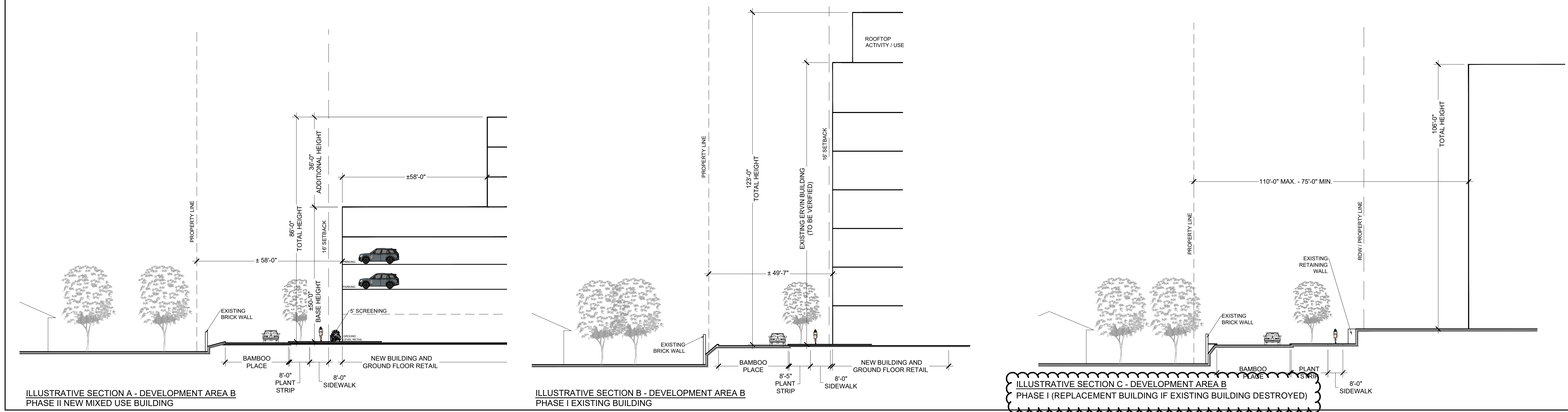
TECHNICAL DATA
SHEET

SHEET NUMBER

RZ-1



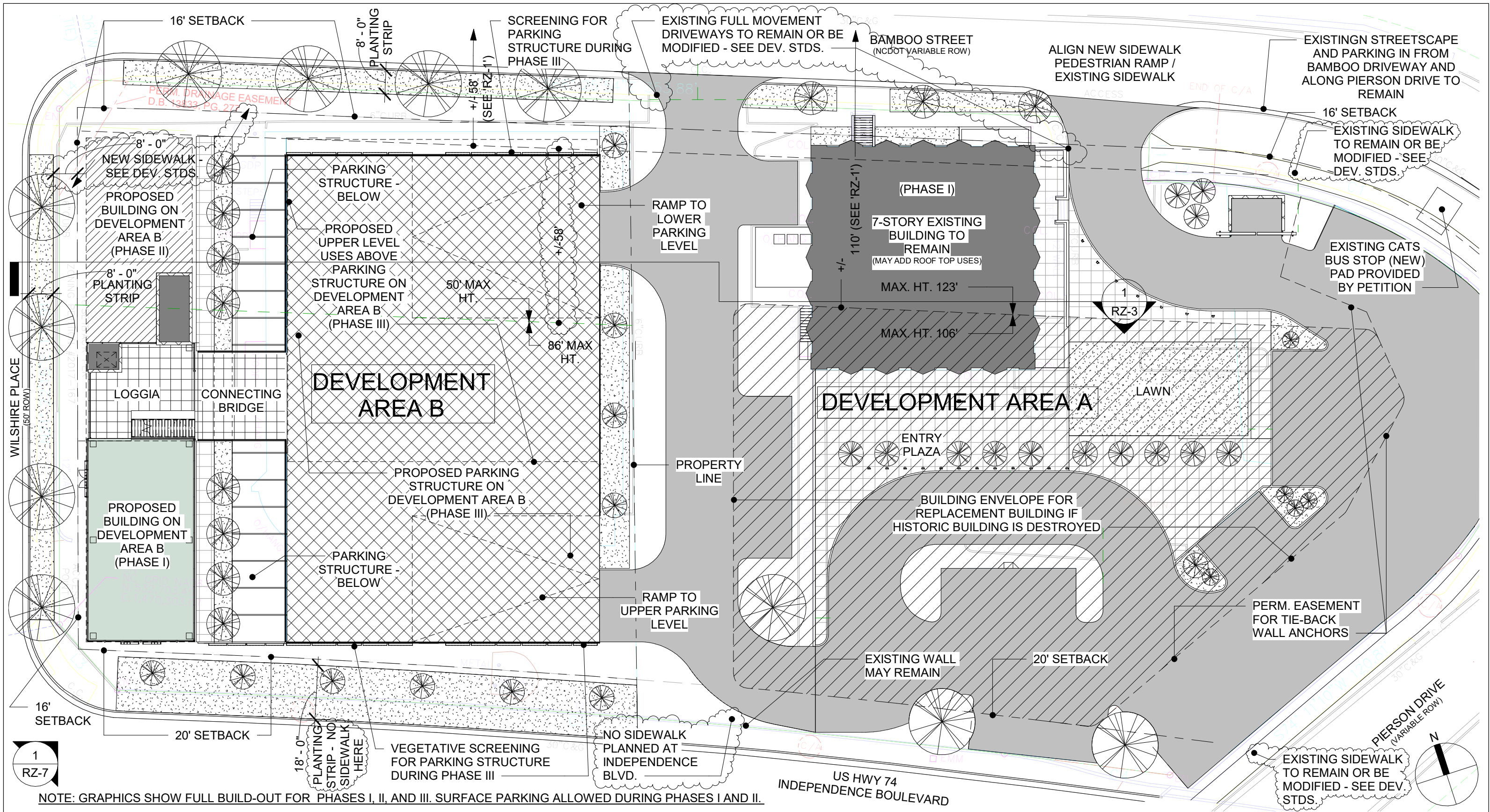
NOTES:
1. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON UNFORESEEN FIELD CONDITIONS.

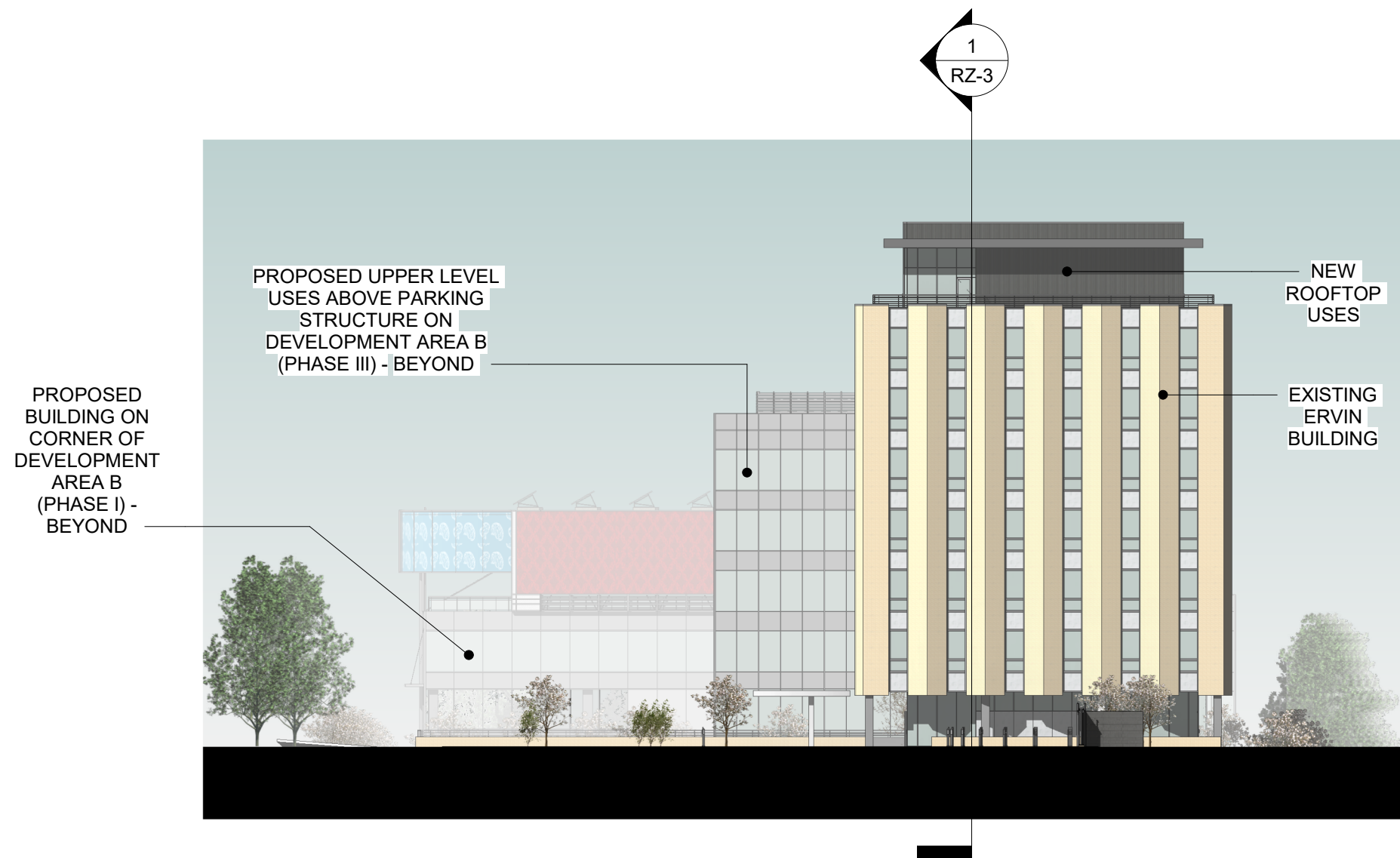


ILLUSTRATIVE SECTION A - DEVELOPMENT AREA B
PHASE II NEW MIXED USE BUILDING

ILLUSTRATIVE SECTION B - DEVELOPMENT AREA B
PHASE I EXISTING BUILDING

ILLUSTRATIVE SECTION C - DEVELOPMENT AREA B
PHASE I (REPLACEMENT BUILDING IF EXISTING BUILDING DESTROYED)





VIEW OF SITE FROM PIERSON DRIVE

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

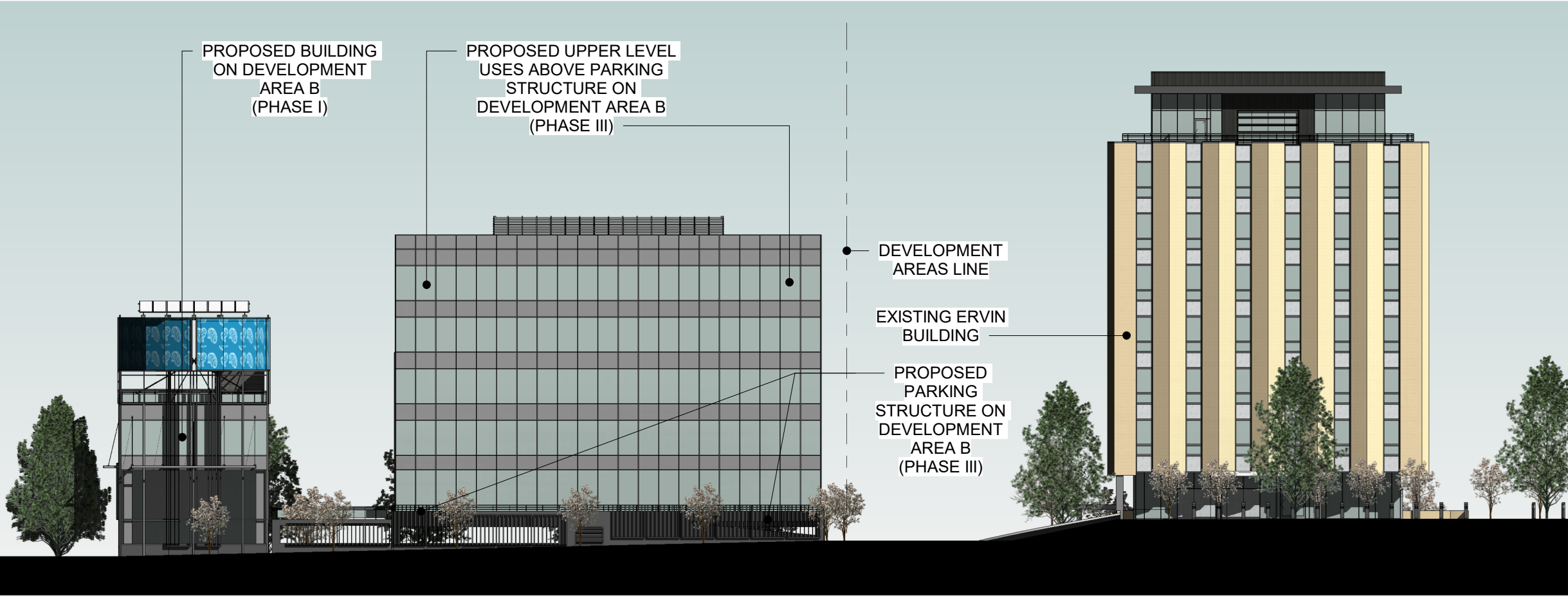
HISTORIC ERVIN BUILDING ADAPTIVE REUSE & PROPOSED NEW CONSTRUCTION

Illustrative East Elevation

Project number	-
Date	02.18.2019
(AMENDED 6/21/2019)	

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.



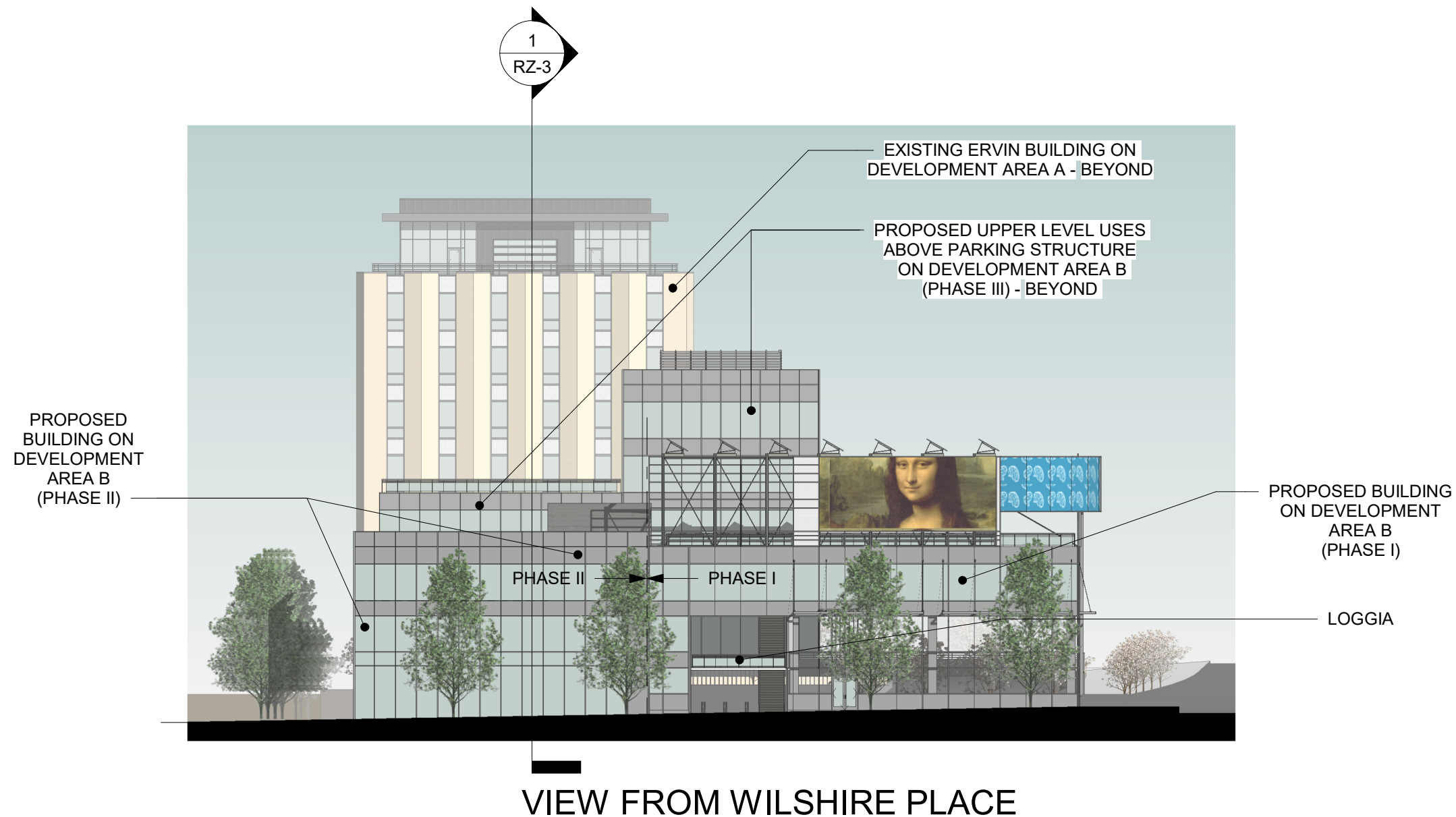
BEAVER CREEK CRE, LLC
HISTORIC ERVIN BUILDING ADAPTIVE
REUSE & PROPOSED NEW CONSTRUCTION

Illustrative South Elevation

Project number -
Date 02.18.2019
(AMENDED 6/21/2019)

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

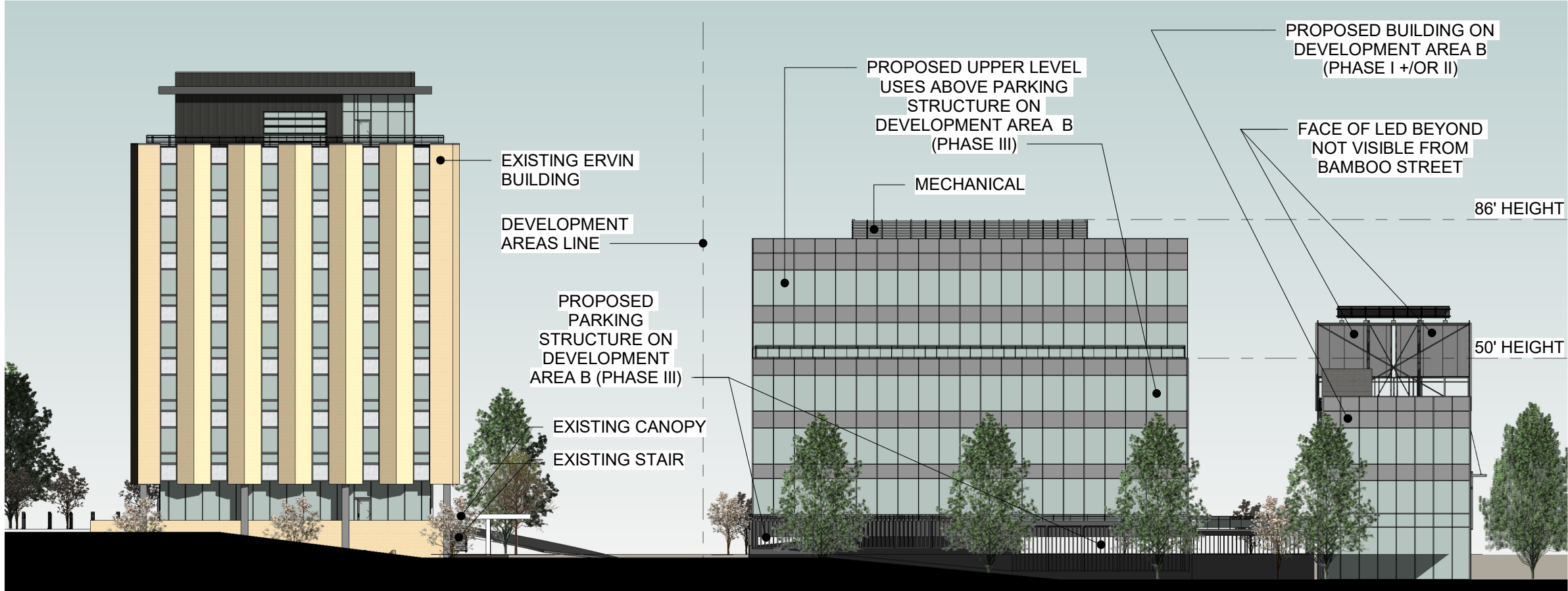
HISTORIC ERVIN BUILDING ADAPTIVE REUSE & PROPOSED NEW CONSTRUCTION

Illustrative West Elevation

Project number -
Date 02.18.2019
(AMENDED 6/21/2019)

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

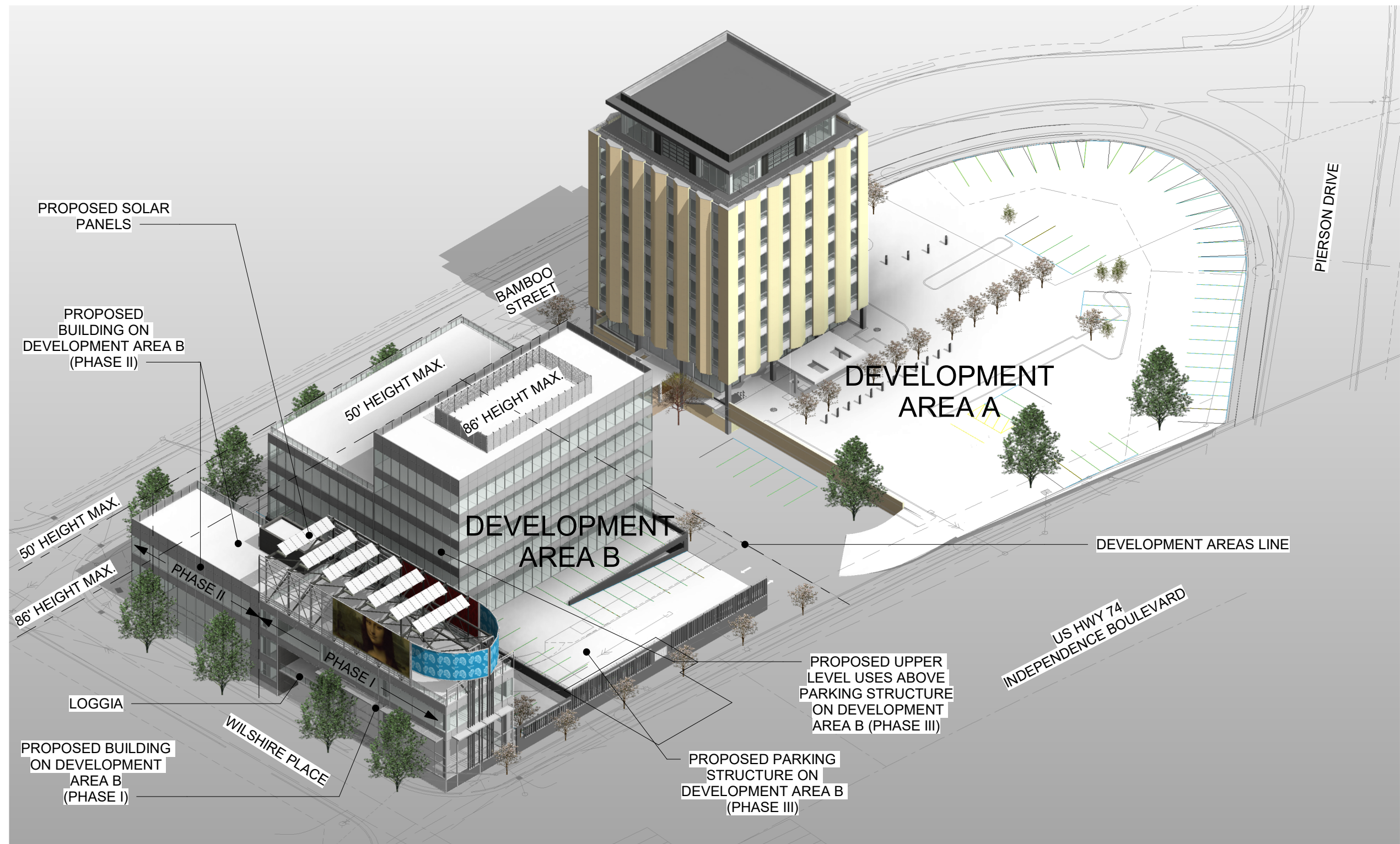
HISTORIC ERVIN BUILDING ADAPTIVE REUSE & PROPOSED NEW CONSTRUCTION

Illustrative North Elevation

Project number -
Date 02.18.2019
(AMENDED 6/21/2019)

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 6/21/2019)

RZ-8

Scale