Charlotte Suites
1700 Queen City Drive
Charlotte, NC 28208

Senior Condominiums for lease and sale

3 buildings and pool
88 1 bedroom units, approx. 600 square feet each
Lobby/Clubhouse incorporated into Building A
Pool/ Gazebo

Rezoning Request from I-1 to Inst (CD)

Submitted by Edna Chirico
Chirico Huber Properties
(704) 562-8847

Representing NC Golf Homes of Locust Valley IV, LLC
Stephen Content, Managing Partner
504 North Central Ave.,
Locust, NC 28097
(704) 888-6700

Submitted for rezoning and zoning board of adjustment
January 23, 2006

Site Data Table

Scale 1 inch = 30 feet

Revisions Submitted March 23, 2006

Mecklenburg County Tax ID: 06115207

Property Address: Address: 1705 Queen City Blvd
Charlotte, NC 28208
Acreage: 2.888
Deed Book 19352, Page 309
Existing number of units: 88
Proposed number of units: 88

Existing Zoning: Industrial
Proposed Zoning: Institutional CD
Proposed Use: Senior Condominiums for sale and/or lease. Senior being defined as Active Adult using federal guidelines that at least 1 resident of this facility will be age 55 or older or disabled. No persons under the age of 18 will reside in these units for more than 90 consecutive days.

Conditions:
Property has been a weekly stay hotel. Current owner has spent extensive time and resources in conjunction with the Charlotte Mecklenburg Police Department in removing criminal elements – specifically drug distribution and prostitution from the site. The current goal is to change the use, remodel the interior of the units and be allowed to sell and/or lease these units as "age restricted" independent living homes for seniors age 55 and above, according to the federal "age restricted" guidelines.

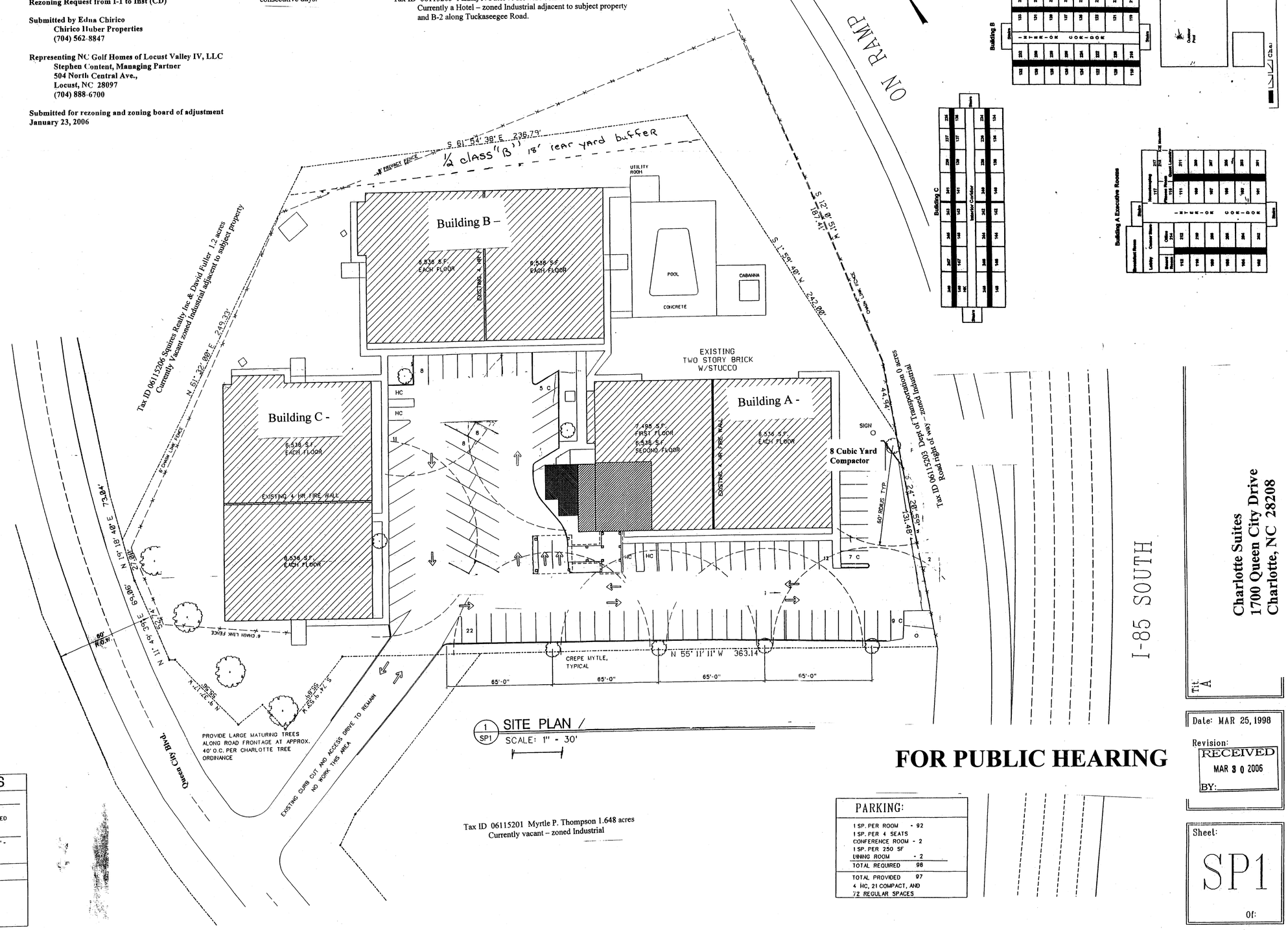
This request is for a change of use only. Petition agrees to the following restrictions should this rezoning request be granted:

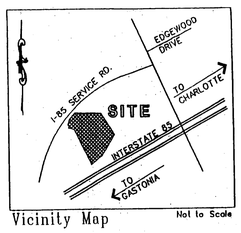
No future expansions of existing buildings.
Any addition of exterior lighting would be fully shielded.

Existing Parking Spaces: 92 (4 handi-capped, 21 compact, 72 regular)

Note: we have requested CATS consider a bus stop close to our entrance and an adjustment to their routing to accommodate our future residents.

Tax ID 06115205 Pankaj N Patel % Howard Johnson Inn 2.557 acres
Currently a Hotel – zoned Industrial adjacent to subject property and B-2 along Tuckaseegee Road.





Vicinity Map Not to Scale

FOR PUBLIC HEARING

PARKING:	
1 SP. PER ROOM	- 92
1 SP. PER 4 SEATS CONFERENCE ROOM	- 2
1 SP. PER 250 SF DINING ROOM	- 2
TOTAL REQUIRED	98
TOTAL PROVIDED	97
4 HC, 21 COMPACT, AND 72 REGULAR SPACES	

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1700 Queen City Drive
Charlotte, NC 28208

Date: MAR 25, 1998

Revision:
RECEIVED
MAR 30 2006
BY:

Sheet:
SP1
Of:

06-58

APPROVED BY CITY COUNCIL.
MAY 15 2006