



KEY MAP

SEAL

**REZONING
 PETITION NO.
 2017-XXX**

PROJECT

**IRWIN BUILDING
 REZONING**

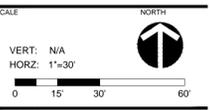
BEAVER CREEK CRE, LLC
 4037 E. INDEPENDENCE
 BOULEVARD
 CHARLOTTE, NC 28205

LANDDESIGN PROJ.# 1017337

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	REZONING SUBMITTAL	10-23-2017
	%U	%U

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

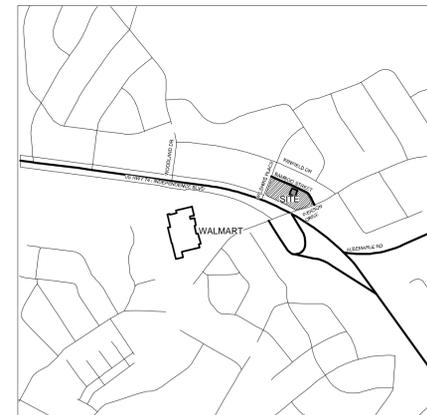


**EXISTING
 CONDITIONS**

SHEET NUMBER
RZ-0

ADJACENT OWNERSHIP LISTINGS:

- EXECUTIVE BUILDING COMPANY LLC
 Tax # 13110116
 Zoning: B-2
 Existing Use: Vacant Lot
- RICHARD AND RITA GUINEY
 Tax # 13110101
 Zoning: R-2MF
 Existing Use: Single Family
- 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
- ROBERT AND KIM KALOUSEK
 Tax # 13111106
 Zoning: R-4
 Existing Use: Single Family
- JAMES AND ELIZABETH MATTHEWS
 Tax # 13111107
 Zoning: R-4
 Existing Use: Single Family
- TRACY PERREULT
 Tax # 13111105
 Zoning: R-4
 Existing Use: Single Family
- MESFEN B TESFAGABIR
 Tax # 13111104
 Zoning: R-4
 Existing Use: Single Family
- HELMS RENTAL LLC
 Tax # 13111103
 Zoning: R-4
 Existing Use: Single Family
- JAMES WINKLE
 Tax # 13111102
 Zoning: R-4
 Existing Use: Single Family
- CHARLOTTE LP ADAMS OUTDOOR
 ADVERTISING
 Tax # 13113330
 Zoning: B-2
 Existing Use: Open Storage Lot
- UHAUL REAL ESTATE CO.
 Tax # 13113331
 Zoning: B-2
 Existing Use: Open Storage Lot

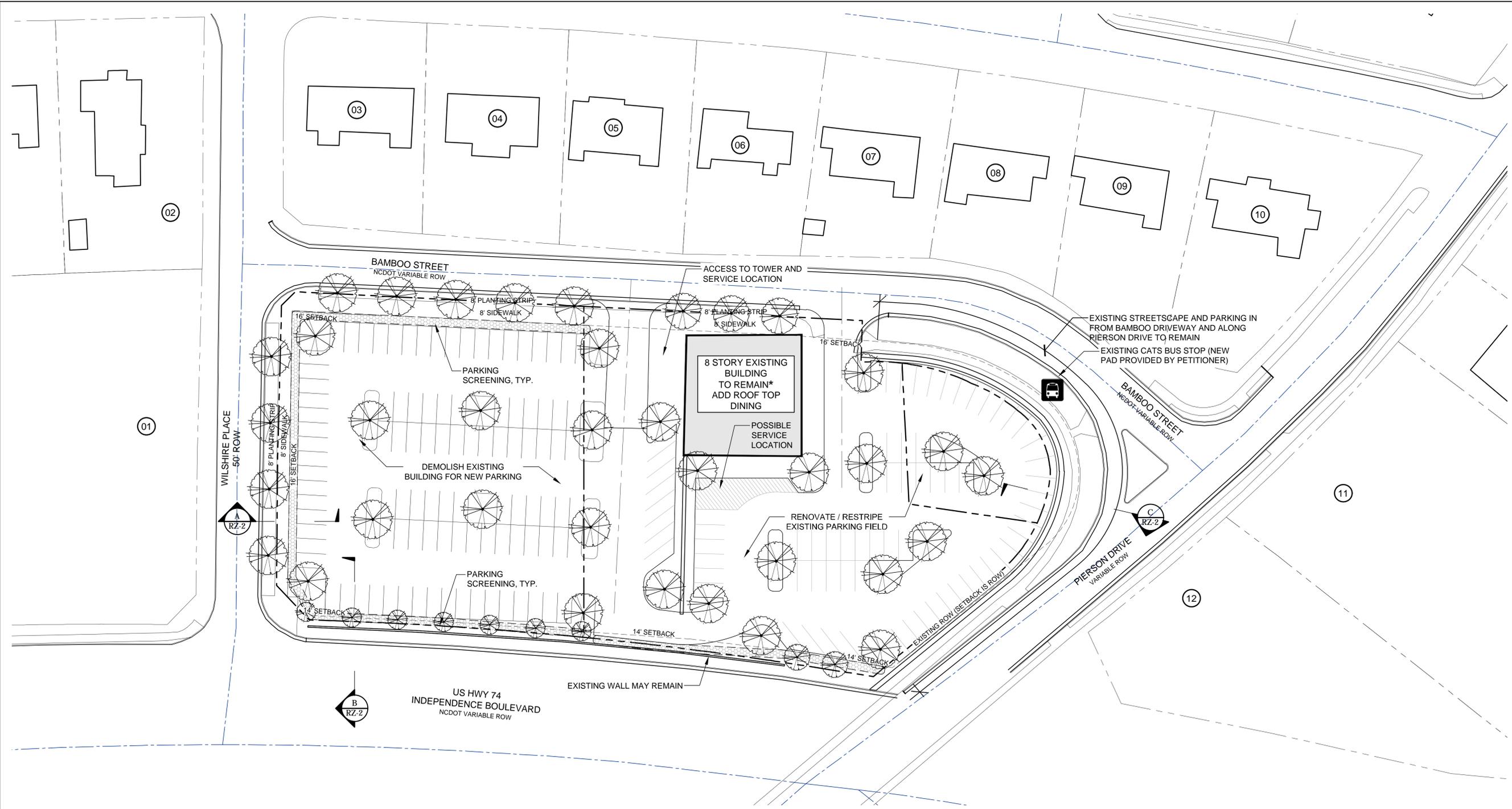


VICINITY MAP
 SCALE: 1" = 1000'

SITE INFORMATION

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

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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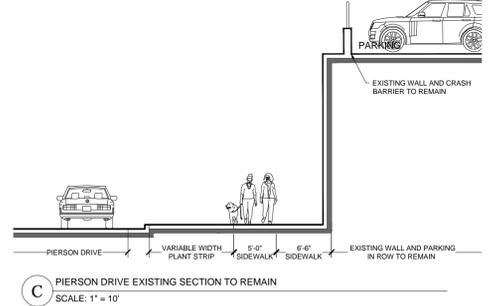
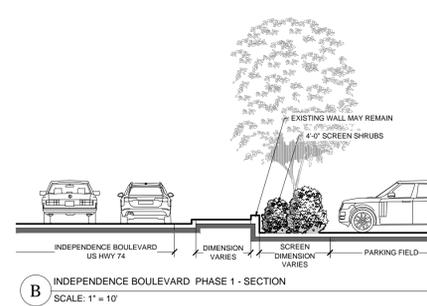
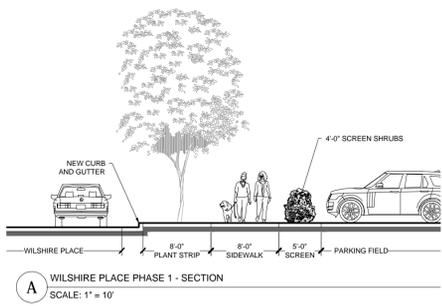
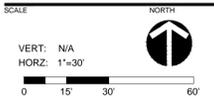
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1	REZONING SUBMITTAL	10-23-2017

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* SUBJECT TO SECTION 3.6 OF DEVELOPMENT STANDARDS REGARDING CONDITION OF BUILDING
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.

CONCEPTUAL SITE PLAN - PHASE 1

SHEET NUMBER
RZ-2

