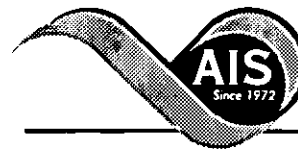




\* 0 0 B R E A K 0 0 \*



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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

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  - Other
- Site Plans



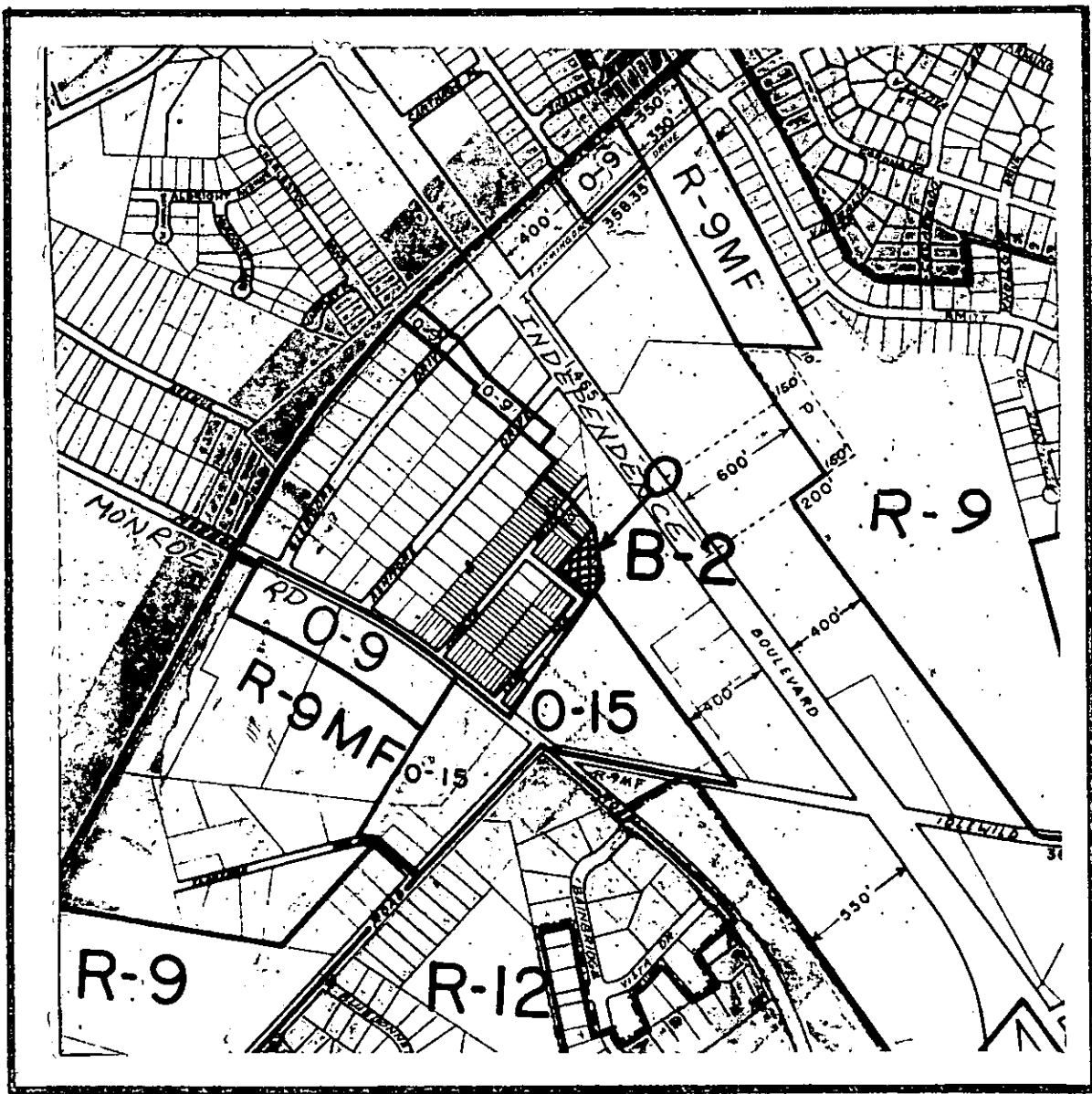
\* 0 0 B R E A K 0 0 \*

PETITIONER Pearl F. Taylor & wife Blanch

PETITION NO. 73-29C HEARING DATE 5-14-73

ZONING CLASSIFICATION, EXISTING R-9 REQUESTED O-15

LOCATION, North side of Long Avenue



ZONING MAP NO. C-15

SCALE 1" = 800

PROPERTY PROPOSED FOR CHANGE



DATE May 23, 1973

PETITION NO. 73-29(c)

PETITIONER(S) Pearl F. Taylor

REQUEST Change from R-9M to 0-15

LOCATION Property on the north side of Long Avenue being also  
north of Monroe Road, west of Idlewild Office Park

ACTION The Commission recommends that the petition be  
disapproved

VOTE Yeas: Boyce, Jolly, Kratt, Ross and Tate  
Nays: None (Finley and Royal abstained from voting)

REASONS: The reason which has been stated for making this request is to provide space for additional automobile parking so that an additional building can be built in the Idlewild Office Park area. While this objective may be desirable from the standpoint of making more intensive use of land now being developed by the office park, it really will form an appendage and an extension of the area devoted to office activity rather than being a cohesive part of the overall planned area. In fact, it will form an extension of office zoned land into the residentially oriented portion of the neighborhood. It is obvious from viewing the plans for the office park, that an additional building on the site would not really add anything effectively to the plan itself, but as indicated, would be only a more intensive development of the property.

Since the subject property has frontage on a presently unopened dedicated street which gives access to Jeralyn Drive, it is possible that eventually the office traffic would be encouraged to be routed into the residential area along Jeralyn. This would be a serious encroachment of what is now a reasonably well-defined boundary between residential and non-residential activities in this particular area. An examination of the map for this particular neighborhood shows that considerable attention must be given to preserving and protecting the residences along such streets as Jeralyn, Ashmore and Glendora in order to provide a reasonable environment for the continuation of residential activities. Where a clear need is demonstrated for

PETITION NO. 73-29(c)

Page 2

additional zoning, every effort should be made to accomodate it but where, as in this case, it merely forms an intrusion into an already established pattern of zoning, it should be discouraged.