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Petition # _____

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 - Other
- Site Plans



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PROPERTY INFORMATION

Property Owner: Lawrence and Shirley Temple
Date Acquired: November, 1965
Deed Reference: 2699-84
Tax Parcel No.: 027-211-03
Current Tax Value: \$26,610
Size: 1.885 acres
Street Frontage: 100 feet on the northerly side of David Cox Road
Current Land Use: Residential

ZONING HISTORY

Present Zoning: R-9
Date Established: May 6, 1968
Past zoning changes on property or within area: A rezoning petition for this same property was heard by the County Commissioners in 1968. The request, identical to this petition, was for a change from R-9 to I-1 to allow the petitioner to build a shop. The County Commissioners denied the request. No other properties in the immediate area have been petitioned for rezoning.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Derita

Transportation Facilities:

<u>Arterials</u>	<u>Physical Features</u>	<u>Traffic Volumes</u>
David Cox Road	2 lane rural road	none available

Congestion Points: None within the vicinity of the property

Transit Service Within Area: None

PLANS AND PROGRAMS IN THIS AREA

Comprehensive Plan 1995: The Plan Map suggests this property should be developed for residential use with 0 - 6 dwellings per acre.

This property lies on David Cox Road which is part of the alignment of the Harris Boulevard Extension. The Planning Commission Staff recommends that a 1.3 mile stretch of David Cox Road, which includes this property, should be used in the alignment of the Harris Boulevard Extension. The State Transportation Department has not yet acted on the proposed plans. The present right-of-way of David Cox Road at the subject property is sixty feet and additional right-of-way acquisition may be necessary to accommodate the Harris Boulevard Extension.

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning</u>	<u>Proposed Zoning</u>
Use:	Single Family Residential	Light Industrial
Density:	4.8 dwelling units per acre	N. A.

Present Zoning

Proposed Zoning

Development Standards:

Lot Size: 9,000 sq. ft.
Setback: 30 ft.
Rear Yard: 45 ft.

N. A.
40 ft.
20 ft.

PETITIONER Lawrence A. Temple

PETITION NO. 80-7(c)

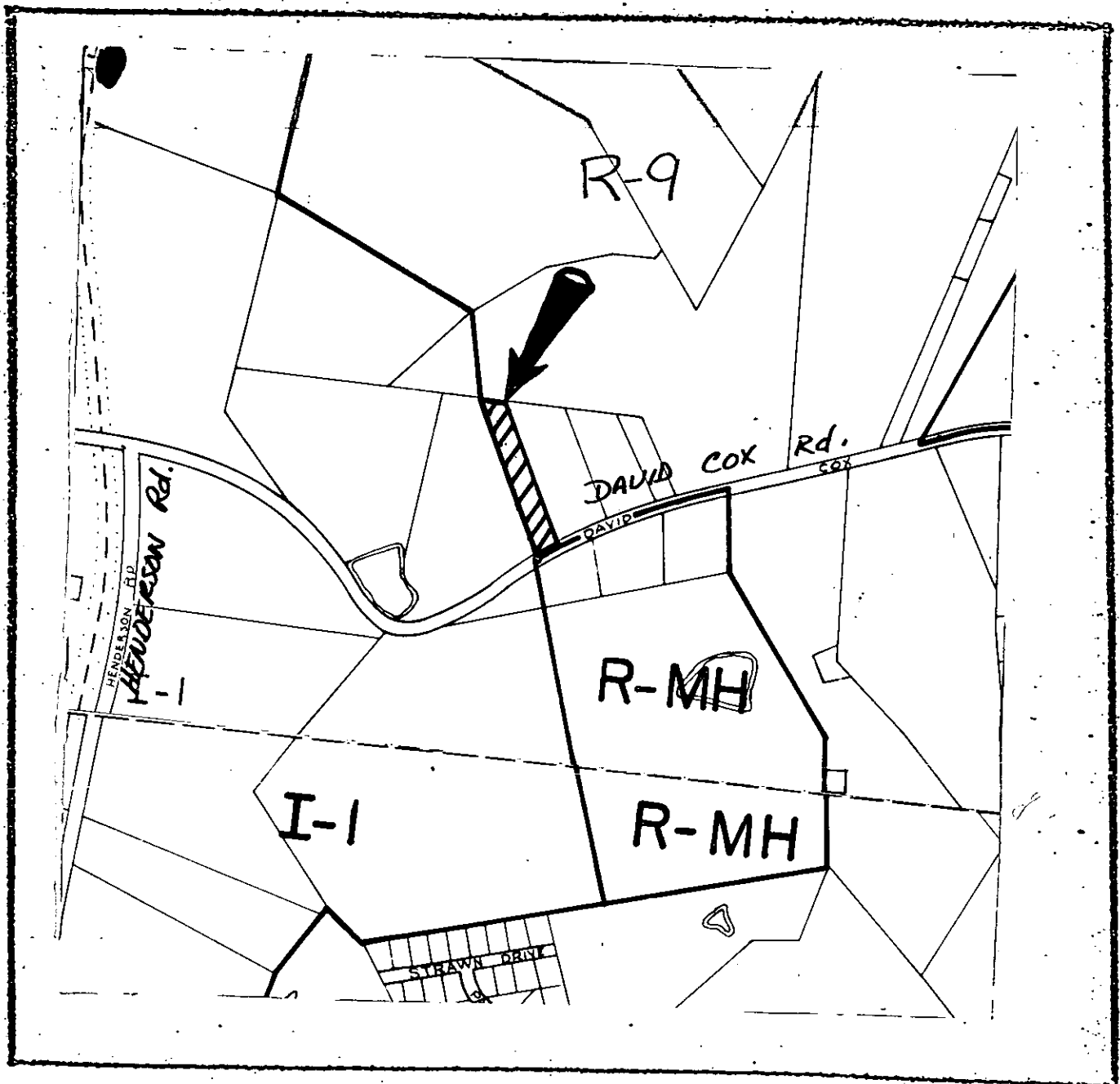
HEARING DATE 3/10

ZONING CLASSIFICATION, EXISTING R-9

REQUESTED I-1

LOCATION A 1.885 acre tract located on the northerly side of David Cox Road about 3,000 feet east of Old Statesville Road (N. C. 115).

Acreage: 1.885



ZONING MAP NO. 128

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

