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Petition # _____

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 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

PETITIONER James C. Britt

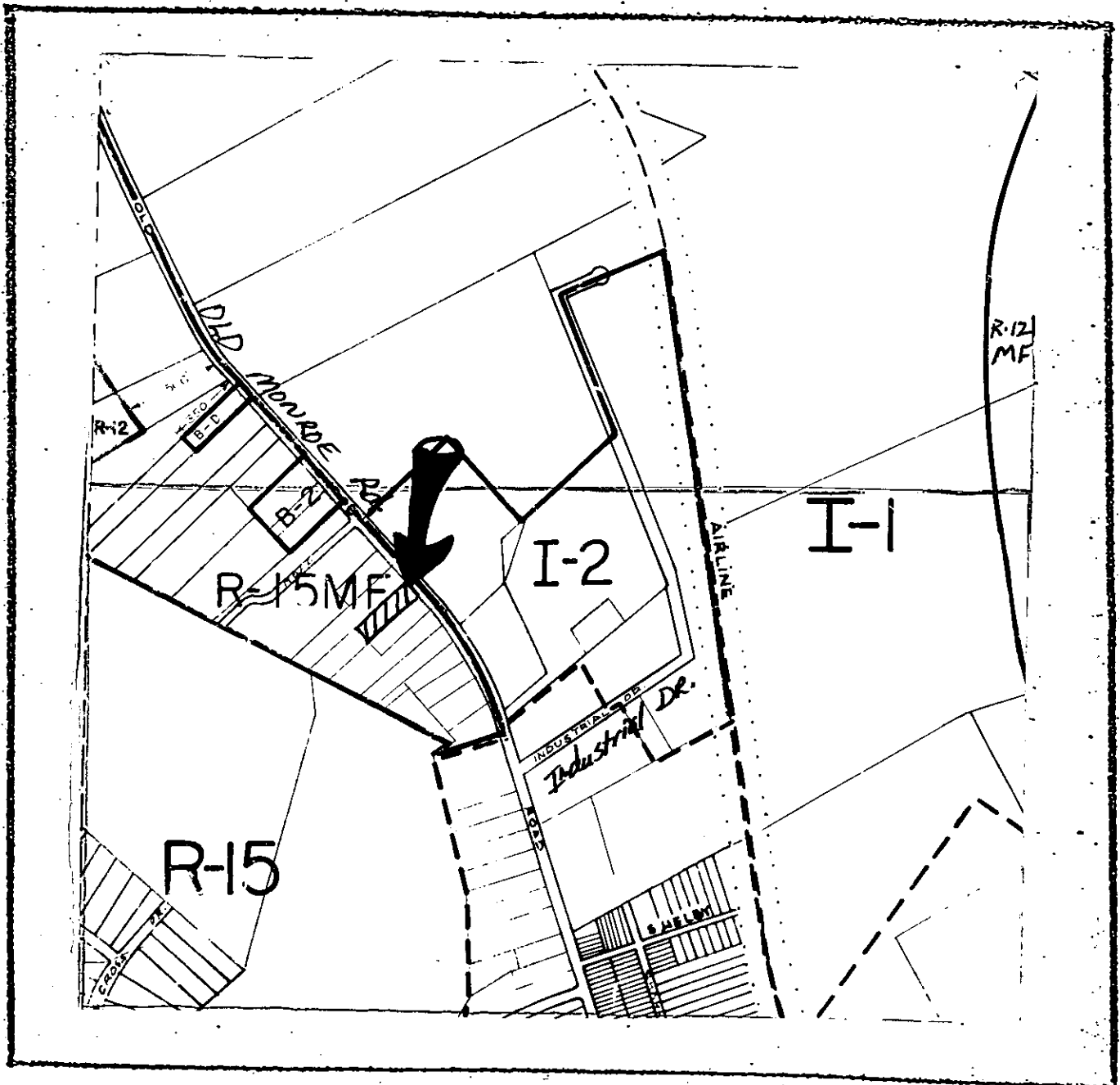
PETITION NO. 80-8(c)

HEARING DATE 3/10

ZONING CLASSIFICATION, EXISTING R-15MF REQUESTED R-2

LOCATION A .803 acre parcel fronting 100 feet on the westerly side of Old Monroe Road about 1,000 feet north of Industrial Drive.

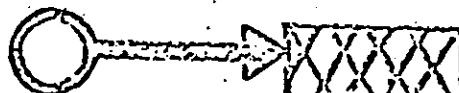
Acreage: .803



ZONING MAP NO. 163

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



PROPERTY INFORMATION

Property Owner: James C. Britt
Date Acquired: September, 1973
Deed Reference: 3620-252
Tax Parcel No.: 213-012-28
Current Tax Value: \$53,760
Size: .803 acre
Street Frontage: 100 feet on the westerly side of Old Monroe Road
Current Land Use: Gas, food, feed, game room

ZONING HISTORY

Present Zoning: R-15MF
Date Established: January 1, 1972
Past zoning changes on property or within area: Three rezonings have occurred on property located nearby the subject property. A small parcel about 1,000 feet north of the subject property on Monroe Road was rezoned from R-15MF to B-1 in 1975. This same property was rezoned from B-1 to B-D in 1978. Another parcel, located about 600 feet north of the subject property, was rezoned from R-15MF to B-2 in 1978.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood fo which property is a part: Matthews

Transportation Facilities:

<u>Arterials</u>	<u>Physical Features</u>	<u>Traffic Volume</u>
Old Monroe Road	2 lane thoroughfare	

Transit Service Within Area: No bus service is provided to this property. The closest transit service is provided via Bus Route 66X Matthews Express which stops at the Matthews Town Square. Service is provided with two incoming buses in the morning and two buses carrying passengers home in the afternoon.

PUBLIC PLANS AND PROGRAMS IN THIS AREA

Comprehensive Plan 1995: The Plan Map suggests this property should be used as residential with 0 - 6 dwelling units per acre.

The subject property lies outside of the area proposed for annexation into the Charlotte City Limits. However, this property was annexed into the Town of Matthews on February 25, 1980.

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning</u>	<u>Proposed Zoning</u>
Use:	Residential multi-family	General Business
Density:	Maximum number of dwelling units permitted for this tract with R-15MF zoning is seven.	N. A.

Present Zoning

Proposed Zoning

Development Standards

Lot Size:	15,000 sq. ft. required for first unit, 3,500 sq. ft. for each additional unit	N. A.
Setback:	40 ft.	40 ft.
Rear Yard:	55 ft.	20 ft.