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Petition # _____

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- Land Use Consistency
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 - Mapping
 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

Property adjoining 7.7805 acre tract subject to the rezoning petition of The Pines Swim & Racquet Club.

1. Walnut Properties, a Joint Venture
P. O. Box 11231
Charlotte, North Carolina 28209
Tax Parcel: 221-322-32
Deed Reference: 3558/111
2. Rajesh Giare and wife, Manjula Giare
11339 Smoke Tree Lane
Pineville, North Carolina 28134
Tax Parcel: 221-322-15
Deed Reference: 4254/112
3. James K. McCulloh and wife, Christine A. McCulloh
11345 Smoke Tree Lane
Pineville, North Carolina 28134
Tax Parcel: 221-322-16
Deed Reference: 4254/365
4. Daniel J. Busta
11346 Smoke Tree Lane
Pineville, North Carolina 28134
Tax Parcel: 221-322-17
Deed Reference: 4254/657
5. Ryan Homes, Inc.
P. O. Box 220667
Charlotte, North Carolina 28222
Tax Parcel: 221-322-29
Deed Reference: 4210/400
6. Walnut Properties
P. O. Box 11231
Charlotte, North Carolina 28209
Tax Parcel: 221-322-30
Deed Reference: 3558/111
7. Ryan Homes, Inc.
P. O. Box 22067
Charlotte, North Carolina 28222
Tax Parcel: 221-322-31
Deed Reference: 4257/307
8. Gregorio Allende Rodriguez and wife, Nitza Allende
11500 Five Cedars Road
Pineville, North Carolina 28134
Tax Parcel: 221-321-26
Deed Reference: 4257/633

9. Walnut Properties
P. O. Box 11231
Charlotte, North Carolina 28209
Tax Parcel: pt. 221-321-40
Deed Reference: 3558/111
10. Walnut Properties
P. O. Box 11231
Charlotte, North Carolina 28209
Tax Parcel: pt. 221-331-01
Deed Reference: 3558/111
11. Ryan Homes, Inc.
P. O. Box 22067
Charlotte, North Carolina 28222
Tax Parcel: pt. 221-322-32
12. Walnut Properties
P. O. Box 11231
Charlotte, North Carolina 28209
Tax Parcel: pt. 221-331-01
Deed Reference: 3558/111
13. Walnut Properties, Inc.
P. O. Box 11231
Charlotte, North Carolina 28209
Tax Parcel: pt. 221-331-01
Deed Reference: 3558/111

PROPERTY INFORMATION

Property Owner: Walnut Properties
Date Acquired: March 30, 1973
Deed Reference: 3558-111
Tax Parcel No.: 221-322-32
Current Tax Value: Not on books
Size: 7.7805 acres, 6.0215 acres of which was originally to be transferred to the Mecklenburg County Parks and Recreation Commission.
Street Frontage: 50 feet on Five Cedars Road (part of the property proposed to be used for the club would have access off a proposed street called Kapplewood Court. This street would have to be recorded as a public street before the club could be developed in order to give the minimum frontage on a public street.
Current Land Use: Vacant.

ZONING HISTORY

Present Zoning: R-12(CD)
Date Established: June 7, 1976
Past zoning changes on property or within area: The first rezoning in this area occurred in 1970. At that time, R-PUD zoning was established on a substantial amount of property which was zoned R-15 and R-12. Then in 1972 there was a revision to the R-PUD. In June, 1976 the R-PUD was collapsed and was zoned R-12(CD), R-15MF(CD) and O-15.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Carmel.

Transportation Facilities:

<u>Arterials</u>	<u>Physical Features</u>	<u>Traffic Volumes</u>
Carmel Road Extension	2 lane collector	N. A.

Transit Service Within Area: Transit service is provided for this area via Bus Route 66X Carmel Road Express which stops at Blue Herron Road on N. C. 51. Service is provided with two incoming buses in the morning and two buses carrying passengers home in the afternoon. This property lies north of the proposed alignment of the outer belt road.

PLANS AND PROGRAMS IN THIS AREA

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

SIGNIFICANT ZONING DISTINCTIONS

Use: Single family residential R-12(CD) with the provision that the floodplain property be deeded to the Mecklenburg County Parks and Recreation.	Plan amendment to allow the use of the floodplain property to be used for a private swim and tennis club.
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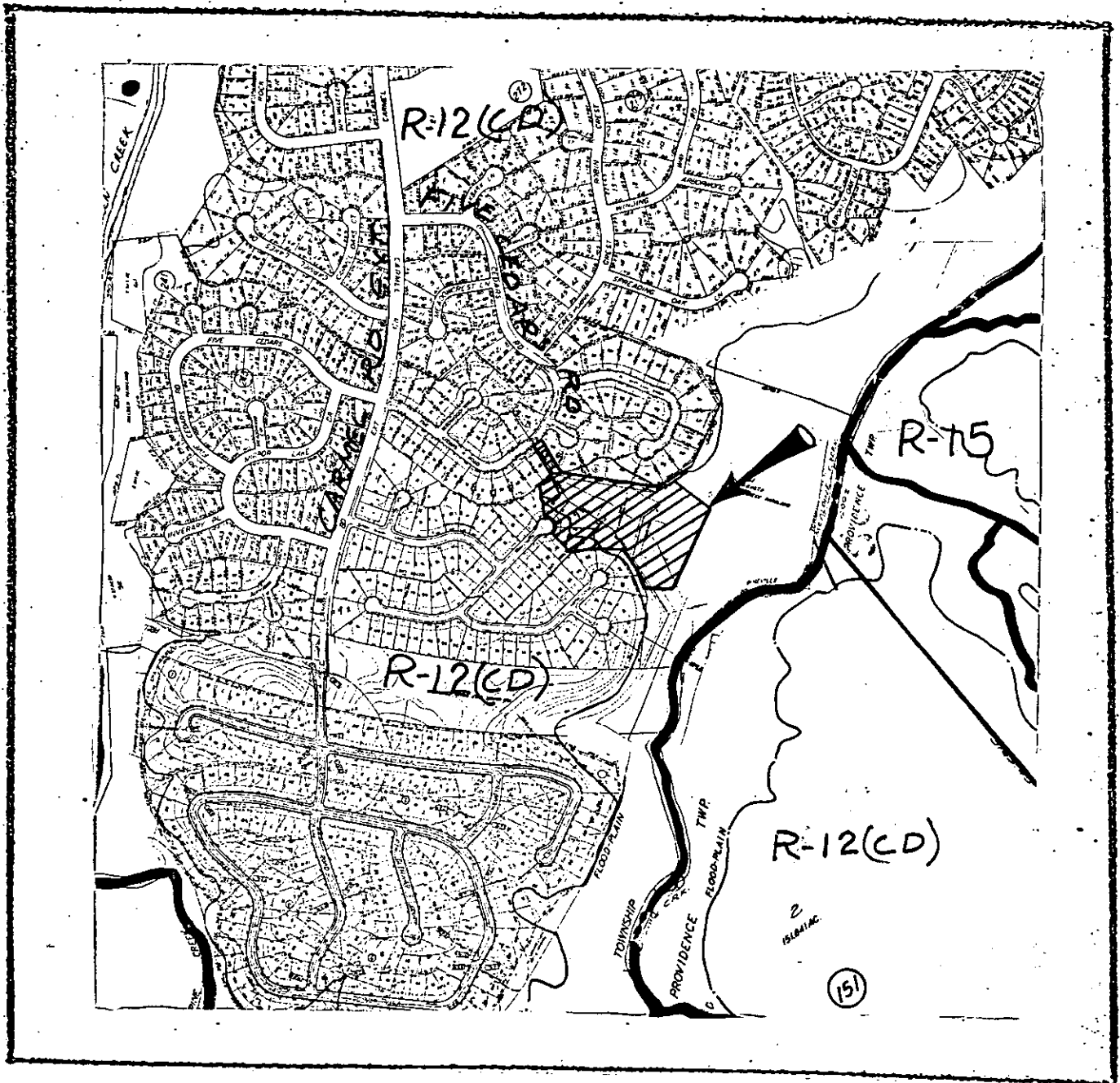
PETITIONER The Pines Swim and Racquet Club

PETITION NO. 80-10(c) HEARING DATE 3/10

ZONING CLASSIFICATION, EXISTING R-12(CD) REQUESTED Plan Amendment to an approved R-12(CD) district for recreational facility.

LOCATION A 7.7805 acre tract which lies west of McAlpine Creek off of Five Cedars Road and within the Walnut Creek Community.

Acreage: 7.7805



ZONING MAP NO. 176

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

