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# City of Charlotte – Planning Dept. Scanning Rezoning Files

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Petition No.: Petitioner:

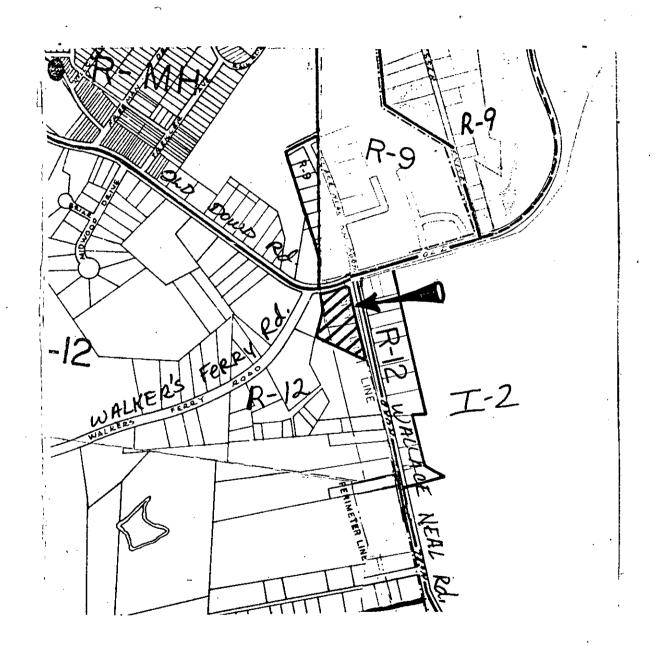
80-14(c) James C. Allison R-12 to I-2

Request:

Request:

Purpose of Change:

To allow petitioner to construct a building to be used for the installation of truck bodies.



#### PROPERTY INFORMATION

Property Owner:

James C. and Helen B. Allison

Date Acquired:

April 5, 1965

Deed Reference:

2637-202

Tax Parcel No.:

113-133-08

Current Tax Value: \$6.860.

Size:

4.168 acres

Street Frontage:

693 ft. on Wallace Neal Road

284 ft. on Old Dowd Road

Current Land Use: Vacant

## ZONING HISTORY

Present Zoning:

R-12

Date Established: January, 1962

Past zoning changes on property or within area: In 1970, this same property was petitioned for a zoning change by James and Helen Allison. At that time the petitioners requested a change from R-12 to B-2. The property at that time was within the Charlotte Perimeter area. The City Council denied the rezoning request. In 1973 the City of Charlotte filed a petition concerning property off of the easterly side of Wallace Neal Road across from the subject property and surrounding the new north-south runway. This petition requested rezoning from R-12 and I-1 to I-2. The property at that time was under Mecklenburg County jurisdiction and the County Commissioners approved the rezoning to I-2.

### NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Berryhill

Transportation Facilities:

Arterials Physical Features Traffic Volumes 01d Dowd Road 2 lane thoroughfare None Available Wallace Neal Road 2 lane thoroughfare None Available

Transit Service Within Area: No bus service is provided to this property.

#### PUBLIC PLANS AND PROGRAMS IN THIS AREA

Comprehensive Plan 1995: The Plan Map suggests that this property should be developed for distributive business. The actual detailing of this designation, however, is dependent upon the alignment of the proposed outer belt expressway.

## SIGNIFICANT ZONING DISTINCTIONS

Present Zoning

Proposed Zoning

General Industrial

Use:

Single Family Residential

Not Applicable

Density: 3.6 units per acre

# Development Standards:

# Present Zoning

Lot Size: 12,000 sq. ft.

Setback: 35 ft. Rear Yard: 50 ft.

# Proposed Zoning

Not Applicable 40 ft. adjacent to residential 20 ft. adjacent to residential