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# City of Charlotte – Planning Dept. Scanning Rezoning Files

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

## Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
  - Mail Info
  - Mapping
  - Other
- Site Plans



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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:

<u>Arterials</u>	<u>Physical Features</u>	<u>Traffic Volumes</u>
Old 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

	<u>Present Zoning</u>	<u>Proposed Zoning</u>
Use:	Single Family Residential	General Industrial
Density:	3.6 units per acre	Not Applicable

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