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Petition # _____

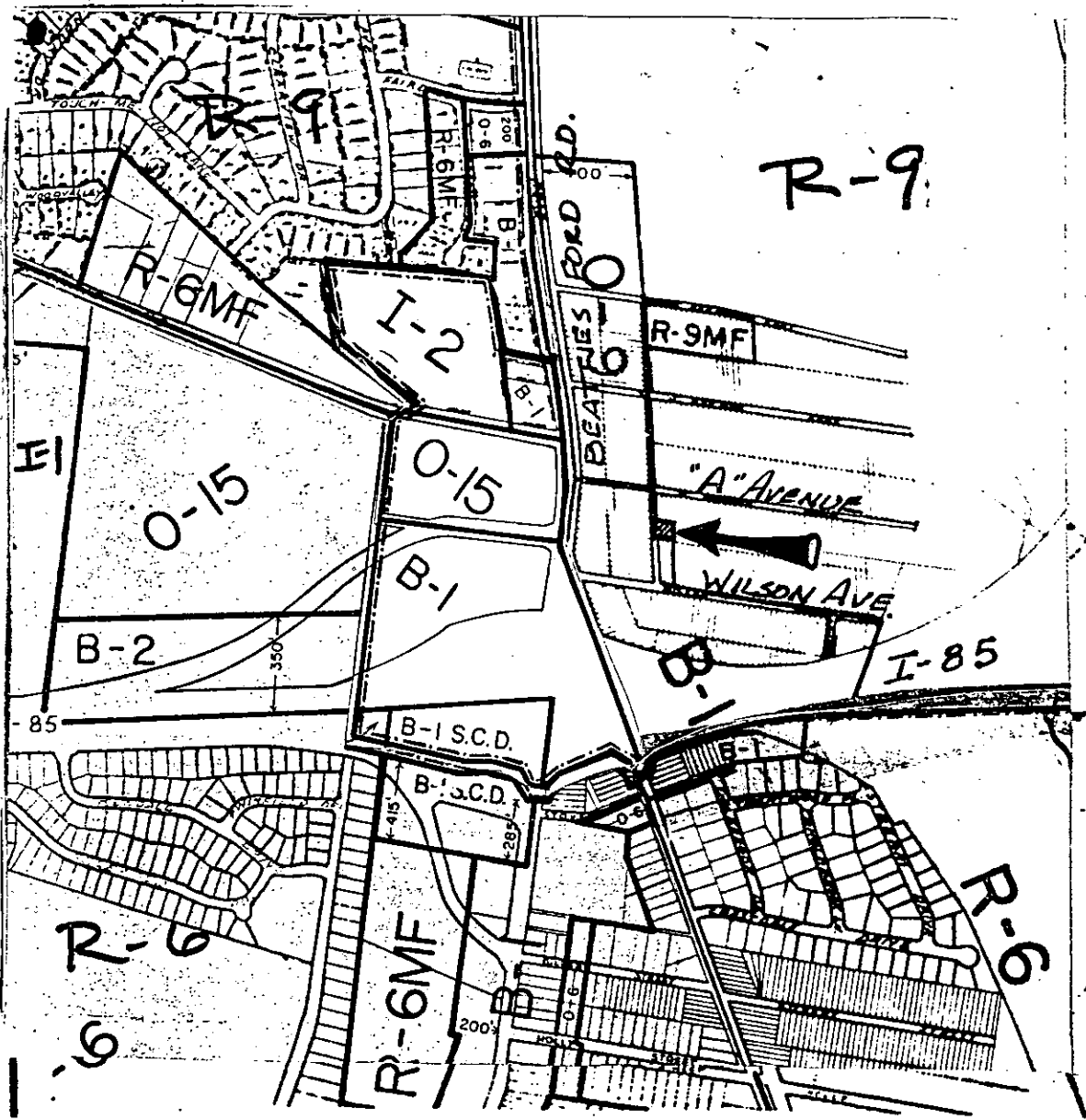
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Petition No.: 80-24(c)
 Petitioner: R. L. Campbell
 Request: R-9 to I-2
 Purpose of Change: To provide room for storage of equipment for construction operation.



PROPERTY INFORMATION

Property Owner: R. L. Campbell
 Date Acquired: May 24, 1979
 Deed Reference: Book 4190, Page 623
 Tax Parcel No.: 041-13-09
 Current Tax Value: \$4,350.
 Size: .459 acre (20,000 sq. ft.)
 Street Frontage: 100 feet on "A" Avenue
 Current Land Use: Single family

ZONING HISTORY

Present Zoning: R-9
Date Established: January, 1962
Past Zoning Changes on Property or Within Area:

This property is zoned R-9 as originally established in January, 1962. A number of zoning cases have been initiated in the area since 1962. The most notable one involved the subject property in that it was initiated by the Northwood Estates Community Organization to rezone various properties from R-6, O-9, B-1, R-9MF, and I-1 to R-9 and R-15 in 1976. The petition was approved in part with the subject property returning to its original R-9 zoning classification. Directly abutting the subject property to the west, a petition was denied for a rezoning from B-1 to B-2 in 1966. Northwest of the subject property, there have been several pieces of property fronting on Beatties Ford Road that have been involved in a number of zoning changes. The first occurred in 1965 when a small parcel was rezoned from R-9 and B-2 to R-6MF. In 1966, the Planning Commission initiated a zoning study in the area that included these properties and recommended they be rezoned to O-6. The zoning study recommendations were approved. Later in the same year, a petition was approved for some property located on the southerly side of C Avenue adjacent to the O-6 zoned property for a change from R-9 to R-9MF. In 1968, a petition was denied for a zoning change on a piece of property located in the O-6 zone for a change to B-1. In 1974, the properties zoned O-6 were rezoned O-9 as a result of the City of Charlotte losing its perimeter zoning authority and said authority being reverted to the County.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Northwood.

Transportation Facilities:

<u>Adjacent Roadways</u>	<u>Roadway Characteristics</u>	<u>Traffic Volumes</u>
"A" Avenue	2 lane Residential/Local	Not Available
Beatties Ford Road	2 lane Major Thoroughfare	Not Available

Transit Service: Route #7 Beatties Ford Road provides daily service within 100 feet of the subject property. The hours of operation are from 6:30 A. M. to 11:45 P. M. on 20 minute headways.

PLANS AND PROGRAMS IN THE AREA

Comprehensive Plan 1995

The Plan Map generally indicates residential use (O-6 dwelling units per acre) in the vicinity of the subject property.

Capital Improvement Program

A substandard bridge located in Hoskins Road at Stewart Creek which is almost a mile west of the subject property will be replaced in fiscal year 1981.

A Neighborhood Park will be developed at Beatties Ford Road and McAllister Drive

by fiscal year 1981-82.

Transportation Improvement Program

Interstate 85 at the intersection of Beatties Ford Road will be widened from four lanes to six lanes. Land acquisition is currently going on. However, the proposed improvements will not impact the subject property.

Charlotte-Mecklenburg Urban Area Thoroughfare Plan

Beatties Ford Road as it relates to the subject property is presently a two lane facility. As part of the Thoroughfare Plan it is expected to be widened to four lanes. However, it is not funded at this time.

Other Plans and Programs

None.

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning (R-9)</u>	<u>Proposed Zoning (I-2)</u>
Use:	Single Family Residential Development	Industrial Development
Density:	Maximum number of dwelling units permitted under R-9 zoning is approximately 2 units @ 4.84 units per acre	Not Applicable
<u>Development Standards</u>		
Lot Size:	The minimum lot size for R-9 zoning is 9000 square feet	Not Applicable
Setback:	30 feet minimum	40 feet minimum
Side Yard:	8 feet on one side and 6 feet on the other side are the minimums	10 feet minimum. 20 feet minimum when adjacent to a Residential District
Rear Yard:	45 feet minimum	20 feet minimum. 20 feet minimum when adjacent to a Residential District