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- Site Plans



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① 219-011-19 - Wm ^M ~~E~~ Nulbrook ET AL
PO Box 32667
Chan 28232

② 219-011-22 James Samuel Choate
RFD 1
Pineville 28134

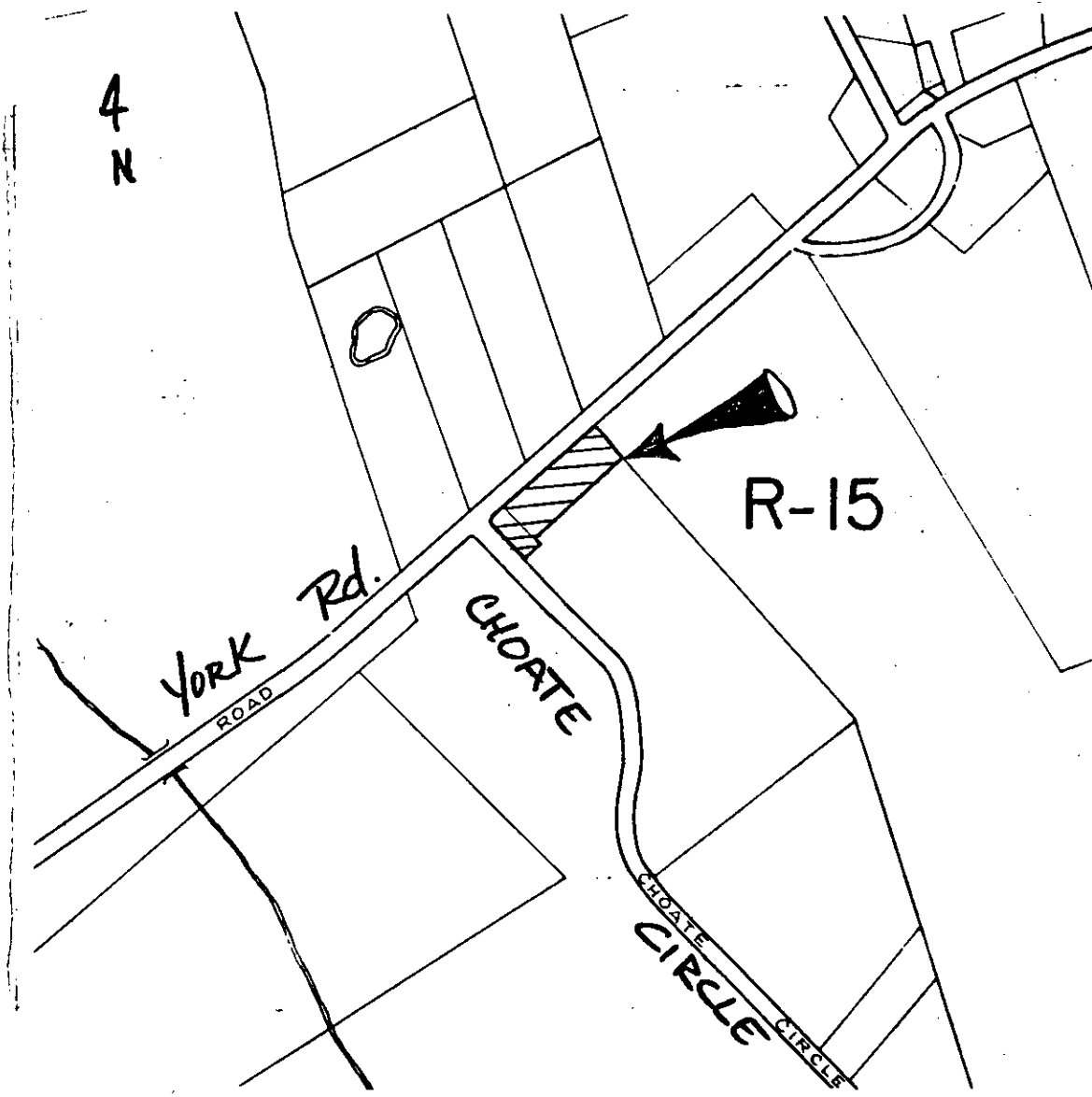
ACROSS STREET

③ 219-061-02
Chas. Lee Choate & wf
RFD 1
Pineville 28134

④ North Side York Rd
201-221-01
Gus Kanos, et al
2815 Wickersham Rd
Charlotte 28211

⑤ 201-221-01
Kenneth Henry Wilkerson & wf
RFD 1
Pineville 28134

Petition No.: 80-29(c)
Petitioner: Times Oil Corporation
Request: R-15 to B-1
Purpose of Change: Petitioner wants to improve property's location and make a convenience store development feasible.



PROPERTY INFORMATION

Property Owners: Times Oil Corporation
Date Acquired: December, 1977
Deed Reference: Book 2749, page 193
Tax Parcel No.: 219-011-20, 21
Current Tax Value: \$47,330.
Size: 2.835 acres
Street Frontage: Approximately 530 feet on York Road and approximately 219 feet on Choate Circle
Current Land Use: Commercial, service station (non-conforming use)

ZONING HISTORY

Present Zoning: R-15

Date Established: March, 1968

Past zoning proposals or changes on property within area: The petitioner's property is zoned R-15 as originally established in March 1968. The service station on the property is presently operating as a non-conforming use. There have been several zoning cases in the area surrounding the petitioner's property. One occurred northeast of the petitioner's property on the north side of Ervin Road for a change from R-15 to I-1 and B-D in 1973. The petition was denied by the County Commissioners. East of the petitioner's property along Carowinds Boulevard, a petition was approved in 1971 for a change from I-1, R-15, R-9MF to I-1 and I-2 for an amusement park. In 1972, a conditional approval was granted for an overnight camping facility for the same site. Southwest of the petitioner's property near the intersection of York Road (N. C. 49) and Steele Creek Road (N. C. 160), a petition involving a large tract of land was denied a change from R-15 to Conditional Overnight Camping in 1972.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Rural Mecklenburg County.

Transportation Facilities:

<u>Adjacent Roadways</u>	<u>Roadway Characteristics</u>	<u>Traffic Volumes</u>
York Road (N. C. 49)	2 lane thoroughfare	7100 24ADT
Choates Circle	2 lane local	Not Available

Transit Service: No transit service is available in the immediate vicinity of the petitioner's property.

PLANS AND PROGRAMS IN THE AREA

Comprehensive Plan 1995. The Plan Map generally indicates non-urban type of development in the vicinity of the subject property.

Capital Improvement Program. No major Capital Improvement Program projects are in the immediate vicinity of the subject property.

Charlotte-Mecklenburg Thoroughfare Plan. York Road (N. C. 49) is a part of the thoroughfare plan but is proposed to remain a two lane facility fronting the petitioner's property.

Other Plans and Programs. None.

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning (R-15)</u>	<u>Proposed Zoning (B-1)</u>
Use:	Single Family Residential Development	Commercial Development
Density:	Maximum permitted number of units is approximately 7 units* @ 2.47 units per acre.	Not Applicable

*allows 20% of developable land to be in street r.o.w.

Development Standards

Present Zoning (R-15)

Lot Size: Minimum lot size is 15,000
sq. ft. per unit
Setback: 40 ft. is the minimum
Side Yards: 10 ft. on both sides is the
minimum

Rear Yard: 55 ft. is the minimum

Proposed Zoning (B-1)

Not Applicable

40 ft. is the minimum
None required; if provided they are
8 ft. for one side and 4 ft. for the
other side. Adjacent to Rural
and Residential Districts the minimums
are 10 ft. on both sides
10 ft. is the minimum. Adjacent to
Rural and Residential Districts 20
ft. is the minimum.