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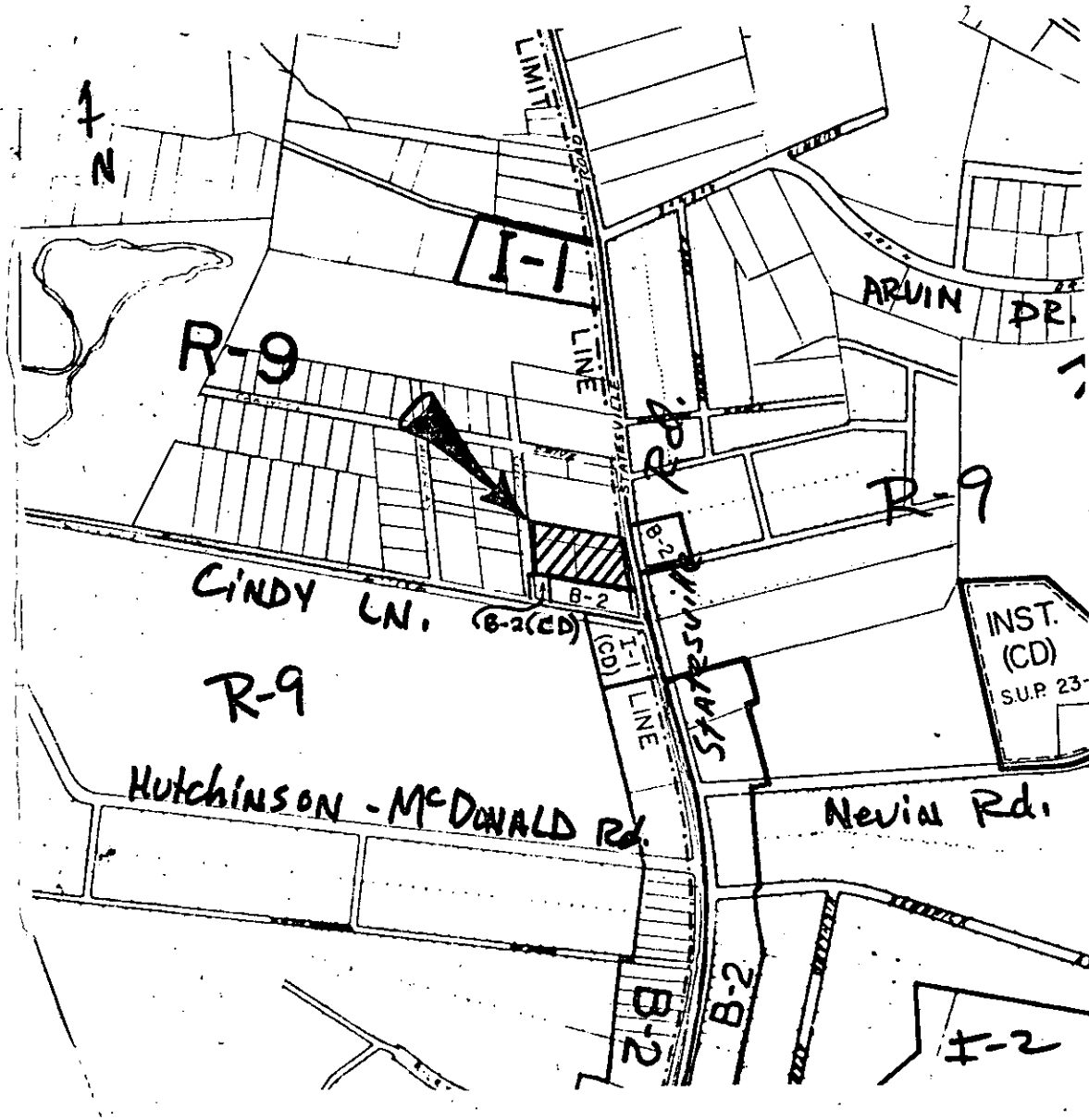
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Petition No.: 80-30(c)
 Petitioner: Herman T. Alexander et al
 Request: R-9 to I-1
 Purpose of Change: To allow petitioner to make surveying stakes in a small out building in the back yard.



PROPERTY INFORMATION

Property Owners: Herman T. Alexander and Florence G. Alexander; John Kemp and Irene G. Kemp; Patricia H. Robinson; and Jack A. Shirley and Maggie Shirley.
 Date Acquired: Several parcels involved. (1) September, 1955; (2) November, 1972; (3) February, 1975; (4) March, 1948.
 Deed Reference: (1) Book 1780, page 463; (2) Book 3510, page 239; (3) Book 3735, page 717; (4) Book 1301, page 53.
 Tax Parcel No.: (1) 041-151-03; (2) 041-151-07; (3) 041-151-04; (4) 041-151-06
 Current Tax Value: \$65,800.
 Size: 2.18 acres

Street Frontage: Approximately 250 ft. on Statesville Road and approximately 100 ft. on Cindy Lane
 Current Land Use: Single Family Residential.

ZONING HISTORY

Present Zoning: R-9
 Date Established: January, 1962

Past zoning proposals or changes on property within area: The petitioner's property was included in the City of Charlotte perimeter area and as such was zoned R-9 in January, 1962. The County retained the R-9 classification for the property when the City lost its perimeter zoning authority in 1971. The petitioner's property is in an area that has experienced a number of zoning requests. South of and immediately adjacent to the petitioner's property a request was approved from R-9 to B-2(CD) for conditional parking in 1979. Also adjacent to the petitioner's property beginning at the northwest corner of Cindy Lane and North Statesville Road (U. S. 21) and traveling south across Cindy Lane almost to Nevins Road, a petition involving several parcels was approved from R-9 to B-2 in 1968. In 1979, the parcel located at the southwest corner of Cindy Lane and North Statesville Road (U. S. 21) was rezoned from B-2 to I-1(CD) for an office and warehouse for an insulating company. Directly across Statesville Road from the petitioner's property, a site was denied a change from R-9 to B-1 in 1966. However, in 1972 a change from R-9 to B-2 was granted for the same site. North of the B-2 zoned site, a zoning change was attempted for several properties for a change from R-9 to B-2 and R-9MF in 1974. It was denied. Southeast of the petitioner's property at the northeast corner of Nevins Road and North Statesville Road (U. S. 21) two petitions were initiated for change from R-9 to B-2 in 1975. They were approved. At the southeast of Nevins Road and North Statesville Road (U. S. 21), a petition was denied a change from B-2 to I-2 in 1968. In 1975, a petition on the south side of Hutchinson-McDonald Road, which is south of the petitioner's property was denied a change from R-9 to B-2.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Derita.

Transportation Facilities:

<u>Adjacent Roadways</u>	<u>Roadway Characteristics</u>	<u>Traffic Volumes</u>
North Statesville Road (U. S. 21)	2 lane thoroughfare	5700 24ADT
Cindy Lane	2 lane thoroughfare	Not Available

Transit Service: Newest transit opportunity is approximately 1,000 feet from the petitioner's property. Route #17 Statesville Road provides peak hour service to the intersection of North Statesville Road (U. S. 21) and Nevins Road. The hours of operation are from 6:27 A. M. to 8:30 A. M. and from 3:30 P. M. to 7:00 P. M. on 30 minute headways.

PLANS AND PROGRAMS IN THE AREA

Comprehensive Plan 1995. The Plan Map generally indicates a community shopping center in the general vicinity of the petitioner's property surrounded by residential development (0-6 dwelling units per acre).

Capital Improvement Programs. No major Capital Improvement Program projects are identified in the immediate vicinity of the petitioner's property.

Charlotte-Mecklenburg Urban Thoroughfare Plan. Statesville Road is part of the thoroughfare plan and as such is expected to be widened from two lanes to four lanes in the future. Nevins Road which is southeast of the petitioner's property is proposed to be realigned to connect into Cindy Lane. Cindy Lane as it relates to the petitioner's property is expected to be widened from two to four lanes at some future date.

Other Plans and Programs. None.

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning (R-9)</u>	<u>Proposed Zoning (I-1)</u>
Use:	Single Family Residential Development	Industrial Development
Density:	Maximum number of dwelling units permitted under R-9 zoning is approximately 6 units @ 4.84 units per acre.	Not Applicable
<u>Development Standards:</u>		
Lot Size:	The minimum lot size for R-9 zoning is 9,000 sq. ft.	Not Applicable
Setback:	30 ft. is the minimum	40 ft. is the minimum
Side Yard:	8 ft. on one side and 6 ft. on the other side are the minimums	Adjacent to Residential or Rural Districts, the minimum is 20 ft. For all others it is 10 ft.
Rear Yard:	45 ft. is the minimum	20 ft. is the minimum