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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1981-15 C

## Document type:

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



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# OFFICIAL REZONING APPLICATION MECKLENBURG COUNTY

Petition No.	<u>81-150</u>
Date Filed	<u>4/6/81</u>
Received By	<u>Steve Hunter</u>
OFFICE USE ONLY	

## Ownership Information

Property Owner University Research Park, Inc.

Owner's Address P.O. Box 13785, Charlotte, North Carolina 28232

Date Property Acquired 1. A portion of the property was acquired November 30, 1970  
2. A portion of the property was acquired January 2, 1979

Deed Reference 1. Book 3246 at Page 389 Tax Parcel Number 1. Part of 047-141-02  
2. Book 4144 at Page 604 2. Part of 047-172-05

Location Of Property (address or description) See attached Exhibit A  
See attached Exhibit B for adjoining property owners.

## Description Of Property

Size (Sq. Ft.-Acres) 8.302± Street Frontage (ft.) 1120±

Current Land Use Vacant

## Zoning Request

Existing Zoning RE-2 Requested Zoning BD (CD)

Purpose of zoning change The purpose of the requested zoning change is to allow the property to be used for a regional printing facility. The petitioner intends to use the property to print "The Wall Street Journal" for regional distribution. All building setback lines will conform to RE-2 requirements.

Moore and Van Allen, attorneys (Webb)  
Name of Agent  
3000 NCNB Plaza, Charlotte  
Agent's Address  
374-1300  
Telephone Number

Dow Jones & Company, Inc.  
Name of Petitioner(s)  
P.O. Box 300  
Address of Petitioner(s)  
Princeton, N.J. 08540  
Telephone Number  
C. Bessley K. Wells  
Signature  
Attorney/Agent  
Signature of Property Owner if Other Than Petitioner

# INSTRUCTIONS FOR FILING A PETITION FOR A CHANGE IN A ZONING CLASSIFICATION

A petitioner for a zoning change must complete and file in duplicate the application form on the reverse side of this sheet. All information requested must be given.

There is a filing fee of \$100.00 required with each rezoning petition.

No application shall be considered filed until it has been discussed with and accepted by a member of the staff of the Planning Commission.

The application must be accompanied by two copies of a map, drawn to scale, of the property to be considered for a change in zoning.

If the area proposed to be changed is part of a SUBDIVISION recorded in the plat books in the Mecklenburg County Register of Deeds Office, then the map must include the following information:

- 1) A copy of that portion of the recorded map that shows the property to be considered for the proposed zoning change, plus sufficient additional area to show the location of the property in reference to the nearest street intersection.
- 2) The lot and block number(s) of the property proposed to be changed.
- 3) The name of the subdivision, and the plat book and page number at which the map is recorded.
- 4) Dimensions and compass bearings of all lines bounding the property proposed to be changed.

If the area proposed to be changed is ACREAGE or PROPERTY NOT LOCATED IN A RECORDED SUBDIVISION then the map must include the following information:

- 1) The exact dimensions and compass bearings of all lines bounding the property to be considered for the proposed zoning change.
- 2) The location of the property in reference to a street intersection, railroad, creek, or other features easily identified on the ground. Adequate information (distances, compass bearings) must be given to show the exact location of the property with respect to the reference point.

If the petitioner is not the owner of the property, the application must be signed by the owner, or accompanied by a letter signed by the owner signifying his approval of the proposed change. (This does not apply when the petitioner is a group of neighborhood property owners seeking a general change in the zoning of lands or properties within the neighborhood.)

Petitions which have been completed and filed with the Planning Commission will be heard at the earliest feasible scheduled date.

All petitions are considered at a public hearing held jointly by the County Board of Commissioners and the Planning Commission.

EXHIBIT A

Beginning at a new iron pin located the following these courses and distances from the point of intersection of the centerline of Mallard Creek and the property line dividing the lands of Queens Properties, Inc. and University Research Park, Inc. as described in a deed recorded in Book 3246 at Page 389 in the Mecklenburg Registry: (1) S. 36-11-55 W. 20 feet to an iron pin located at or near the edge of Mallard Creek; thence (2) continuing S. 36-11-55 W. 420.22 feet to a point; thence (3) S. 53-48-05 E. 30.0 feet to a new iron pin, the Beginning Point of the property described herein; and running thence from said Beginning Point S. 53-48-05 E. 713.41 feet to a new iron pin; thence S. 47-30-06 W. 604.63 feet to the northeasterly margin of the proposed 60 foot wide right of way of Research Drive, as proposed; thence with said margin of the proposed street in three calls as follow: (1) in a northwesterly direction with the arc of a circular curve to the left having a radius of 2795.63 feet, an arc distance of 156.22 feet to a new iron pin; thence (2) N. 45-42-00 W. 190.0 feet to a new iron pin; thence (3) in a northwesterly direction with the arc of a circular curve to the left having a radius of 2006.95 feet, an arc distance of 253.78 feet to a new iron pin; thence with the southeasterly margin of the 60 foot right of way of a proposed street N. 36-11-55 E. 520.0 feet to the Beginning Point; containing 8.302 acres, more or less; it being understood the above description may vary after final determination is made of the location of Research Drive, as proposed, and the aforesaid proposed street in order that the property described herein will be contiguous with the final location of such rights of way, and contain approximately 8.302 acres.

EXHIBIT B

Adjoining Property Owners:

University Research Park, Inc.  
Post Office Box 32785  
Charlotte, North Carolina 28232  
(Tax Parcels No. 047-141-02 and 047-172-05)

Queens Properties, Inc.  
Post Office Box 31066  
Charlotte, North Carolina 28231  
(Tax Parcel No. 047-131-04)

EXHIBIT A

Beginning at a new iron pin located the following three courses and distances from the point of intersection of the centerline of Mallard Creek and the property line dividing the lands of Queens Properties, Inc. and the lands of University Research Park, Inc. as described in a deed recorded in Book 3246 at Page 389 in the Mecklenburg Registry: (1) S. 36-11-55 W. 20 feet to an iron pin located at or near the edge of Mallard Creek; thence (2) continuing S. 36-11-55 W. 420.22 feet to a point; thence (3) S. 53-48-05 E. 30.0 feet to a new iron pin, the Beginning Point of the property described herein; and running thence from said Beginning Point S. 53-48-05 E. 744.00 feet to a new iron pin; thence S. 47-30-06 W. 610.79 feet to the northeasterly margin of the proposed 60 foot wide right of way of Research Drive, as proposed; thence with said margin of the proposed street in three calls as follow: (1) in a northwesterly direction with the arc of a circular curve to the left having a radius of 2795.63 feet, an arc distance of 186.23 feet to a new iron pin; thence (2) N. 45-42-00 W. 190.0 feet to a new iron pin; thence (3) in a northwesterly direction with the arc of a circular curve to the left having a radius of 2006.95 feet, an arc distance of 253.78 feet to a new iron pin; thence with the southeasterly margin of the 60 foot right of way of a proposed street N. 36-11-55 E. 520.0 feet to the Beginning Point; containing 8.721 acres, more or less; it being understood the above description may vary after final determination is made of the location of Research Drive, as proposed, and the aforesaid proposed street in order that the property described herein will be contiguous with the final location of such rights of way, and contain approximately 8.721 acres.