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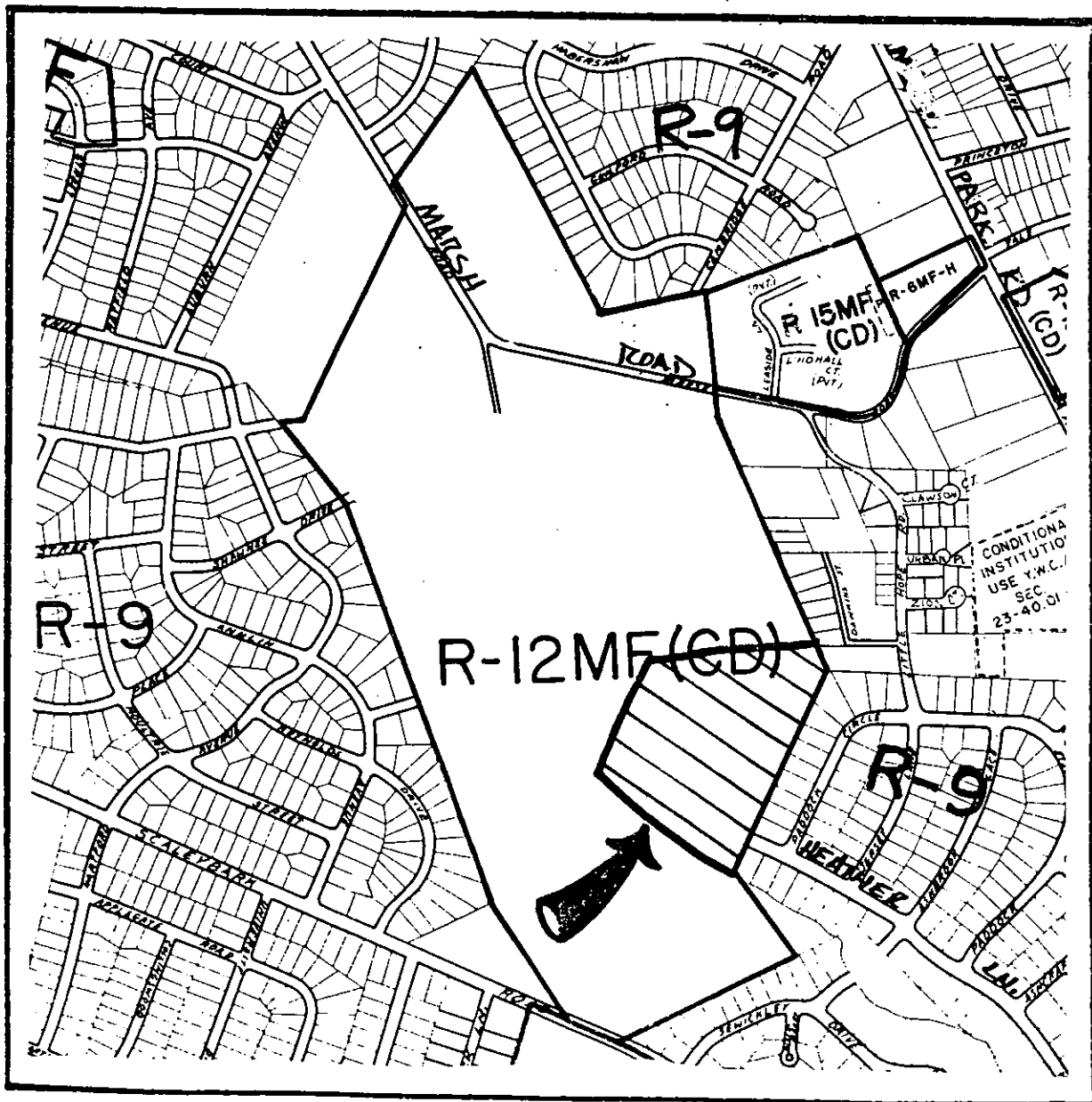
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PETITIONER: William A. Johnston, Attorney-in-Fact

PETITION NO. 83-17 HEARING DATE 3-21-83

ZONING CLASSIFICATION, EXISTING R-12MF(CD) REQUESTED R-20MF

LOCATION A 16.286 acre site south of Marsh Road at the
westerly end of Heather Lane.



ZONING MAP NO. 10

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



4. The zone change and plan modification is considered to be reasonable and quite compatible with the original objectives for this land when the R-12MF(CD) zoning was established.
5. First of all the housing style remains the same with only a variation in the concept and layout proposed. Secondly, Heather Lane will not be extended and the neighborhood will not be subjected to any additional traffic. Both of these aspects are reasonable.
6. In addition, the orientation of this site will now be towards the larger development area associated with the Selwyn Farm development. Traffic from the site will be accessed from Marsh Road. This additional traffic will not adversely impact Marsh Road.
7. This proposal is compatible with overall objectives for this site in particular and the surrounding area. The detached cluster concept will blend in with the overall attached residential nature of the larger project site. Based on this and the above this request is justifiable and encouraged.

Minority Opinion

The minority opinion expressed the viewpoint that the original approval of the Marsh Farm proposal was carefully made, particularly with respect to Marsh Road and traffic flow patterns and that any deviation, even though it shifts only a small amount of traffic to Marsh Road, undermines the previous process of approval.