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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 85-11C

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



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OFFICIAL REZONING APPLICATION MECKLENBURG COUNTY

January 2, 1985

Petition No.	<u>85-11 (d)</u>
Date Filed	<u>1/2/85</u>
Received By	<u>[Signature]</u>
OFFICE USE ONLY	

Ownership Information

Property Owner MISS MARIA G. RICCIARDI

Owner's Address 5300 Airline Street, Charlotte, N. C. 28208

Date Property Acquired Aug. 5, 1981 - Vacant Lots Only.

Deed Reference Deed Book 4458 Page 0223 Tax Parcel Number 141-055-41/48

Being the major portion of property conveyed to the grantors by deeds recorded in Book 4030 at Page 744 and Book 4034 at Page 703.

Location Of Property (address or description) Timberley Place, Charlotte, N. C. (Meck. County)

Description Of Property

Size (Sq. Ft.-Acres) 7.5 ± acres Street Frontage (ft.) 681.11

Current Land Use Lot #5 - House - Residential

Balance of land - vacant - no use as it cannot perk.

Zoning Request

Existing Zoning R-15 Requested Zoning RU (CD)

Purpose of zoning change For the purpose of a private riding academy to house owner's personal show horses, and pasture for horses.

Name of Agent _____
Agent's Address _____
Telephone Number _____

MISS MARIA G. RICCIARDI
Name of Petitioner(s)
5300 Airline St., Charlotte,
Address of Petitioner(s) N. C. 28208
704-399-6400
Telephone Number

[Signature]
Signature

Signature of Property Owner if Other Than Petitioner

Check for \$100.00 Attached
Check #1 - Northwestern Bank

wx- 399-9741
8206

4638
Timberly Place
28210

CONVENTIONAL REZONING APPLICATION FILING REQUIREMENTS:

1. two signed official applications;
2. two survey maps delineating the property in question;
3. a list of all adjacent property owners, with their current mailing addresses coded to the survey map or tax map (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
4. a filing fee of one hundred dollars (\$100.00) to help defray administrative expenses (checks payable to the Charlotte-Mecklenburg Planning Commission); and
5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).

CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

1. two signed application forms;
 2. a filing fee of one hundred dollars (\$100.00) to help defray administrative expenses (checks payable to the Charlotte-Mecklenburg Planning Commission);
 3. ten (10) copies of a schematic site plan, drawn to scale and at a minimum size of 24" x 36," which includes the following items (ten copies are needed for interdepartmental review):
 - (a) a boundary survey showing the total acreage, present zoning classification(s), date, and north arrow;
 - (b) adjoining property lines and names, addresses, and tax parcel numbers of current adjoining property owners (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
 - (c) all existing easements, reservations, and rights-of-way, and all yards required for the zoning district requested (show setback, side and rear yard requirements for proposed zoning district);
 - (d) proposed use of land and structures: for residential uses this shall include the number of units and an outline of the area within which the structures will be located; for non-residential uses, this shall include approximate square footage of structures and an outline of the area within which the structures will be located;
 - (e) traffic, parking, and circulation plan, showing proposed locations and arrangement of parking spaces and entrance and exit to adjacent streets (show existing and proposed parking, what is required, and what is to be provided);
 - (f) proposed screening, including walls, fences, or planting areas, as well as treatment of any existing natural features, or a statement specifying that buffering and/or screening will conform to City/County Zoning Ordinance requirements;
 - (g) the proposed number of signs and their locations, or a statement specifying that all signs will conform to City/County Zoning Ordinance requirements;
 - (h) generalized information as to the number, height, size, or in especially critical situations, the location of structures;
 - (i) proposed phasing, if any, and approximate completion time of the project;
 - (j) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;
 - (k) topography at four foot contour intervals or less (existing and proposed);
 - (l) schematic site plan must be titled with project name and proposed use;
 - (m) size of schematic site plan not to exceed 42" in width;
 4. a list of all adjacent property owners with current addresses coded to the schematic site plan; and
 5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
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