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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1985-42 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>85-42(e)</u>
Date Filed <u>7/1/95</u>
Received By <u>DPS</u>
OFFICE USE ONLY

## Ownership Information

Property Owner Robert W. Mason and wife, Joan M. Mason  
Owner's Address 3300 Baucom Road  
Charlotte, NC 28213  
Date Property Acquired See Attached  
Deed Reference See Attached Tax Parcel Number See Attached

## Location Of Property

 (address or description) 18.48 ac (Approx.) tract on Harris Blvd. (with additional frontage on Mallard Creek Road and State Road #2618)

## Description Of Property

Size (Sq. Ft.-Acres) Approx. 18.48 ac (See Attached) Street Frontage (ft.) 90.00 on Mallard Creek Road  
Current Land Use Vacant Approximately: 420 ft. on Harris Blvd.; 505.28 on State Rd. # 2618

## Zoning Request

Existing Zoning R-12 Requested Zoning R-15 MF(CD)  
Purpose of zoning change To accommodate Multi-Family development

Benj. S. Horack  
Name of Agent  
112 S. Tryon St., 1600 One Tryon Center, Charlotte, NC  
Agent's Address 28284  
377-2500  
Telephone Number

Ellison Properties Group, Inc.  
Name of Petitioner(s) 1130 One Tryon Center  
112 South Tryon St., Charlotte, NC  
Address of Petitioner(s) 28284  
334-9547  
Telephone Number

BY: Gary E. Workman  
Signature Gary E. Workman  
Robert W. Mason  
Signature of Property Owner if Other Than Petitioner - Robert W. Mason  
Joan M. Mason  
Joan M. Mason

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## **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).
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## **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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