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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition #

1985-61

Document type:

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



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OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No. <u>85-61</u>
Date Filed <u>8/1/85</u>
Received By <u>CL</u>
OFFICE USE ONLY

Ownership Information

Property Owner Elizabeth Square Associates, a North Carolina Limited Partnership
Owner's Address 2305 Randolph Road, Charlotte, North Carolina 28207

Date Property Acquired October 10, 1984
Deed Reference 4913 at page 549 and 4913 at page 566 Tax Parcel Number 127-121-21

Location Of Property

 (address or description) 12.32 acres on south side of East Fifth Street and west side of East Seventh Street adjoining Briar Creek

Description Of Property

Size (Sq. Ft.-Acres) 12.32 acres Street Frontage (ft.) 247 X 557
Current Land Use vacant and being developed under current zoning

Zoning Request

Existing Zoning 0-6(CD) and B-1(CD) Requested Zoning Site plan amendment
Purpose of zoning change To provide retirement housing for aged on a portion of the property, relocate office cluster, and provide better land usage pattern.

Phillip E. Gerdes
Name of Agent
216 North McDowell Street, Suite 110
Agent's Address
372-3180
Telephone Number

Elizabeth Square Associates
Name of Petitioner(s)
2305 Randolph Road, Charlotte
Address of Petitioner(s)

V. Keyde McMichael Jr ✓
Telephone Number
Signature
First Colony Corp.
Signature of Property Owner If Other Than Petitioner
Partner

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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