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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1986-6(c)

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- Applications
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- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



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OFFICIAL REZONING APPLICATION MECKLENBURG COUNTY

Petition No. <u>86-6 (c)</u>
Date Filed <u>12-26-85</u>
Received By <u>CL</u>
OFFICE USE ONLY

Ownership Information

Property Owner William H. Trotter and Phyllis Ann Trotter
Owner's Address P. O. Box 35269
Charlotte, NC 28235
Date Property Acquired June 25, 1981
Deed Reference 4444-102 Tax Parcel Number 227-033-14

Location Of Property (address or description) Southeast side of NC 51
between Courtney Lane and Elizabeth Lane

Description Of Property

Size (Sq. Ft.-Acres) 59± acres Street Frontage (ft.) 650± feet
Current Land Use Vacant

Zoning Request

Existing Zoning R-15 Requested Zoning R-15MF(CD)
Purpose of zoning change To allow the development of a combination single-family
detached and multi-family attached housing in conformance with the
NC 51 Corridor Plan policies

Fred E. Bryant, Planner
Name of Agent
1850 E. Third St., Charlotte, NC 28204
Agent's Address
333-1680
Telephone Number

William H. Trotter and Phyllis
Name of Petitioner(s)
Ann Trotter
P. O. Box 35269, Charlotte, NC
Address of Petitioner(s)
28235
333-8804
Telephone Number
William H. Trotter
Signature

Signature of Property Owner if Other
Than Petitioner

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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