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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1986 - 78

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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

CITY OF CHARLOTTE

Petition No. <u>86-78</u>
Date Filed <u>6/2/86</u>
Received By <u>LS</u>
OFFICE USE ONLY

No. 86-78
Filed 6/2/86

Ownership Information

Property Owner J.D. Sims & Company and Piedmont Kennel Club

Owner's Address 4421 Stewart Andrew Boulevard
Charlotte, North Carolina

Date Property Acquired April, May 1965 and February 8, 1955

Deed Reference See Attached Schedule Tax Parcel Number See Attached Schedule

Location Of Property (address or description) 25 acres adjoining I-77
Tyvola Road Extension and Nations Ford Road

Description Of Property

Size (Sq. Ft.-Acres) 25 acres Approx. 475 ft., 1155 feet, and Street Frontage (ft.) 1059 feet

Current Land Use sand and gravel company, kennel club, residential, vacant

Zoning Request

Existing Zoning R9MF Requested Zoning BISCD

Purpose of zoning change to allow development of property for office purposes
or a combination of office/hotel purposes under a conditional site
plan

Name of Agent Phillip E. Gerdes

Agent's Address P.O. Box 30068, Charlotte, N.C. 28230

Telephone Number (704) 372-3180

Note: Piedmont Kennel Club, Inc. only owns parcel 169-121-15.

J.D. SIMS & COMPANY

Name of Petitioner(s) [Signature]

Address of Petitioner(s) 4421 Stewart Andrew Blvd.
Charlotte, N.C.

Telephone Number 527-0372

By: [Signature]

Signature PIEDMONT KENNEL CLUB, INC.

Signature of Property Owner if Other Than Petitioner
By Elizabeth S. Turner

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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