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Petition # 1986-83

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- Site Plans



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OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No. 86-83

Date Filed 6-2-86

Received By [Signature]

OFFICE USE ONLY

Ownership Information

Property Owner John Crosland Company, Horace B. Edwards, and Martha J. Edwards

Owner's Address John Crosland Company Horace B. Edwards Martha J. Edwards
P.O. Box 11231 1937 Summey Avenue 5130 Ildewild Road N.
Charlotte, NC 28220 Charlotte, NC 28205 Charlotte, NC 28212

Date Property Acquired May 21, 1986, also see attached Exhibit A

Deed Reference Deed Book 5019 Page 0880, see attached Tax Parcel Number 135-021-04
Exhibit A 135-021-05

Location Of Property (address or description) 135-021-08

Fronts on southeasterly side of Ildewild Road North, beginning approximately 850 feet southwest of Lawyers Road.

Description Of Property

Size (Sq. Ft.-Acres) 67.851 acres Street Frontage (ft.) 1,585.46

Current Land Use Primarily vacant, single family homes presently under construction on
135-021-08

Zoning Request

Existing Zoning R-9 (CD) and R-9MF(CD) Requested Zoning Site Plan Amendment

Purpose of zoning change To accommodate three (3) points of access to Ildewild Road North
as compared to two (2) points of access presently permitted

Name of Agent _____ Name of Petitioner(s) John Crosland Company

Agent's Address _____ Address of Petitioner(s) P.O. Box 11231 (Attn: Thomas W. Scott)

Telephone Number _____ Telephone Number 523-8111

Signature _____ Signature Thomas W. Scott

NOTE: The Petitioner, John Crosland Company, has purchased approximately 40 acres of the Subject Property from the two owners (Edwards) listed above and identified on Exhibit A. A Contract of Sale exists for the balance of the Subject Property. Attached is a copy of the pertinent part of the Contract to evidence the owners' approval of this Petition and their authorization of John Crosland Company to handle the proceedings with respect to the rezoning request. See "Note" at left

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 to help defray administrative expenses (see fee schedule below);
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 to help defray administrative expenses (see fee scheduled below):

FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS

Size of Parcel	Application Fee
5 acres or less	\$100.00
Over 5 acres but not more than 50 acres	\$300.00
Over 50 acres but not more than 100 acres	\$400.00
Over 100 acres	\$500.00

(Checks payable to 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;
 - (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).