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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

## Document type:

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



\* 0 0 B R E A K 0 0 \*

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 87-35

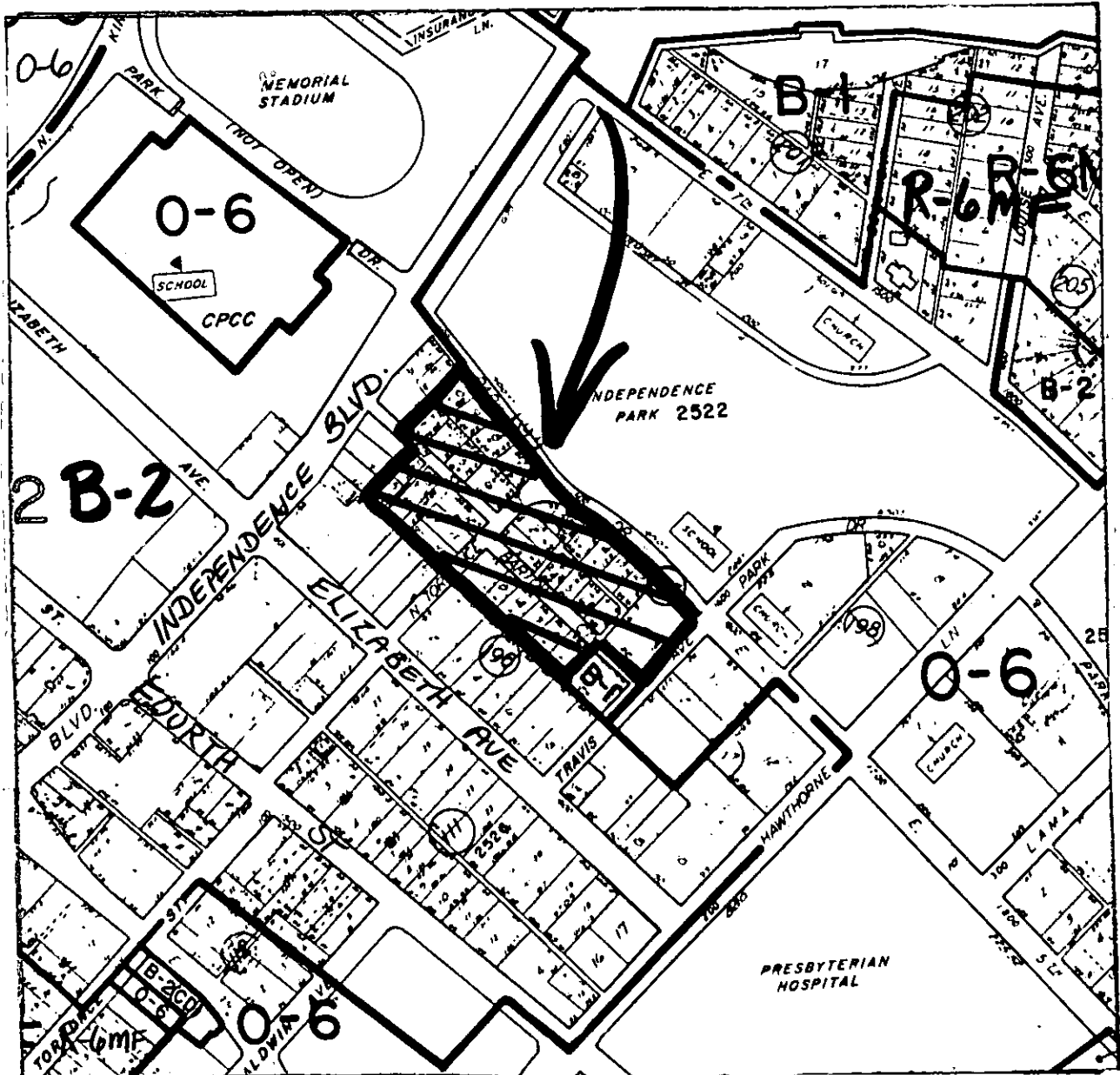
HEARING DATE March 30, 1987

ZONING CLASSIFICATION, EXISTING O-6

REQUESTED R-6MFH

LOCATION 4.633 acres southeast of the intersection of East Independence

Boulevard and Park Drive along East 5th Street and Bartow Court



ZONING MAP NO. 102

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

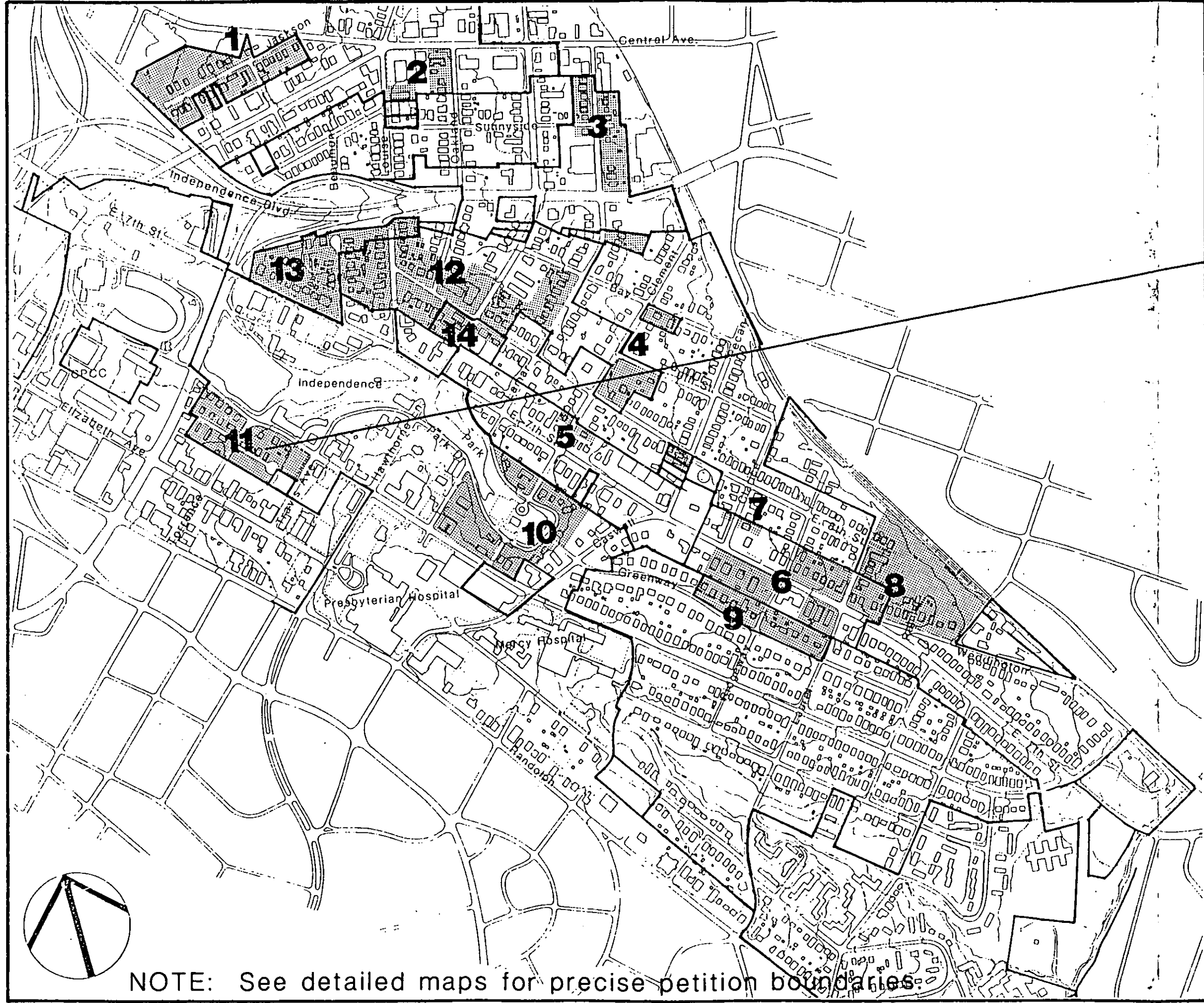


# 11

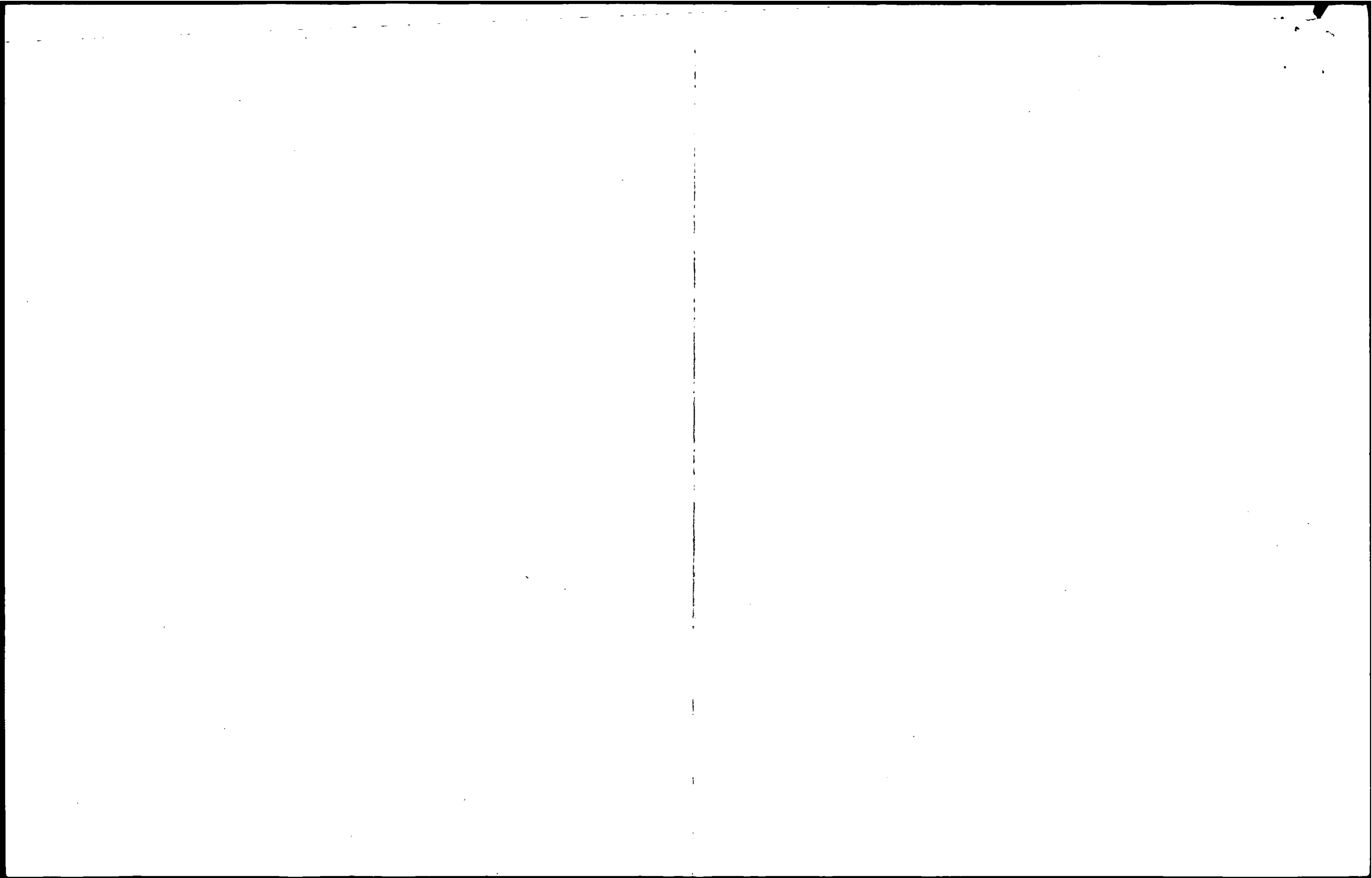
REZONING  
REQUESTED  
O-6 to R-6MF

11. The purpose of this zoning petition is to implement that portion of the adopted small area plan calling for residential development behind the commercial corridors of Independence Boulevard and Elizabeth Avenue, and adjacent to Independence Park. This petition in large part is corrective to align zoning with current use, particularly along Park Drive. It also attempts to balance an area historically eclectic with a good base of habitation.

LOCATION  
MAP

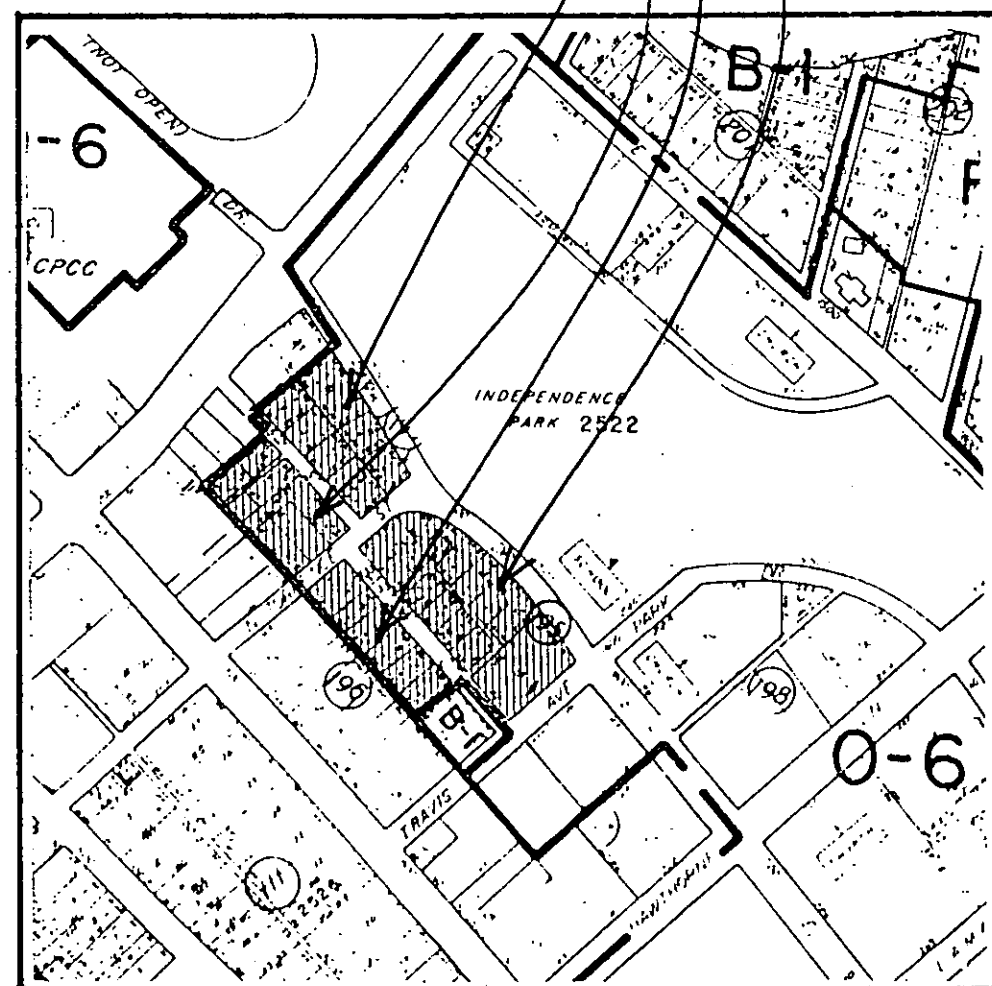


NOTE: See detailed maps for precise petition boundaries.

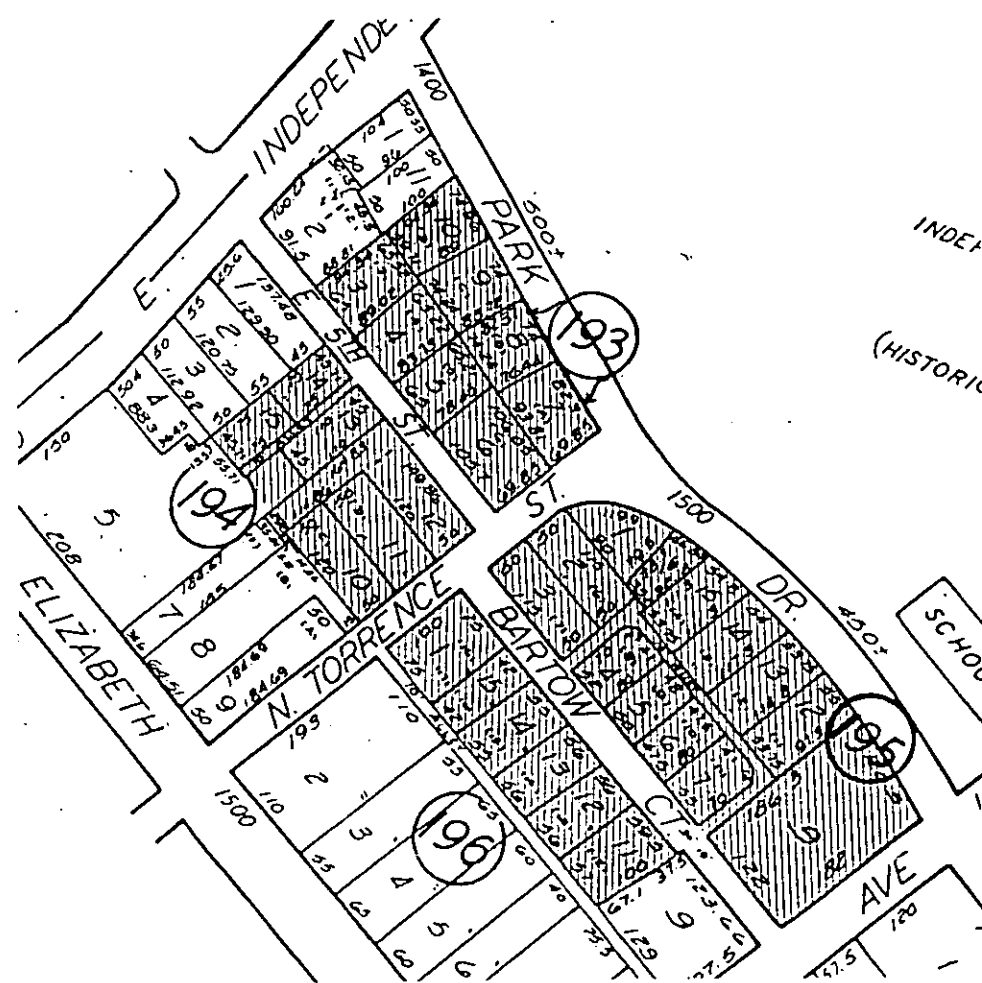


76  
75  
775  
375  
4125

O-6 TO R-6MF



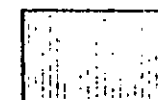
Current Zoning Map 102



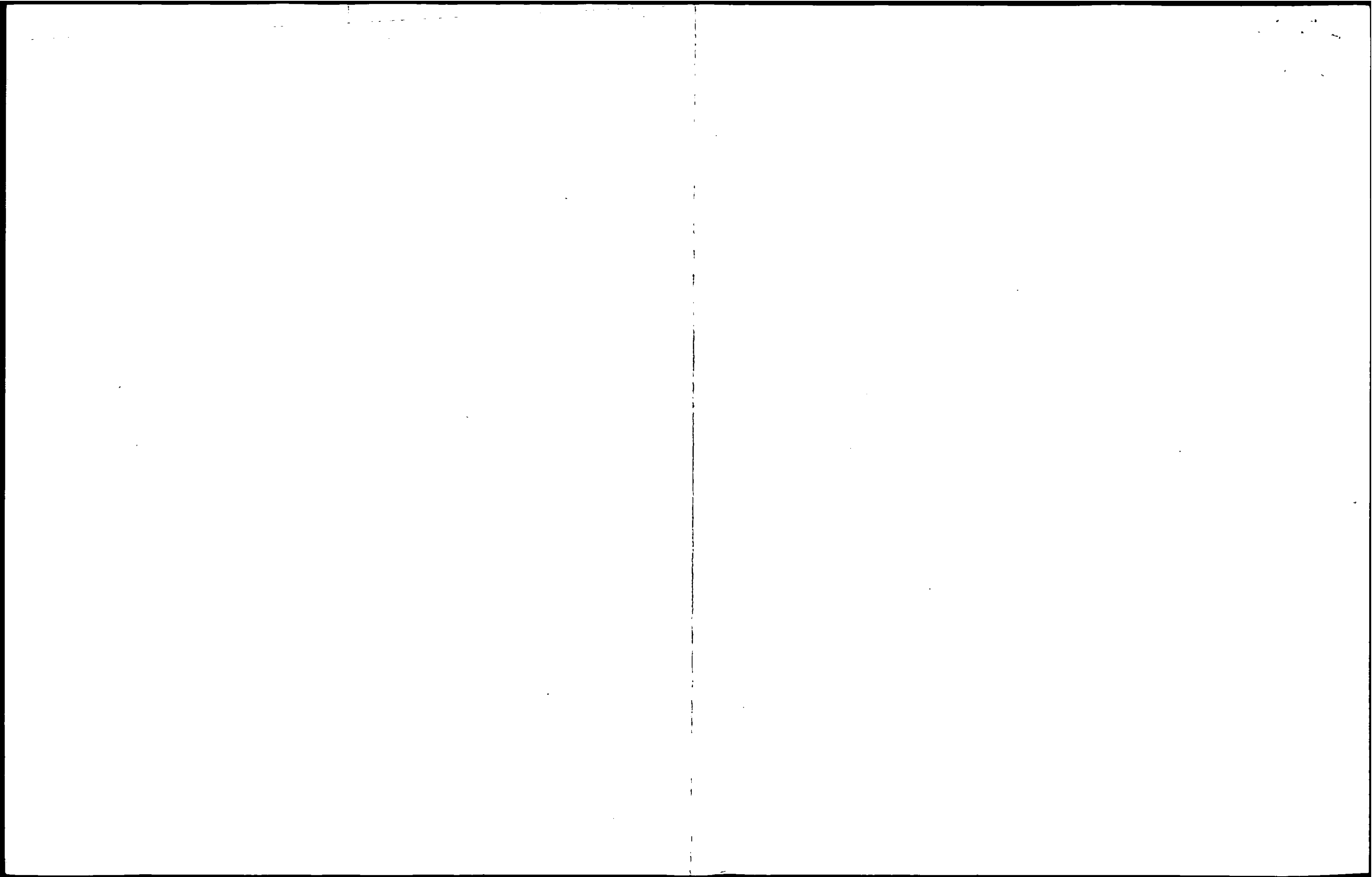
Current Tax Map

Book: 80 Page: 19

KEY:  
Lots Proposed  
for Rezoning



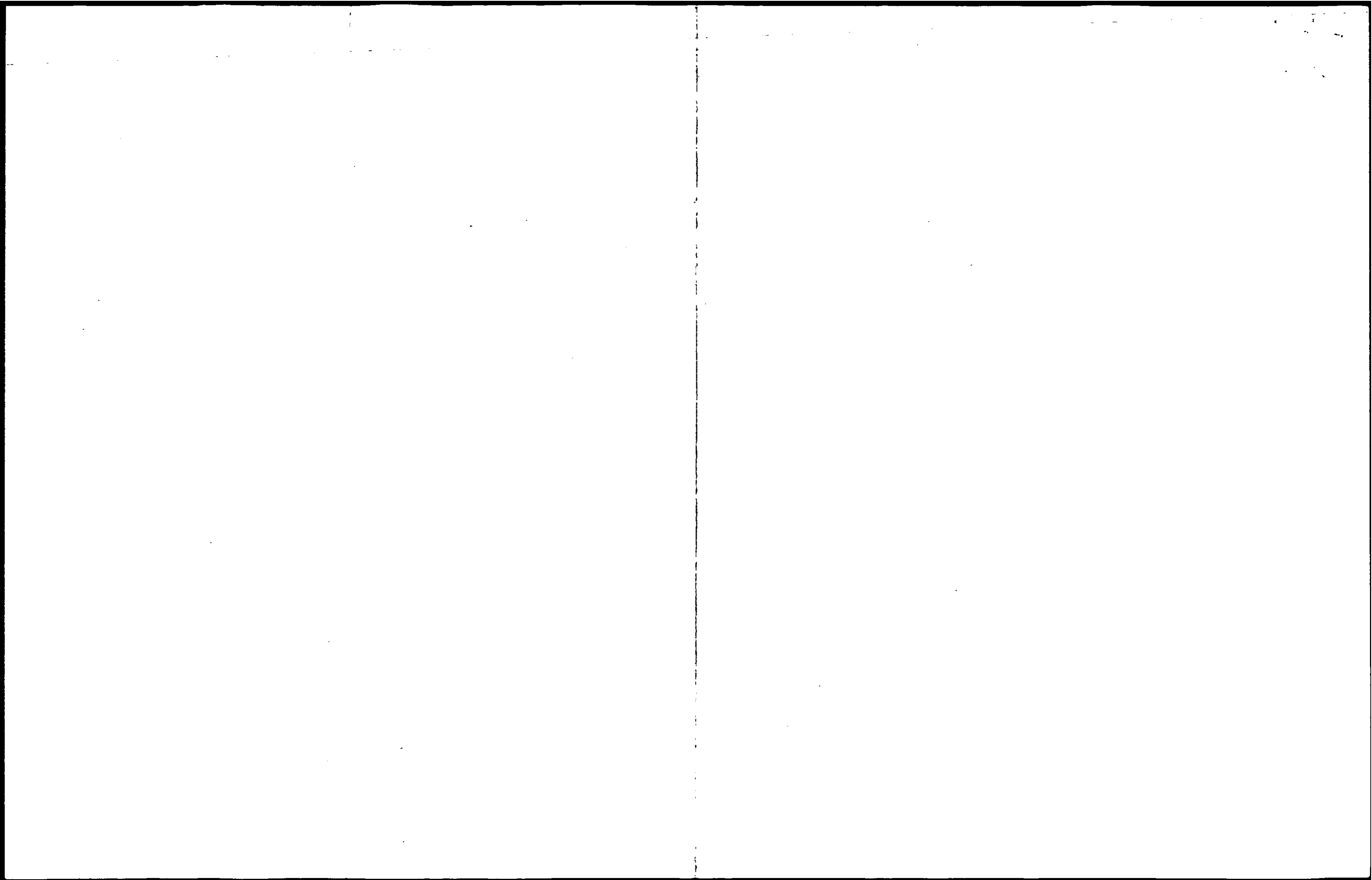
## CURRENT ZONING & TAX MAPS





1. Angelo Andrews  
1768 Sterling Rd.
2. Gary D. Hixson  
1414 E. 5th St.
3. Wallace L. Overton  
301 Hunter Ln.
4. Elbert Reality Co. Inc.  
1415 Elizabeth Ave.
5. Elliot Motley  
646 Hempstead Pl.
6. Larry Price  
1430 Elizabeth Ave.
7. Clarence Biddix  
2439 Red Fox Trail
- 8,9,10. Martha M. Matthews  
2130 Rosewell Ave.
11. Lorick Enterprises Inc.  
P O Box 10718
- 12,13,14,15,16,17,18,21,22,23,24,25.  
MJMG Reality Inc.  
217 Travis Ave.
- 19,26. Dwight T. Austin  
1501 Bartow Ct.
20. Steven T. Hocsak  
1217 Harding Pl.
27. Elaine M. Lane  
608 Cherokee Rd.
- 28,30. Marilyn London  
6622 Providence Rd.
29. Harry & James Cavalaris  
940 Queens Rd.
31. Ray F. Robinson  
4019 Griffith Rd.
- 32,34. Howard M. Duvall III  
212 S. Tryon St. #1280
33. Angeline L. Andrews  
1411 E. 5th St.

**PROPERTY  
OWNERS**





# ELIZABETH

# 11

PARCEL DATA

Parcel Tax Number: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Petition Number: \_\_\_\_\_

Owner: (name) \_\_\_\_\_

(address) \_\_\_\_\_

check here if owner-occupant.....( )

(telephone) (H) (W)

ZONING/USE

Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Current Use: \_\_\_\_\_

(no. units): \_\_\_\_\_

APPRAISAL DATA

Year Built: \_\_\_\_\_ Lot Area: \_\_\_\_\_ (acres)

Base sq.ft.: \_\_\_\_\_ Auxilliary sq.ft. \_\_\_\_\_

Total Assessment: \$ \_\_\_\_\_ (year): \_\_\_\_\_

Land: \$ \_\_\_\_\_ Improvement: \$ \_\_\_\_\_

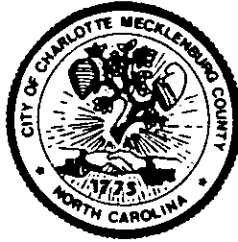
Transactions/Sales (indicate year and amount):

CONTACT (indicate date, place, and with whom if other than the owner): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- \_\_\_\_\_ Support petition
- \_\_\_\_\_ No support
- \_\_\_\_\_ Undecided

# OWNER CONTACT



# CHARLOTTE - MECKLENBURG PLANNING COMMISSION

March 5, 1987

Mayor and City Council:

RE: Rezoning Petitions to be Heard in March, 1987

Attached you will find appropriate maps and copies of each petition, for rezoning petitions scheduled for public hearing on March 30, 1987 at 6:00 o'clock P.M., Fourth Floor, Education Center, 701 East Second Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Robert G. Young  
Land Development Manager

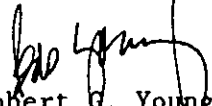
Attachments

**CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION**

**INTER-OFFICE COMMUNICATION**

**DATE:** February 19, 1987

**TO:** Charlotte-Mecklenburg  
Planning Commission

**FROM:**   
Robert G. Young  
Land Development Manager

**SUBJECT:** Rezoning Petitions to be Heard in March, 1987

Attached you will find appropriate maps and copies of each petition, for County and City rezoning petitions scheduled for public hearing in March, 1987.

The County cases are scheduled for:

**DATE:** March 9, 1987

**TIME:** 2:00 P. M.

**PLACE:** County Office Building, Fourth Floor, 720 East Fourth St.

The City cases are scheduled for:

**DATE:** March 16, 1987

**TIME:** 6:00 P. M.

**PLACE:** Education Center, Fourth Floor, 701 East Second Street

The Special Hearings for City cases are scheduled for:

**DATE:** March 30, 1987

**TIME:** 6:00 P. M.

**PLACE:** Education Center, Fourth Floor, 701 East Second Street

This material is intended to provide background information concerning the requests and the area in which the properties are located.

PRE-HEARING STAFF ANALYSIS TO FOLLOW

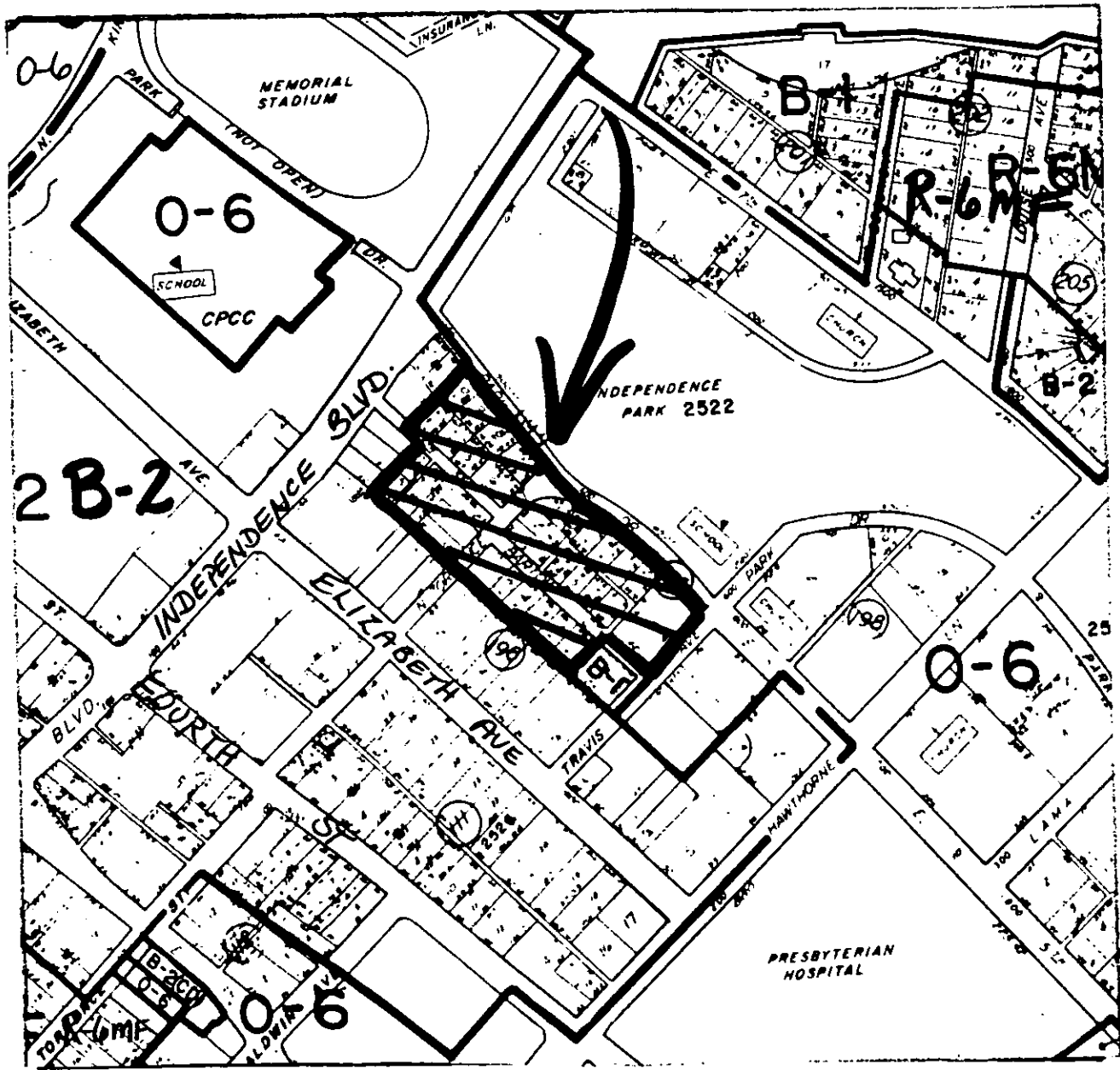
Attachments

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 87-35 HEARING DATE March 30, 1987

ZONING CLASSIFICATION, EXISTING O-6 REQUESTED R-6MFH

LOCATION 4.633 acres southeast of the intersection of East Independence Boulevard and Park Drive along East 5th Street and Bartow Court



ZONING MAP NO. 102

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>87-35</u>
Date Filed	<u>2-5-87</u>
Received By	<u>LS</u>
OFFICE USE ONLY	

## Ownership Information

Property Owner See Attached List

Owner's Address See Attached List

Date Property Acquired N/A

Deed Reference See Attached List Tax Parcel Number See Attached List

**Location Of Property** (address or description) See Attached Sheet

## Description Of Property

Size (Sq. Ft.-Acres) 4.633 acres Street Frontage (ft.) \_\_\_\_\_

Current Land Use Single Family, Multi-Family, Duplex, Office, Retail and Vacant

## Zoning Request

Existing Zoning O-6 Requested Zoning R-6MFH

Purpose of zoning change To comply with the Elizabeth Small Area Plan

Name of Agent \_\_\_\_\_ Name of Petitioner(s) CMPC

Agent's Address \_\_\_\_\_ Address of Petitioner(s) 301 S. McDowell Street  
336-2205

Telephone Number \_\_\_\_\_ Telephone Number \_\_\_\_\_

Signature \_\_\_\_\_

Signature of Property Owner if Other Than Petitioner \_\_\_\_\_



ELIZABETH SMALL AREA PLAN REZONINGS

PETITION	EXISTING ZONING	RECOMMENDED ZONING	INITIATED BY	LOCATION OF REZONING
1	R-6MF & B-2	R-6	ENA	Jackson Avenue
2	B-2	R-6MF	ENA	Central Avenue
3	B-1 & O-6	R-6MF	ENA	Lamar Avenue
4	R-6MF	R-6	CMPC	Clement Avenue
5	B-1	R-6	ENA	Clement Avenue
6	O-6	R-6MF	ENA	Pecan Avenue, 8th St. & Ridgeway Avenue
7	O-6	R-6	ENA	Clarice Avenue
8	O-6 & R-6MF	R-6	ENA	Laurel Avenue
9	R-6MF	R-6	ENA	Greenway Avenue
10	O-6 & B-1	R-6MFH	CMPC	Park Drive
11	O-6	R-6MFH	CMPC	Park Dr. & Torrence
12	R-6MF, B-1 & O-6	R-6	CMPC	Beaumont, Louise, Oakland & Hawthorne
13	B-1	O-6 & R-6MF	CMPC	Independence, Beaumont & 7th
14	O-6	R-6MF	ENA	Hawthorne

\*Elizabeth Neighborhood Association (ENA)

\*Charlotte-Mecklenburg Planning Commission (CMPC)

The area under consideration is as follows:

- the first six parcels facing Bartow Court, east of the intersection of N. Torrence Street and Bartow Court.
- all parcels contained within the block bordered by Park Drive to the north; Travis Avenue to the east; Bartow Court to the south; and N. Torrence Street to the west.
- the first four parcels facing Park Drive west of the intersection of Park Drive and N. Torrence Street.
- the first four parcels facing E. 5th Street west of the intersection of E. 5th Street and N. Torrence Street.
- the first three parcels facing N. Torrence Street south of the intersection of N. Torrence Street E. 5th Street
- the three parcels and part of a fourth parcel located along the alleyway; south of E. 5th Street, between E. Independence Blvd., and N. Torrence Street.