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Petition # 1988-05c

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



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OFFICIAL REZONING APPLICATION MECKLENBURG COUNTY

Petition No. <u>88-5(c)</u>
Date Filed <u>12/28</u>
Received By <u>LS</u>
OFFICE USE ONLY

Ownership Information

Property Owner NCF - Financial Corporation
 Owner's Address P O Box 668000
Charlotte NC 28266-8000
 Date Property Acquired November 18, 1985
 Deed Reference Book 5123 Page 997 Tax Parcel Number 201-201-01

Location Of Property

(address or description) North side of York Road (N.C. 49); rezoning parcels represent portions of Waters of Steele Cr. community at intersection of York Road and Frum Road

Description Of Property

Size (Sq. Ft.-Acres) 13.89 acres (605,048.4 SF): from B-1SUD to B-1SUD site Pl. amend.
22.34 acres (975,308.4 SF): from R-20MF; R-15MF(LD) to R-20MF
 Current Land Use 42.14 acres (1,813,161.8 SF): from R-20MF; R-15MF(LD) to R-12(LD)
126.48 acres total

Current Land Use: VACANT

Zoning Request

Existing Zoning B-1SUD, R-20MF, R-15MF(LD) Requested Zoning B-1SUD Site Plan Amendment, R-20MF, R-12(LD)

Purpose of zoning change To construct a high quality neighborhood commercial shopping center and residential communities with an emphasis on aesthetics.

Name of Agent Mr. H. Edward Knox
WARDLOW KNOX KNOX & FREEMAN
 Agent's Address 817 E. Trade Street
Charlotte, NC 28202
 Telephone Number (704) 372-1360

Name of Petitioner(s) Belk Investments
 Address of Petitioner(s) 4900 Unaka Avenue
Charlotte, NC 28205
 Telephone Number (704) 5377610

Signature B. V. Belk Jr.
NCF FINANCIAL Corp.
 Signature of Property Owner if Other Than Petitioner
By: James D. Goff

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).

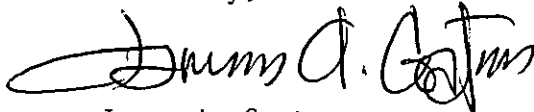
NCF 
**Financial
Corporation**

December 28, 1987

To Whom It May Concern:

NCF Financial Corporation is the present owner of approximately 250+ acres of land located on York Road. The petitioner seeking site plan modifications has informed me of the land-use revisions submitted on December 28, 1987. This is to inform you that I am supportive of this proposal.

Sincerely,



James A. Coates
President