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Petition #

88-56

Document type:

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



* 0 0 B R E A K 0 0 *

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>88-56</u>
Date Filed	<u>June 1, 1988</u>
Received By	<u>MCN</u>
OFFICE USE ONLY	

Ownership Information

Property Owner City of Charlotte

Owner's Address 600 East Trade Street

Charlotte, NC 28202

Date Property Acquired _____

Deed Reference 4135-856 Tax Parcel Number 087-057-52 (Tract 2)

Location Of Property (address or description) 831 Sugar Creek Road

Description Of Property

Size (Sq. Ft.-Acres) XXX 1.27 acres (includes right of way) Street Frontage (ft.) XXXXXX 309.50

Current Land Use Sorority House: prior use was storage area for city.
XX

Zoning Request

Existing Zoning R-9 Requested Zoning R-15MF

Purpose of zoning change To permit use of existing house for a sorority house (institutional use)

Thereasea Elder Chi Eta Phi Sorority, Inc. Iota Ch.
Name of Agent Name of Petitioners

6403 Rockwell Blvd. W. - Charlotte, NC 28213 P.O. Box 16311- Charlotte, NC 28216
Agent's Address Address of Petitioners

704/596-1681 _____
Telephone Number Telephone Number

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 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 schedule below):

FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS

<u>Size of Parcel</u>	<u>Application Fee</u>
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. Twelve (12) copies, folded to 8½" x 11", of a schematic site plan, drawn to scale and at a minimum size of 24" x 36", which includes the following items (12 copies are needed for interdepartmental review):
 - (a) a boundary survey showing the total acreage, present zoning classification(s), date, north arrow, & vicinity map;
 - (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, as well as existing drives opposite proposed project);
 - (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) generalized information as to the number, height, size, or in especially critical situations, the location of structures;
 - (h) proposed phasing, if any, and approximate completion time of the project;
 - (i) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;
 - (j) topography at four foot contour intervals or less (existing and proposed);
 - (k) schematic site plan must be titled with project plan and proposed use;
 - (l) 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).

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

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Name of Agent

6403 Rockwell Blvd. W - Charlotte, NC 28213
Agent's Address

704/596-1681
Telephone Number

Chi Eta Phi Sorority, Inc Iota Ch.
Name of Petitioner(s)

P.O. Box 16311 - Charlotte, NC 282
Address of Petitioner(s)

Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

PETITIONER Chi Eta Phi Sorority, Inc. Iota Chapter

PETITION NO. 88-56

HEARING DATE

July 18, 1988

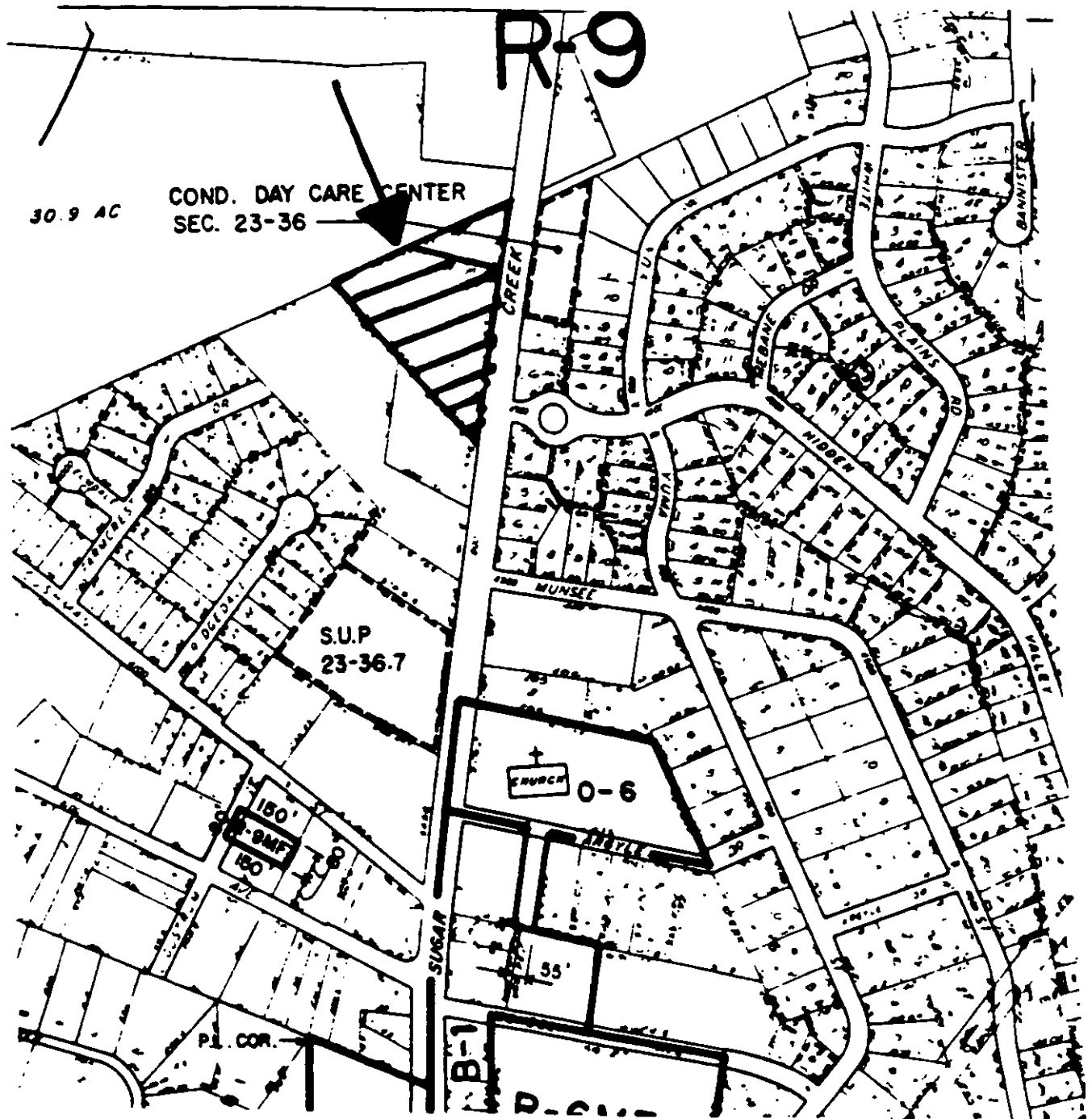
ZONING CLASSIFICATION, EXISTING R-9

REQUESTED

R-15MF

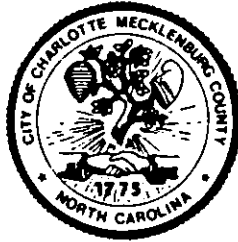
LOCATION

Approximately 1.27 acres located on the west side of Sugar Creek Road across from Hidden Valley Drive.



ZONING MAP NO. 70, 78

SCALE 1" = 400'



CHARLOTTE - MECKLENBURG PLANNING COMMISSION

August 2, 1988

Mayor Sue Myrick
Members, City Council
Charlotte, North Carolina

Dear Mayor and Council Members:

Attached are recommendations of the Zoning Committee of the Charlotte-Mecklenburg Planning Commission on petitions which have been heard and referred to the Planning Commission for consideration. The recommendations as reflected herein were arrived at in a meeting of the Planning Commission on July 21, 1988.

According to the adopted rules of procedure, these recommendations will be sent to the interested parties with a time period for the conveyance of any written statement set to elapse 12:00 noon on August 12, 1988. This will then permit these matters to be placed on your agenda for consideration on August 15, 1988.

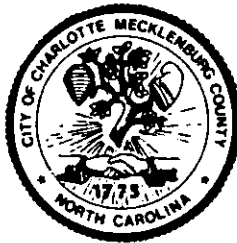
If you have any questions or wish to discuss any aspect of these recommendations, please let me know.

Respectfully submitted,

James H. Thomasson
Charlotte-Mecklenburg Planning Commission
Zoning Committee Vice-Chairman

JHT:sls

Attachments



CHARLOTTE - MECKLENBURG PLANNING COMMISSION

August 2, 1988

Chairperson Carla DuPuy
Members, Board of Commissioners
Mecklenburg County
Charlotte, North Carolina

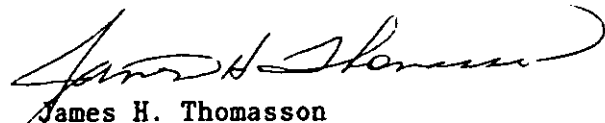
Dear Commission Members:

Attached are recommendations of the Zoning Committee of the Charlotte-Mecklenburg Planning Commission on petitions which were previously heard at public hearing and referred to the Planning Commission for consideration. The recommendations as reflected herein were arrived at in a meeting of the Planning Commission held on July 21, 1988.

According to the adopted rules of procedure, these recommendations will be sent to the interested parties with a time period for the conveyance of any written statement set to elapse at 12:00 noon on August 12, 1988. This will then permit these matters to be placed on your agenda for consideration of decision on August 15, 1988.

If you have any questions or wish to discuss any aspect of these recommendations, please let me know.

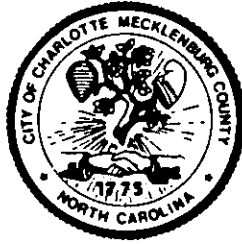
Respectfully submitted,



James H. Thomasson
Charlotte-Mecklenburg Planning Commission
Zoning Committee Vice-Chairman

JHT:sls

Attachments



CHARLOTTE - MECKLENBURG PLANNING COMMISSION

August 2, 1988

Dear Interested Party:

Attached for your information is the recommendation on a petition as arrived at by the Zoning Committee of the Planning Commission. This is the one about which you have expressed an interest.

According to procedures announced by the City Council, you may file a statement of rebuttal or support of this recommendation. Such statement must be filed at the Planning Commission Office, 600 E. 4th Street, not later than Noon on Friday, the 12th day of August, 1988. Twenty-five (25) copies are required and will be distributed to the City Council and the Planning Commission. Copies will be on file in the Planning Commission Office and in City Hall for anyone to examine.

Decision will be scheduled for August 15, 1988, at 6:00 o'clock P.M. in the Education Center, Fourth Floor, 701 East Second Street.

Respectfully submitted,

Walter G. Fields, III
Interim Land Development Manager

WGF:sls

Attachment

DATE: July 21, 1988

PETITION NO.: 88-56

PETITIONER(S): Chi Eta Phi Sorority, Inc.

REQUEST: Change from R-9 to R-15MF.

LOCATION: A 1.27 acre site located on the west side of Sugar Creek Road across from Hidden Valley Drive.

ACTION: The Zoning Committee recommends that the petition be approved.

VOTE: Yeas: Burns, McClure, Spencer, Thomasson, Vaughan, Wheeler and Winget.

Nays: None.

REASONS

This request was somewhat unusual in that it did not include a site plan. The petitioner indicates that the use of the property would be a sorority use. The property is owned by the City of Charlotte and been leased to the petitioner for that purpose. Under normal circumstances the rezoning of a property to a multi-family classification would warrant the review of the specific proposal. However, the Zoning Committee felt that in this case, and in view of the fact that the city owned the property, a specific site plan was not necessary. Therefore, the Zoning Committee recommends that the petition be approved.

STAFF OPINION

The staff agrees with the recommendation of Zoning Committee.