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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 89-60

## Document type:

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



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# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>89-60</u>
Date Filed	<u>May 15, 1989</u>
Received By	<u>MEM</u>
OFFICE USE ONLY	

## Ownership Information

Property Owner Frank J. LaPointe

Owner's Address 2424 Beretania Circle

Charlotte, N. C. 28211

Date Property Acquired (1) 10/31/88 (4) 4/11/88

Deed Reference (1) 5890-764 (2) 5736-978 Tax Parcel Number (1) 165-151-01 (2) 165-151-38

**Location Of Property** (address or description) Both sides of Delta Road Extension between rear of existing auto dealerships on Independence Blvd. and Sharon Forest Subdivision

## Description Of Property

Size (Sq. Ft.-Acres) 15.4± acres Street Frontage (ft.) 900'±

Current Land Use . Vacant

## Zoning Request

Existing Zoning R-9 Requested Zoning 0-15 (CD) and B-2 (CD)

Purpose of Zoning Change Property is ill suited for single family development due to the fact that Delta Road Extension splits the property in half. Rezoning will permit a logical transition of office zoning as well as the expansion and growth of existing auto dealerships adjoining the site.

Name Of Agent	Name of Petitioner(s)
<u>Robert G. Young</u>	<u>Frank J. LaPointe</u>
Agent's Address	Address of Petitioner(s)
<u>301 S. McDowell Street #1012</u>	<u>2424 Beretania Circle</u>
Telephone Number	<u>Charlotte, N. C. 28211</u>
<u>334-9157</u>	Telephone Number

Frank J. LaPointe  
Signature

Signature of Property Owner if Other Than Petitioner

## ATTENTION!!

All required items must be verified upon submittal by a CMPC land development staff member *before* an application is considered, completed and filed for processing. Incomplete applications are *not* accepted, and will be returned to the petitioner. No applications will be accepted after the closing deadline for each month's cases. There is a limit of 10 cases per month.

## 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, or proposed zoning boundaries, if those boundaries do not follow property lines (a metes and bounds description)—must be provided for each zoning district.

## CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

Items 1-5 listed above. Also required:

6. Fifteen (15) 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 (15 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 for 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.

## FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS

Subject to change after July 1, 1989

<u>Size of Parcel</u>	<u>Conventional Application Fee</u>	<u>Conditional Application Fee</u>
5 acres or less	\$225.00	\$240.00
Over 5 acres but not more than 50 acres	\$425.00	\$440.00
Over 50 acres but not more than 100 acres	\$525.00	\$540.00
Over 100 acres	\$625.00	\$640.00

(Checks payable to Charlotte-Mecklenburg Planning Commission)