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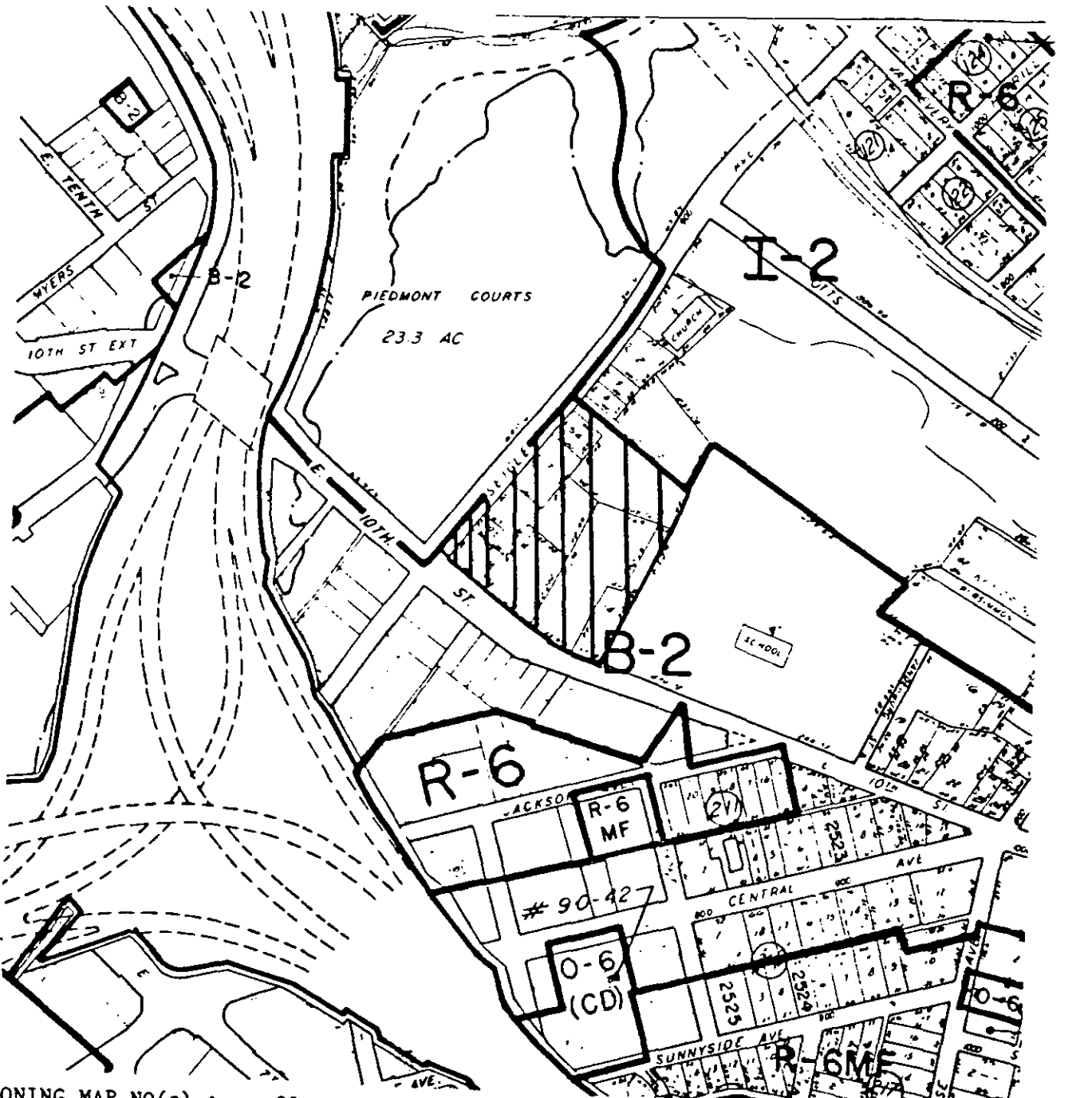
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PETITIONER: Crowder Const. Co./Allison Fence Co.

PETITION NO.: 90-83 HEARING DATE: November 19, 1990

ZONING CLASSIFICATION, EXISTING: B-2 and ~~1-2~~ REQUESTED: 1-2(CD)

LOCATION: Approximately 5.3 acres located on the northeasterly corner of the intersection of Seigle Avenue and 10th Street.



ZONING MAP NO(s): 89

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



102
**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition No. 90-83
Date Filed September 17, 1990
Received By MCM
OFFICE USE ONLY

Ownership Information

Property Owner see attached

Owner's Address see attached

Date Property Acquired see attached

Tax Parcel Number 081-114-06, 07, 09, 10-14 and 54

Location Of Property (address or description) intersection of E. 10th St and Seigle Ave

Description Of Property

Size (Sq. Ft.-Acres) 5.3 acres Street Frontage (ft.) 485' E. 10th St
550' Seigle Ave

Current Land Use office and industrial

Zoning Request

Existing Zoning B-2, I-2 Requested Zoning I-2(CD)

Purpose of Zoning Change to allow the existing Crowder Construction Co and Allison Fence Co to expand by removing old buidings and replace with new expansion areas, including outdoor storage

Name Of Agent Robert G. Young
Agent's Address 301 S. McDowell St # 1012
Charlotte, N.C. 28204
Telephone Number 334-9157

Name of Petitioner(s) Crowder Construction Co/Allison Fence Co
Address of Petitioner(s) PO Box 30007 Charlotte, N.C. 28230
PO Box 35628 Charlotte, N.C. 28235
Telephone Number 372-3541
376-7535

Charles Allison
Graham H. Allison
Allison Family Partnership - W. Allison partner

Eugene P. Hise v.p. Crowder Construction Company
Signature

Signature of Property Owner if Other Than Petitioner

CROWDER CONSTRUCTION/ALLISON FENCE CO.
CONDITIONAL NOTES
#28766

1. THIS PLAN DEPICTS A CONCEPT OF EXISTING CONDITIONS AND FUTURE EXPANSION PLANS. NEVERTHELESS, SOME MODIFICATIONS TO THE LOCATION OF ACCESS POINTS, INTERNAL CIRCULATION AND AREAS EXPANSION WILL BE PERMITTED, BASED UPON FINAL SITE CONSTRAINTS AND ENGINEERING CONSIDERATIONS.
2. PARKING SHALL BE IN ACCORDANCE WITH SECTION 2000. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1601. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
4. THE NEW STREET TREES AND SHRUBS WILL BE INSTALLED BY THE PETITIONER FOR BEAUTIFICATION PURPOSES. AS DEPICTED ON THE PLAN, THIS NEW LANDSCAPING WILL MEET THE MINIMUM REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND REQUIREMENTS FOR SCREENING.
5. FIVE ADDITIONAL FEET OF RIGHT-OF-WAY WILL BE DEDICATED ADJACENT TO E. TENTH STREET AND TEN ADDITIONAL FEET OF RIGHT-OF-WAY WILL BE DEDICATED ADJACENT TO SEIGLE AVENUE. HOWEVER, AN AREA ALONG SEIGLE AVENUE, WHERE SHOWN ON THE SITE PLAN, WILL BE EXCLUDED FROM THIS DEDICATION DUE TO THE EXISTENCE OF OFF-STREET PARKING IN THIS AREA NECESSARY TO SERVE ACCESS TO AN EXISTING BUILDING. THE DEDICATION OF THIS ADDITIONAL RIGHT-OF-WAY WILL BE CONVEYED TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
6. THE ILLUSTRATION WHICH DEPICTS THE FENCE AND LANDSCAPING TREATMENT AROUND THE PERIMETER OF THE SITE IS A FIRM CONCEPT. IT REPRESENTS AN INTEGRAL FEATURE OF THE REZONING IN ORDER TO BEAUTIFY THE SITE. IT IS A CONDITION OF THE OVERALL SITE PLAN AND WILL BE CONSTRUCTED PRIOR TO ANY BUILDING EXPANSION OCCURRING ON THE SITE.
7. THE FUTURE EXPANSION SQUARE FOOTAGE (86,000 SF) IS INTENDED TO PROVIDE EXPANSION OPPORTUNITIES FOR EXISTING BUILDINGS, IF NECESSARY, AS WELL AS THE FUTURE DEVELOPMENT IN THE EXPANSION AREA OR NEW BUILDINGS ON THE BALANCE OF THE SITE.
8. OUTDOOR STORAGE SHALL BE PERMITTED IN CONJUNCTION WITH ANY EXISTING OR FUTURE USE ON THE SITE.
9. OF THE 6 EXISTING DRIVES LABELED ON THE PLAN AND ASSOCIATED WITH THE FUTURE BUILDING/STORAGE/EXPANSION AREA, SAID DRIVEWAYS SHALL BE CLOSED AND MAY BE REPLACED WITH 3 DRIVEWAYS.
10. SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 1601. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

11. IF REQUIRED TO MEET MINIMUM FIRE FIGHTING STANDARDS, A FIRE HYDRANT SHALL BE INSTALLED SO THE FIRE FIGHTING EQUIPMENT IS NO MORE THAN 500 FEET FROM THE MOST REMOTE BUILDING.
12. ANY EXISTING DRIVEWAYS WHICH ARE CLOSED SHALL BE RE-CURBED.
13. IF REQUIRED, A STORM WATER MANAGEMENT DETENTION SYSTEM SHALL BE CONSTRUCTED TO MEET MINIMUM STANDARDS.

DEVELOPMENT DATA:

EXISTING ZONING: B-2

PROPOSED ZONING: 1-2(CD)

EXISTING/PERMITTED USES: CONSTRUCTION COMPANY
 FENCE COMPANY
 PICTURE FRAME MANUFACTURER
 LAMP MANUFACTURER

OTHER PERMITTED USES SHALL BE ANY USE PERMITTED IN THE I-2 DISTRICT EXCEPT THE FOLLOWING SHALL NOT BE PERMITTED.:

3072.8	.101
.68	.105
.79	.107
.80	.110
.81	.112
.87	.116
.88	3073.21
.93	.24
.99	

± 43,000 S.F. EXISTING BUILDING
86,000 S.F. FUTURE EXPANSION (FOR ENTIRE SITE)
 129,000 S.F. MAXIMUM TOTAL DEVELOPMENT

METES AND BOUNDS DESCRIPTION
CROWDER CONSTRUCTION CO./ALLISON FENCE CO.

BEGINNING at an existing iron pin on the on the southwest common property corner with a parcel owned now or formerly by the Charlotte-Mecklenburg Board of Education and on the right-of-way of E. Tenth Street (existing 60 foot right-of-way), thence proceeding N 70-36-03 W 57.30 feet to a point of curvature, thence along a curve to the right having a central angle of 17 degrees 55' 40" and a radius of 636.62 feet for an arc length of 199.20 feet to a point, thence proceeding N 50-38-36 W 228.61 feet to an existing nail, thence proceeding N 39-22-00 E 550.23 feet to an existing iron pin, thence proceeding S 50-41-00 E 366.18 feet to a new iron pin, thence proceeding S 25-03-00 W 120 feet to a new iron pin, thence proceeding S 27-11-47 W 388.50 feet to the point and place of beginning as described on a boundary survey prepared by C. Clark Neilson of R. B. PHARR & ASSOCIATES, P.A. and dated July 31, 1990 for property of Crowder Construction Company.

73N66.TLH