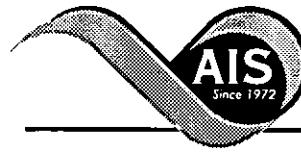




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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 93-13

Document type:

- Applications
- Correspondence
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- Land Use Consistency
 - Mail Info
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 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition No. 93-13
Date Filed December 28, 1992
Received By MCM
OFFICE USE ONLY

Ownership Information

Property Owner Volvo GM Heavy Truck Corporation
Owner's Address P.O. Box 668325, Charlotte, North Carolina 28266
Date Property Acquired August, 1992
Tax Parcel Number 077-151-19

Location of Property (address or description) 3880 North I-85

Description of Property

Size (Sq. Ft.-Acres) 4.557 acres Street Frontage (ft.) 400 North I-85
919 Cottonwood
Current Land Use Truck Sales and Service.

Zoning Request

Existing Zoning I-2 General Industrial Requested Zoning I-1
Purpose of Zoning Change See Attached.

Scott Garner Architect, PA.
Name of Agent
1718 East Boulevard, Charlotte, N.C. 28203
Agent's Address
(704) 333-1051
Telephone Number

Volvo GM Heavy Truck Corporation
H.R. Patton, Jr., General Manager
Name of Petitioner(s)
P.O. Box 668325, Charlotte, N.C. 28266
Address of Petitioner(s)
(704) 392-7351
Telephone Number

H.R. Patton, Jr.
Signature

Signature of Property Owner
if Other Than Petitioner

ATTENTION!!

Any Petitioner for rezoning is required to discuss the proposal with a CMPC land development staff member at least one week prior to the filing of the petition. Upon submittal of the petition, all required items must be verified 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.

Prior to the filing of a conditional rezoning petition, it is strongly encouraged that a preliminary site plan be submitted to Planning staff for review and recommendation. There is no fee for preliminary plan review. The preliminary plan must include items 7(a), 7(c), 7(d), and 7(e) listed below. (5 copies are required for interdepartmental review.)

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 8 1/2" 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 and any proposed buffers or landscaped yards at the project boundary;
 - (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 36" x 42".

FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS

EFFECTIVE JULY 1, 1992

District Requested	Conventional Application Fee	Conditional Application Fee
Single Family Residential	\$ 335.00	\$ 635.00
Multi-Family Residential	\$ 460.00	\$ 1060.00
All Other Districts	\$710.00	\$1905.00

(Checks payable to Charlotte-Mecklenburg Planning Commission)

ATTACHMENT 1.

The current zoning, I-2 allows for the sale and servicing of trucks on this property. This is the purpose for which the property was purchased. From our discussions with the Zoning and City Planning staff members, it is our understanding that an amendment is being proposed that will modify the permitted uses of I-2 zoning. As it has been drafted, truck sales will no longer be allowed in this zoning classification. Also, the schedule is an important factor in this change. Although the design process is underway, we may not be able to complete both the necessary drawings and Building Standard's review prior to implementation of the proposed amendment. For this reason, we request down zoning to I-1, which allows the proposed use. This is consistent with former uses of this property and the surrounding properties along the I-85 corridor.