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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # _____

95-62

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 - Mapping
 - Other
- Site Plans



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OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition #: 95-62
Date Filed: May 1, 1995
Received By: T. Thomas

OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: Henry N. Pharr, II, Trustee Home Federal Savings and Loan

Owner's Address: P.O.Box 220325 Charlotte, NC 28222 139 S. Tryon St. Charlotte, NC 28211

Date Property Acquired: _____

Tax Parcel Number(s): 047-291-44, 047-191-05, 047-201-23 (portion)

LOCATION OF PROPERTY (Address or Description): northerly side of U.S. 29, north of Clay Boulevard

Size (Sq.Ft. or Acres): 17.5⁺ acres Street Frontage (Ft.): U.S. 29 and Olmstead Way

Current Land Use: vacant (portions of the site are part of a former golf course)

ZONING REQUEST:

Existing Zoning: CC, B-1(CD) Proposed Zoning: CC and a CC Site Plan Amend.

Purpose of Zoning Change: the site plan amendment proposes a new service driveway in the rear of a planned shopping center and the rezoning portion adds an additional .85 acres to the original site. (This request is the result of previous rezonings designed to replan a former "power center" shopping center here).

Robert G. Young
Name of Agent 301 S. McDowell St. #606
Charlotte, N.C. 28204

Agent's Address _____
334-9157 333-2905
Telephone Number Fax Number

Signature of Property Owner
if other than Petitioner

Cambridge Properties, Inc.
Name of Petitioner(s) 2915 Providence Rd.
Charlotte, N.C. 28211

Address of Petitioner(s) _____
364-2393 362-5610
Telephone Number Fax Number

Roy L. Melton
Signature

Any Petitioner filing 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 the Planning Staff for review and recommendation. There is no fee for preliminary plan review. The preliminary plan must include items 6(a), 6(c), 6(d), and 6(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 (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 are also required:

6. Fifteen (15) copies, folded 8½" x 11", of a schematic site plan, drawn to scale and at a minimum 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, and vicinity map;
 - (b) Adjoining property lines and names, address, 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 structure will be located;
 - (e) Traffic, parking and circulation plan, showing proposed locations and arrangements 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: Effective July 1, 1994

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL APPLICATION FEE</u>
Single Family Residential:	\$ 370.00	\$ 655.00
Multi-Family Residential:	\$ 520.00	\$1095.00
All Other Districts:	\$ 810.00	\$1965.00

FEE DUE UPON SUBMITTAL OF APPLICATION TO THE PLANNING COMMISSION BY CHECK OR MONEY ORDER MADE PAYABLE TO THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.