



\* 0 0 B R E A K 0 0 \*



**ADVANCED  
IMAGING  
SYSTEMS**

www.aisimc.com

An Information  
Management Company

# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2000-98

## 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 #: 2000-98  
Date Filed: 4-24-00  
Received By: [Signature]

OWNERSHIP INFORMATION:

Property Owner: ① Wilmore Neighborhood Association ② Worthington 16 LLC  
Owner's Address: ① 501 West Boulevard Charlotte, NC 28203 ② 1712 Camden Road Charlotte, NC 28203  
Date Property Acquired: ① 3/22/00 ③ under contract 4/4/00 5/25/00 closing D&R Tax Parcel Number(s): ① 119-077-06 119-076-26 119-076-27 ② 119-077-07 119-076-28 119-076-29 119-076-25  
Utilities Provided; (Water) CMUD (Sewer) CMUD  
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): ① 405, 409, 413, 417, 436 W. Worthington

② 416-420 W. Worthington (S. Tryon in Wilmore Neighborhood)  
Size (Sq. Ft. or Acres): ① 73,280 SF ② .5580 acres Street Frontage (Ft.): ① 250, 400' ② 150'  
Current Land Use: ① Vacant land 2.238 acres ② 16 unit multifamily apartment building (2 buildings)

ZONING REQUEST:

Existing Zoning: ① R-8 ② R-43 Proposed Zoning: UR-2  
Purpose of Zoning Change: To Construct a townhouse development of approximately 35 units

David Furman, AIA  
Name of Agent  
500 EAST Boulevard, Charlotte NC 28203  
Agent's Address (City, State, Zip)  
(704) 332-4008 (704) 343-9380  
Telephone Number Fax Number

Jacob Massachi  
Signature of Property Owner if other than Petitioner  
Jacob Massachi,  
President Worthington 16, LLC

Wilmore Neighborhood Association  
Name of Petitioner(s)  
501 West Boulevard, Charlotte NC 28203  
Address of Petitioner(s) (City, State, Zip)  
(704) 376-3440 (704) 376-3449  
Telephone Number Fax Number

Louise Shackelford  
Signature  
EXECUTIVE DIRECTOR  
Wilmore Neighborhood Association

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 12 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. (Provided on an 8½" x 11" sheet of paper) (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 maximum of 24" x 36", (maps for presentation purposes can be larger), 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 24" x 36".

\*\*\* Note: Revised and corrected site plans are due four weeks prior to the scheduled hearing. Failure to meet the deadline will result in an automatic deferral of hearing.

**CITY OF CHARLOTTE REZONING FILING FEES: Effective July 1, 1999**

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL APPLICATION FEE</u>
Single Family Residential:	\$ 580.00	\$ 785.00
Multi-Family Residential:	\$ 845.00	\$1,190.00
All Other Districts:	\$1,380.00	\$2,000.00

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

2000-98

#2

**Investors Title Insurance Company**

A Stock Company

Chapel Hill, North Carolina

SCHEDULE A Continued

BEGINNING at an existing iron pipe on the northerly right-of-way margin for West Worthington Avenue (public right-of-way), said existing iron pipe also marks the dividing line between Lot 16 and Lot 17, Block 16 of Wilmore, Section 1 as shown in Map Book 332, Page 96 of the Mecklenburg County Public Registry; thence with the northerly right-of-way margin for West Worthington Avenue, N. 58-00-00 W. 150 feet to a new iron rebar on the dividing line between Lot 19 and Lot 20; thence with the dividing line between Lot 19 and Lot 20, N. 32-00-00 E. 74.50 feet to a new iron rebar; thence through Lot 20, N. 58-00-00 W. 50.00 feet to a new iron rebar on the dividing line between Lot 20 and Lot 21; thence with the dividing line between Lot 20 and Lot 21, N. 32-00-00 E., 36.15 feet to a new iron rebar; thence through Lot 20, S. 58-00-00 E. 50.00 feet to a new iron rebar on the dividing line between Lots 19 and Lot 20; thence with the dividing line between Lot 19 and Lot 20, N. 32-00-00 E. 39.35 feet to a new iron rebar on the southerly margin of a public alley; thence with the southerly margin of a public alley, S. 58-00-00 E. 150.00 feet to a new iron rebar on the dividing line between Lot 17 and Lot 16; thence with the dividing line between Lot 17 and Lot 16, S. 32-00-00 W. 150.00 feet to the point and place of BEGINNING, containing 0.558 acres as shown on an unrecorded survey by James I. Kovacs, NCRLS, dated September 29, 1998.

416 and 420 W. Worthington Avenue  
Charlotte, North Carolina  
Tax Parcel No. 119-077-07