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Petition # 2000-104

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- Applications
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 - Mapping
 - Other
- Site Plans



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OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition #: 2000 - 104
Date Filed: 5-5-2000
Received By: KAM

OWNERSHIP INFORMATION:

Property Owner: KOGER EQUITY INC. AND KOGER-VANGUARD PARTNERS LP
Owner's Address: 8880 FREEDOM CROSSING TRAIL JACKSONVILLE, FLORIDA 3225-69920
169052 06, 169062 05, 12, 17, 26, 24, 27, 28
Date Property Acquired: 10/23/98 Tax Parcel Number(s): SEE ATTACHED LIST
Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): VANGUARD CENTER OFFICE PARK
SEVENTY SEVEN CENTER DRIVE, ROUND TREE ROAD, PLIMMOUTH STREET, INTERSTATE-77
Size (Sq.Ft. or Acres): 23.26 AC TOTAL Street Frontage (Ft.): 1,000 LF ± (TOTAL)
Current Land Use: ONE TRACT CURRENTLY HAS AN OFFICE BUILDING AND RELATED PARKING, THE
OTHER TRACT IS CURRENTLY VACANT

ZONING REQUEST:

Existing Zoning: I-2 Proposed Zoning: I-1
Purpose of Zoning Change: TO ALLOW FOR A FUTURE PHASE TWO BUILDING THAT CREATES OVER-
ALL SQUARE FOOTAGE ABOVE THE CURRENT 100,000 SF. MAXIMUM AND TO PROVIDE "INTER-
CONNECTIVITY" OF THE PROPOSED PARKING TO EXISTING PARKING AND TO 77 CENTER DRIVE.

W.K. DICKSON CO., INC.
Name of Agent

616 COLONNADE DRIVE CHARLOTTE NC. 28205
Agent's Address (City, State, Zip)

(704) 334-5348 (704) 334-0018
Telephone Number Fax Number

Signature of Property Owner if other than Petitioner

KOGER EQUITY, INC.
KOGER-VANGUARD PARTNERS LP.
Name of Petitioner(s)

8880 FREEDOM CROSSING TR. JACKSONVILLE, FL. 32266
Address of Petitioner(s) (City, State, Zip)

(904) 732-1000 (904) 538-8869
Telephone Number Fax Number

Philip J. Bruce, Vice President
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 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.

ADJACENT PROPERTY OWNERS

- ◆ Tax Parcel I.D. Number: 169 – 052 – 09
Thelma Goble
317 Roundtree Road
Charlotte, N.C. 28217
- ◆ Tax Parcel I.D. Number: 169 – 052 – 10
Ralph Johnson
PO Box 240988
Charlotte, N.C. 28224
- ◆ Tax Parcel I.D. Number: 169 – 062 – 07
Ralph Johnson
PO Box 240988
Charlotte, N.C. 28224
- ◆ Tax Parcel I.D. Number: 169 – 062 – 10
Ralph Johnson
PO Box 240988
Charlotte, N.C. 28224
- ◆ Tax Parcel I.D. Number: 169 – 062 – 16
Ralph Johnson
PO Box 240988
Charlotte, N.C. 28224
- ◆ Tax Parcel I.D. Number: 169 – 062 – 20
ISC Realty Corporation
PO Box 1012
Charlotte, N.C. 28201
- ◆ Tax Parcel I.D. Number: 169 – 062 – 22
Koger-Vanguard Partners LP
8880 Freedom Crossing Trail
Suite 100
Jacksonville, FL 32256-9920
- ◆ Tax Parcel I.D. Number: 169 – 062 – 25
Ralph Johnson
4223 Cameron Oaks Drive
Charlotte, N.C. 28211

TAX PARCEL I.D. NUMBERS

Parcels to be rezoned

KOGER EQUITY, INC.

- ◆ 169 - 052 - 06
- ◆ 169 - 062 - 05
- ◆ 169 - 062 - 12
- ◆ 169 - 062 - 17
- ◆ 169 - 062 - 26

KOGER-VANGUARD PARTNERS, LP

- ◆ 169 - 062 -24
- ◆ 169 - 062 -27
- ◆ 169 - 062 -28

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