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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2000-118

Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



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**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2000-118
Date Filed: 6-26-00
Received By: MS

OWNERSHIP INFORMATION:

Property Owner: BOYD P. FALLS

Owner's Address: 114 W. BLAND ST. CHARLOTTE, NC 28203

Date Property Acquired: MAY 1989 Tax Parcel Number(s): 133-051-03

LOCATION OF PROPERTY (Address or Description): APPROX 720' SOUTH OF
PACES GLEN AVE. ON WEST SIDE OF REDDMAN ROAD

Size (Sq.Ft. or Acres): 30 ACRES Street Frontage (Ft.): 412.5 FEET

Current Land Use: UNDEVELOPED LAND (WOODED)

ZONING REQUEST:

Existing Zoning: R-4 Proposed Zoning: R-8

Purpose of Zoning Change: ALLOW HIGHER DENSITY USE OF THE PROPERTY

FRED GORE / CIVILTEL ASSOCIATES, PA
Name of Agent
1318 E-8 CENTRAL AVE., CHARLOTTE, NC 28205
Agent's Address
(704) 344-1946 (704) 344-8177
Telephone Number Fax Number

LIBERTY OAKS, INC.
Name of Petitioner(s)
10430 HARRIS OAKS BLVD. SUITE A
Address of Petitioner(s) CHARLOTTE, NC 28269
(704) 599-1010 (704) 599-1120
Telephone Number Fax Number

Signature of Property Owner if other than Petitioner

Chs m. [Signature]
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.

FILING FEES: Effective July 1, 1998

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL APPLICATION FEE</u>
Single Family Residential:	\$ 515.00	\$ 705.00
Multi-Family Residential:	\$ 775.00	\$1,100.00
All Other Districts:	\$1,295.00	\$1,890.00

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

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W/INFORM
7-18-00

FRED GORE / CIVIKTEL ASSOCIATES, PA
Name of Agent

LIBERTY OAKS, INC.
Name of Petitioner(s)

1318 E-8 CENTRAL AVE., CHARLOTTE NC
Agent's Address 28205

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