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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2000-140

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

Amended 04-09-02 ^{• acreage} _{• proposed zoning}

Petition #: 2000-140 NbL
Date Filed: 8-7-00
Received By: [Signature]

OWNERSHIP INFORMATION:

Property Owner: R. Reed Tull & Charles W. Tull, wife

Owner's Address: P.O. Box 352164, Charlotte, NC 28235

Date Property Acquired: 2/4/76 Tax Parcel Number(s): 163.032.45 p.o.

Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): N/W side of Idlewild Road
between E. Independence Blvd & Monroe Road.

Size (Sq.Ft. or Acres): 2.10 AC Street Frontage (Ft.): 330.94'

Current Land Use: VACANT - UNDEVELOPED

ZONING REQUEST:

Existing Zoning: B-2 and D-1 Proposed Zoning: B1(CO) & D-1

Purpose of Zoning Change: TO ALLOW FOR DEVELOPMENT OF AN IRREGULAR SHAPED
PARCEL, WITH SERVICE ORIENTED RETAIL

JAMES H. VARNADO, SR.
Name of Agent
4037 E. INDEPENDENCE BLVD
CHARLOTTE NC 28205
Agent's Address (City, State, Zip)

704 536-0072 ^(ext) 704 536-1564
Telephone Number Fax Number

[Signature]
Signature of Property Owner if other than Petitioner

IDLEWILD INVESTORS, LLC
Name of Petitioner(s)
4037 E INDEPENDENCE BLVD
Charlotte, NC 28205
Address of Petitioner(s) (City, State, Zip)

704 536-0072 704-536-1564
Telephone Number Fax Number

[Signature]
Signature

Petition #: 2000-140

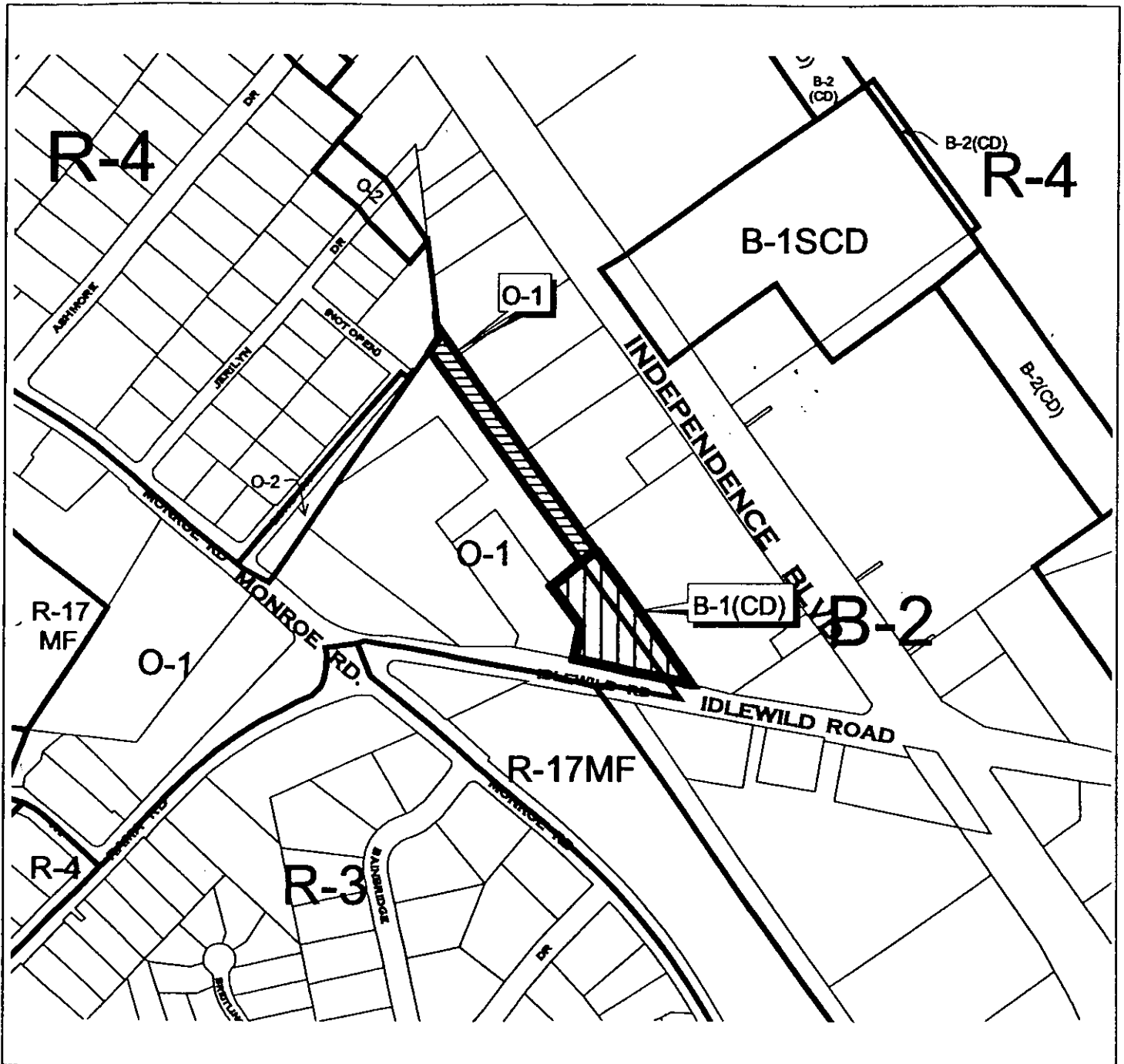
Petitioner: Idlewild Investors, LLC

Hearing Date: June 17, 2002

Zoning Classification (Existing): O-1 and B-2

Zoning Classification (Requested): B-1(CD) and O-1

Acresage & Location Approximately 4.3 acres located on the north side of Idlewild Road, east of Monroe Road and west of Independence Boulevard



Zoning Map #(s); 123

Map Legend

	ETJ		Parish/County
	Atmosphere		County Line
	Watershed		City Limits
	Historic District		

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition #: 2000-140
Date Filed: 8-7-00
Received By: MS

OWNERSHIP INFORMATION:

Property Owner: R. Read Tull and Charles W. Tull And WF

Owner's Address: P.O. Box 35264 Charlotte, NC 28235

Date Property Acquired: 2/4/76 Tax Parcel Number(s): 163-032-45

Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): NW side of Idlewild Road between

East Independence Blvd. and Monroe Road

Size (Sq.Ft. or Acres): 4.3147 Acres Street Frontage (Ft.): 330.94ft

Current Land Use: Vacant - Undeveloped

ZONING REQUEST:

Existing Zoning: B-2 and O1 Proposed Zoning: BD

Purpose of Zoning Change: To allow for Development/Shape of side location at rear of
Commercial uses prohibits development with permitted uses under present zoning.

"Jim"
James L. Varnadore, Sr.
Name of Agent

Idlewild Investors, LLC
Name of Petitioner(s)

4037 E. Independence Blvd. Charlotte, NC 28205
Agent's Address (City, State, Zip)

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(704) 536-0072 ext. 22 (704) 536-1564
Telephone Number Fax Number

(704) 536-0072 ext. 22 (704) 536-1564
Telephone Number Fax Number

R. Read Tull
Signature of Property Owner if other than Petitioner

[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.

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.

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

*Amended 04-09-02 - Acreage
- Proposed
Zoning*

Petition #: 2000-140
Date Filed: 8-7-00
Received By: [Signature]

OWNERSHIP INFORMATION:

Property Owner: R. Read Tull and Charles W. Tull and WF

Owner's Address: P.O. Box 35264 Charlotte, NC 28235

Date Property Acquired: 2/4/76 Tax Parcel Number(s): 163-032-45

Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

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BD

Purpose of Zoning Change: To allow for Development/Shape of side location at rear of
Commercial uses prohibits development with permitted uses under present zoning.

James L. Varnadore, Sr.
Name of Agent

Idlewild Investors, LLC
Name of Petitioner(s)

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Agent's Address (City, State, Zip)

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Petition #: 2000-140

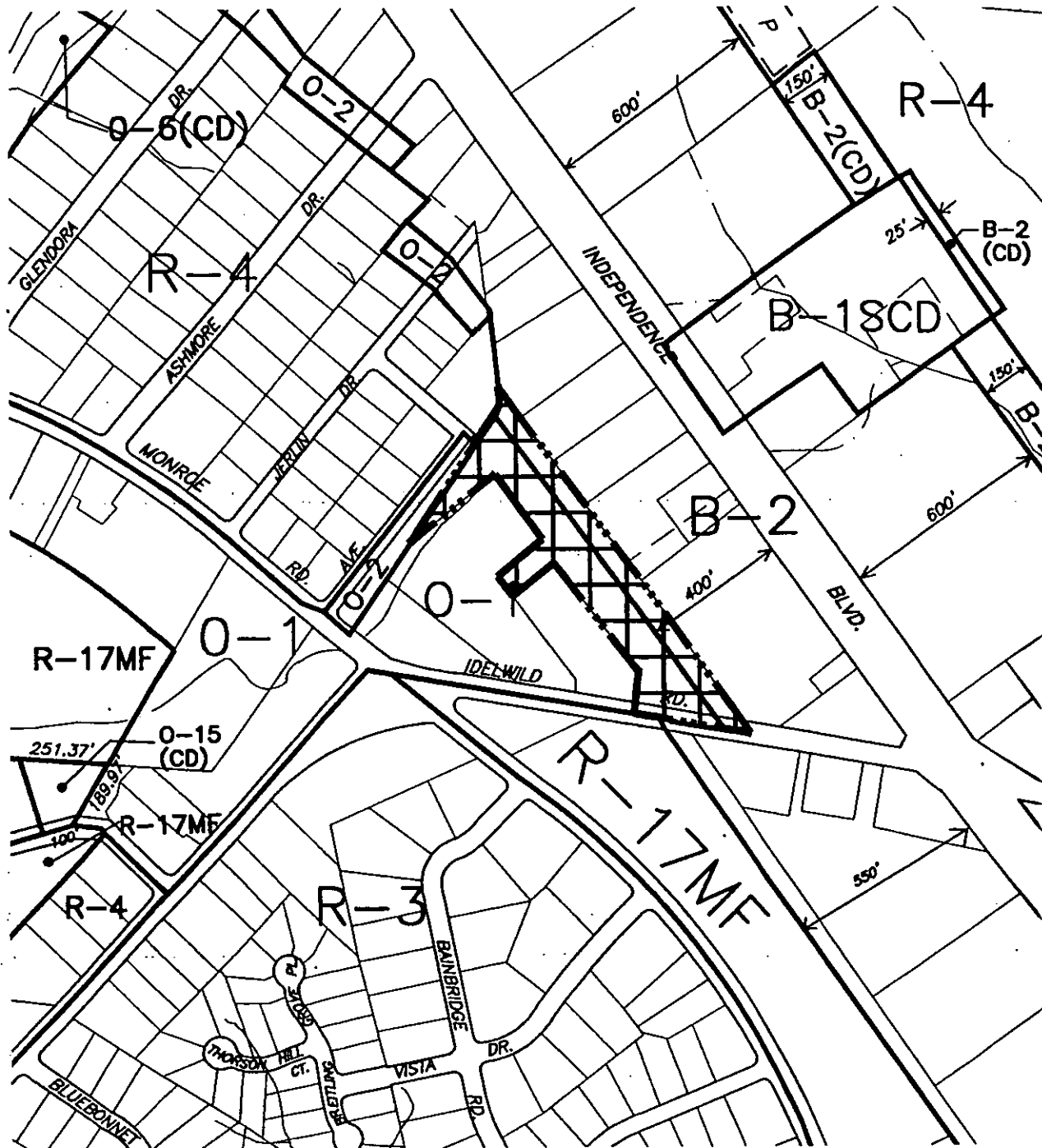
Petitioner: Idlewild Investors, LLC

Hearing Date: November 20, 2000

Classification (Existing): O-1 and B-2

Zoning Classification (Requested): ~~DD~~ B-1(CD) and O-1

Location: Approximately 4.3 acres located on north side of Idlewild Road, east of Monroe Road and west of Independence Boulevard.



PARCEL ID #	OWNER
163-033-09	Shayeghi, Mostafa & WF Rita 8140 Rittenhouse Ln. Charlotte, NC 28270
163-033-10	Robles, Nemecio 722 Jerilyn Dr. Charlotte, NC 28212
163-033-11	Billy & Elizabeth Roseman 4033 Columbine Circle Charlotte, NC 28211
163-033-12	Banks Massey Grading Co. 1335 Forrest Bluff Dr. Midland, NC 28107
163-032-23	Taylor, Blanche H 3401 Tracelake Dr. Matthews, NC 28105
163-032-24	Moore, Douglas W 706 Shoreline Dr. East Sunset, NC 28468
163-032-26	MMR Holdings LLC % Captain Automotive reit 1420 Spral Hill Rd. McLean, VA 22102
163-032-27	Shaw Realty Investments 4626 S. Blvd. Charlotte, NC 28212
163-032-28	AL DE CO P.O. Box 221294 Charlotte, NC 28222
163-032-29	Read R. Tull & Charles W. Tull P.O. Box 35264 Charlotte, NC 28235
163-032-35A	Tull, Rhesa R. & Charles W and WF P.O. Box 35264 Charlotte, NC 28235
163-032-35B	Nailey Commercial Properties P.O. Box 1929 Eosly, SC 29641
163-032-43	Idlewild Partners LTD & Tull, R. Read & Tull, Charles P.O. Box 35264 Charlotte, NC 28235
163-032-44	Tull, R. Read & Tull, Charles P.O. Box 35264 Charlotte, NC 28235
191-011-04	Good Development Corp. 1300 East 4th St. #200 Charlotte, NC 28204
191-011-06	Wallace, J M Land Company LLC 2112 Cloister Dr. Charlotte, NC 28211
191-011-10	Wallace, J M Land Company LLC % Southern Real Estate 2550 Nationsbank Plaza Charlotte, NC 28280

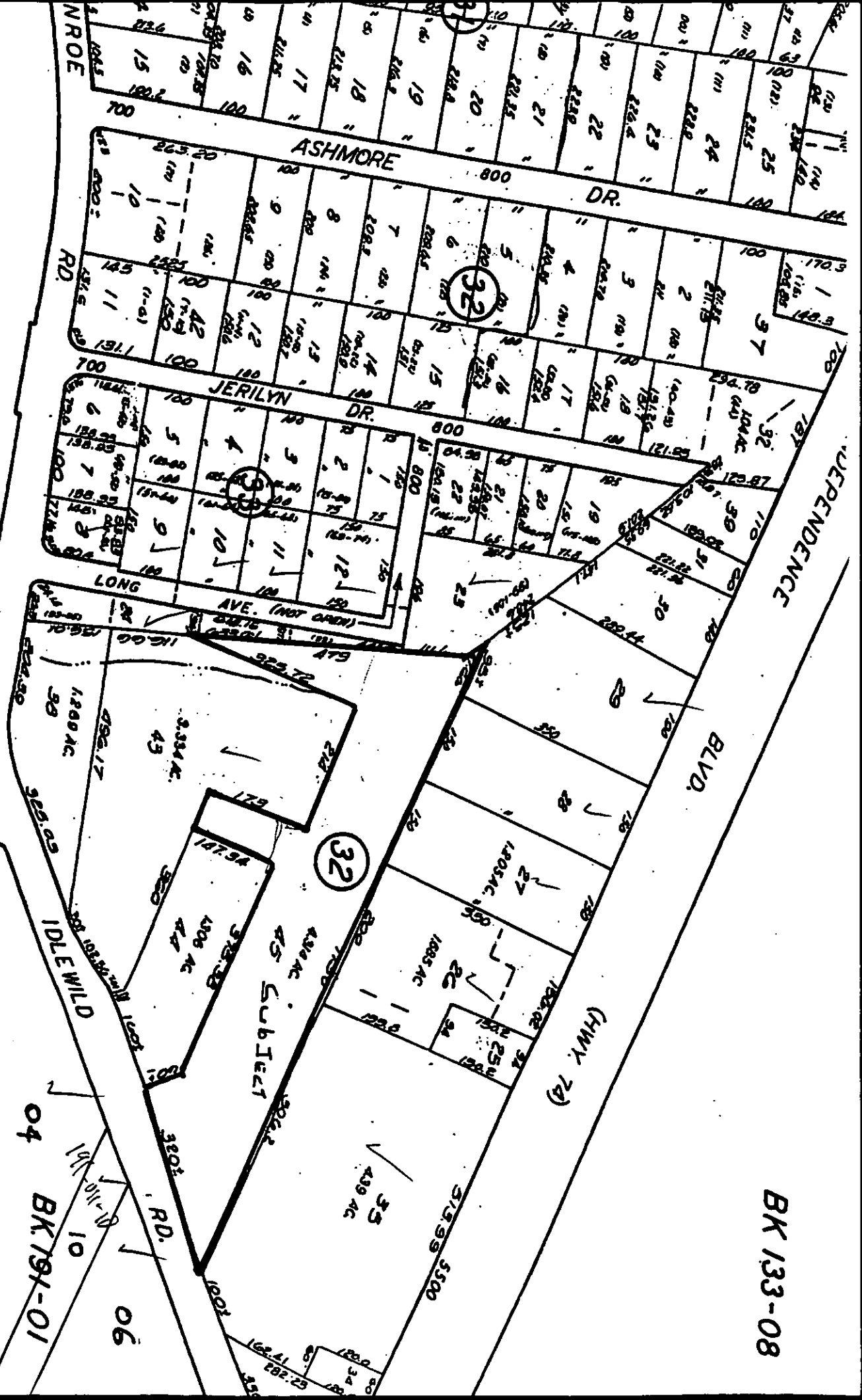
FOR TAX PURPOSES ONLY 43

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BK. 189-01

163-032-45

TAX LINE MAP BOOK
MECKLENBURG COUNTY, NC
REVISED 10-18-94



BK 133-08

04 BK 191-01

06