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Petition # 2001-075

Document type:

- Applications
- Correspondence
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 - Mapping
 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

amended 04-23-01

Petition #: 2001-75

Date Filed: 3-13-01

Received By: JK

OWNERSHIP INFORMATION:

Property Owner: DIAMOND POINT PROPERTIES

Owner's Address: 4004 South Blvd City, State, Zip: Charlotte, NC 28209

Date Property Acquired: 3/2/01 Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 4004 South Blvd ST
Charlotte, NC

SEE ATTACHMENT FOR WRITTEN DEFINITION

Tax Parcel Number(s): 145.253.03 Size (Sq.Ft. or Acres): 7.29 AC

Current Land Use: VACANT

ZONING REQUEST:

Existing Zoning: OG-CD/BZ-CD Proposed Zoning: I-1 CD

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

ESTABLISH INDUSTRIAL USE ON THE SITE

Kelly Gwin, Jr.
Name of Agent

4004 South Blvd
Agent's Address

Charlotte NC 28209
City, State, Zip

704/527-8388 522-8654
Telephone Number Fax Number

OR Michael Camp 845-9868
E-Mail Address

Signature of Property Owner if other than Petitioner

DIAMOND POINT PROPERTIES
Name of Petitioner(s)

4004 South Blvd
Address of Petitioner(s)

Charlotte NC 28209
City, State, Zip

704/523-8388 522-8654
Telephone Number Fax Number

E-Mail Address

Signature

Petition #: 2001-75

Petitioner: Diamond Point Properties

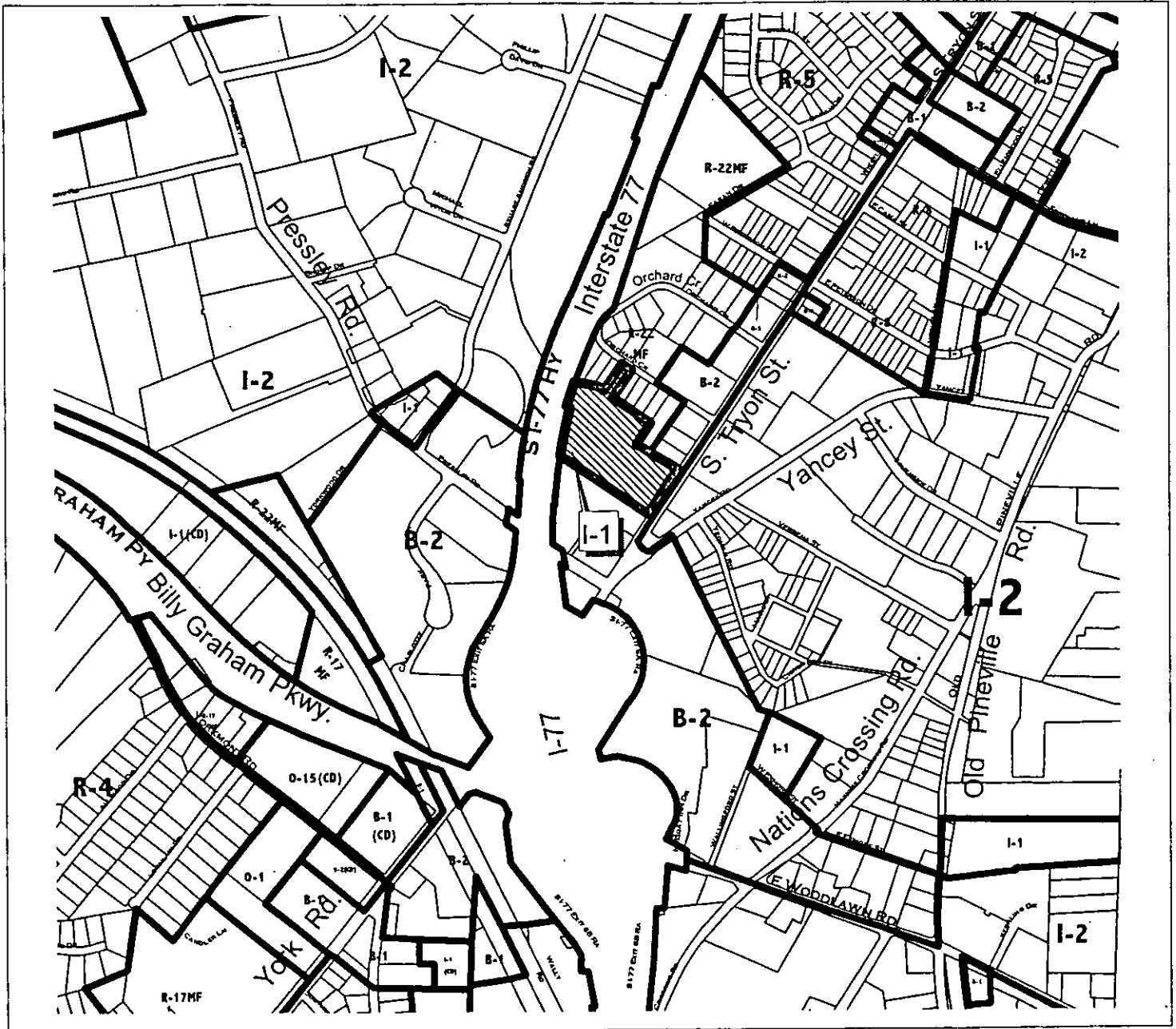
Hearing Date: June 18, 2001

O-6(CD) and B-2(CD)

Zoning Classification (Existing):

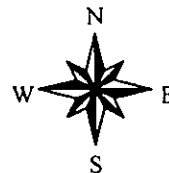
Zoning Classification (Requested): I-1

Acres & Location: Approximately 7.3 acres located between S. Tryon Street and Interstate 77, south of Orchard Circle.



Zoning Map #(s);

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OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition #: 2001-75

Date Filed: 3-13-01

Received By: QK

OWNERSHIP INFORMATION:

Property Owner: DIAMOND POINT PROPERTIES

Owner's Address: 4004 South Blvd City, State, Zip: CHARLOTTE, NC 28209

Date Property Acquired: 3/2/01 Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 4400 South Tryon St.
CHARLOTTE NC
(SEE ATTACHMENT FOR WRITTEN DEFINITION)

Tax Parcel Number(s): 145-253-03 Size (Sq.Ft. or Acres): 7.29 Ac

Current Land Use: VACANT

ZONING REQUEST:

Existing Zoning: 06-CD/B2-CD Proposed Zoning: I-1

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

ESTABLISH INDUSTRIAL USE ON THE SITE

Kelly Givitt, Jr
Name of Agent

4004 South Blvd
Agent's Address

CHARLOTTE NC 28209
City, State, Zip

704/527-8388 522-8654
Telephone Number Fax Number

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CHARLOTTE, NC 28209
City, State, Zip

704/523-8388 522-8654
Telephone Number Fax Number

E-Mail Address

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 16 cases per month.

Prior to the filing of a Conditional District 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 Filing Fee (See Fee Schedule below);
4. 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. Sixteen (20) 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. (16 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, 700 East Stonewall 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 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, and location of structures;
 - (h) Proposed phasing.
 - (i) Delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map and delineation of SWIM buffers.
 - (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) List of additional conditions proposed to regulate the development of the site.

***** Note: Revised and corrected site plans are due Four Weeks prior to the scheduled Public Hearing. Failure to meet the deadline will result in an automatic deferral of the Public Hearing.**

CITY OF CHARLOTTE REZONING FILING FEES: Effective July 1, 2000

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL DISTRICT APPLICATION FEE</u>
Single Family Residential:	\$ 670.00	\$ 855.00
Multi-Family Residential:	\$ 955.00	\$ 1,270.00
All Other Districts:	\$ 1,535.00	\$ 2,095.00

To check the status of a Rezoning Petition, Please Visit our Web Site: <http://www.ci.charlotte.nc.us/ciplanning/rezsub/rezoning/rezoninglog/rezoninglog.htm>

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

Ordinance Number _____

Petition Number _____
Diamond Point Properties

To: City Of Charlotte
From: Diamond Point Properties
Re: Tax Parcel Number: 145-253-03

Section 1: That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from B2 (CD) & 06 (CD) to I1 on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the most southernly corner of the Lloyd J. Henson property, tax parcel 145-253-04, where it adjoins the right-of-way of South Tryon Street; (1) thence S. 34-28-00W., 139.30 feet; (2) thence S. 34-43-30W., 60.06 feet; (3) thence S. 34-34-40W., 147.26 feet (4) thence N. 54-37-47W., 638.90 feet; (5) thence N. 12-07-13E., 160.23 feet (6) thence N. 12-07-18E., 65.37 feet; (7) thence N. 12-07-18E., 86.59 feet; (8) thence N. 57-50-24W., 22.25 feet; (9) thence N. 21-10-24E., 157-14 feet; (10) thence S. 73-58-50E., 139.38 feet; (11) thence S. 55-23-42E., 45.03 feet; (12) thence S. 55-24-12E., 280.00 feet; (13) thence S. 34-35-48W., 165.73 feet; (14) thence S. 59-08-18E.; 290.16 feet to the point or place of BEGINNING.

Section 2: That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3: That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

City Attorney