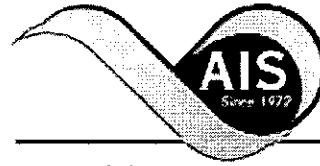




\* 0 0 B R E A K 0 0 \*



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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2002-006

## 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 11-15-01 area & acreage

FY2002  
Petition #: 2002-06  
Date Filed: 10-12-01  
Received By: MS

OWNERSHIP INFORMATION:

Property Owner: Continental Communities/Charlotte, LLC  
Owner's Address: 150 E. Broad St. Suite 200 City, State, Zip: Columbus, Ohio 43215  
Date Property Acquired: 7/27/01 Utilities Provided: (Water) CMUD (Sewer) CMUD  
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): northwesterly intersection of I-485  
and Johnston Road

Tax Parcel Number(s): 223-231-03/04

Current Land Use: Undeveloped

Size (Sq.Ft. or Acres): 208 78 +  
118.8 - acres

ZONING REQUEST:

Existing Zoning: CC Proposed Zoning: CC Site Plan Amendment

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):  
The proposed site plan amendment will decrease the amount of multi-family and increase the amount of nonresidential development from the original approval in accordance with the following new amounts: residential 800' nonresidential 108K restaurant 14K outparcels

Robert G. Young  
Name of Agent  
1300 S. Mint St. #300  
Agent's Address  
Charlotte, NC 28203  
City, State, Zip  
704 334-9157 704 333-2905  
Telephone Number Fax Number

E-Mail Address

Signature of Property Owner if other than Petitioner

Continental Communities/Charlotte, LLC  
Name of Petitioner(s)  
150 E. Broad St.  
Address of Petitioner(s)  
Columbus, Ohio 43215  
City, State, Zip  
614 221-1800 614 221-6365  
Telephone Number Fax Number

E-Mail Address

x [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 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. If only a portion of a lot is being rezoned: 2 survey maps & 1 metes and bounds description delineating the property in question, otherwise only a current Tax Parcel Number(s) is required;
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.;
5. Within 30 days of the application filing deadline, a "determination" as to the presence of jurisdictional wetlands on the site. If not provided the public hearing will be automatically deferred.
6. A Tree Survey, if one is required by Section 21-11 of the City of Charlotte Tree Ordinance

**CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:**

Items 1 - 6 listed above are also required:

7. **Twenty (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. (20 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) Signature of All subject property owners is required.
  - (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.
  - (m) A report on the community meeting with appropriate parties is required to be filed in the Charlotte City Clerks Office at least ten days prior to the public hearing. Failure to meet the deadline will result in an automatic deferral of the Public Hearing.

**\*\*\* 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, 2001

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL DISTRICT APPLICATION FEE</u>
Single Family Residential:	\$ 700.00	\$ 885.00
Multi-Family Residential:	\$ 1,000.00	\$ 1,300.00
All Other Districts:	\$ 1,605.00	\$ 2,135.00

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

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