

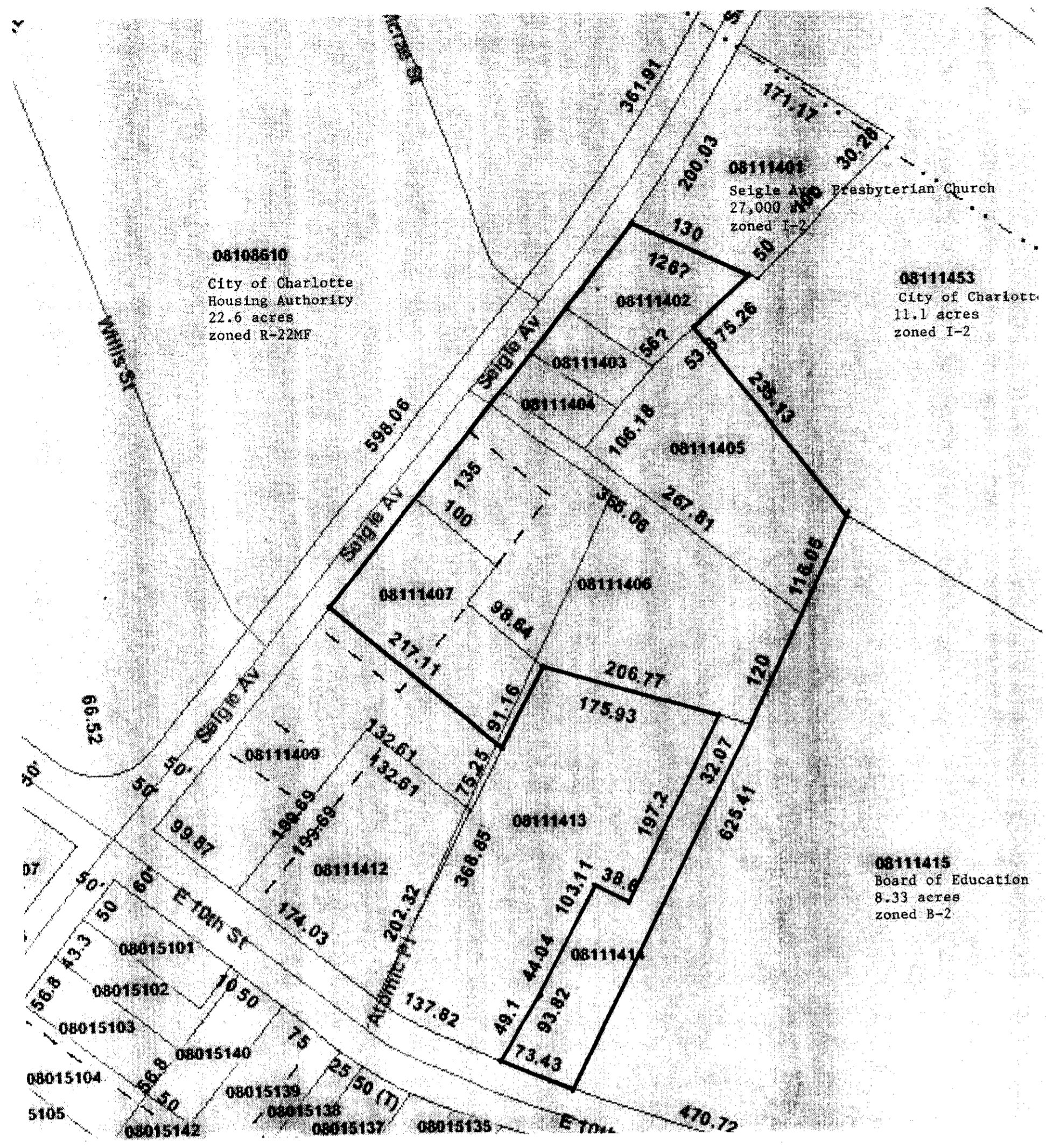
Allison + Crowder Parcels

Piedmont Courts Hope VI Rezoning Petition

Charlotte Housing Authority
Charlotte, North Carolina

22 December 2003
Rezoning Petition
For Zoning Committee
#2003-127

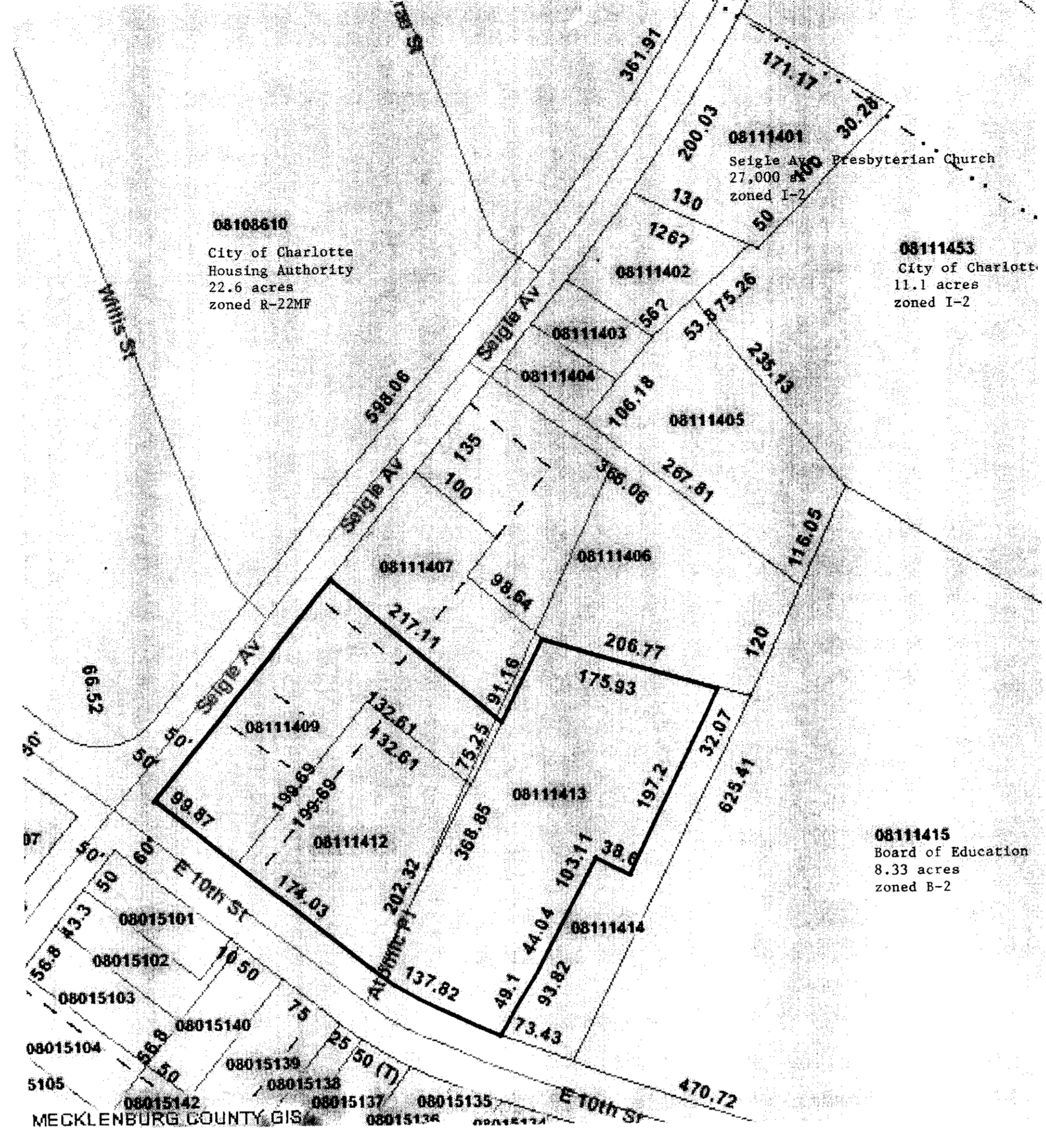
City of Charlotte



Allison Parcels

Property Owner(s)	Tax Parcel No.(s)	acreage	zoned
Charles W. Allison III & George Barry Allison, a Partnership	08111402 08111403 08111404	13,200 sf 5,500 sf 5,000 sf	I-2 I-2 I-2
Charles W. Allison, Jr. M/T/W c/o C.W. Allison III, Trustee	08111405	33,750 sf	I-2
Charles W. Allison, Jr. Family Partnership	08111406 08111407	1,373 ac 14,100 sf	I-2(cd) I-2(cd)
Louise M. Allison	08111414	20,164 sf	I-2(cd)

1" = 100'



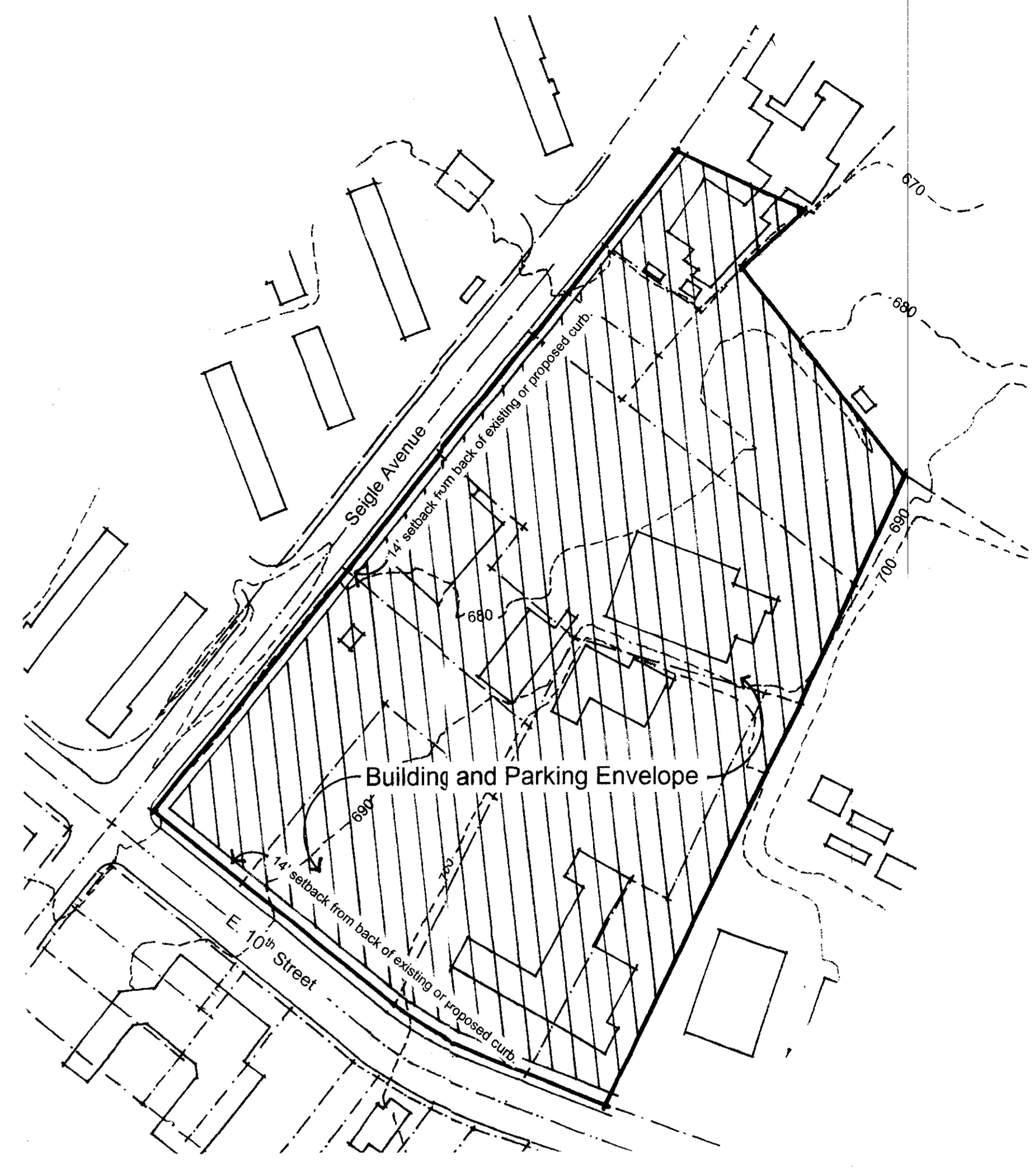
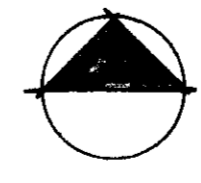
Crowder Parcels

Property Owner(s)	Tax Parcel No.(s)	acreage	zoned
Crowder Construction Company	08111409 08111412 08111413	838 ac 702 ac 60,734 sf	I-2(cd) I-2(cd) I-2(cd)

1" = 100'



Vicinity Map



Building / Parking Envelope

1" = 100'

Site Data:

Combined Acreage: approx. 6.412 acres
Existing Zoning: I-2 and I-2(CD)
Proposed Zoning: MUDD(CD)

Restrictive Zoning / Development Conditions:

A) Restrictions for Building Design:

- 1.100' maximum building height
 2. Floor Area Ratio (FAR) of 1.5*
- *Note: Floor Area Ratio may be applied to the entire combination of parcels shown or any division thereof based on existing or reconfigured lot lines; provided however, the Owner of the Allison Parcels and the Crowder Parcels shall each be entitled to build up to the maximum 1.5 FAR on their respective parcels.

B) Restrictions for Use:

1. The following uses shall be **eliminated** from the list of those allowed under Chapter 9: General Districts, Part 8.3 MIXED USE DEVELOPMENT DISTRICT; uses permitted by right, of the City of Charlotte Zoning Ordinance:
 - a. Amusement, commercial, outdoor.
 - b. Auction sales excluding automobiles, trucks, trailers and construction equipment.
 - c. Automobile service stations, including minor adjustments, repairs and lubrication.
 - d. Off-street parking as a principal use providing for public parking, private parking (parking in conjunction with and to serve other permitted uses is allowed).
 - e. Pest control and disinfecting services.
 - f. Exterminators
 - g. Embalming and crematories.
 - h. Gunsmiths
 - i. Building material sales (wholesale and retail).

APPROVED BY CITY COUNCIL
DATE 1/2/04