

(SEE FILING INSTRUCTIONS ON REVERSE SIDE)

Petition No. 66-8.

Date Filed Dec. 13 19 65

To Charlotte-Mecklenburg Planning Commission
Charlotte, North Carolina

Gentlemen:

Your consideration of a recommendation to the City Council for a change in the zoning classification of the property hereinafter described is requested.

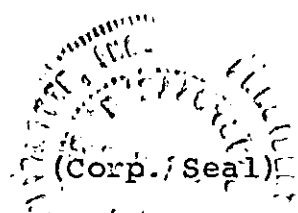
Title to the property was acquired Dec. 13 19 62, and is in the name of
PRESIDENTIAL MOTOR INN OF CHARLOTTE, INC., whose address is 1416 Johnston Building,
Charlotte, N.C., and the deed is recorded in Book 2374,
at Page 520, in the office of the Register of Deeds for Mecklenburg County.

Location of Property: Northeasterly corner of the intersection of the center lines of Waterman Avenue and Shennandoah Avenue (now closed), Known also as Lot 15, Block 2 of Green Hills, Map Book 4 Page 373, Meck.Co.Pub.Registry, and sufficient portion of adjacent streets to present zoning boundary lines.
Present Zoning Classification: R-9

Requested Zoning Classification: O-6

Reasons why the zoning classification should be changed:

SEE SHEETS AND MAP COPIES ATTACHED.



PRESIDENTIAL MOTOR INN OF CHARLOTTE, INC.

BY: Jerome Kaye
Signature of Owner Jerome Kaye, Secretary
1416 Johnston Building
Charlotte, N.C.

Wardlow, Knox, Caudle & Wade, Attys.:
Name of Agent, (if any)
Johnston Building
Charlotte, N.C.

Agent's Address

Owner's Address

37-2-1360
Telephone Number

37-2-1360
Telephone Number

DESCRIPTION OF PROPERTY IS:

Beginning at the intersection of the center line of Waterman Avenue and Shennandoah Avenue and runs thence with the center line of Waterman Avenue in two courses and distances, to wit: (1) N.52-25 E. 31.66 feet and (2) N. 18-51 E. 69.80 feet; thence, S.74-23 E. 185 feet (to the present zoning boundary between R-9 and O-6 districts); thence with said line, S. 16-54-40 W. 155.72 feet to the center line of Shennandoah Avenue (now closed) (same being the present zoning boundary between O-6 and B-2 districts); thence with said line, N. 55-51-25 W. 215.feet to the point of Beginning.

Attached hereto is an actual photocopy of the pertinent portion of the recorded map of Green Hills Subdivision as recorded in Map Book 4, Page 373, showing the location of the property sought to be re-zoned.

Also attached hereto is a composite plat showing the location of the property with respect to surrounding properties in addition to those shown on the subdivision map above referred to.

This composite map shows the boundary lines of all the property owned by the petitioner, the specific property sought to be re-zoned and the zoning classification of all those properties.

* * * * *

Petitioner owns all the lands lying on the southerly side of the property sought to be re-zoned (hereinafter referred to as "Property") extending southerly to Independence Boulevard and zoned B-2.

Petitioner is the contract purchaser of and equitable owner of the lot adjoining the north side of the Property for its entire length and having a frontage of 60 feet on Waterman Avenue. This lot is zoned R-9, and no change of zoning classification is requested thereon.

Petitioner owns all the lands at the rear, or easterly end, of the Property extending easterly to the creek, northerly to Commonwealth Avenue, and southerly to Independence Boulevard. All of these said lands are zoned O-6 on the north side of Shenandoah Avenue, and are zoned B-2 on the south side thereof. (All of Shenandoah Avenue lying easterly of Waterman Avenue has been withdrawn from dedication and is closed.)

* * * * *

Petitioner is ready and waiting to begin immediate construction of a 115-unit motor hotel on its lands that are zoned B-2, lying on the southerly side of the Property involved in this petition.

The existence of the creek on the easterly line of its property and the topography of the land has restricted the location of the building to such extent that the subject lot, and O-6 zoning thereon, is needed to provide parking and access to parking areas on the O-6 land of the petitioners to its rear, and to provide appropriate protective yard space and area between the building and the northerly end of the petitioner's property on Waterman Avenue.

Given the requested zoning classification, the building as now planned and located (plans and location plat being on file in the Office of the Building Inspector) will be set back from the easterly edge of Waterman Avenue, a distance of 35 feet at all points within 120 feet of the southerly side of Shenandoah Avenue.

Without the requested zoning change, the petitioner must redesign its building and locate it only 20 feet from the easterly side of Waterman Avenue.

Thus, more "buffer area" and more protection to the properties within the R-9 zone, on the westerly side of Waterman Avenue, will be afforded by granting the requested zoning change. Substantially more than the required minimum protection will be afforded to the R-9 properties to the north by reason of Petitioners ownership of Lot 14, and the additional O-6 area lying between same and the present B-2 zoning district.