

(SEE FILING INSTRUCTIONS ON REVERSE SIDE)

Petition No. 66-92

Date Filed OCT 20 1966

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 _____ 19_____, and is in the name of _____, whose address is _____, and the deed is recorded in Book _____, at Page _____, in the office of the Register of Deeds for Mecklenburg County.

Location of Property: Property is located along northerly margin of East Morehead Street between Euclid Avenue and South Tryon Street. See Schedule A attached.

Present Zoning Classification: Tracts 1-3 are B-2; tracts 4 and 5 are B-1

Requested Zoning Classification: B-3

Reasons why the zoning classification should be changed: The area is a natural extension of central business district and the requested rezoning would permit development of the property in a manner consistent with the Greater Charlotte Central Area Plan.

J. A. Jones Construction Company

Fleming, Robinson & Bradshaw
Name of Agent, (if any)

1212 American Building
Agent's Address

377-2536
Telephone Number

By Raymond A. Jones, Jr. Sr. Vice President
Signature of Owner

Attest: [Signature] Secretary
521 East Morehead Street
Owner's Address

334-3061
Telephone Number

MEMORANDUM

PETITION OF J. A. JONES CONSTRUCTION COMPANY

I.

DESCRIPTION OF PROPERTY

The subject of this petition is property located along the northerly margin of East Morehead Street, bounded on the westerly end by an alley (lying between South Tryon and College Streets) and on the easterly end by Euclid Street. The property is more particularly described and illustrated in accompanying exhibits, as five separate tracts, numbered consecutively for purposes of this petition. Tracts 1 through 3 are currently zoned B-2; tracts 4 and 5 are zoned B-1. Your petitioner requests that all of these lots be zoned B-3.

The property is intersected and served by several main arterial thoroughfares, namely Morehead, Caldwell and College Streets and Independence Boulevard. Existing improvements on the subject tracts include: the Red Carpet Inn and buildings occupied by IBM, Recordak Corporation, J. A. Jones Construction Company, The Salvation Army, Charlotte Motor Speedway, Inc. and American Dry Cleaning Company. Opposite the tracts, also on Morehead Street, are the E. B. Stone, B.S.R., YMCA and Goodyear buildings as well as other business offices and establishments. The subject property does not adjoin residential properties and is surrounded by property zoned either business or industrial.

II.

NATURE OF THE AREA

For many purposes the subject area is already considered a part of the central business district. During this year's Clean-Up Charlotte Week, for example, The Charlotte News reported, in answer to a reader's question, that the "downtown area" to be kept clean was the "central business district, bounded on the south by Morehead St., on the west by the Southern Railway tracks, on the north by Ninth St. and on the east by McDowell St." The subject area is served by the main post office, as part of the postal zone bounded on one side by E. Morehead Street itself, with mail deliveries twice daily.

As the Greater Charlotte Central Area Plan would seem to indicate, the subject area has been included as an integral part of the core area. The projected removal of the Southern Railway tracks and the creation of Convention Boulevard, would eliminate the only remaining barrier to the unified development of the five tracts being considered here. Moreover, recent announcements of proposed construction would seem to bear out that the central city is moving in the direction of this Morehead St. property. The multi-storied Charlotte Observer-News building will occupy the entire block bounded by South Tryon, Stonewall, Hill and Church Streets. The projected 41-story building announced by H. Haywood Robbins and A. G. Odell, Jr. and Associates will also be located on South Tryon between First and Second Streets.

III.

PROPOSED IMPROVEMENT

The petitioner owns property in Tract 5 on which it proposes to construct a general office building rising approximately 160 feet, with 12 stories and a penthouse. In addition it would build an adjoining three deck parking facility along the rear of its property. The building would house the petitioner's general offices, replacing the existing structure. The balance of the unused office space would be rented to commercial tenants desiring a central location, near hotel and restaurant accommodations and professional, business and financial services.

Under existing zoning, petitioner's proposed building would require: (1) a minimum setback of 20 feet; (2) a minimum sideyard of 60 feet on each side; and (3) a minimum rear yard of 10 feet. Petitioner's property measures approximately 230 feet along Morehead Street. As may readily be seen, the requirements applicable in B-1 and B-2 districts, particularly the total sideyard required, would render petitioner's multi-storied building economically unfeasible. The building designed for petitioner is both architecturally and aesthetically sound and would conform to the requirements applicable to property zoned B-3.

As shown on the accompanying site and floor plan drawings, it is anticipated that parking area would be provided in the ratio of one space for every 289 square feet of building area, which amount exceeds the minimum requirements for even B-1 or B-2 zones.

IV.

CONCLUSION

The area has manifestly outgrown its existing zoning classification. It is no longer a B-1, neighborhood business district, characterized in the Code as "primarily for business centers for retailing of merchandise such as groceries, drugs and household items; nor is it merely a B-2 district, "primarily for businesses and services . . . on major thoroughfares for the convenience of residents of entire sections of the metropolitan area." It is a district appropriate to business, professional and financial services for the metropolitan area, in the immediate proximity of similar establishments, existing and proposed for the near future.

December 16, 1966

FLEMING, ROBINSON & BRADSHAW

STUDY FOR PROPOSED CHANGE IN ZONE
J. A. Jones Construction Company Et Al
Petition No. 66-92

Map No. 1 - Ratio of Building Size to Cost of Land

- 1 - J. A. Jones (Proposed)
521 East Morehead Street
Building gross area - 165,888 square feet
Land cost - \$409,000
Ratio = \$2.46 per square foot

- 2 - Commercial Building
1200 East Morehead Street
Building gross area - 23,940 square feet
Land cost - \$60,000
Ratio = \$2.51 per square foot

- 3 - Charlotte Hotel Operating Company
SBC & St. Paul Insurance Company
1228 East Morehead Street
Building gross area - 13,560 square feet
Land cost - \$67,500
Ratio = \$4.98 per square foot

- 4 - Humble Realty & Investment Company
Employers Group Insurance Company
1351 East Morehead Street
Building gross area - 13,030 square feet
Land cost - \$82,000
Ratio = \$6.29 per square foot

- 5 - Morehead Corporation
Prudential Insurance Company
1341 East Morehead Street
Building gross area - 9,360 square feet
Land cost - \$70,000
Ratio = \$7.48 per square foot

- 6 - Consolidated Credit Corporation
1211 East Morehead Street
Building gross area - 16,035 square feet
Land cost - \$90,000
Ratio = \$5.61 per square foot

Map No. 2 - Dates Acquired, Cost and Size of Each Parcel of the J. A. Jones property

<u>Date Acquired</u>	<u>Cost</u>	<u>Size</u>
1 - February 14, 1961	\$275,000	43,700 sq. ft.
2 - February 15, 1961	35,000	17,321
3 - March 4, 1961	20,000	8,851
4 - February 14, 1964	14,500	5,520
5 - March 24, 1961	17,000	6,000
6 - April 4, 1961	17,000	6,000
7 - April 4, 1962	14,500	6,000
8 - April 4, 1961	<u>16,000</u>	<u>6,000</u>
	\$409,000	99,392 sq. ft.