



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



**ADVANCED  
IMAGING  
SYSTEMS**

www.aisimc.com

An Information  
Management Company

# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

## Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
  - Mail Info
  - Mapping
  - Other
- Site Plans



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

PETITIONER Whitner Farms, Inc.

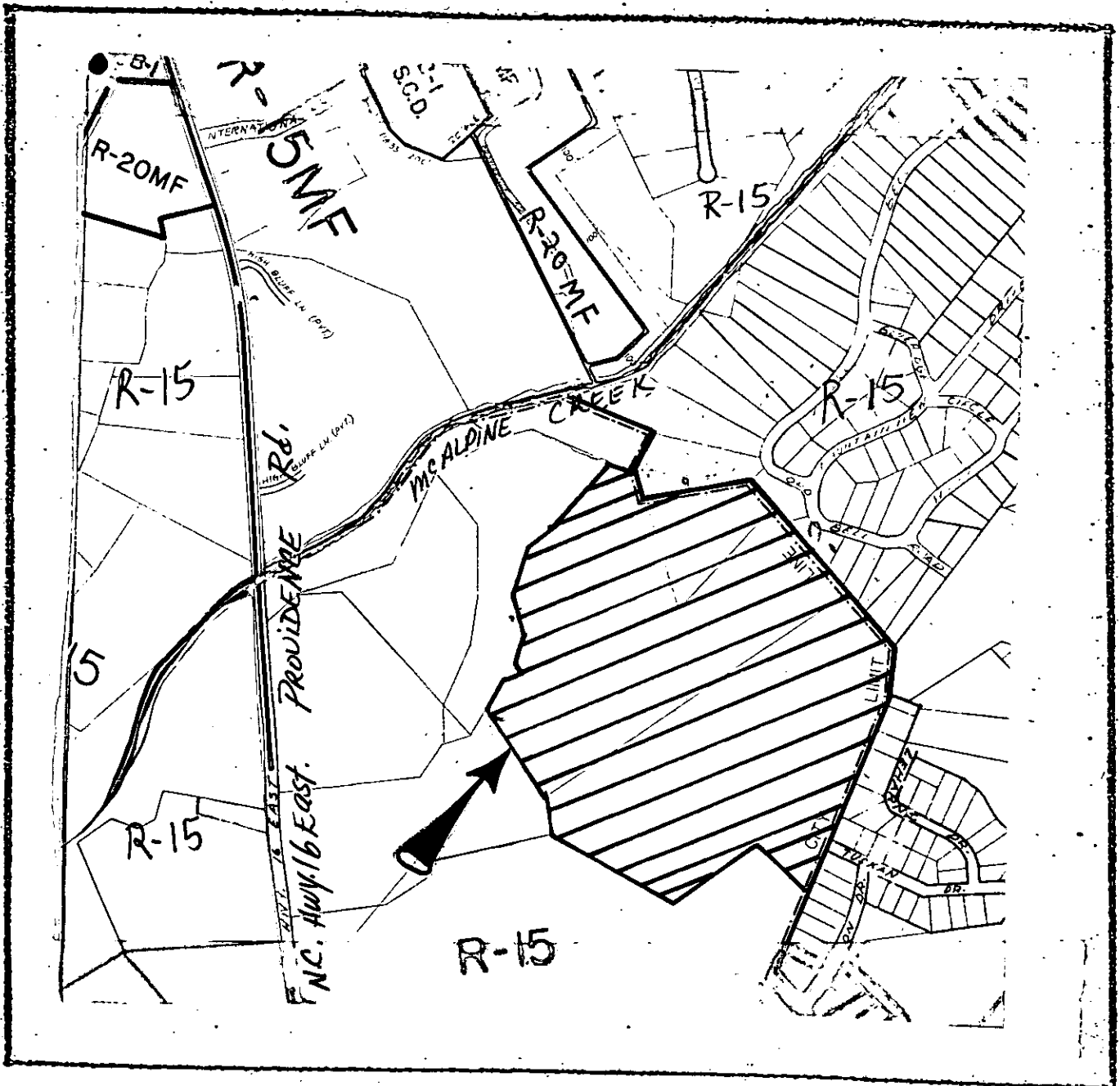
PETITION NO. 80-9(c)

HEARING DATE 5/12

ZONING CLASSIFICATION, EXISTING R-15 REQUESTED R-6PUD

LOCATION A 75.2 acre tract located just south of McAlpine Creek and about 1,200 feet east of Providence Road.

Acreage: 75.2



ZONING MAP NO. C-18

SCALE 1" = 300'

PROPERTY PROPOSED FOR CHANGE



## PROPERTY INFORMATION

Property Owner: Richard and Catherine C. Ferguson and John C. Caldwell, Jr.  
Date Acquired: 1949 and 1951  
Deed Reference: 1336-187, 1409-119, 1699-351  
Tax Parcel No.: 213-071-06 and 05  
Current Tax Value: 239,810  
Size: 75.2 acres  
Street Frontage: None at this time  
Current Land Use: Vacant

## ZONING HISTORY

Present Zoning: R-15  
Date Established: January, 1962

Past zoning changes on property or within area: Rezoning activity in this area has occurred on either side of Providence Road near the intersection of Old Providence Road. A large tract of land lying in the fork of Old Providence Road and Providence Road was rezoned from R-15 to B-1 and R-2OMF in July, 1972. In August, 1977, County Commission approved a site plan amendment to the R-2OMF portion. Across the street at Providence Square a large amount of land was initially zoned R-15MF. In July 1970, City Council approved rezoning for a B-1(SCD) and land adjacent to the existing multi-family zoning was rezoned from R-15 to R-2OMF. On February 19, 1980 the City Council denied two requests for multi-family zoning for a site located on the west side of Providence Road across from the subject property and a second site located along Olde Providence Road at McAlpine Creek.

## NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Sardis

Transportation Facilities:

<u>Arterials</u>	<u>Physical Features</u>	<u>Traffic Volumes</u>
Providence Road	2 lane thoroughfare	11,200 AADT in 1979

At this time the subject property does not have existing public road frontage. The primary access proposed will be provided through a private road coming from Providence Road. Presently there are two unrecorded streets which adjoin the subject property, being chalyce Lane and Tuskin Drive.

At least one of these streets would be required to be recorded to the subject property before any development could occur.

Congestion Points: There are no primary intersections within the vicinity of the subject property.

Transit Service Within Area: No bus service is provided to this property. The closest service is provided just north at Providence Square Shopping Center which is served by Bus Route #61X Providence Square Express with three express buses going into town in the morning and three buses coming back from town in the afternoon. In addition to express service, peak hour morning and afternoon service is provided to Providence Square Shopping Center via Bus Route #1 Providence/Lansdowne.

Public Schools Serving Area:

	<u>Designed Capacity</u>	<u>Present Enrollment</u>
Elementary School(s) - Olde Providence K-3	475	386
- Barringer 4-6	500	704
Jr. High School(s) - Carmel	1000	1246
High School(s) - South Mecklenburg	1800	2188

PUBLIC PLANS AND PROGRAMS IN THIS AREA

Comprehensive Plan 1995: The Plan Map recommends that this property should be developed residential with 0 - 6 dwelling units per acre.

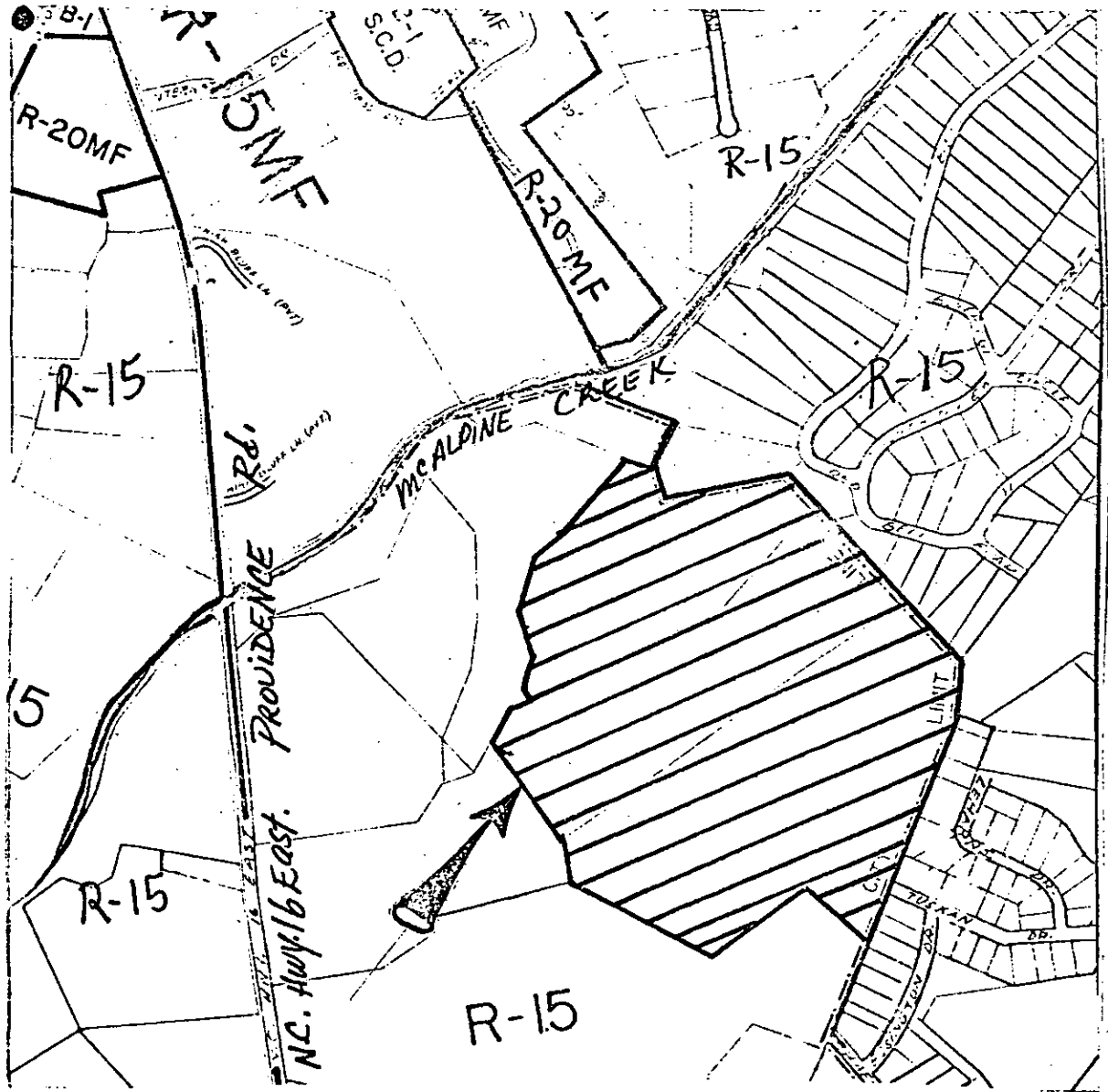
SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning</u>	<u>Proposed Zoning</u>
Use:	Single Family Residential	Single Family Residential and Single Family Attached for sale
Density:	2.9 dwellings per acre, or a maximum of 188 single family units (this assumes 14% deduction for street right of way)	Maximum number of dwelling units permitted for this tract with R-6PUD zoning is 459 @ 6.09 units per acre (this assumes 16% for street right-of way but not counting density bonus). With 36% common open space the development would be entitled to 11% density bonus or 50 units making a possible total of 509 units or 6.76 units per acre. (246 units are actually proposed.)

Development Standards

Lot Size:	15,000 sq. ft.	6,000 sq. ft. for the single family dwellings
Setback:	40 ft.	Min. 20 ft., with average 25 ft.
Rear Yard:	55 ft.	Single family: Min. 40 ft. for yard forming the outer boundary of the PUD, may be 25 ft. for interior lots. One family attached: 20 ft.

Petition No.: 80-9(c)  
Petitioner: Whitner Farms, Inc.  
Request: R-15 to R-6PUD  
Purpose of change: To allow the property to be developed for single family detached (cluster) housing and single family attached (townhouses for sale).



PROPERTY INFORMATION

Property Owner: Richard and Catherine C. Ferguson and John C. Caldwell, Jr.  
Date Acquired: 1949 and 1951  
Deed Reference: 1336-187, 1409-119, 1699-351  
Tax Parcel No.: 213-071-06 and 05  
Current Tax Value: 239,810  
Size: 75.2 acres  
Street Frontage: None at this time  
Current Land Use: Vacant

ZONING HISTORY

Present Zoning: R-15  
Date Established: January, 1962  
Past zoning changes on property or within area: Rezoning activity in this area has occurred on either side of Providence Road near the intersection of Old Providence Road. A large tract of land lying in the fork of Old Providence Road and Providence Road was rezoned from R-15 to B-1 and R-20MF in July, 1972. In August, 1977, County Commission approved a site plan amendment to the R-20MF portion. Across the street at Providence Square a large amount of land was initially zoned R-15MF. In July 1970, City Council approved rezoning for a B-1(SCD) and land adjacent to the existing multi-family zoning was rezoned from R-15 to R-20MF. On February 19, 1980 the City Council denied two requests for multi-family zoning for a site located on the west side of Providence Road across from the subject property and a second site located along Olde Providence Road at McAlpine Creek.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Sardis

Transportation Facilities:

<u>Arterials</u>	<u>Physical Features</u>	<u>Traffic Volumes</u>
Providence Road	2 lane thoroughfare	11,200 AADT in 1979

At this time the subject property does not have existing public road frontage. The primary access proposed will be provided through a private road coming from Providence Road. Presently there are two unrecorded streets which adjoin the subject property, being chalyce Lane and Tuskin Drive.

At least one of these streets would be required to be recorded to the subject property before any development could occur.

Congestion Points: There are no primary intersections within the vicinity of the subject property.

Transit Service Within Area: No bus service is provided to this property. The closest service is provided just north at Providence Square Shopping Center which is served by Bus Route #61X Providence Square Express with three express buses going into town in the morning and three buses coming back from town in the afternoon. In addition to express service, peak hour morning and afternoon service is provided to Providence Square Shopping Center via Bus Route #1 Providence/Lansdowne.

Public Schools Serving Area:

	<u>Designed Capacity</u>	<u>Present Enrollment</u>
Elementary School(s) - Olde Providence K-3	475	386
- Barringer 4-6	500	704
Jr. High School(s) - Carmel	1000	1246
High School(s) - South Mecklenburg	1800	2188

PUBLIC PLANS AND PROGRAMS IN THIS AREA

Comprehensive Plan 1995: The Plan Map recommends that this property should be developed residential with 0 - 6 dwelling units per acre.

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning</u>	<u>Proposed Zoning</u>
Use:	Single Family Residential	Single Family Residential and Single Family Attached for sale
Density:	2.9 dwellings per acre, or a maximum of 188 single family units (this assumes 14% deduction for street right of way)	Maximum number of dwelling units permitted for this tract with R-6PUD zoning is 459 @ 6.09 units per acre (this assumes 16% for street right-of way but not counting density bonus). With 36% common open space the development would be entitled to 11% density bonus or 50 units making a possible total of 509 units or 6.76 units per acre. (246 units are actually proposed.)

Development Standards

Lot Size:	15,000 sq. ft.	6,000 sq. ft. for the single family dwellings
Setback:	40 ft.	Min. 20 ft., with average 25 ft.
Rear Yard:	55 ft.	Single family: Min. 40 ft. for yard forming the outer boundary of the PUD, may be 25 ft. for interior lots. One family attached: 20 ft.