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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # _____

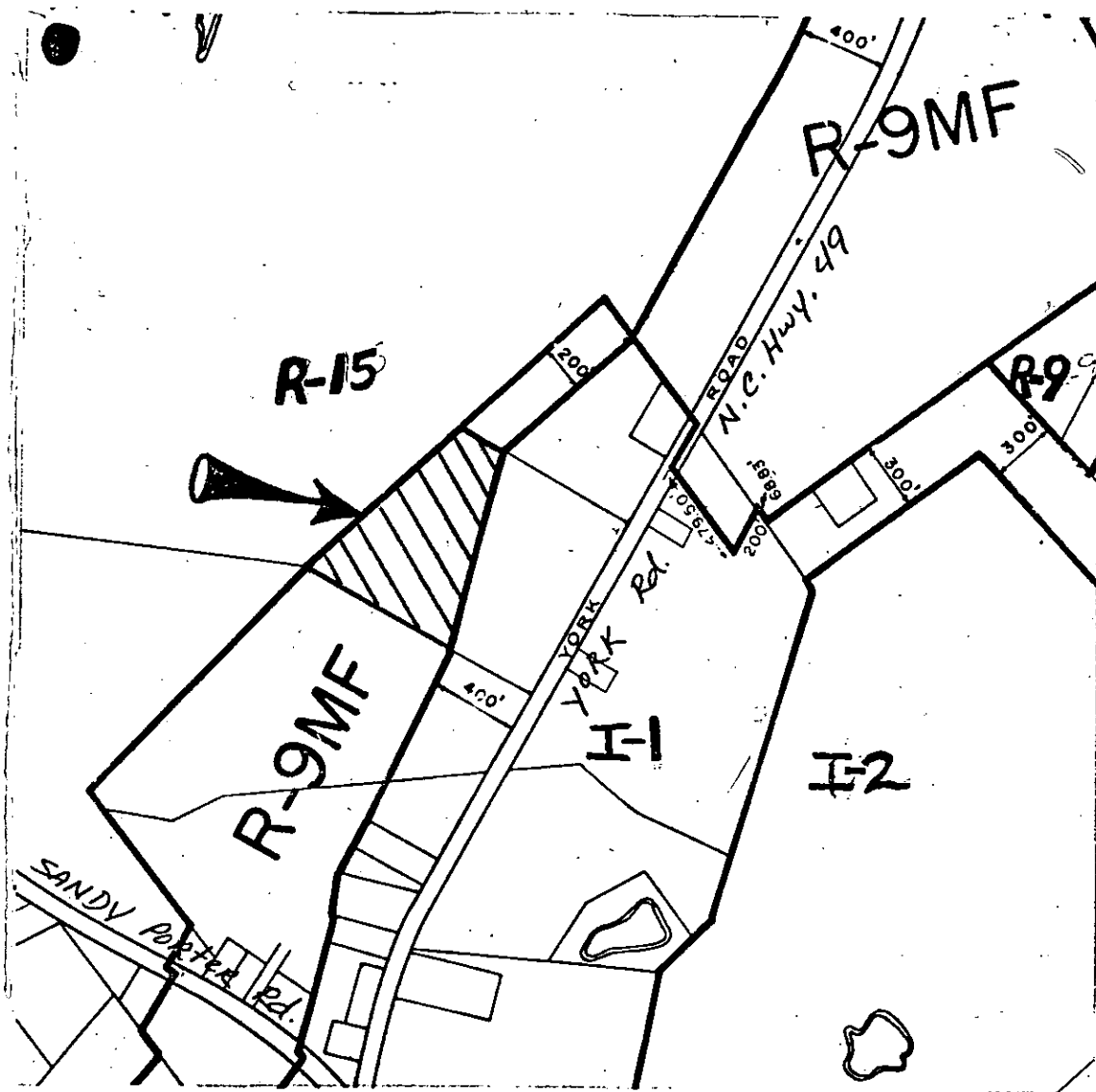
Document type:

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



* 0 0 B R E A K 0 0 *

Petition No.: 80-12(c)
Petitioner: Westphalia Properties
Request: R-9MF to I-1
Purpose of Change: This property is part of a larger parcel containing 18.85 acres of which 10.42 acres fronting on York Road is zoned I-1. This rezoning would allow the owner to utilize the entire parcel for I-1 uses.



PROPERTY INFORMATION

Property Owner: Westphalia Properties
Date Acquired: June 28, 1979
Deed Reference: 4203-467
Tax Parcel No.: 201-031-15
Current Tax Value: \$48,281.
Size: 8.43 acres
Street Frontage: None (adjoins petitioner's property fronting York Road)
Current Land Use: Vacant

ZONING HISTORY

Present Zoning: R-9MF
Date Established: March 18, 1968
Past zoning changes on property or within area: The original zoning for this property and the nearby surrounding area remains as it was established.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Steele Creek

Transportation Facilities:

<u>Arterials</u>	<u>Physical Features</u>	<u>Traffic Volumes</u>
York Road	2 lane thoroughfare	11,400 ADT in 1974, 24 hr. (only data available)

Transit Service Within Area: No bus service is provided to this property.

PUBLIC PLANS AND PROGRAMS IN THIS AREA

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

The thoroughfare plan generally indicates the alignment of the outer belt road to run generally through or beside this property with an interchange to occur where it intersects York Road.

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning</u>	<u>Proposed Zoning</u>
Use:	Multi-Family Residential	Light Industrial
Density:	Maximum number of dwelling units permitted for this tract with R-9MF zoning is 144	Not Applicable

Development Standards:

	<u>Present Zoning</u>	<u>Proposed Zoning</u>
Lot Size:	9,000 sq. ft. required for first unit, 2,500 sq. ft. for each additional unit	Not Applicable
Setback:	30 ft.	40 ft.
Rear Yard:	35 ft.	20 ft.

PETITIONER Westphalia Properties

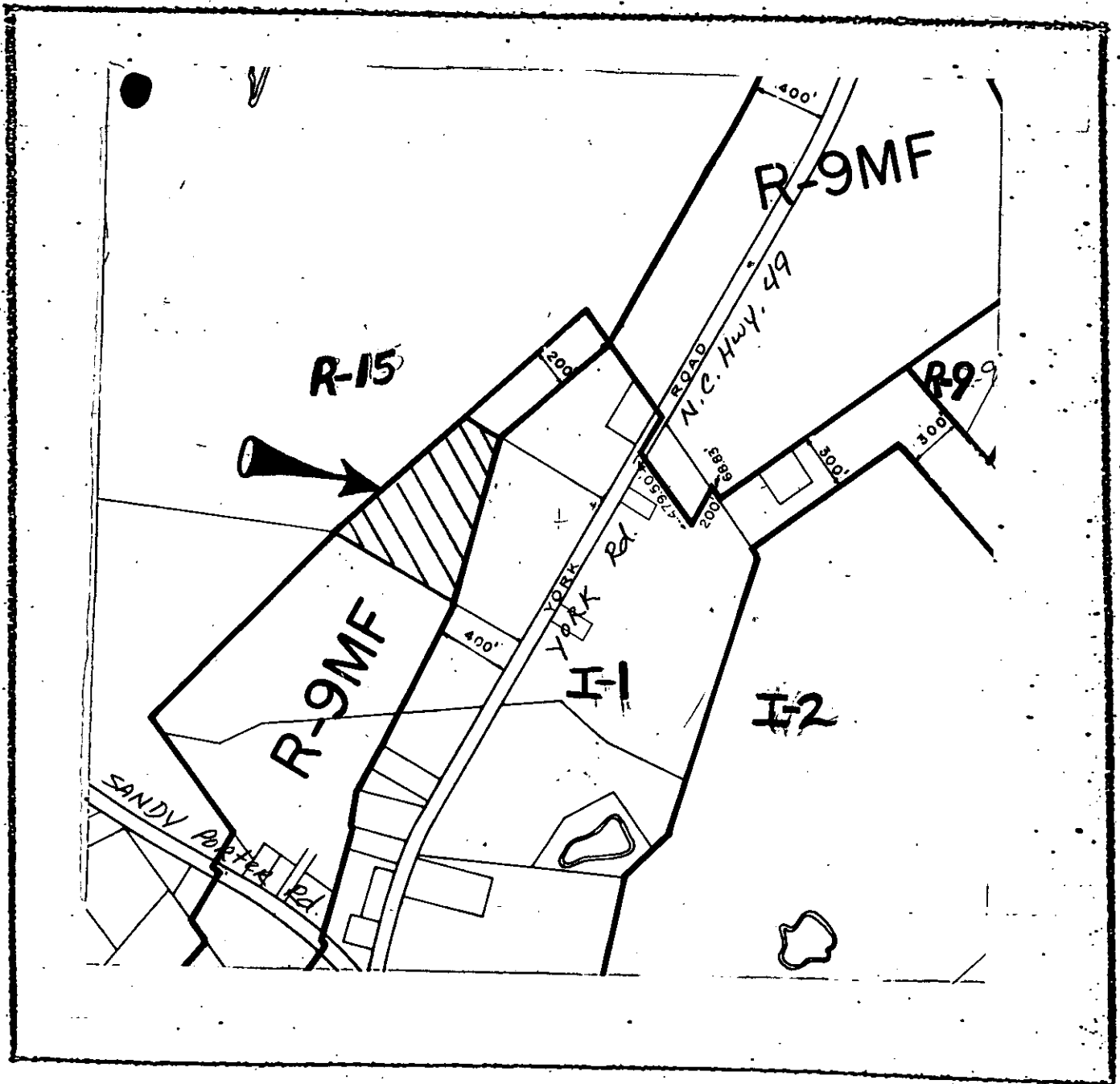
PETITION NO. 80-12(c)

HEARING DATE 4/14

ZONING CLASSIFICATION, EXISTING R-9MF REQUESTED I-1

LOCATION An 8.43 acre tract located about 500 feet off of the west side of the N. C. Hwy. 49 about 2,000 feet north of Sandy Porter Road.

Acres: 8.43.



ZONING MAP NO. 160

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

