



\* 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 # \_\_\_\_\_

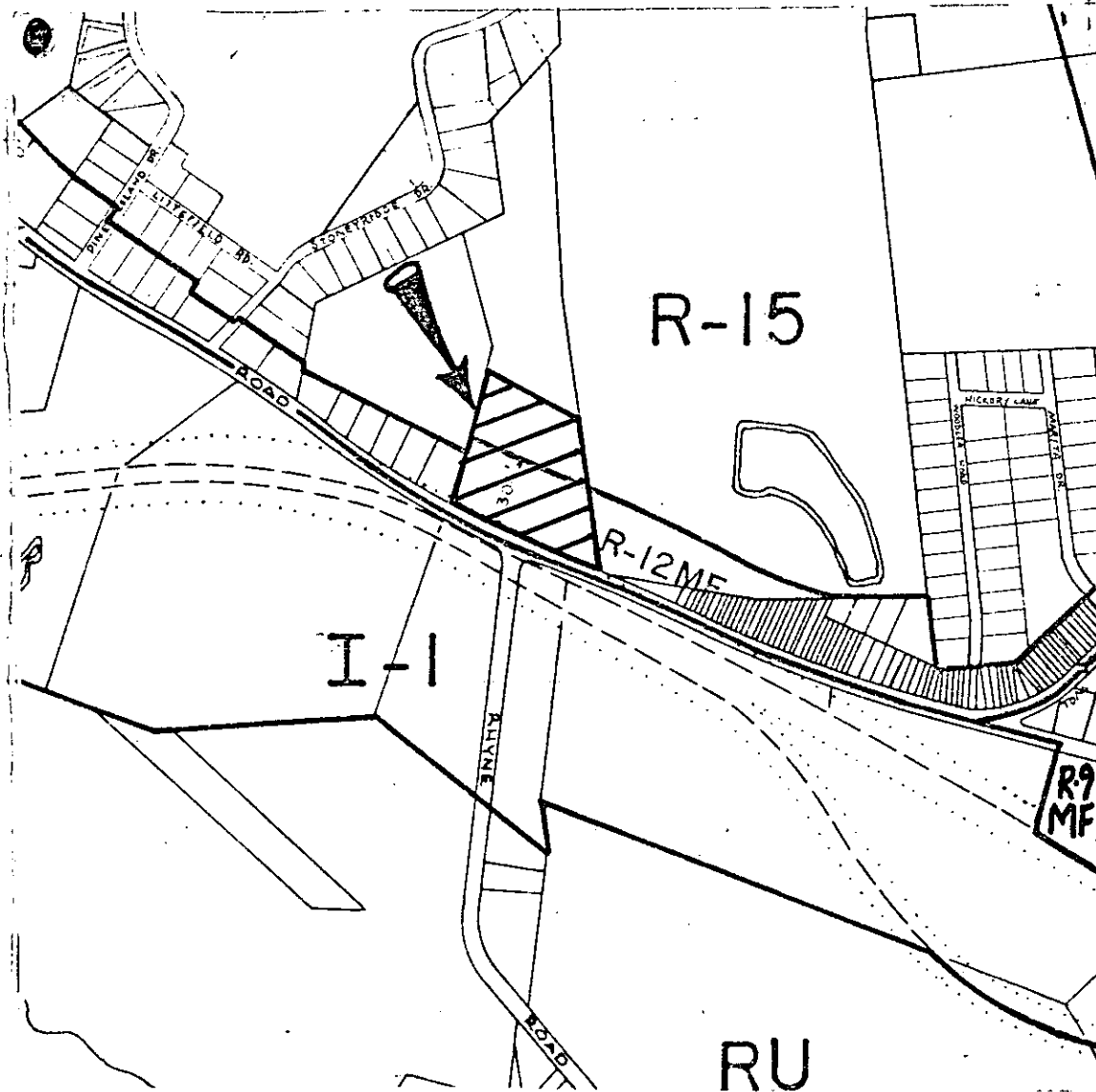
## Document type:

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



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

Petition No.: 80-19(c)  
 Petitioner: William B. and Margaret W. Cline  
 Request: R-12MF and R-15 to B-1  
 Purpose of Change: Petitioner proposes a privately owned steak house restaurant on subject property.



PROPERTY INFORMATION

Property Owner: William B. and Margaret W. Cline  
 Date Acquired: November 20, 1979  
 Deed Reference: 4257-530  
 Tax Parcel No.: 031-051-45 (part of)  
 Current Tax Value: \$17,120. (the 7.75 acre subject property is a portion of a 17.22 acre tract assessed at \$38,040.)  
 Size: 7.75 acres  
 Street Frontage: 698 feet on Mount Holly Road  
 Current Land Use: Rental house - farm land

ZONING HISTORY

Present Zoning: R-12MF and R-15  
Date Established: May, 1968 under original county zoning.  
Past zoning changes on property or within area: The subject property remains as it was originally zoned in 1968. There has been only one request for rezoning in the area surrounding the rezoning petition. In 1976 a petition was filed for a large amount of acreage southwest of the subject property. The request was for a change from I-1 and RU to I-2 and RU to I-1. This entire request was denied.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Coulwood

Transportation Facilities:

<u>Arterials</u>	<u>Physical Features</u>	<u>Traffic Volumes</u>
Mount Holly Road	2 lane thoroughfare	Not Available

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

PLANS AND PROGRAMS IN THIS AREA

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

The Thoroughfare Plan shows the proposed northwesterly segment of the outer belt intersects Mount Holly Road in this general area, however, this alignment has not been defined.

Capital Improvements Program: No identified CIP projects are within the area.

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning</u>	<u>Proposed Zoning</u>
Use:	Single and Multi-family residential	Neighborhood Business
Density:	Approximately 4.65 acres is R-12MF which could accommodate a maximum of 64 dwelling units @ 13.7 units per acre. Approximately 3.1 acres is R-15 which could accommodate a maximum of nine dwelling units @ 2.9 units per acre	Not Applicable

Development Standards

Lot Size:	R-12MF: 12,000 sq. ft. for first unit, 3,000 sq. ft. for each additional unit, R-15: 15,000 sq. ft.	Not Applicable
Setback:	R-12MF: 35 ft., R-15: 40 ft.	40 ft.
Rear Yard:	R-12MF: 50 ft., R-15: 55 ft.	20 ft.