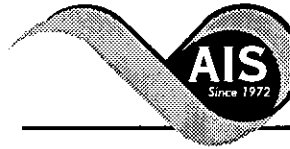




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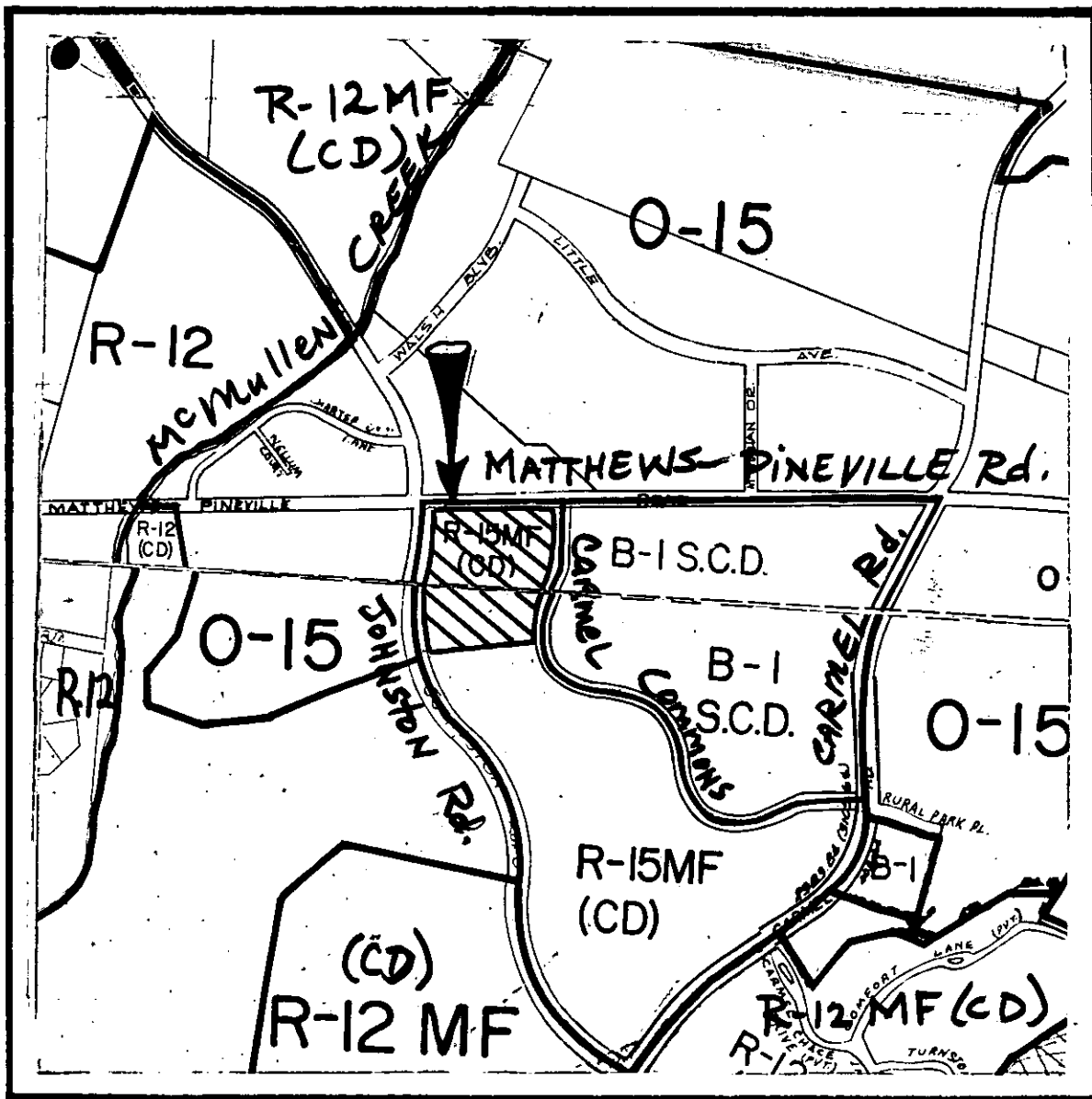
PETITIONER David E. Fuller

PETITION NO. 80-20(c) HEARING DATE 6/9

ZONING CLASSIFICATION, EXISTING R-15MF(CD) REQUESTED O-15

LOCATION A 9.45 acre tract fronting 609 feet on the southerly side of N. C. 51 and bounded by Johnston Road and Carmel Commons Boulevard.

Acreage: 9.45



ZONING MAP NO. 176

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



DATE June 9, 1980

PETITION NO. 80-20(c)

PETITIONER(S) David E. Fuller

REQUEST Change from R-15MF(CD) to O-15.

LOCATION 9.45 acres fronting on the southerly side of N. C. 51 between
Johnston Road and Carmel Commons Blvd.

ACTION The Planning Commission recommends that the petition be approved.

VOTE Yeas: Culbertson, Cummings, Curry, Ervin, Kirk, Royal, Tate and McCoy.

Nays: None.

(Broadway abstained from voting due to property ownership in the area.)

REASONS:

This request is a proposal to change a tract of land now zoned multi-family residential to an office classification in the southern part of the county. The following issues associated with this request can be identified:

1. Is this change of zoning in keeping with the overall pattern which has already been established in the immediate vicinity?
2. Does this proposed change meet the requirements of the N. C. 51 Study and policy findings?

In arriving at the answers to the above issues, the following facts should be considered:

1. The subject property is located along N.C. 51 in an area which has otherwise generally been committed to a combination of office and business zoning and development.
2. There now exists in relation to the subject tract office development across N. C. 51, business development to the east and vacant land to the south and west.
3. The existing zoning pattern related to this subject parcel involves office zoning on two sides, business zoning on the third and controlled R-15MF multi-family zoning on the fourth side.

4. This general vicinity is experiencing a substantial amount of development activity primarily related to commercial and office development with residential development to the south. The subject parcel is the only tract in an area extending from McMullen Creek on the west to a point well east of Carmel Road which is restricted to residential development.

The following general findings can be arrived at:

1. The Comprehensive Plan indicates this area to be included in a larger pattern of commercial development related to a shopping center at the intersection of Carmel Road and N. C. 51.
2. The N. C. 51 Study states that land along this roadway or its intersecting cross-streets should be favorably considered for rezoning to non residential uses only when part of an overall plan for the development of a larger area and is designed to blend satisfactorily with the area to be developed.

Based on the above issues, facts and general findings, the following detailed findings may also be made:

1. The subject property is substantially related to an existing pattern of office and business zoning on all except one side.
2. The entire surrounding area has been recognized as a concentrated location for non residential development.
3. With the significant relationship to office and business zoned land, residential usage of this property could create an unsatisfactory relationship for those residents located on the site.
4. Since this site is related to a larger area having an overall plan for non residential development, the proposed change conforms to the policies of the N. C. Hwy. 51 Study.

Based on the above findings, the Planning Commission recommends the petition be approved.