



* 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 # _____

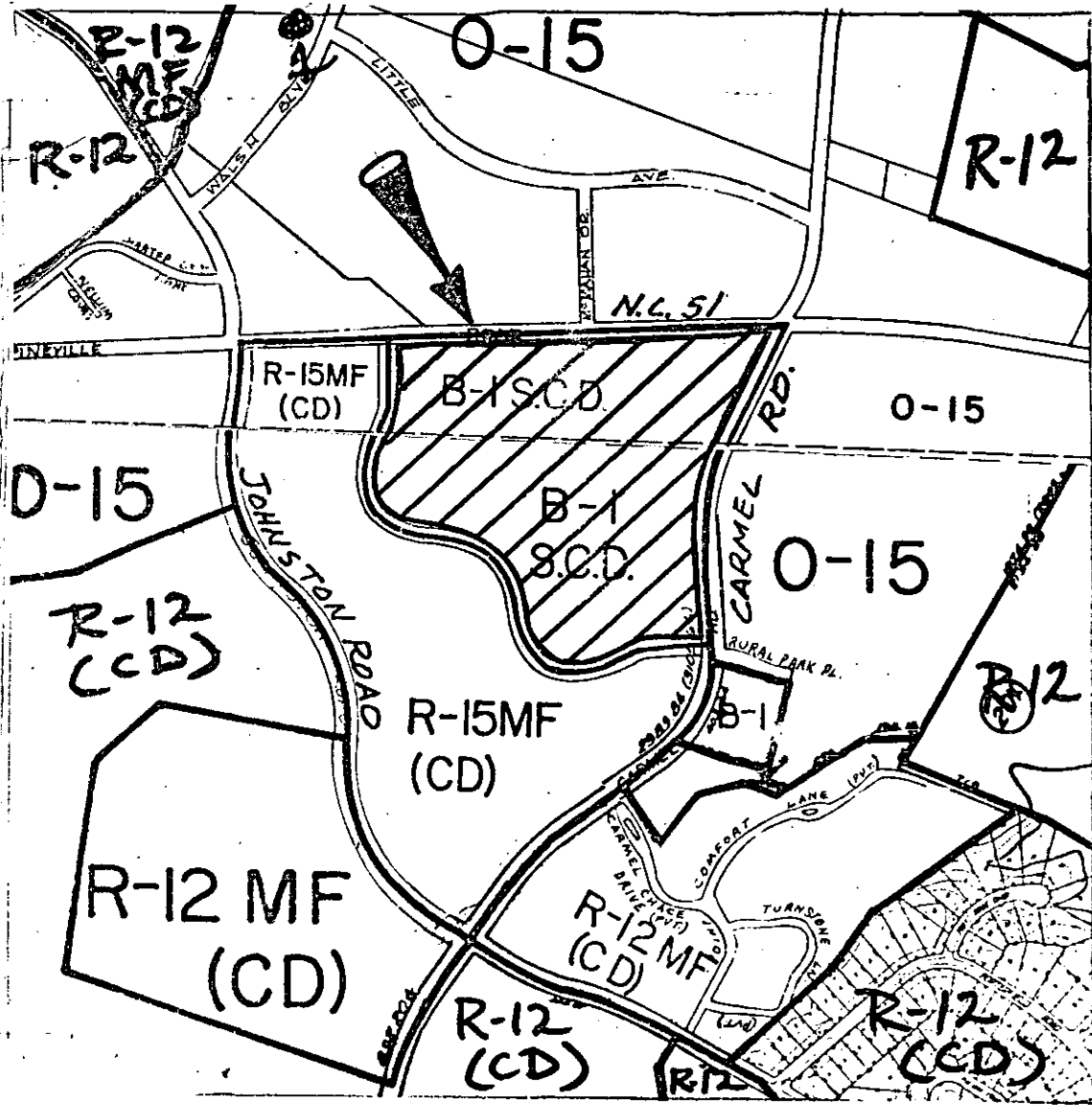
Document type:

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



* 0 0 B R E A K 0 0 *

Petition No.: 80-21(c)
 Petitioner: Carmel Park, Ltd.
 Request: B-1SCD site plan amendment
 Purpose of Change: To revise approved land use plan for Phase III Carmel-51 Shopping Center (Carmel Commons) to include office use and minor adjustments in Phases I and II.



PROPERTY INFORMATION

Property Owner: Charles C. Ervin Company and Carmel Commons, Ltd.
 Date Acquired: February 3, 1975, July 6, 1978, August 25, 1978

<u>Deed Reference</u>	<u>Tax Parcel No.</u>	<u>Size (Acre)</u>	<u>Current Tax Value</u>
3735-446	221-182-01 (part of)	18.205	\$ 18,178.
4079-676	221-182-02	11.965	\$ 553,380.
4098-253	221-182-03	11.26	\$ 478,220.
		41.43	\$1,049,778.

Street Frontage: 5,275 feet on N. C. 51, Carmel Road Extension and Carmel Commons Blvd.
 Current Land Use: Retail Stores and shops.

ZONING HISTORY

Present Zoning: B-1SCD

Date Established: September 8, 1970

Past zoning changes on property or within area: The subject property was originally zoned R-12 in August, 1968. The establishment of the B-1SCD occurred shortly thereafter in 1970. At the same time the B-1SCD was approved, R-PUD approval was granted for the original "Walden" Planned Unit Development lying to the south. Slight modifications were made to the "Walden" PUD in 1971. Directly east of the subject property, at the southeast corner of N. C. 51 and Carmel Road, a large tract was changed from R-12 and R-15 to O-15 in 1970. In 1977, the B-1SCD was amended and reduced in area from its original 82.96 acres to 35.7 acres. The remaining 47.26 acres was changed to R-15MF(CD). Also at this time, the "Walden" PUD was collapsed and changed from R-PUD to R-12(CD), R-12MF(CD) and O-15. Two recent rezonings have occurred nearby. In 1979, a 13 acre tract at the north-east corner of N. C. 51 and Carmel Road was changed from R-12 to O-15. In June, 1980 a four acre tract at the southwest corner of N. C. 51 and McAlpine Creek was changed from R-12 to R-12MF(CD).

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Carmel

Transportation Facilities:

<u>Arterials</u>	<u>Physical Features</u>	<u>Traffic Volumes</u>
N. C. Hwy. 51	2 lane thoroughfare	6,083 Actual 12 hr. in November, 1979

Transit Service Within Area: Express service is provided for this area via Route 45X Carmel Road Express with two morning and two afternoon buses.

PUBLIC PLANS AND PROGRAMS IN THIS AREA

Comprehensive Plan 1995: The Plan Map recognizes this area for a community shopping center.

SIGNIFICANT ZONING DISTINCTIONS

Present Zoning

B-1SCD

Proposed Zoning

Amendment to the approved B-1SCD plan. The proposed changes would affect all three phases as follows:

Phases I and II: changes in building detail.

Phase III: Changes in building location and design and a change from retail use to office use with two five-story office buildings containing 216,000 sq. ft. which replaces the 80,000 sq. ft. retail space under the present plan.