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Petition # _____

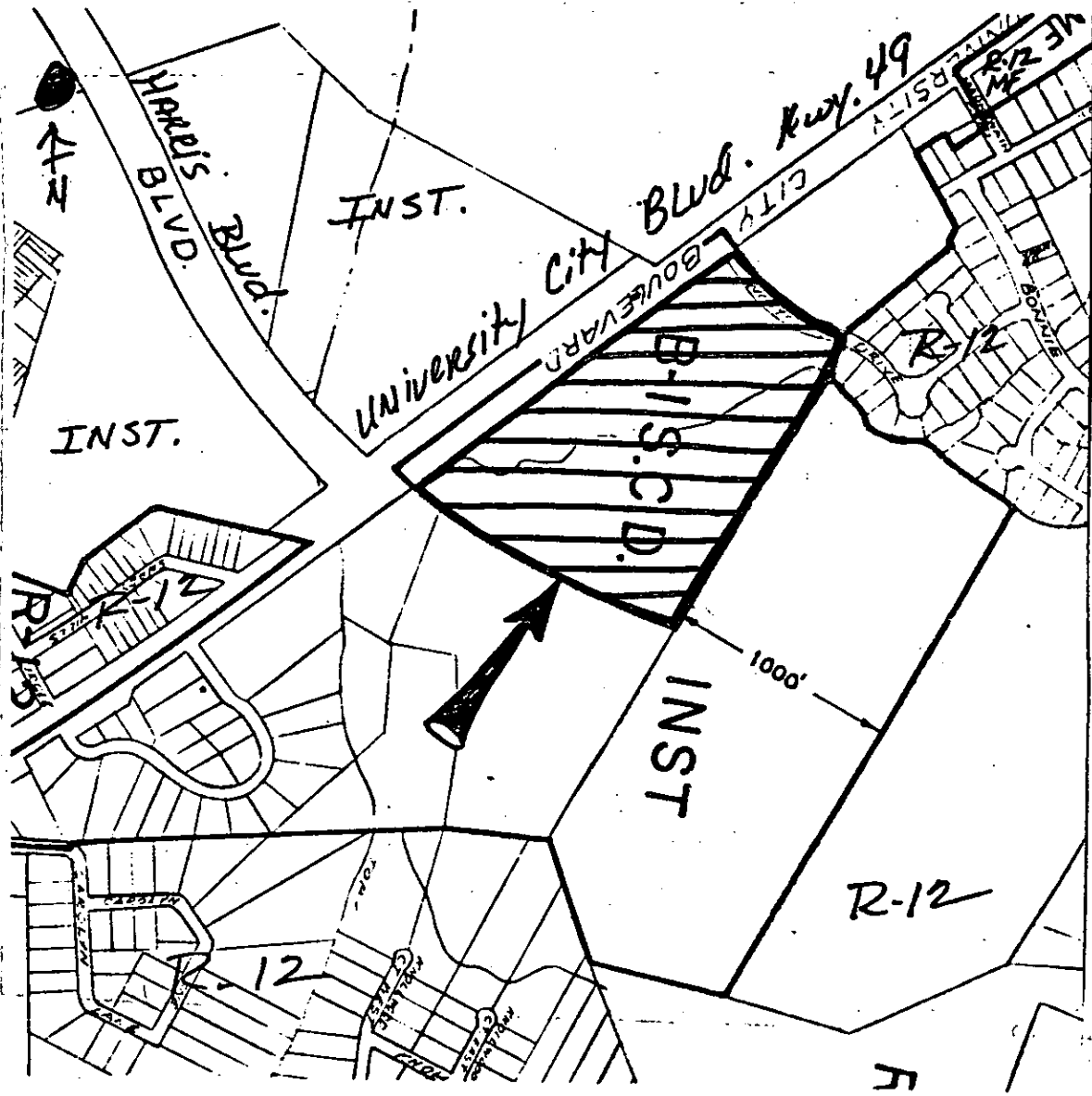
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Petition No.: 80-26(c)
Petitioner: University City Properties, Inc.
Request: Site Plan Amendment to B-1SCD
Purpose of Change: According to the statement on the petition, "To reduce the square footage from 509,000 square feet to 196,000 square feet to allow for the most recent change in the location of the proposed Harris Boulevard Extension and to meet the neighborhood and University requests as to plans and layout".



PROPERTY INFORMATION

Property Owner: University City Property, Inc.
Date Acquired: June 30, 1955
Deed Reference: Book 1775, page 011
Tax Parcel No.: Portion of 49-281-01
Current Tax Value: \$207,170 (56.2% of total)
Size: 36.9 acres
Street Frontage: Approximately 3,027 feet on Highway #49 and approximately 1,305 feet on the proposed Harris Boulevard depending on final right-of-way alignments.
Current Land Use: Vacant

ZONING HISTORY

Present Zoning: B-1SCD
Date Established: November, 1970
Past Zoning Changes on Property or Within Area:

This property was originally included in Charlotte's Perimeter Area and as such was zoned R-12 in January, 1962. This rezoning on the property remained until mid 1970 when it was rezoned with several other properties in the area to Institutional as part of the University City Concept. In November, 1970, the subject property was rezoned again from Institutional to B-1SCD to reflect the general development plan for the University area. Surrounding the subject property, a number of rezoning cases have been initiated in the area. The most notable ones are the rezonings that were initiated by the Planning Commission in 1970 to rezone several parcels surrounding the subject property from various zoning classifications to Institutional. Pre-dating this time, a petition was approved in 1968 at the southwest corner of Highway #49 and Mallard Creek Road for a rezoning from R-12MF to O-15. In 1969, several pieces of property north-east of and bordering the subject parcel were approved in part for a rezoning from R-12MF to R-12. In 1970, the Planning Commission initiated a petition expanding upon the above petition to zone some additional land from R-12MF to R-12. West of the subject property on the southern side of Highway #49 near the intersection of U. S. Hwy. #29 and N. C. Hwy. #49, a petition was denied in 1972 for a rezoning from R-12 to O-9. Directly across the street from the above petition, a petition was approved in 1970 for a rezoning from R-12 to B-2. South of the subject property, a petition was approved in 1970 at the north corner of the intersection of Old Concord Road and Rocky River Road for a rezoning from R-12 and R-12MF to B-1. Northeast of this intersection in the community of Newell, a petition was approved from R-12 to B-1 in 1971. Northwest of the intersection of Old Concord Road and Rocky River Road a Conditional Fraternity was approved in 1975. Northeast from the above inter-section on the southerly side of Old Concord Road a petition was approved from R-12 to RU(CD) in 1977.

NEIGHBORHOOD FEATURES AND CHARACTERISTICS

Defined neighborhood of which property is a part: Newell.

Transportation Facilities:

<u>Adjacent Roadway(s)</u>	<u>Roadway Characteristics</u>	<u>Traffic Volumes</u>
Highway #49	4 lane Major Thoroughfare	18,000 ADT (1979)
Proposed Harris Blvd.	2 lane Major Thoroughfare	Not Available

Transit Service:

Route #39X UNCC provides service by the subject property to the University. The bus is presently operating on a summer schedule providing morning and afternoon trips. However, when the University opens in September, hourly trips will be provided by the subject property.

PLANS AND PROGRAMS IN THE AREA

Comprehensive Plan 1995

The Plan Map generally indicates a community size shopping center on the subject property.

University City Planning Concepts

The General Development Plan Map indicates a town center located on the subject property.

Transportation Improvement Program

The portion of Harris Road Extension between N. C. #49 and Old Concord Road is slated for acquisition in fiscal year 1981-82 and construction in 1982-83.

Capital Improvement Program

No identified Capital Improvement Programs in the immediate vicinity of the subject property.

Other Plans and Programs

None.

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning (B-1SCD)</u>	<u>Proposed Zoning (B-1SCD)</u>
Use:	Neighborhood Shopping Center District Development	Neighborhood Shopping Center District Development
Density:	Not Applicable	Not Applicable
<u>Development Standards</u>		
Lot Size:	Minimum is 3 acres; the proposed plan is 34.8 acres	Minimum is 3 acres; the proposed plan is 36.9 acres
Setback:	Minimum is 35 feet; the proposed plan shows the closest building on N. C. #49 is 130 feet and on Harris Road Extension it is approximately 100 feet.	Minimum is 35 feet; the proposed plan shows the closest building to N. C. #49 is approximately 110 feet and to Harris Road Extension it is approximately 40 feet.
Side Yard:	Minimum is 25 feet;	Minimum is 25 feet;
Rear Yard:	The proposed plan shows the closest building being approximately 135 feet away	The proposed plan shows the closest building being approximately 65 feet away