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PETITIONER Ralph Squires Homes

PETITION NO. 80-32(c)

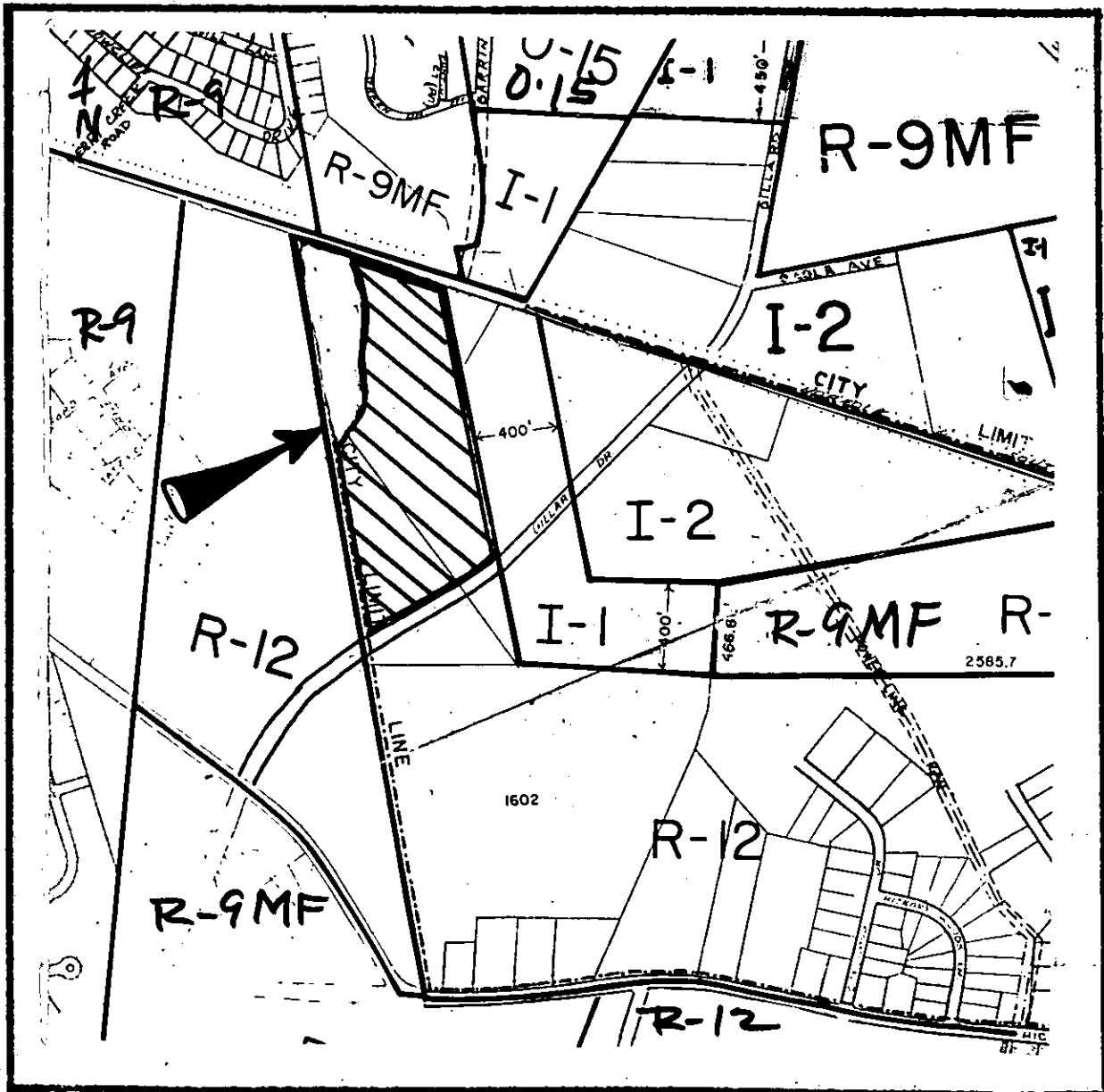
HEARING DATE 10/13

ZONING CLASSIFICATION, EXISTING R-12

REQUESTED R-12MF(CD)

LOCATION A 15.5 acre tract located approximately 1,000 feet northeast from the intersection of Shamrock Drive and N. Sharon Amity Road.

Acreeage: 15.5



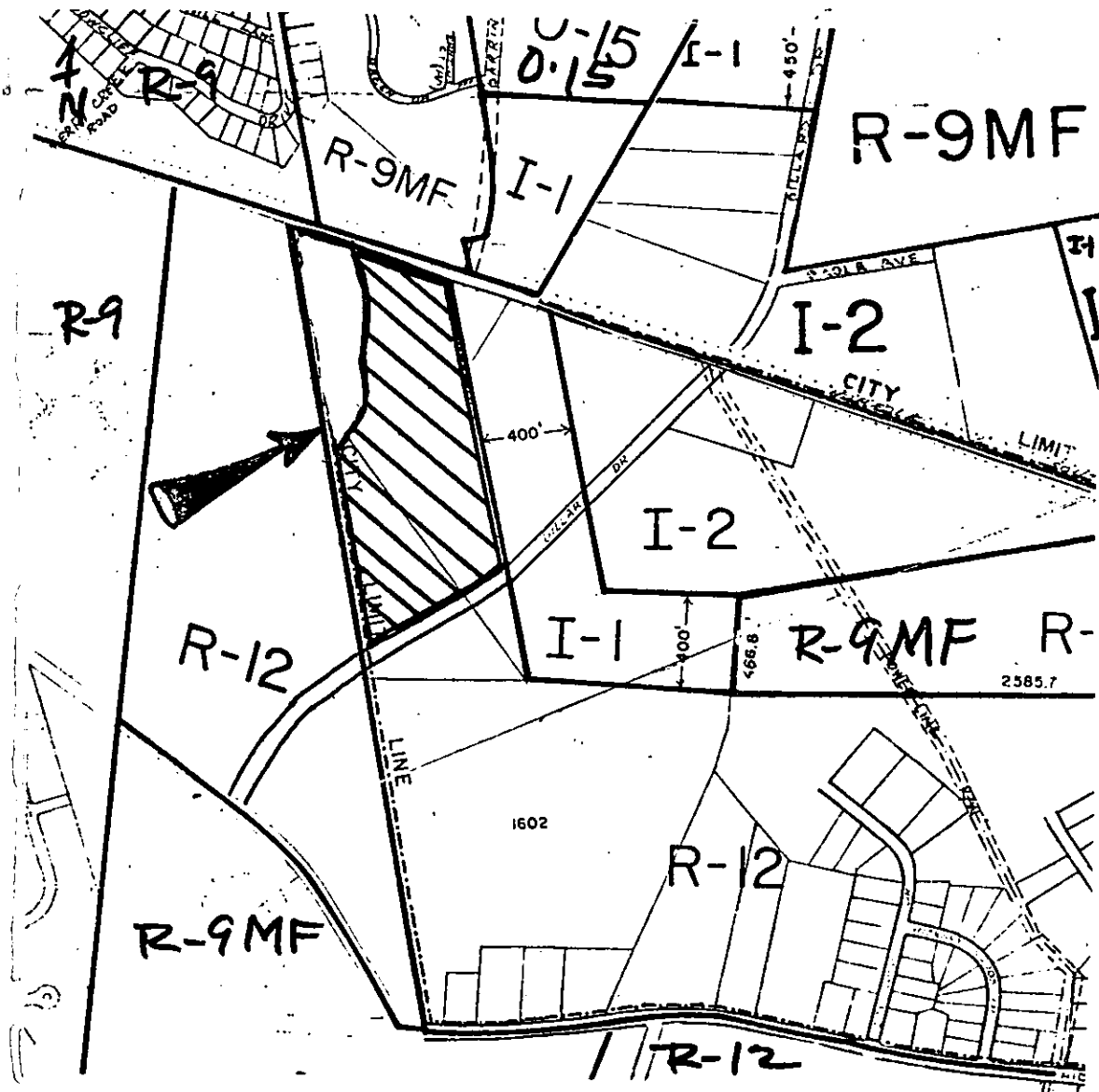
ZONING MAP NO. C-13

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



Petition No.: 80-32(c)
 Petitioner: Ralph Squires Homes
 Request: R-12 to R-12MF(CD)
 Purpose of Change: Petitioner wants to construct condominium homes



PROPERTY INFORMATION

Property Owners:	First Union National Bank as executor of Ida M. Alexander Estate
Date Acquired:	Closing for Ralph Squires Homes will be on or before October 12, 1980
Deed References:	Book 3903, page 616 and Book 3903, page 619
Tax Parcel No.:	Portion of 099-201-03 and portion of 099-201-05
Current Tax Value:	Not Available
Size:	15.5 acres
Street Frontage:	Approximately 615 feet on North Sharon Amity Road.
Current Land Use:	Vacant

ZONING HISTORY

Present zoning: R-12
Date Established: January, 1972

Past zoning proposals or changes on property within area: The petitioner's property was included in the City of Charlotte perimeter zoning area in 1962 and was at that time zoned R-9MF. Upon the City losing its perimeter zoning authority in 1971, the property was zoned by the County to R-12 in 1972. Since that time, the petitioner's property has been involved in one zoning request. A petition was initiated in 1974 to rezone the petitioner's property and several other properties from R-9 and R-12 to R-9MF, R-20MF and B-1SCD. The petition was denied. Several petitions have been initiated in the area surrounding the petitioner's property. East of the petitioner's property, two large tracts located between Hickory Grove Road and Norfolk-Southern Railway Line have been rezoned from residential to business use. The first in 1963 was a change from R-15 to B-2. The second occurred in 1974 and it was a change from R-9MF to B-1. Northeast of the petitioner's property at the southwest corner of North Sharon Amity Road and Milton Road, a petition was denied for a change from O-15 to B-1SCD in 1974. Another petition to the south of the above denied petition was approved for a change from O-15 to I-1 in 1967. Another petition east of the above denied petition was approved B-1SCD in a request for a change from O-15 to B-1 in 1972. Again in the same vicinity, a petition for a triangular shaped piece of property located at the intersection of Milton Road and Newell-Hickory Grove Road was approved for an amendment to an existing B-1SCD in 1976.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Not a part of a defined neighborhood

Transportation Facilities:

<u>Adjacent Roadway</u>	<u>Roadway Characteristics</u>	<u>Traffic Volumes</u>
North Sharon Amity Road	4 lane thoroughfare	2,900 24ADT

Transit Service: Nearest transit opportunity is located at the intersection of North Sharon Amity and Milton Road which is approximately ½ mile from the petitioner's property. It is Route #3 The Plaza. The hours of operation are from 6:00 A. M. to 11:45 P. M. on thirty minute headways.

Schools Serving the Area:

	<u>School Capacity</u>	<u>1980-81 Projected Enrollment</u>
Elementary School - Hickory Grove (K-6)	690	865
Jr. High School - Williams	750	690
High School - Independence	1975	2230

PLANS AND PROGRAMS IN THE AREA

Comprehensive Plan 1995. The Plan Map generally indicates residential development (0-6 units per acre) in the vicinity of the petitioner's property.

Capital Improvement Program. No major Capital Improvement Program projects are in the immediate vicinity of the petitioner's property.

Other Plans and Programs. None.

SIGNIFICANT ZONING DISTINCTIONS.

Present Zoning (R-12)

Proposed Zoning (R-12MF(CD))

Use: Single-Family Residential Development
Density: Maximum number of permitted units under R-12 zoning is 45 units @ 2.9 units per acre

Multi-Family Residential Development
Maximum number of permitted units under R-12MF zoning is 222 units @ 14.3 units per acre. The petitioner proposes to construct 180 units @ 11.6 units per acre

Development Standards

Lot Size: Minimum lot size is 12,000 sq. ft. per unit
Setback: 35 ft. is the minimum
Side Yard: 10 ft. on both sides is the minimum
Rear Yard: 50 ft. is the minimum

Minimum lot size is 12,000 sq. ft. for the first unit and 3,000 sq. ft. for each additional unit
35 ft. is the minimum required by zoning, however since it is on major thoroughfare, subdivision regulations requires a 50 ft. setback. Petitioner is showing 50 ft.
Minimum side and rear yards - 25 ft. side yard and 40 ft. rear yard depending on building orientation. The petitioner proposes a 40 ft. rear/sideyard relationship from exterior property lines