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PETITIONER Samuel C. Taylor

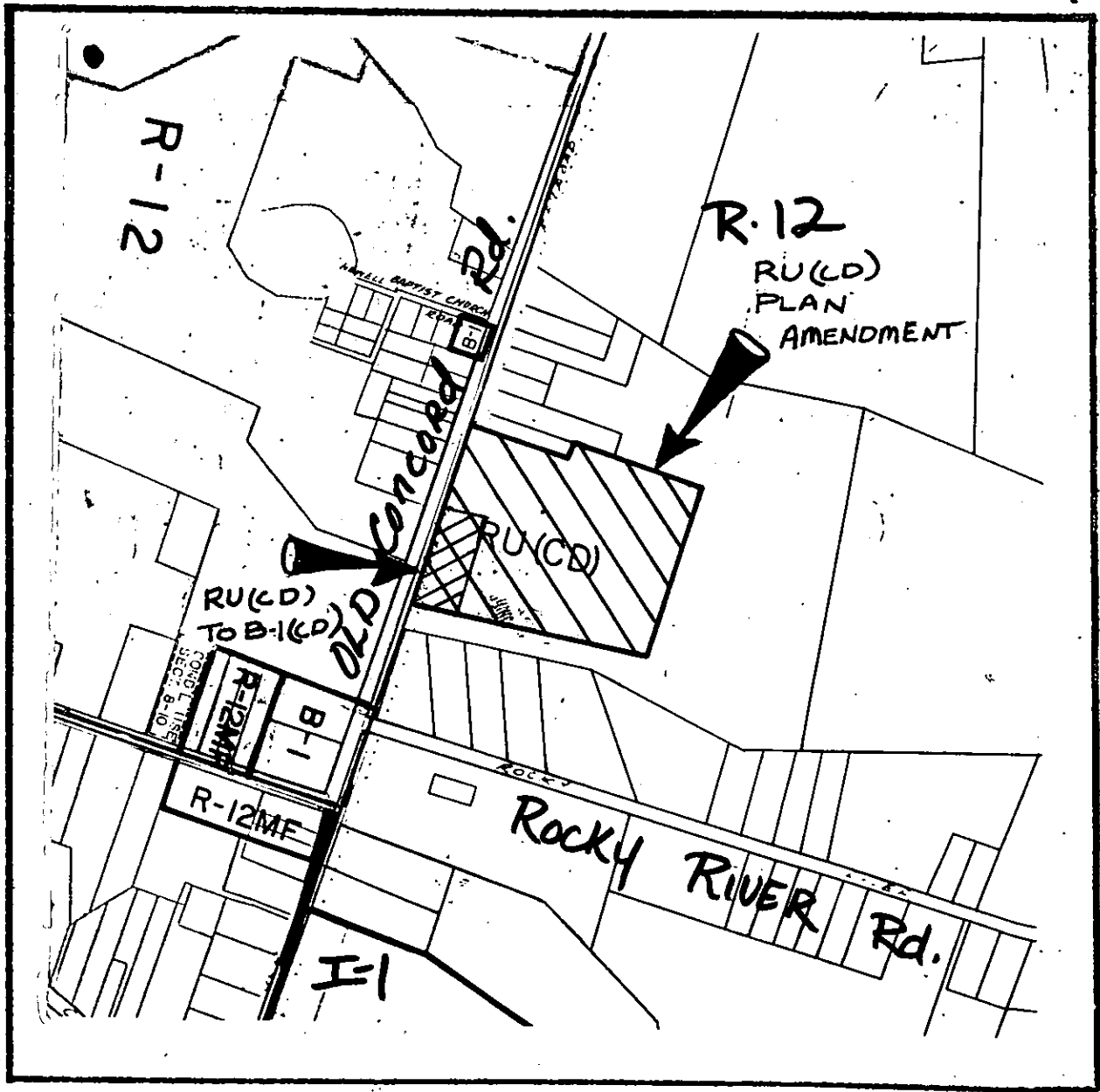
PETITION NO. 80-35(c)

HEARING DATE 12/8

ZONING CLASSIFICATION, EXISTING RU(CD) REQUESTED B-1(CD)

LOCATION A 20.69 acre tract located off the east side of Old Concord Road about 550 feet north of Rocky River Road East.

Acreage: 20.69



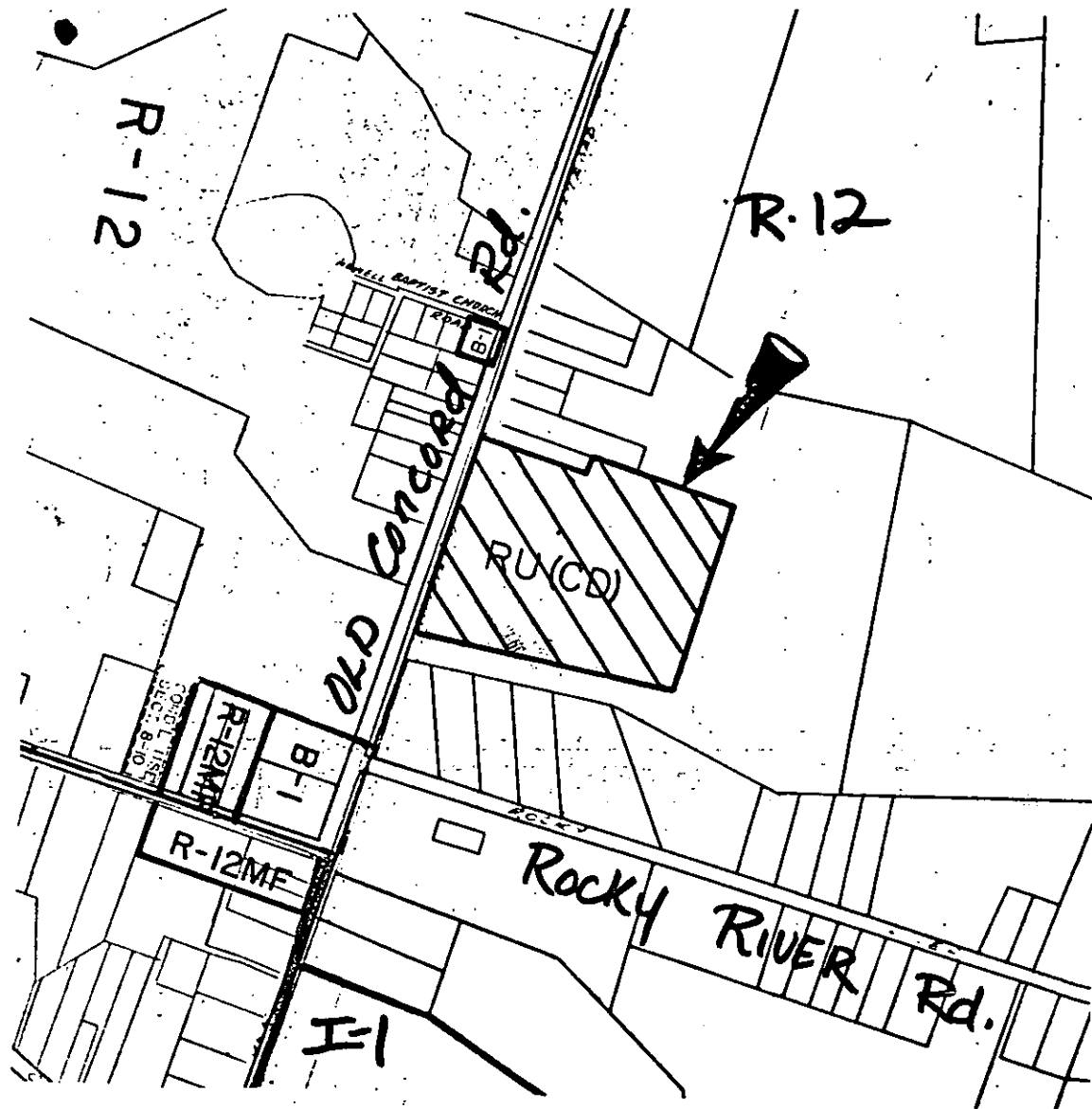
ZONING MAP NO. C-9

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



Petition No.: 80-35(c)
 Petitioner: Samuel C. Taylor
 Request: RU(CD) to B-1(CD)
 Purpose of Change: To allow rearrangement and expansion of facilities on petitioner's property to include mixed use retail and a residential structure.



PROPERTY INFORMATION

Property Owner: Samuel C. Taylor
 Date Acquired: October 4, 1977
 Deed Reference: Book 3991, page 854
 Tax Parcel No.: 105-023-08 (portion of)
 Current Tax Value: 70,808 (75% of parcel)
 Size: 20.69 acres
 Street Frontage: 889.08 feet on Old Concord Road
 Current Land Use: Residential-Farm, Greenhouse-Wholesale/Retail Plant Nursery

ZONING HISTORY

Present Zoning: RU(CD)
Date Established: April, 1977

Past zoning proposals or changes on the site or property within area: The petitioner's property was zoned R-12 as part of the perimeter area in January, 1962. When the City lost its perimeter zoning authority in 1972, the property retained its R-12 classification when it reverted back to the County. The petitioner's property was zoned RU(CD) in 1977 to allow for a plant nursery. Several other rezoning cases have occurred in the general vicinity of the petitioner's property. In 1970, a petition initiated by the Planning Commission for the northwest and southwest corners of the intersection of Old Concord Road and Rocky River Road was approved for a change from R-12 to R-12MF and B-1. West of and adjacent to the above approved petition on the north side of Rocky River Road, a petition was approved for a change from R-12 to Conditional Fraternity in 1975. Northwest of the petitioner's property, a petition on the west side of Old Concord Road was approved for a change from R-12 to B-1 in 1971.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Newell.

Transportation Facilities:

<u>Adjacent Roadway</u>	<u>Roadway Characteristics</u>	<u>Traffic Volumes</u>
Old Concord Road	2 lane/Major Thoroughfare	696 AADT (12 hr.) 1975

Transit Service: None.

PLANS AND PROGRAMS IN THE AREA

Comprehensive Plan 1995. The Plan Map generally indicates a Metro Service Center in the vicinity of the petitioner's property.

Charlotte-Mecklenburg Thoroughfare System. Old Concord Road is part of the Thoroughfare Plan and is proposed to be widened from a two (2) lane to a four (4) lane facility.

Other Plans and Programs. None.

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning (RU(CD))</u>	<u>Proposed Zoning (B-1(CD))</u>
Use:	Plant Nursery	Mixed retail and residential use
Density:	N. A.	N. A.

Development Standards

	<u>Present Zoning (RU(CD))</u>	<u>Proposed Zoning (B-1(CD))</u>
Lot Size:	15,000 sq. ft. is the minimum for non-institutional and non-residential uses.	N. A.
Setback:	Minimum is 40 ft. Petitioner has a 70 ft. setback.	Minimum is 40 ft. Petitioner shows a 70 ft. setback.
Side Yard:	Minimum is 50 ft. and 100 ft. from any residence on adjacent tracts. The closest structure is 185 ft. from the side property line.	10 ft. is the minimum adjacent to a Residential or Rural District. The closest structure to a side yard property line is shown to be 50 ft.
Rear Yard:	Minimum is 50 ft. The petitioner had a rear yard in excess of 720 ft.	Minimum is 20 ft. The petitioner proposes a rear yard in excess of 720 ft.