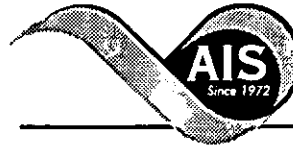




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Petition # 1982-34 C

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- Site Plans



* 0 0 B R E A K 0 0 *

OFFICIAL REZONING APPLICATION
MECKLENBURG COUNTY

Petition No. 82-3A(C)
Date Filed 12/7/82
Received By RSD
OFFICE USE ONLY

Ownership Information

Property Owner First Carolina Investors
Owner's Address 500 East Morehead Street
Charlotte, North Carolina 28202
Date Property Acquired July 2, 1979
Deed Reference Deed Book 4206, Page 118 Tax Parcel Number Portion of 221-191-01

Location Of Property (address or description) Intersection of Park and Johnston Roads

Description Of Property

Size (Sq. Ft.-Acres) 49± Acres Street Frontage (ft.) 1560' - Johnston Rd.
800' - Park Rd.
Current Land Use Vacant

Zoning Request

Existing Zoning R-12 MF (CD) Requested Zoning Site Plan Amendment
Purpose of zoning change To remove proposed right-of-way for public street.

Name of Agent _____
Agent's Address _____
Telephone Number _____

Oxford Development Enterprises, Inc.
Name of Petitioner(s)
4801 E. Independence Blvd., Suite 901
Address of Petitioner(s)
704-536-1385
Telephone Number
[Signature]
Signature (Vice President)
[Signature]
Signature of Property Owner if Other Than Petitioner

INSTRUCTIONS FOR FILING A PETITION FOR A CHANGE IN A ZONING CLASSIFICATION

A petitioner for a zoning change must complete and file in duplicate the application form on the reverse side of this sheet. All information requested must be given.

There is a filing fee of \$100.00 required with each rezoning petition.

No application shall be considered filed until it has been discussed with and accepted by a member of the staff of the Planning Commission.

The application must be accompanied by two copies of a map, drawn to scale, of the property to be considered for a change in zoning.

If the area proposed to be changed is part of a SUBDIVISION recorded in the plat books in the Mecklenburg County Register of Deeds Office, then the map must include the following information:

- 1) A copy of that portion of the recorded map that shows the property to be considered for the proposed zoning change, plus sufficient additional area to show the location of the property in reference to the nearest street intersection.
- 2) The lot and block number(s) of the property proposed to be changed.
- 3) The name of the subdivision, and the plat book and page number at which the map is recorded.
- 4) Dimensions and compass bearings of all lines bounding the property proposed to be changed.

If the area proposed to be changed is ACREAGE or PROPERTY NOT LOCATED IN A RECORDED SUBDIVISION then the map must include the following information:

- 1) The exact dimensions and compass bearings of all lines bounding the property to be considered for the proposed zoning change.
- 2) The location of the property in reference to a street intersection, railroad, creek, or other features easily identified on the ground. Adequate information (distances, compass bearings) must be given to show the exact location of the property with respect to the reference point.

If the petitioner is not the owner of the property, the application must be signed by the owner, or accompanied by a letter signed by the owner signifying his approval of the proposed change. (This does not apply when the petitioner is a group of neighborhood property owners seeking a general change in the zoning of lands or properties within the neighborhood.)

Petitions which have been completed and filed with the Planning Commission will be heard at the earliest feasible scheduled date.

All petitions are considered at a public hearing held jointly by the County Board of Commissioners and the Planning Commission.

REZONING APPLICATION
PORTION OF THE PARCEL 221-191-01
OXFORD DEVELOPMENT ENTERPRISES, INC.
DECEMBER 3, 1982

PURPOSE OF ZONING CHANGE - (additional discussion)

The conceptual preliminary development plan prepared for this area, of which this parcel is a part, proposed a public road running from Johnston Road through this parcel to Park Road. Since that time, detailed plans have been prepared for both this parcel and the affected commercially-zoned parcel along Park Road.

The proposed road would conflict with both of these plans as is evidenced by this Application and the attached letter from the owners of the commercially-zoned parcel. The proposed road, if constructed, would result in much cut-through traffic adversely affecting the residential character of the planned multifamily community. It is the opinion of the applicant that access and circulation can be more effectively achieved and controlled by a system of internal circulation on private streets.

Please refer to the attached sketch which shows the original plan and the proposed modifications.