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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1985-12C

## Document type:

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



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**OFFICIAL REZONING APPLICATION**  
**MECKLENBURG COUNTY**

Petition No. 85-12 (c)  
Date Filed 2/1/85  
Received By [Signature]  
OFFICE USE ONLY

**Ownership Information**

Property Owner Crow Childress Klein #7 (See Attached)  
Owner's Address See Attached  
Date Property Acquired See Attached  
Deed Reference See Attached Tax Parcel Number See Attached

**Location Of Property** (address or description) 194.41 acres bordered by  
Sunset Road on the south, Reames Road and I-77 on the east, and adjacent  
property on the west & north as specified in the attachments.

**Description Of Property**

Size (Sq. Ft.-Acres) 8,468,499.6 sq.ft.-194.41 acres Street Frontage (ft.) 7,006 ft.  
Current Land Use vacant, residential & small business

**Zoning Request**

Existing Zoning B-2, B-D, R-12 MF & R-12 Requested Zoning I-1-CD  
Purpose of zoning change to allow for the development of a master planned  
business park.

Fred W. Klein c/o Trammell Crow Company  
Name of Agent  
1400 Charlotte Plaza  
Agent's Address  
Charlotte, North Carolina 28244  
Telephone Number 704-376-5910

Crow Childress Klein #7  
c/o Trammell Crow Company  
Name of Petitioner(s)  
1400 Charlotte Plaza  
Address of Petitioner(s)  
Charlotte, North Carolina 28244  
Telephone Number 704-376-5910  
[Signature]  
Signature  
See Attached  
Signature of Property Owner if Other  
Than Petitioner

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## CONVENTIONAL REZONING APPLICATION FILING REQUIREMENTS:

1. two signed official applications;
  2. two survey maps delineating the property in question;
  3. a list of all adjacent property owners, with their current mailing addresses coded to the survey map or tax map (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
  4. a filing fee of one hundred dollars (\$100.00) to help defray administrative expenses (checks payable to the Charlotte-Mecklenburg Planning Commission); and
  5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
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## CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

1. two signed application forms;
  2. a filing fee of one hundred dollars (\$100.00) to help defray administrative expenses (checks payable to the Charlotte-Mecklenburg Planning Commission);
  3. ten (10) copies of a schematic site plan, drawn to scale and at a minimum size of 24" x 36," which includes the following items (ten copies are needed for interdepartmental review):
    - (a) a boundary survey showing the total acreage, present zoning classification(s), date, and north arrow;
    - (b) adjoining property lines and names, addresses, and tax parcel numbers of current adjoining property owners (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
    - (c) all existing easements, reservations, and rights-of-way, and all yards required for the zoning district requested (show setback, side and rear yard requirements for proposed zoning district);
    - (d) proposed use of land and structures: for residential uses this shall include the number of units and an outline of the area within which the structures will be located; for non-residential uses, this shall include approximate square footage of structures and an outline of the area within which the structures will be located;
    - (e) traffic, parking, and circulation plan, showing proposed locations and arrangement of parking spaces and entrance and exit to adjacent streets (show existing and proposed parking, what is required, and what is to be provided);
    - (f) proposed screening, including walls, fences, or planting areas, as well as treatment of any existing natural features, or a statement specifying that buffering and/or screening will conform to City/County Zoning Ordinance requirements;
    - (g) the proposed number of signs and their locations, or a statement specifying that all signs will conform to City/County Zoning Ordinance requirements;
    7. (h) generalized information as to the number, height, size, or in especially critical situations, the location of structures;
    7. (i) proposed phasing, if any, and approximate completion time of the project;
    - (j) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;
    7. (k) topography at four foot contour intervals or less (existing and proposed);
    - (l) schematic site plan must be titled with project name and proposed use;
    - (m) size of schematic site plan not to exceed 42" in width;
  4. a list of all adjacent property owners with current addresses coded to the schematic site plan; and
  5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
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