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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1985-42

## Document type:

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



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# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No. 85-42  
Date Filed 6/3/85  
Received By [Signature]  
OFFICE USE ONLY

## Ownership Information

Property Owner LHB Associates Pedros Mexican Food, INC. Monty P. & Caroline M. Weckel  
Owner's Address 3300 NCNB Plaza P.O. Box 306 P.O. Box 220623  
Charlotte, NC 28280 Fayetteville, NC 28302 Charlotte, NC 28222  
Date Property Acquired 9/19/83 6/04/79, 6/04/79, 4/17/80 12/01/81  
Deed Reference (LHB) 4723-569 (Pedros) 4196-354 Tax Parcel Number (Pedros) 19105102  
(Weckel) 4489-695 (Pedros) 4196-354 (LHB) 19105101 (Pedros) 19105103  
(Pedros) 4297-330 (Weckel) 19105105 (Pedros) 19105104

## Location Of Property

(address or description) (LHB) 7144 Wallace Rd.  
(Pedros) 7206 Wallace Rd., L9M5-117 Wallace Rd., 7300 Wallace Rd. (Weckel) PT6 M5-117 Wallace Rd.

## Description Of Property

Size (Sq. Ft.-Acres) (LHB) 3.010 acr (Pedros) 2.280 acr (LHB) 258 (Pedros) 150  
(Weckel) .505 acr (Pedros) 2.300 acr Street Frontage (ft.) (Weckel) 55 (Pedros) 150  
(Pedros) 4.330 acr (Pedros) 300  
Current Land Use ALL property in question is undeveloped.

## Zoning Request

Existing Zoning 0-6 Requested Zoning R-12  
Purpose of zoning change To make the property compatible with the bordering R-12  
single family neighborhoods and to maintain the property values of these  
neighborhoods.

ROBERT L. THAYNE  
Name of Agent  
807 EAGLEWOOD AVE. CHARLOTTE, N.C.  
Agent's Address 28212  
536-7116  
Telephone Number

Concerned Homeowners of Parkview East  
Name of Petitioner(s)  
807 Eaglewood Ave. Charlotte, NC  
Address of Petitioner(s)  
536-7116  
Telephone Number  
[Signature]  
Signature  
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;
    - (h) generalized information as to the number, height, size, or in especially critical situations, the location of structures;
    - (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;
    - (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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