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Petition # 1986 - 001 (C)

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 - Mapping
 - Other
- Site Plans



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OFFICIAL REZONING APPLICATION MECKLENBURG COUNTY

Petition No. 86-17(c)

Date Filed 11-25-85

Received By CL

OFFICE USE ONLY

Ownership Information (3 separate parcels)

Property Owner Katherine C. Bell; Katherine C. Bell; William D. Roxlo and wife,
Sarah Roxlo

Owner's Address 6121 Providence Road, Charlotte, NC 28226;
6349 Providence Road, Charlotte, NC 28226

Date Property Acquired 12/69; 6/49 and 9/50, respectively; 11/12/70

Deed Reference BK3116, Pg. 184; BK1354, Pg. 544 and 213-351-01; 213-351-
BK1445, Pg. 357; BK3235, Pg. 325 Tax Parcel Number03; 213-351-04

Location Of Property (address or description) 6121 Providence Rd. (Mrs. Bell);
6349 Providence Rd. (Mr. Roxlo)

Description Of Property

Size (Sq. Ft.-Acres) 2.56 acres; 26.6 acres; 25.5 acres Street Frontage (ft.) 194.22'; 733.36';
662.98'

Current Land Use Residential; residential; residential

Zoning Request

Existing Zoning R-15; R-15; R-15 Requested Zoning R-15 MF-CD

Purpose of zoning change To allow for the development by Covenant Development, Inc. of a community
for the elderly comprised of single family detached, duplex and multi-family units with
limited nursing care and central dining facilities for residents of the community.

William P. Farthing, Jr.
Name of Agent
2600 Charlotte Plaza, Charlotte
Agent's Address
(704) 372-9000
Telephone Number

Peter B. Reeves
Name of Petitioner(s)
701 E. Bay St., Charleston, SC 29403
Address of Petitioner(s)
(803) 722-7495
Telephone Number

Peter B. Reeves
Signature
William D. Roxlo
Signature of Property Owner if Other
Than Petitioner
William D. Roxlo
Attorney in fact for
Katherine C. Bell

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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