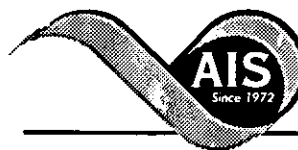




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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1986-57

Document type:

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



* 0 0 B R E A K 0 0 *

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No. <u>86-57</u>
Date Filed <u>11-3-86</u>
Received By <u>LS</u>
OFFICE USE ONLY

Ownership Information

Property Owner NCF FINANCIAL CORPORATION
Owner's Address 230 S. Tryon Street, Suite 1090
Charlotte, N. C. 28202
Date Property Acquired May 23, 1986
Deed Reference 5192-635 Tax Parcel Number 153-041-08

Location Of Property (address or description) 1348 Queens Road (Corner of Queens & Hopedale)

Description Of Property
Size (Sq. Ft.-Acres) 35,004 sq. ft. (.8035 acres) Street Frontage (ft.) Queens 140±
Hopedale 255±
Current Land Use Vacant single-family house

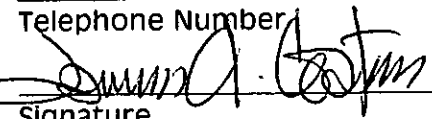
Zoning Request

Existing Zoning R-6MF Requested Zoning R-6MF(CD)
Purpose of zoning change To bind property to a "CD" Plan in order to develop 16 units
as permitted under current zoning.

N/A
Name of Agent

Agent's Address

Telephone Number

NCF FINANCIAL CORPORATION
Name of Petitioner(s)
230 S. Tryon Street, Suite 1090
Address of Petitioner(s)
372-6233
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

335-5790

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 to help defray administrative expenses (see fee schedule below);
5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).

CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

1. two signed application forms;
2. a filing fee to help defray administrative expenses (see fee scheduled below):

FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS

Size of Parcel	Application Fee
5 acres or less	\$100.00
Over 5 acres but not more than 50 acres	\$300.00
Over 50 acres but not more than 100 acres	\$400.00
Over 100 acres	\$500.00

(Checks payable to 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;
 - (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).