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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1986 - 73

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.	<u>86-73</u>
Date Filed	<u>5/1/86</u>
Received By	<u>102-5</u>
OFFICE USE ONLY	

Ownership Information

Property Owner John Crosland & Associates, Inc., dba Crosland-Erwin Associates
(formerly John Crosland Realty Company)
Owner's Address 125 Scaleybark Road
Charlotte, NC 28209

Date Property Acquired Shopping center built 9/78 - Acquired March 26, 1974
Deed Reference 3664-484 Tax Parcel Number 209-171-02

Location Of Property (address or description) 4100 Carmel Road

Description Of Property

Size (Sq. Ft.-Acres) 4.86 acres Street Frontage (ft.) 252.21 Quail Forrest Dr.
Current Land Use Neighborhood Shopping Center known as Olde Towne Shopping Center

Zoning Request

Existing Zoning B-1SCD Requested Zoning B1²CD
site plan amendment
Purpose of zoning change To allow Harris Teeter to enclose vestibule and add greenhouse.
Total square feet added = 1,145

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

John Crosland & Associates, Inc.
dba Crosland-Erwin-Associates
(formerly Crosland Realty Company)
John
Name of Petitioner(s)
125 Scaleybark Road
Charlotte, NC 28209
Address of Petitioner(s)
(704) 523-0272
Telephone Number

Maureen Erwin
Signature Erwin

Signature of Property Owner if Other Than Petitioner

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

<u>Size of Parcel</u>	<u>Application Fee</u>
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).
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