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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 86-120

## 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>86-120</u>
Date Filed	<u>11-3-86</u>
Received By	<u>LS.</u>
OFFICE USE ONLY	

## Ownership Information

Property Owner Roll-A-Round, Inc.  
Owner's Address 940 Queens Road  
Charlotte, N.C. 28207  
Date Property Acquired July 15, 1976

Deed Reference 3860-835 Tax Parcel Number 133-252-06

**Location Of Property** (address or description) 5417 Delta Road  
Charlotte, N.C. 28212

## Description Of Property

Size (Sq. Ft.-Acres) 1.7 Acres Street Frontage (ft.) 300 Feet  
Current Land Use Roller Skating Rink

## Zoning Request

Existing Zoning B1-SCD Requested Zoning Site Plan Amendment  
~~No Change~~

Purpose of zoning change To allow the property to be used for retail  
space and retail shops in addition to current use.

Name of Agent \_\_\_\_\_ Name of Petitioner(s) Roll-A-Round, Inc  
940 Queens Road, Charlotte

Agent's Address \_\_\_\_\_ Address of Petitioner(s)  
333-3131

Telephone Number \_\_\_\_\_ Telephone Number \_\_\_\_\_  
Signature James B. Cavalant  
PRESIDENT.

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**

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

**(Checks payable to Charlotte-Mecklenburg Planning Commission)**

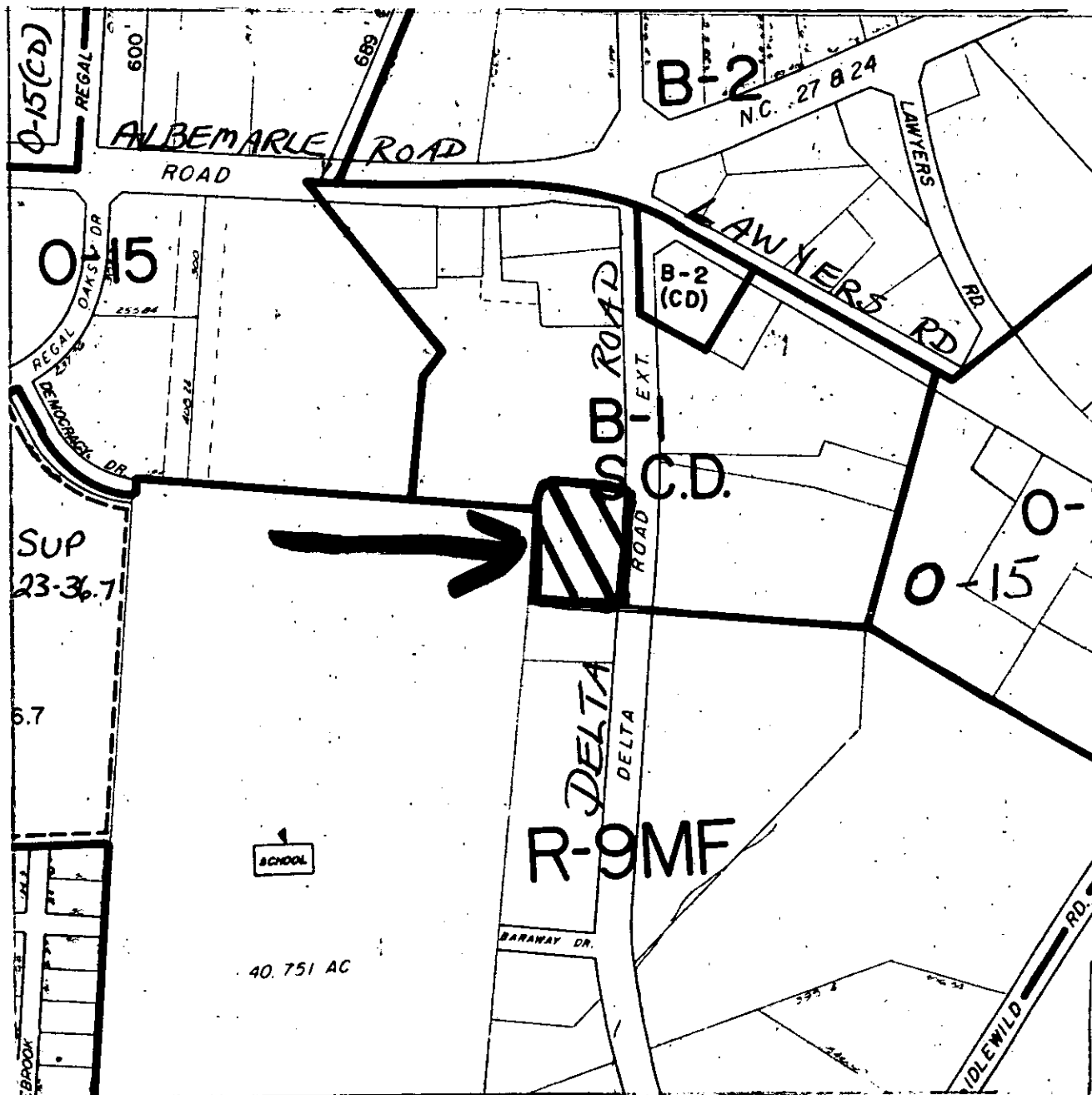
3. ten (10) copies of a schematic site plan, drawn to scale and at a minimum size of 24" x 36," which includes the following items (ten copies are needed for interdepartmental review):
  - (a) a boundary survey showing the total acreage, present zoning classification(s), date, and north arrow;
  - (b) 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).

PETITIONER Roll-A-Round, Inc

PETITION NO. 86-120 HEARING DATE 12-15-86

ZONING CLASSIFICATION, EXISTING B-1SCD REQUESTED B-1SCD Site Plan Amendment

LOCATION A 1.7 acre site located southwest of the intersection of Albemarle Road and Delta Road.



ZONING MAP NO. 114

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



A 2/23/87