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Petition # 1987-19

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OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>87-19</u>
Date Filed	<u>2-2-87</u>
Received BY	<u>[Signature]</u>
OFFICE USE ONLY	

Ownership Information (See attached Schedule #1)

Property Owner _____

Owner's Address _____

Date Property Acquired _____

Deed Reference _____ Tax Parcel Number _____

Location Of Property (address or description)

Wallace Road and Independence Boulevard (U.S. 74)

Southeast corner of Margaret

Description Of Property

Size (Sq. Ft.-Acres) 26.1 acres entire site 506 on Margaret Wallace Rd.
(approx. 1.8 acres to remain R-9) **Street Frontage (ft.)** 1,671 on U.S. 74

Current Land Use Vacant and residential

Zoning Request

Existing Zoning B-2 (parcels C and D) [lettered parcels are R-9 (parcels A and B) identified on Schedule #1] Requested Zoning B-1(SCD) and R-9(CD)
Purpose of zoning change To allow construction of a shopping center as shown on Exhibit A and the Site Plan

MOORE & VAN ALLEN
Name of Agent
3000 NCNB Plaza, Charlotte, NC 28280
Agent's Address
(704) 331-1000
Telephone Number

ZAREMBA CHARLOTTE ASSOCIATES
Name of Petitioner(s)
Suite 140
5881 Glenridge Drive
Address of Petitioner(s)
Atlanta, GA 30328
(404) 843-2842
Telephone Number
[Signature]
Signature

See attached consent forms
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

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
See attached Exhibit B.
5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
See Attached Exhibit A.

The undersigned, being the owners of that certain property at the corner of Margaret Wallace Road and Independence Boulevard described in the foregoing rezoning petition, do hereby consent to such petition for all purposes and to the efforts of Zaremba Charlotte Associates to have the property rezoned to B-1 (SCD).

John D. Bailey

Mary H. Bailey