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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # _____

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>87-51</u>
Date Filed	<u>4/1</u>
Received By	<u>JS</u>
OFFICE USE ONLY	

Ownership Information

Property Owner Summer-Carolina Associates Eric C. Clark, III & Bettie H.

Owner's Address c/o Alta Enterprises, Inc. 5520 Sharon View Road
6620 Fairview Road Charlotte, NC 28226

Date Property Acquired Feb. 23, 1987 August 23, 1967

Deed Reference 5434-0253 2884-228 Tax Parcel Number Portions of 211-112-08
Portions of 211-112-03

Location Of Property (address or description) South of Sharon View Road east of
Flintwood Lane

Description Of Property

Size (Sq. Ft.-Acres) 11.687 acres Street Frontage (ft.) None on Existing street
(306' on Flintwood for SF lots)

Current Land Use Vacant

Zoning Request

Existing Zoning R-15 Requested Zoning R-15MF(CD)

Purpose of zoning change To permit the development of a small townhouse project along with
single-family lots along Flintwood

Name of Agent Fred E. Bryant, Planner Name of Petitioners Evans Construction Company

Agent's Address 1850 E. Third St., Charlotte, NC 28204 Address of Petitioners 401 Hawthorne Ln., Charlotte, NC
28204

Telephone Number 333-1680 Telephone Number 334-6877

Signature [Signature]

Signature of Property Owner if Other Than Petitioner [Signature]

[Signature]

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 schedule 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)

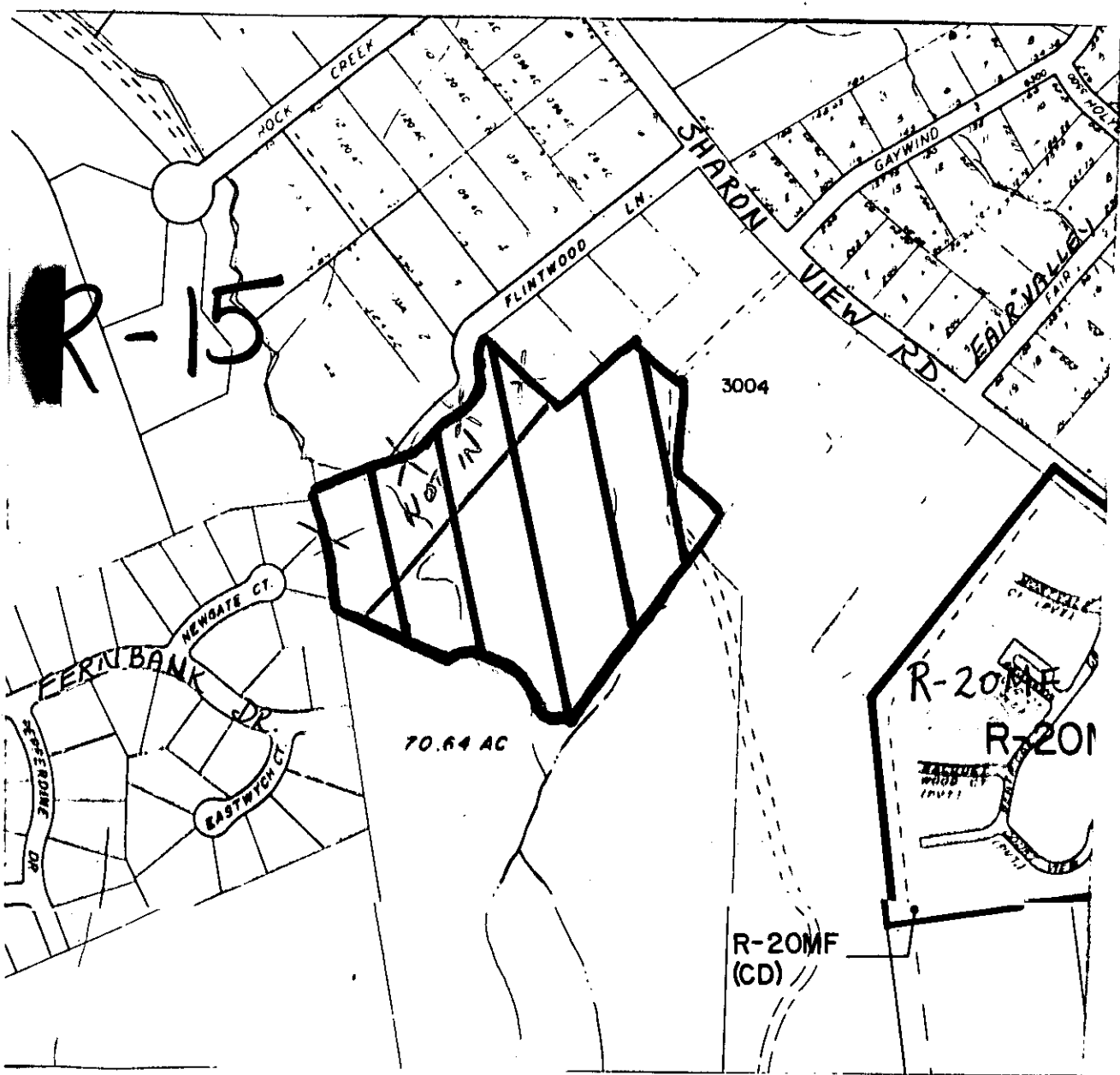
3. Twelve (12) copies, folded to 8½" x 11", of a schematic site plan, drawn to scale and at a minimum size of 24" x 36", which includes the following items (12 copies are needed for interdepartmental review):
 - (a) a boundary survey showing the total acreage, present zoning classification(s), date, north arrow, & vicinity map;
 - (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, as well as existing drives opposite proposed project);
 - (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) generalized information as to the number, height, size, or in especially critical situations, the location of structures;
 - (h) proposed phasing, if any, and approximate completion time of the project;
 - (i) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;
 - (j) topography at four foot contour intervals or less (existing and proposed);
 - (k) schematic site plan must be titled with project plan and proposed use;
 - (l) 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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PETITIONER Evans Construction Company

PETITION NO. 87-51 HEARING DATE May 18, 1987

ZONING CLASSIFICATION, EXISTING R-15 REQUESTED R-15MF(CD)

LOCATION An 11.7 acre site located to the southwest of Sharon View
Road south of Flintwood Lane.



ZONING MAP NO. 146 and 159

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

