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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1988-2

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>88-2</u>
Date Filed	<u>12/1</u>
Received By	<u>[Signature]</u>
OFFICE USE ONLY	

Ownership Information

Property Owner CNC Centers
Owner's Address 1960 Landings Blvd.
Sarasota, FL 33581
Date Property Acquired November 9, 1984
Deed Reference 4929-181 Tax Parcel Number 099-231-02

Location Of Property (address or description) Southwest corner of Newell-Hickory
Grove Road and Milton Road

Description Of Property

Size (Sq. Ft.-Acres) 20± acres Street Frontage (ft.) 818 ft.-Newell-Hickory
Grove Road
Current Land Use Shopping Center and Offices

Zoning Request

Existing Zoning B-1(SCD) Requested Zoning B-1(SCD) Site Plan
Amendment
Purpose of zoning change To permit a portion of the overall area to be developed with a
fast-food restaurant.

Fred E. Bryant, Planner
Name of Agent
1850 E. Third St., Charlotte, NC 28204
Agent's Address
333-1680
Telephone Number

CNC Centers/Equity Properties Group,
Inc.
Name of Petitioner(s)
3126 Milton Rd., Suite 229, Charlott
NC 28215
Address of Petitioner(s)
537-5944
Telephone Number
[Signature]
x Signature

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 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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