

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>88-54</u>
Date Filed	<u>June 1, 1988</u>
Received By	<u>MM</u>
OFFICE USE ONLY	

Ownership Information

Property Owner Paw Creek Assoc., A Partnership
Owner's Address 1201 Front Street, P.O. Box 19067
Raleigh, NC 27619
Date Property Acquired 1/21/86
Deed Reference 5593-093 Tax Parcel Number 039-211-03

Location Of Property (address or description) Northpointe Business Park
on N. Hoskins Road between Pompano St. & Cricketeer Dr.

Description Of Property

Size (Sq. Ft.-Acres) 15.4 Acres Street Frontage (ft.) 0
Current Land Use Vacant

Zoning Request

Existing Zoning 0-15 Requested Zoning I-1 (CD)
Purpose of zoning change Parcel is being rezoned so that it can be more effectively utilized with adjacent I-2 property of owner.

Dalton Moran Shook Inc. Architecture
Name of Agent
114 1/2 West Fifth St., Charlotte, NC 28202
Agent's Address
372-0116
Telephone Number

Paw Creek Assoc.
Name of Petitioners
1201 Front Street, Raleigh, NC 276
Address of Petitioners
919-828-6260
Telephone Number

X [Signature]
Signature General Partner

Signature of Property Owner if Other Than Petitioner

[Handwritten Signature]

RECEIVED
JUN 09 1988
CHARLOTTE-MECKLENBURG
BUILDING DEPARTMENT

PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: 6/6

TO: Dick Hauersperger
CMPC

FROM: Melonv C. McCullough
Planning Commission

SUBJECT: Petition No. 88-54

Enclosed for your information and comments is a schematic plan for the above mentioned petition. This plan will become a part of the legal ordinance providing this petition is approved by the governing body. Public hearing for this request is/was 7/18. To allow sufficient time for corrections to be made prior to the hearing, please return the enclosed plan, with comment, if any, to this office by 6/21.

Thank you.

MCM/jb

Attachment

NO COMMENTS - RCH

PETITIONER Paw Creek Association

PETITION NO. 88-54

HEARING DATE

July 18, 1988

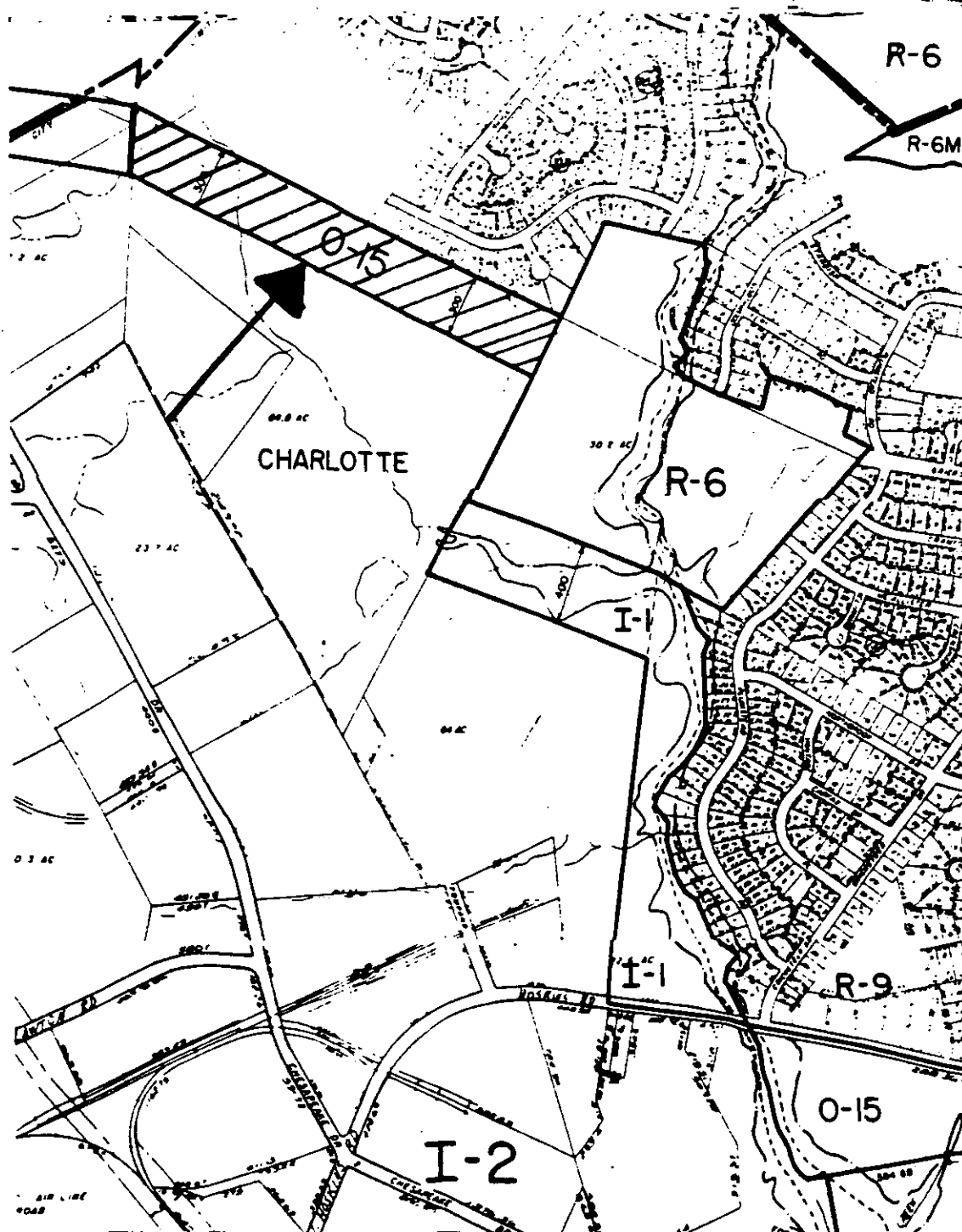
ZONING CLASSIFICATION, EXISTING 0-15

REQUESTED

I-1(CD)

LOCATION

Approximately 15.4 acres located on North Hoskins Road between Pompano Street and Cricketeer Drive.



ZONING MAP NO. 68, 69, 79, 80

SCALE 1" =

100'
Reduced

PROPERTY PROPOSED FOR CHANGE



APPROVED BY CITY COUNCIL

SEP 19 1988

DATE _____

CITY CD

Petition No. 88-54
Paw Creek Association

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of a 15.4 acre site located on North Hoskins Road between Pompano Street and Cricketeer Drive from O-15 to I-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on July 18, 1988; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from O-15 to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

Boundary Description: The description of a 15.42 acre tract of land that is located within the Northpointe Business Park in Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at the most Northwestern intersection of a 68' Duke Power Co. R/W and the said property and thence running S.62-44-15E. 2307.68' to an iron corner, thence turning and running S.30-10-50W. 300.39' to a point, thence turning and running N.62-44-15W. 2169.96' to a point, thence turning and running N.05-03-43E. 324.02' to an iron corner at the point of beginning.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 19____, the reference having been made in Minute Book _____, and is recorded in full in Ordinance Book _____, at page _____.

Pat Sharkey
City Clerk

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Paw Creek Association

owner(s) and successors-in-interest of the property described as tax parcel 039-211-03 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended section 3200 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of I-1 (CD)

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and sections 3200, 3201, 3202, 3203, 3204, and 1300 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under section 1300 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with section 1300.