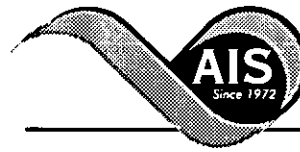




\* 0 0 B R E A K 0 0 \*



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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition #

89-63

## Document type:

- Applications
- Correspondence
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- Land Use Consistency
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  - Mapping
  - Other
- Site Plans



\* 0 0 B R E A K 0 0 \*

OFFICIAL REZONING APPLICATION  
CITY OF CHARLOTTE

Petition No. 89-63  
Date Filed May 15, 1989  
Received By [Signature]  
OFFICE USE ONLY

Ownership Information

Property Owner Five (5) Annexation Areas

Owner's Address \_\_\_\_\_

Date Property Acquired Annexations to become effective June 30, 1989.

Deed Reference \_\_\_\_\_

Tax Parcel Number \_\_\_\_\_

Location Of Property (address or description) AREAS - I-77 Corridor North, Hemphill, Rea Road / Elm Lane West, Arrowood I, And Arrowood II

Description Of Property

Size (Sq. Ft.-Acres) 6,276 ~~7,276~~ ACRES

Street Frontage (ft.) \_\_\_\_\_

Current Land Use Residential, Commercial, Industrial, Institutional

Zoning Request B-1(CD), B-2(CD), B-15(CD), I-1, I-2, I-1(CD), I-2(CD), R-2 MF(CD), R-15 MF(CD), DU(CD), O-15, O-9, B-2, B-1

Existing Zoning R-15, R-12, R-9, R-6, R-15(CD), R-9(CD)

Existing Zoning except for O-9 and DU(CD)

Requested Zoning Parcels (See Attached Map)

Purpose of Zoning Change To establish City zoning on recently annexed property.

Name Of Agent \_\_\_\_\_

City of Charlotte

Name of Petitioner(s)

Agent's Address \_\_\_\_\_

600 E. Trade Street

Address of Petitioner(s)

Telephone Number \_\_\_\_\_

Telephone Number \_\_\_\_\_

Signature \_\_\_\_\_

Signature of Property Owner if Other Than Petitioner \_\_\_\_\_

PETITIONER City of Charlotte

PETITION NO. 89-63

HEARING DATE July 1, 1989

ZONING CLASSIFICATION, EXISTING SEE ATTACHED REQUESTED SEE ATTACHED (NOTES 1 & 2)

LOCATION 6,276 acres of recently annexed property in the I-77 Corridor North, Hemphill, Rea Road/Elm Lane West, Arrowood I, and Arrowood II.

SEE ATTACHED MAP

ZONING MAP NO. Several

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



DATE: July 26, 1989

PETITION NO.: 89-63

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Establish zoning jurisdiction of the City of Charlotte and newly annexed areas.

LOCATION: Approximately 6,276 acres located in five areas which were annexed in the City of Charlotte effective June 30, 1989.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Davis, Lassiter, Vaughan, Wheeler and Winget.

Nays: None.

#### REASONS

The City of Charlotte is authorized by State law to extend its zoning jurisdiction into newly annexed areas. It is common practice for the City of Charlotte to establish zoning on properties in newly annexed areas as the same zoning categories as the properties contained when they were under the jurisdiction of Mecklenburg County. Within these five annexation areas there are two exceptions to this rule. In the I-77 Corridor North Annexation Area there are several parcels which are zoned O-9. This is a category which does not exist in the City ordinance. The recommendation for these parcels is that they be zoned O-6 under the City Zoning Ordinance so that no nonconforming uses would be created. The other exception to the customary practice is a small parcel of land in the Rea Road/Elm Lane West annexation area. That parcel is zoned RU(CD) for a commercial nursery. The City Zoning Ordinance does not contain a similar category and the property owners have consented to their site being rezoned to B-1(CD) pursuant to the site plan originally approved by Mecklenburg County. The Zoning Committee believes that this addresses all of the concerns of property owners involved in the annexation and makes a smooth transition from County zoning jurisdiction to City zoning jurisdiction. The Zoning Committee recommends that this petition be approved.

#### STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

Map # 159

