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Management Company

# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 95-74

## Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
  - Mail Info
  - Mapping
  - Other
- Site Plans



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

**OFFICIAL REZONING APPLICATION  
CITY OF CHARLOTTE**

74

Petition #:	_____
Date Filed:	_____
Received By:	_____
<b>OFFICE USE ONLY</b>	

**OWNERSHIP INFORMATION:**

Property Owner: The Prado LLC

Owner's Address: 1023 Ferncliff Road North East, Atlanta, GA 30324

Date Property Acquired: 1/19/94 1/19/94

Tax Parcel Number(s): 049-331-32 and 049-331-03A

**LOCATION OF PROPERTY (Address or Description):** 16.18 acre tract located on North Tryon Street across from its intersection with McCullough Drive

Size (Sq.Ft. or Acres): 16.18 Street Frontage (Ft.): N. Tryon St.: 838 feet

Current Land Use: Vacant

**ZONING REQUEST:**

Existing Zoning: O-1 (CD) Proposed Zoning: O-1 (CD) - Site Plan Amendment

Purpose of Zoning Change: To allow two motel/hotel projects to be constructed on the Site, one consisting of 100 rooms and the other 75 room extended stay facility, plus 125,000 square feet of office space.  
*149,000*

Bailey Patrick, Jr.  
 Name of Agent  
 227 W. Trade Street, Suite 2200  
 Charlotte, NC 28202  
 Agent's Address  
 (704) 372-1120 (704) 372-9635  
 Telephone Number Fax Number

The Prado LLC  
 By: *[Signature]*  
 Name of Petitioner(s)  
 1023 Ferncliff Road Northeast  
 Atlanta, GA  
 Address of Petitioner(s)  
 (404) 237-6430 (404) 237-0375  
 Telephone Number Fax Number

SEE FILE  
 Signature of Property Owner  
 if other than Petitioner

Signature

Any Petitioner filing for rezoning is required to discuss the proposal with a CMPC Land Development staff member at least one week prior to the filing of the petition. Upon submittal of the petition, all required items must be verified by a CMPC Land Development staff member before an application is considered completed and filed for processing. Incomplete applications are not accepted and will be returned to the petitioner. No applications will be accepted after the closing deadline for each month's cases. There is a limit of 10 cases per month.

Prior to the filing of a Conditional Rezoning Petition, it is strongly encouraged that a preliminary site plan be submitted to the Planning Staff for review and recommendation. There is no fee for preliminary plan review. The preliminary plan must include items 6(a), 6(c), 6(d), and 6(e) listed below. (5 copies are required for interdepartmental review.)

### 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 (See Fee Schedule below);
5. A written boundary description showing distances and bearings of property lines, or proposed Zoning boundaries; if those boundaries do not follow property lines (a metes and bounds description) MUST be provided for each Zoning district;

### CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

Items 1 - 5 listed above are also required:

6. Fifteen (15) copies, folded 8½" x 11", of a schematic site plan, drawn to scale and at a minimum of 24" x 36", which includes the following items. (15 copies are needed for interdepartmental review):
  - (a) A boundary survey showing the total acreage, present Zoning classification(s), date, north arrow, and vicinity map;
  - (b) Adjoining property lines and names, address, 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 for 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 structure will be located;
  - (e) Traffic, parking and circulation plan, showing proposed locations and arrangements 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 and any proposed buffers or landscaped yards at the project boundary.
  - (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 36" x 42".

### FILING FEES: Effective July 1, 1994

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL APPLICATION FEE</u>
Single Family Residential:	\$ 370.00	\$ 655.00
Multi-Family Residential:	\$ 520.00	\$1095.00
All Other Districts:	\$ 810.00	\$1965.00

FEE DUE UPON SUBMITTAL OF APPLICATION TO THE PLANNING COMMISSION BY CHECK OR MONEY ORDER MADE PAYABLE TO THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.

RCI, INC.  
06-06-95 09:59AM

TEL: 404-237-0375  
FROM PER. PAT. FAR. & MIC TO 14042370375/15

Jun 08, 95

11:58 No. 002 P. 01  
P003/003

# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition #: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Received By: \_\_\_\_\_

**OFFICE USE ONLY**

## OWNERSHIP INFORMATION:

Property Owner: The Prado LLC

Owner's Address: 1023 Ferncliff Road North East, Atlanta, GA 30324

Date Property Acquired: 1/19/94 1/19/94

Tax Parcel Number(s): 049-331-32 and 049-331-03A

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the site, one consisting of a 100 room facility and the other a 75 room  
extended stay facility, plus 125,000 square feet of office space.

Bailey Patrick, Jr.

Name of Agent  
227 W. Trade Street, Suite 2200  
Charlotte, NC 28202

Agent's Address

(704) 372-1120 (704) 372-9635  
Telephone Number Fax Number

*Bailey Patrick, Jr.*  
Signature of Property Owner  
if other than Petitioner

The Prado LLC

By: \_\_\_\_\_

Name of Petitioner(s)  
1023 Ferncliff Road North East  
Atlanta, GA 30324

Address of Petitioner(s)

(404) 237-6430 (404) 237-0375  
Telephone Number Fax Number

\_\_\_\_\_  
Signature

# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	_____
Received By:	_____
OFFICE USE ONLY	

### OWNERSHIP INFORMATION:

Property Owner: The Prado LLC

Owner's Address: 2911 Piedmont Road, Suite F, Atlanta, GA 30305-2997

Date Property Acquired: 1/19/94 1/19/94

Tax Parcel Number(s): 049-331-32 and 049-331-03A

**LOCATION OF PROPERTY** (Address or Description): 16.18 acre tract located on North Tryon Street across from its intersection with McCullough Drive

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Bailey Patrick, Jr.  
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227 W. Trade Street, Suite 2200  
Charlotte, NC 28202  
Agent's Address

(704) 372-1120 (704) 372-9635  
Telephone Number Fax Number

The Prado LLC  
Name of Petitioner(s)  
Ronald P. Curry, Manager  
2911 Piedmont Road, Suite F  
Atlanta, GA 30305-2997  
Address of Petitioner(s)

(404) 237-6430 (404) 237-0375  
Telephone Number Fax Number

Signature of Property Owner  
if other than Petitioner

By: Ronald P. Curry  
Signature Ron Curry