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Petition # _____

95-90

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 - Mapping
 - Other
- Site Plans



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**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 95-90
Date Filed: July 24, 1995
Received By: T. Phares
OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: Browder-Harris Management Co., a N.C. General Partnership

Owner's Address: 122 Cherokee Road, Charlotte, North Carolina 28207

Date Property Acquired: September 24, 1986

Tax Parcel Number(s): 121-023-05 121-023-06 121-023-07

LOCATION OF PROPERTY (Address or Description): 1812 and 1820 South Boulevard,
Charlotte, North Carolina

Size (Sq.Ft. or Acres): 2.004 acres Street Frontage (Ft.): 185.12 feet

Current Land Use: Retail shopping and restaurant

ZONING REQUEST:

Existing Zoning: B-1 Proposed Zoning: UMUD

Purpose of Zoning Change: UMUD zoning would be more consistent with the higher density
mixed use development occurring in the South Boulevard corridor.

Name of Agent

Agent's Address

Telephone Number

Fax Number

Signature of Property Owner
if other than Petitioner

Kenneth G. Browder, Jr.
Name of Petitioner(s)

122 Cherokee Road, Charlotte, NC 28207
Address of Petitioner(s)

704-347-2424
Telephone Number

704-342-3453
Fax Number


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 maximum of 24" x 36", (maps for presentation purposes can be larger), 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 24" x 36".

***** Note: Revised and corrected site plans are due four weeks prior to the scheduled hearing. Failure to meet the deadline will result in an automatic deferral of hearing.**

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.

Petition #: 95-90

Petitioner: Kenneth G. Browder, Jr.

Hearing Date: ~~December 19, 1995~~ March 18, 1996

Zoning Classification (Existing): B-1

Zoning Classification (Requested): UMUD

Location: Approximately 2.004 acres located on the southeast corner of the intersection between East Blvd. and Camden Road.



