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Petition # 2000 - 04

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 - Mapping
 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Amended 5-22-00

Petition #:	<u>00-04</u>
Date Filed:	<u>8-18-99</u>
Received By:	<u>MS</u>

OWNERSHIP INFORMATION:

Property Owner: Kern Company, Inc.

Owner's Address: 18201 Darnestown Road, Poolesville, Maryland 20837

Date Property Acquired: 1985 Tax Parcel Number(s): Southerly Part of 073-091-01

Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) *(CMUD, Private, Other)*

LOCATION OF PROPERTY (Address or Description): Property is Bounded on the south by Summit Avenue and on the West by South Church Street

Size (Sq.Ft. or Acres): 1.73 Acres Street Frontage (Ft.): South Church St. 280+ Summit Avenue 220+

Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: I-2 Proposed Zoning: MUDD

Purpose of Zoning Change: To accommodate development of the Site at an urban residential density.

Bailey Patrick Jr.

Perry, Patrick, Farmer & Michaux
Name of Agent
2200 The Carillion
227 W. Trade Street, Charlotte, NC 28202

Agent's Address (City, State, Zip)

(704) 372-1120
Telephone Number Fax Number

Paul Johnston Kern Company, Inc.
Fairfield Residential

Name of Petitioner(s)
2045 N. Hwy 360, Suite 250 18201 Darnestown Rd.
Grand Prairie, Texas 75050 Poolesville, MD
20837

Address of Petitioner(s) (City, State, Zip)

(817) 816-9400 (817) 640-9474
Telephone Number Fax Number

Paul B. Kern PRES
Signature of Property Owner if other than Petitioner
For KERN COMPANY, INC

Paul Johnston
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 12 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. (Provided on an 8½" x 11" sheet of paper) (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.

CITY OF CHARLOTTE REZONING FILING FEES: Effective July 1, 1999

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL APPLICATION FEE</u>
Single Family Residential:	\$ 580.00	\$ 785.00
Multi-Family Residential:	\$ 845.00	\$1,190.00
All Other Districts:	\$1,380.00	\$2,000.00

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

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition #: 00-04
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Amended 5-22-00

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