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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2000-25

## 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

Petition #:	<u>2000-25</u>
Date Filed:	<u>10-13-99</u>
Received By:	<u>MS</u>

## OWNERSHIP INFORMATION:

Property Owner: Springs Village, LLC

Owner's Address: 6719-C Fairview Road, Charlotte, NC 28210

Date Property Acquired: 6/9/99 Tax Parcel Number(s): 211-271-08  
211-271-21  
(A portion of) 211-271-22 PO

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

LOCATION OF PROPERTY (Address or Description): Providence Road and  
Spring Bank Lane

Size (Sq.Ft. or Acres): 11.475 Street Frontage (Ft.): 1,627.27

Current Land Use: Vacant

## ZONING REQUEST:

Existing Zoning: R-8MF(CD) Proposed Zoning: R-8MF(CD) S.P.A.

Purpose of Zoning Change: To permit the construction of 91 townhomes in the existing  
R-8MF(CD) zoning which under previous Petition #97-77 allowed for the  
construction of 63 townhomes.

Name of Agent

Springs Village, LLC  
Name of Petitioner(s)

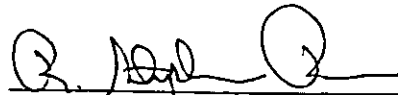
Agent's Address (City, State, Zip)

6719-C Fairview Road, Charlotte, NC 28210  
Address of Petitioner(s) (City, State, Zip)

Telephone Number Fax Number

(704) 365-1208 (704) 365-5506  
Telephone Number Fax Number

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 12 cases per month. 11-81-01

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 #: 2000-25

Date Filed: 10-13-99

Received By: MS

(Amended to reflect revised tax parcel #'s and changes  
in ownership of adjoining parcels)

**88-00**

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Springs Village, LLC  
Name of Petitioner(s)

Agent's Address

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Address of Petitioner(s)

Telephone Number Fax Number

(704) 365-1208 (704) 365-5506  
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Signature of Property Owner if other than Petitioner

[Signature]  
Signature

Petition #: 2000-25

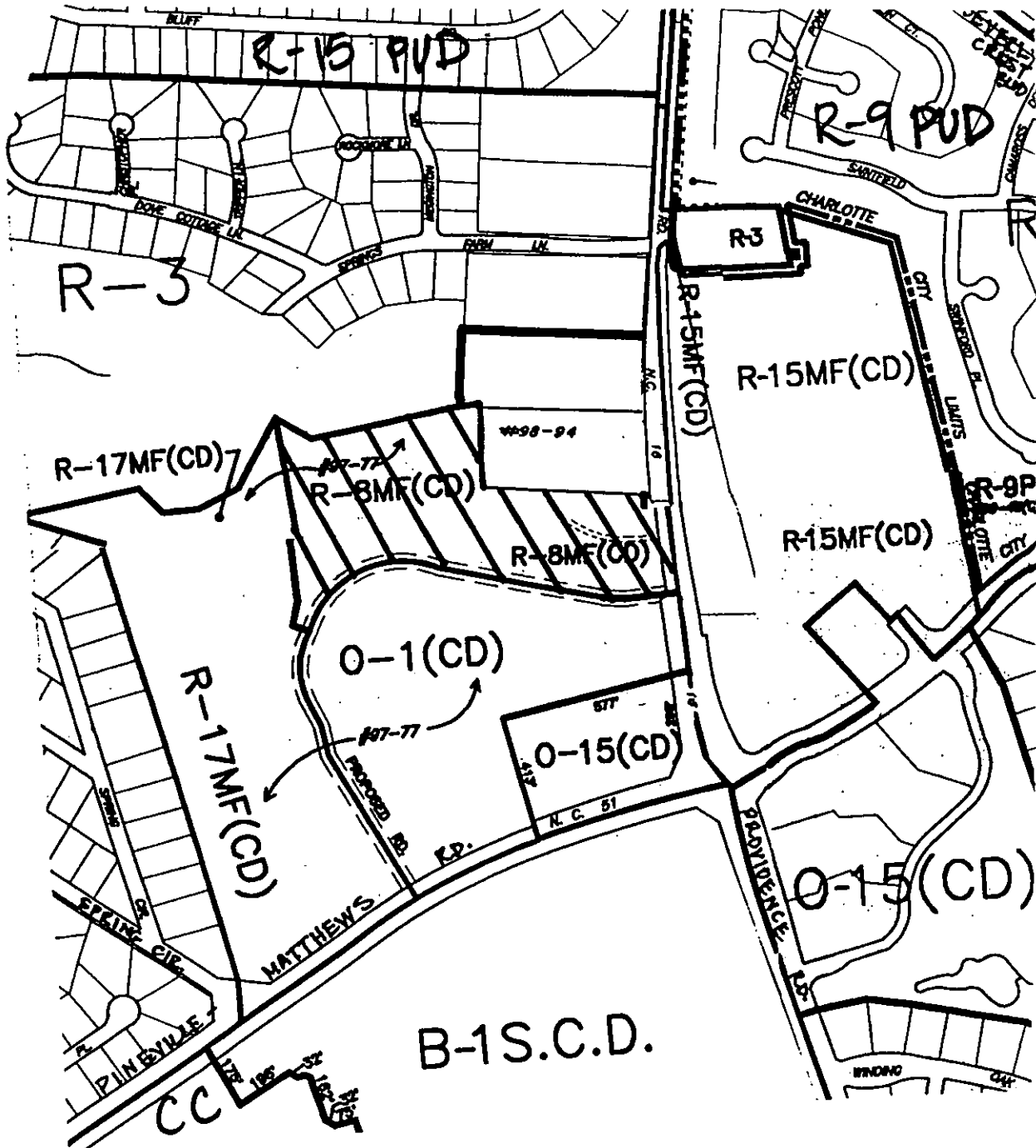
Petitioner: Springs Village, LLC

Hearing Date: February 21, 2000 *September 18, 2000*

Classification (Existing): R-8MF(CD)

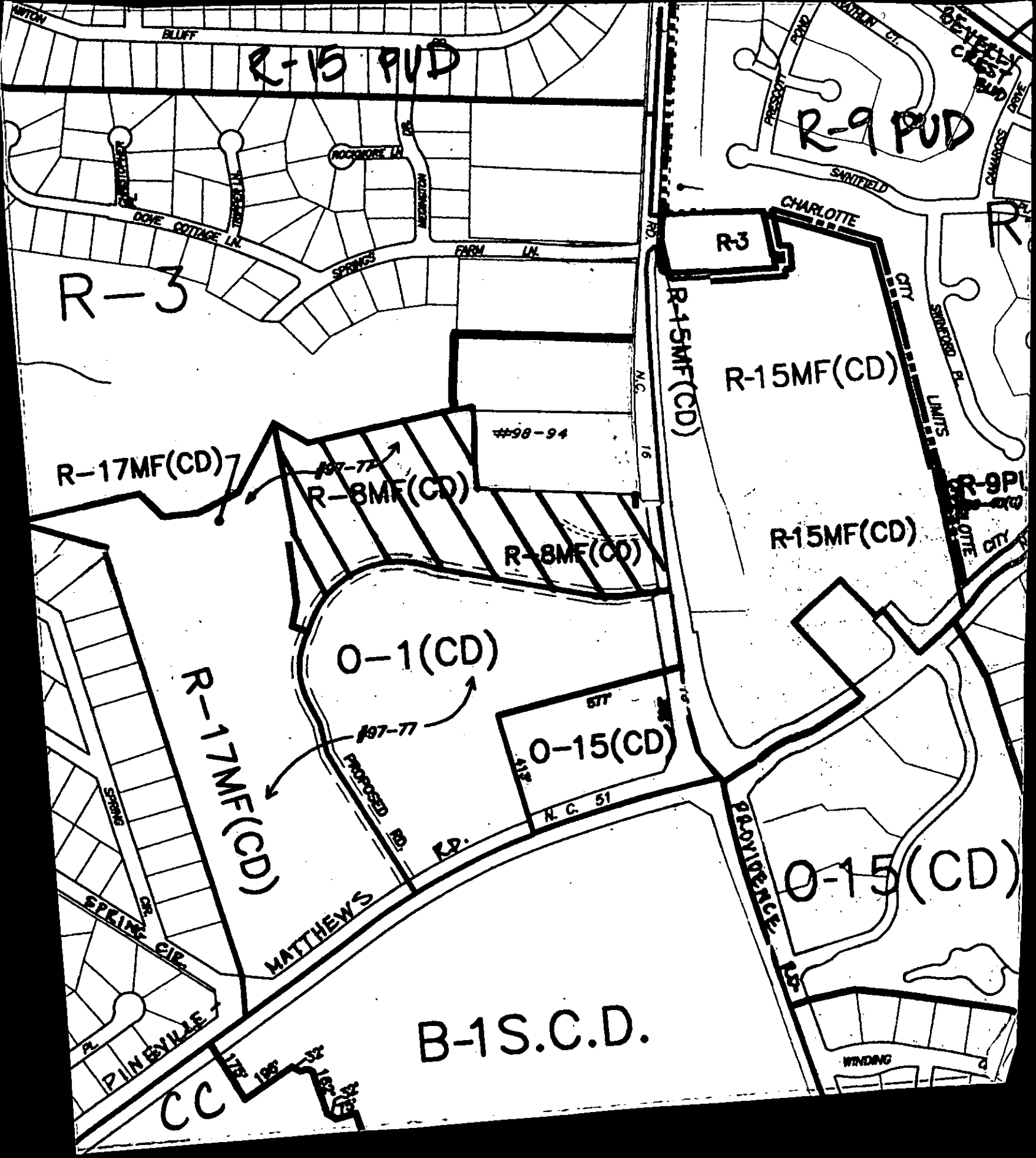
Zoning Classification (Requested): R-8MF(CD) S.P.A.

Location: Approximately 11.4 acres located on the west side of Providence Road, (NC 16) north of Pineville-Matthews Road (NC 51) and south of Springs Farm Lane.



Zoning Map #(s): 159, 166 (160), (165)

Scale: No Scale



R-15 PUD

R-9 PUD

R-3

R-3

R-15MF(CD)

R-17MF(CD)

R-8MF(CD)

#98-94

R-8MF(CD)

R-15MF(CD)

O-1(CD)

O-15(CD)

R-17MF(CD)

O-15(CD)

B-1S.C.D.

CC

BLUFF

DOVE COTTAGE LN

ROCKHURST LN

SPRINGS

FARM LN

CHARLOTTE

R-15MF(CD)

CITY

SMITHSON PL

R-9P

SPRING CIR

PINEVILLE

MATTHEWS RD

PROVIDENCE

WINDING

PROPOSED RD

N.C. 51

57'

41'

N.C.

16

16

Rd.

R-3

R-3

CITY

P

D

P

12/23/38  
12/23/38

12/23/38

DU

2000-25  
no scale

159  
166  
(160)  
(165)

|||||

12/23/38

12/23/38

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Petition #: 2000-25

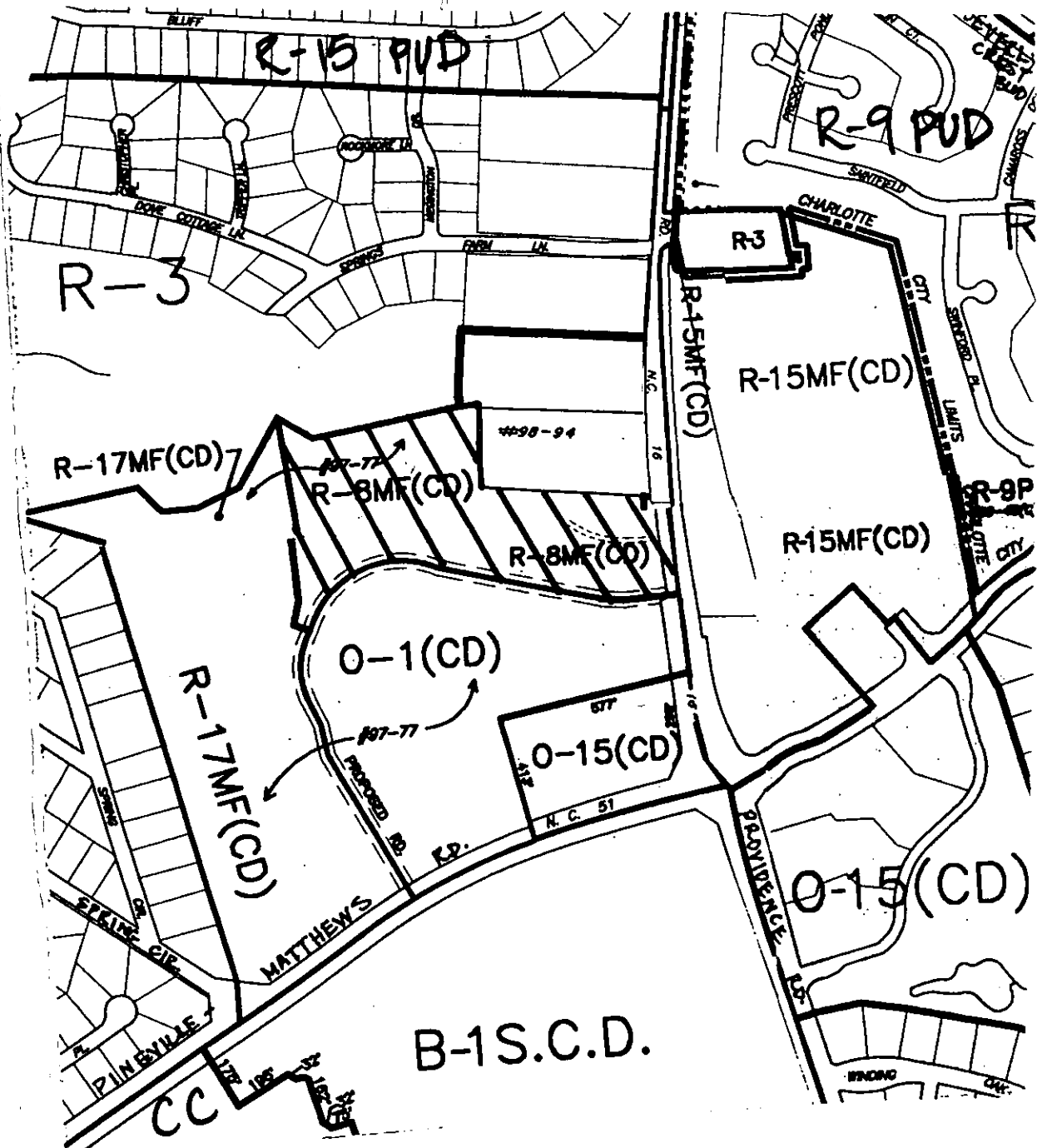
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