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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2000-31

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**

Jan. hearing

Petition #: 2000-31

Date Filed: _____

Received By: *MS*

OWNERSHIP INFORMATION:

Property Owner: Queens Properties, Inc.

Owner's Address: J.A. Jones Drive, Charlotte, NC 28287

Date Property Acquired: 2/9/73 - 9/26/86 Tax Parcel Number(s): 029-021-20 through 23

Utilities Provided; (Water) CMUD (Sewer) CMUD - Sewer must cross adjacent property owner.
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): Northwest corner of Mallard Creek

Church Road and Interstate 85

Size (Sq.Ft. or Acres): 21.73 acres Street Frontage (Ft.): 403' on Mallard Creek

Church Road

Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: RE-3 Proposed Zoning: RE-3 (Condition District)

Purpose of Zoning Change: To permit development of property with flexibility of usage

but retaining high design standards.. To comply with City of Charlotte zoning ordinance.

Property is county, but must comply with city zoning ordinance; RE-3 does not exist in city zoning classification.

Name of Agent _____

Queens Properties, Inc.
Name of Petitioner(s)

Agent's Address (City, State, Zip) _____

J.A. Jones Drive, Charlotte, NC 28287
Address of Petitioner(s) (City, State, Zip)

Telephone Number _____ Fax Number _____

(704) 553-3293 (704) 553-3286
Telephone Number Fax Number

Signature of Property Owner if other than Petitioner _____

Richard M. Porter
Signature Richard M. Porter

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.

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BOUNDARY DESCRIPTION
QUEENS PROPERTIES, INC.
Rezoning Request
21.7317 Acres

BEGINNING at a point in the northerly right-of-way line of West Mallard Creek Church Road, said point being the intersection with the westerly right-of-way line of Interstate Highway 85, and running thence with said right-of-way of West Mallard Creek Church Road with the arc of a circular curve to the right, having a radius of 3,779.72 feet, an arc distance of 124.87 feet (chord N. 70-02-41 W. 124.87 feet) to a point; thence N. 11-03-30 E. 1,281.06 feet to a point; thence N. to a point; thence S. 77-04-00 E. 954.38 feet to a point; thence S. 76-16-29 W. 71.50 feet to a point; thence S. 77-23-38 E. 45.23 feet to a point in the westerly right-of-way line of Interstate Highway 85; thence with said right-of-way nine courses as follows: (1) S. 14-00-56 W. 243.21 feet; (2) S. 37-03-37 W. 411.71 feet; (3) S. 18-06-42 W. 70.22 feet; (4) S.043-15-40 W. 180.11 feet; (5) S. 55-04-08 W. 254.50 feet; (6) S. 38-02-08 W. 231.26 feet; (7) N. 76-03-37 W. 91.46 feet; (8) S. 83-12-03 W. 87.03 feet; (9) S. 88-39-16 W. 100.07 feet to the BEGINNING and containing 21.7317 acres.

**ADJOINING PROPERTY LIST
QUEENS PROPERTIES, INC.**

029-021-26	William H. Garrison and Wife, Jill H. 1401 Galloway Road Charlotte, NC 28262
029-021-24	Timothy L. Daniel and Wife, Linda Garrison 1427 Galloway Road Charlotte, NC 28262
029-021-32	Robert Alan Garrison and Wife, Teresa A. 1501 Galloway Road Charlotte, NC 28262
029-021-31	Claybrooke, LLC 4500 Cameron Valley Parkway Suite 430 Charlotte, NC 28211
029-021-01	Mallard Creek Presbyterian Church 1600 W. Mallard Creek Church Road Charlotte, NC 28262
029-022-02	Mallard Oaks, LLC 125 Scaleybark Road Charlotte, NC 28209
029-022-01	Mallard Oaks, LLC 125 Scaleybark Road Charlotte, NC 28209
029-022-11	Mallard Oaks, LLC 125 Scaleybark Road Charlotte, NC 28209
029-022-06	Ronald M. Perry 10001 John Adams Road Charlotte, NC 28262
029-022-07	Ronald M. Perry 10001 John Adams Road Charlotte, NC 28262

047-381-10

**Mallard Creek Presbyterian Church, Inc.
1600 West Mallard Creek Church Road
Charlotte, NC 28262**

047-171-05

**Lester Herlocker Associates, Inc.
1718 East 8th Street
Charlotte, NC 28204**

047-171-04

**Duke Power Company
Attention: Tax Department - PB05B
422 South Church Street
Charlotte, NC 28242-0001**

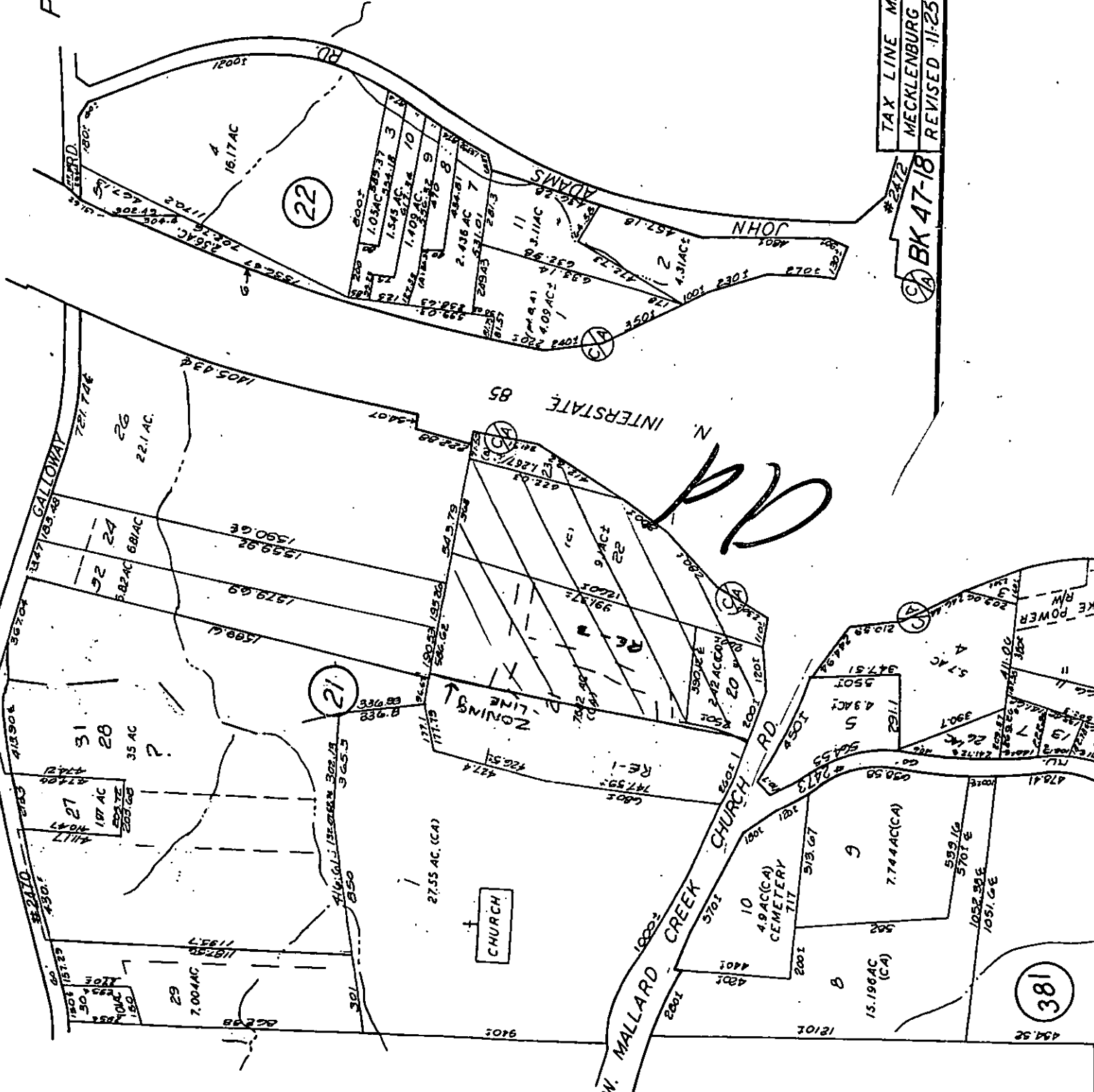


PG. 11

PG. 03

TAX LINE MAP BOOK 29 PAGE
MECKLENBURG COUNTY, NORTH CAROLI
REVISED 11-25-97 26 SCALE 1" = 40'

#2472
BK 47-18



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434.52

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