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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition #

2000-96

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- 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

RECEIVED

Petition #:	2000-96
Date Filed:	8-29-00
Received By:	AUG 29 2000

AUG 29 2000

CHARLOTTE MECKLENBURG PLANNING COMMISSION

amended 8-31-00
amended 9-18-00 (map)

OWNERSHIP INFORMATION:

Property Owner: See Exhibit A

Owner's Address: See Exhibit A

Date Property Acquired: See Exhibit A Tax Parcel Number(s): a portion of 225-112-16 and a portion of 225+112-17

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

LOCATION OF PROPERTY (Address or Description): The corner of Providence Road and Alexa

Road

Size (Sq.Ft. or Acres): 14.3732 acres +/- Street Frontage (Ft.): Approximately 1,320 feet on Providence Road

Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: R-3 Proposed Zoning: R-8MF(CD)

Purpose of Zoning Change: To accommodate the development of for sale single family attached homes.

Bailey Patrick, Jr.
Name of Agent
Kennedy Covington Lobdell & Hickman, L.L.P.
100 North Tryon Street, Suite 4200
Charlotte, NC 28202-4006

Agent's Address (City, State, Zip)
704-331-7454 704-331-7598
Telephone Number Fax Number

See attached Joinder Agreement
Signature of Property Owner if other than Petitioner

William G. Daleure, II
Name of Petitioner
Crosland Land Company

141 Scaleybark Road
Charlotte, NC 28209

Address of Petitioner(s) (City, State, Zip)
704-561-5318 704-527-5181
Telephone Number 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 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:	\$ 515.00	\$ 705.00
Multi-Family Residential:	\$ 775.00	\$1,100.00
All Other Districts:	\$1,295.00	\$1,890.00

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 #: 2000-96
Date Filed: 4/20/00
Received By: SLS

OWNERSHIP INFORMATION:

Property Owner: Providence Road West Development Company

Owner's Address: 125 Scaleybark Road, Charlotte, NC 28209

Date Property Acquired: 12/15/99 Tax Parcel Number(s): 225-112-17 & 16

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

LOCATION OF PROPERTY (Address or Description): The corner of Providence Road and
Alexa Road.

Size (Sq.Ft. or Acres): ±13.9 Street Frontage (Ft.): ±1320' on Providence Rd.

Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: R-3 Proposed Zoning: R8MF

Purpose of Zoning Change: To develop attached for-sale townhomes.

Bailey Patrick
Kennedy, Covington, Lobdell & Hickman, LLP

Name of Agent

100 N. Tryon Street, Suite 4200
Charlotte, NC 28202-4006

Agent's Address (City, State, Zip)

704/331-7454

704/331-7598

Telephone Number

Fax Number



Signature of Property Owner if other than Petitioner
Stephen L. Vermillion

William G. Daleure, II
Crosland Land Company

Name of Petitioner(s)

141 Scaleybark Road
Charlotte, NC 28209

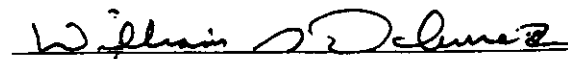
Address of Petitioner(s) (City, State, Zip)

704/561-5318

704/527-5181

Telephone Number

Fax Number



Signature
William G. Daleure, II

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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.;

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 - (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.

CITY OF CHARLOTTE

JOINDER AGREEMENT
REZONING PETITION No. 2000-__

The undersigned, as the owner of a tract of land fronting on Providence Road in the City of Charlotte, which is a portion of that tract of land which has been assigned Tax Code No. 225-112-16 and which is the subject of the attached Rezoning Petition (the "Parcel"), hereby joins in this Rezoning Petition and consents to the change in zoning for this Parcel from R-3 to R-8MF(CD).

This 18 day of April, 2000.

PROVIDENCE PRESBYTERIAN CHURCH

By: 
Its authorized agent

Will be signed
by Denise Wightman
as Trustee or other
appropriate title

LEGAL DESCRIPTION

Tract I

14.3732 Acre Parcel

That certain tract or parcel of land situated, lying and being in the City of Charlotte and being more particularly described as follows:

BEGINNING at a new iron rod on the southerly margin of Alexa Road (variable width public right-of-way), said point being the northeast corner of Lot 15, Berkely Oaks Subdivision as shown in Map Book 28, Page 206 of the Mecklenburg County Public Registry and runs thence with the southerly margin of Alexa Road five (5) courses and distances as follows: 1) North 87-48-27 East 95.54 feet to an existing metal monument; 2) South 03-06-01 East 4.81 feet to an existing metal monument; 3) North 87-44-08 East 55.80 feet to an existing metal monument; 4) with the arc of a circular curve to the left having a radius of 6,591.19 feet, an arc length of 143.94 feet (chord: North 87-07-36 East 143.94 feet) to a point; 5) North 86-40-19 East 11.84 feet to a point, said point being in the westerly margin of Providence Road (N.C.D.O.T. Project No.8.1672804—N.C. Highway #16 Relocation); thence with the westerly margin of Providence Road (as relocated) with eight (8) courses and distances as follows: 1) South 58-43-48 East 28.01 feet to a point; 2) South 26-41-48 East 69.82 feet to a point; 3) South 14-20-57 East 152.70 feet to a point; 4) South 19-50-06 East 160.86 feet to a point; 5) with the arc of a circular curve to the left having a radius of 869.42 feet, an arc length of 542.10 feet (chord: South 42-10-51 East 533.36 feet) to a point; 6) with the arc of a circular curve to the right having a radius of 771.00 feet, an arc length of 372.62 feet (chord: South 46-18-56 East 372.62 feet) to a point; 7) North 87-12-22 West 66.82 feet to a point; 8) South 38-15-11 East 77.85 feet to a point in the northerly line of the Providence Road West Development Company property as described in Deed Book 6901, Page 337 of said Registry; thence with the northerly lines of the said Providence Road West Development Company Property with three (3) courses and distances as follows: 1) South 82-35-46 West 589.74 feet to an existing iron rod; 2) South 84-14-37 West 255.96 feet to an existing iron rod; 3) North 10-50-44 West 484.66 feet to an existing iron rod, said point being the southeast corner of Lot 9, Berkely Oaks Subdivision as shown in Map Book 28, Page 206 of said registry; thence with the easterly line of Lots 9, 10, 11, 12, 13, 14 and 15, Berkely Oaks North 10-45-12 West 715.63 feet to the point and place of **BEGINNING**; containing 626,095 square feet or 14.3732 acres of land as shown on a "Rezoning Map For Providence Road West Development Company" prepared by R. B. Pharr & Associates, P.A. dated April 18, 2000 bearing file no. W-2428Z .

2000-96

LEGAL DESCRIPTION
Tract II
0.5407 Acre Parcel

That certain tract or parcel of land situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron rod in the southerly right-of-way of Alexa Road, now or formerly (variable width public right-of-way), said point being the northwest corner of the Providence Presbyterian Church property as described in Deed Book 2665, Page 5 of the Mecklenburg County Public Registry and runs thence with the westerly line of the Providence Presbyterian Church property South 12-04-52 East 493.19 feet to a point in the easterly margin of Providence Road, as relocated (N.C.D.O.T. Project No. 8.1672804—N.C. Highway #16 Relocation); thence with the easterly margin of Providence Road with three (3) courses and distances as follows: 1) with the arc of a circular curve to the right having a radius of 771.00 feet, an arc length of 139.60 feet (chord: North 29-24-51 West 139.41 feet) to a point; 2) North 16-50-36 West 305.02 feet to a point; 3) North 13-17-12 West 62.85 feet to an existing metal monument in the southerly margin of Alexa Road; thence with the southerly margin of Alexa Road (now or formerly) North 83-31-43 East 68.51 feet to the point and place of **BEGINNING**; containing 23,553 square feet or 0.5407 acre of land as shown on a "Rezoning Map For Providence Road West Development Company" prepared by R. B. Pharr & Associates, P.A. dated April 18, 2000 bearing file no. W-2428Z.

LEGAL DESCRIPTION

Tract 1
14.3505 Acre Parcel

That certain tract or parcel of land situated, lying and being in the City of Charlotte and being more particularly described as follows:

BEGINNING at a new iron rod on the southerly margin of Alexa Road (variable width public right-of-way), said point being the northeast corner of Lot 15, Berkely Oaks Subdivision as shown in Map Book 28, Page 206 of the Mecklenburg County Public Registry and runs thence with the southerly margin of Alexa Road five (5) courses and distances as follows: 1) North 87-31-17 East 95.51 feet to an existing metal monument; 2) South 02-14-23 East 4.96 feet to an existing metal monument; 3) North 87-45-37 East 55.79 feet to an existing metal monument; 4) with the arc of a circular curve to the left having a radius of 6,591.19 feet, an arc length of 143.95 feet (chord: North 87-08-04 East 143.94 feet) to a point; 5) North 86-30-32 East 11.87 feet to a point, said point being in the westerly margin of Providence Road (N.C.D.O.T. Project No.8.1672804--N.C. Highway #16 Relocation); thence with the westerly margin of Providence Road (as relocated) with eight (8) courses and distances as follows: 1) South 58-37-01 East 28.00 feet to a point; 2) South 26-35-51 East 69.82 feet to a point; 3) South 14-15-02 East 152.70 feet to a point; 4) South 19-44-07 East 160.84 feet to a point; 5) with the arc of a circular curve to the left having a radius of 869.42 feet, an arc length of 543.93 feet (chord: South 42-08-43 East 535.10 feet) to a point; 6) with the arc of a circular curve to the right having a radius of 771.00 feet, an arc length of 374.01 feet (chord: South 46-10-16 East 370.35 feet) to a point; 7) North 87-06-14 West 65.19 feet to a point; 8) South 38-35-38 East 77.45 feet to a point in the northerly line of the Providence Road West Development Company property as described in Deed Book 6901, Page 337 of said Registry; thence with the northerly lines of the said Providence Road West Development Company Property with three (3) courses and distances as follows: 1) South 82-37-52 West 589.74 feet to an existing iron rod; 2) South 84-16-42 West 255.96 feet to an existing iron rod; 3) North 10-48-38 West 484.66 feet to an existing iron rod, said point being the southeast corner of Lot 9, Berkely Oaks Subdivision as shown in Map Book 28, Page 206 of said registry; thence with the easterly line of Lots 9, 10, 11, 12, 13, 14 and 15, Berkely Oaks North 10-43-06 West 715.18 feet to the point and place of BEGINNING; containing 625,109 square feet or 14.3505 acres of land as shown on a "Rezoning Map For The Crosland Land Company" prepared by R. B. Pharr & Associates, P.A. dated August 29, 2000 bearing file no. W-2557Z .

NEW
00-96