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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2001-28

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

Amended 02-21-01 (area)

Petition #: 2001-26
Date Filed: 12.18.00
Received By: GAN

OWNERSHIP INFORMATION:

Property Owner: SEE FILE

Owner's Address: " City, State, Zip: SEE FILE

Date Property Acquired: SEE FILE Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): FIRTH COURT: 1517, 1532, 1544,

1548, 1562, 1509, 1505

Tax Parcel Number(s): 095-071-10, 095-071-11, 095-089-09,
095-089-04, 095-089-05, 095-089-02, Size (Sq.Ft. or Acres): 2.206
095-071-08, 095-089-25

Current Land Use: RESIDENTIAL + VACANT

ZONING REQUEST:

Existing Zoning: R-32MF Proposed Zoning: UR-2 (CD)

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):
TO DEVELOP THE PROJECT IN ACCORDANCE WITH URBAN
DESIGN STANDARDS.

Name of Agent

Agent's Address

City, State, Zip

Telephone Number Fax Number

E-Mail Address

Signature of Property Owner if other than Petitioner

MICHAEL O'BRIEN
Name of Petitioner(s)

1230 WEST MOREHEAD ST, STE 210
Address of Petitioner(s)

CHARLOTTE NC 28208
City, State, Zip

704.374.0916 704.342.3808
Telephone Number Fax Number

MICHAEL@NEIGHBORING CONCEPTS.COM
E-Mail Address

SEE FILE
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 16 cases per month.**

Prior to the filing of a Conditional Use 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 8 1/2" x 11" sheet of paper) (This information is available at the Mecklenburg County Tax Office, 700 East Stonewall 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 USE REZONING APPLICATION FILING REQUIREMENTS:

Items 1 - 5 listed above are also required:

6. Sixteen (16) copies, folded 8 1/2" 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. (16 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, 700 East Stonewall 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 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, and location of structures;
 - (h) Proposed phasing.
 - (i) Delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map and delineation of SWIM buffers.
 - (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) List of additional conditions proposed to regulate the development of the site.

*** Note: Revised and corrected site plans are due Four Weeks prior to the scheduled Public Hearing. Failure to meet the deadline will result in an automatic deferral of the Public Hearing.

CITY OF CHARLOTTE REZONING FILING FEES: Effective July 1, 2000

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL USE APPLICATION FEE</u>
Single Family Residential:	\$ 670.00	\$ 855.00
Multi-Family Residential:	\$ 955.00	\$ 1,270.00
All Other Districts:	\$ 1,535.00	\$ 2,095.00

To check the status of a Rezoning Petition, Please Visit our Web Site: <http://www.ci.charlotte.nc.us/ciplanning/rezsub/rezoning/rezoninglog/rezoninglog.htm>

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 #: 2001-26

Date Filed: 12.18.00

Received By: [Signature]

OWNERSHIP INFORMATION:

Property Owner: Neighboring Concepts LLC
Owner's Address: 1230 West Morehead St, Suite 210 City, State, Zip: Charlotte NC 28208
Date Property Acquired: 11/15/00 Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 1517 Fifth Court 2nd
adjacent vacant lot

Tax Parcel Number(s): 095.071.10 & 11 Size (Sq.Ft. or Acres): .314 acres

Current Land Use: residential

ZONING REQUEST:

Existing Zoning: R-22 MF Proposed Zoning: UR-2

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*

To develop the project in accordance with urban
design standards.

Name of Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Signature of Property Owner if other than Petitioner

Michael O'Brien

Name of Petitioner(s)

1230 West Morehead St. Suite 210

Address of Petitioner(s)

Charlotte NC 28208

City, State, Zip

704.374.0916 704.342.3808

Telephone Number

Fax Number

michael@neighboringconcepts.com

E-Mail Address

[Signature]

Signature

12-18-00

12-18-00
12-18-00

	<u>OWNER'S NAME</u>	<u>MAILING ADDRESS</u>	<u>PROPERTY ADDRESS</u>
(1)	Robert A. Hildreth	319 Grandin Road Charlotte, NC 28208	1501 Firth Court
(2)	Cline Caldwell, Jr.	P.O. Box 35429 Charlotte, NC 28235	Landis Avenue
(3)	Salem, Maggie Joseph Heirs % Eddie J. Salem Ex.	5411 Addison Drive Charlotte, NC 28211	1408 Landis Avenue
(4)	Louis, Steven Shook	1521 Firth Court Charlotte, NC 28205	1521 Firth Court
(5)	Love, Zane David & Wife Shirley C.	1522 Firth Court Charlotte, NC 28205	1522 Firth Court
(6)	Beth Brown Ann Smith	1631 Fulton Avenue Charlotte, NC 28205-3521	1631 Fulton Avenue
(7)	Roberts Jeffrey W. & Spouse Laura F.	1701 Fulton Avenue Charlotte, NC 28205	1701 Fulton Avenue
(8)	Michael S. Hutchison	2200 Randall Street Charlotte, NC 28205	2200 Randall Street
(9)	John A. Williams	2214 Randall Street Charlotte, NC 28205	2214 Randall Street
(10)	Schipman Benjamin F. & W. Mary Alma	1809 Academy Street Charlotte, NC 28205	2210 Randall Street
(11)	Philip M. Henderson	3329 Commonwealth Avenue Charlotte, NC 28205-6200	2206 Randall Street