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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2001-39

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 03-20-01

Petition #:	<u>2001-39</u>
Date Filed:	<u>01-22-01</u>
Received By:	<u>MS</u>

OWNERSHIP INFORMATION:

Property Owner: Hammett Construction Co.

Owner's Address: PO Box 661 City, State, Zip: Paw Creek, NC 28130

Date Property Acquired: 11/11/96 Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): southwest of Brookshire Blvd at the end of Impala Lane

Tax Parcel Number(s): 035-178-19 Size (Sq.Ft. or Acres): .88 ± acres

Current Land Use: vacant

ZONING REQUEST:

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

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*
The change will revert the property back to its former R-3

Robert G. Young
Name of Agent

1300 S. Mint St. Suite 300
Agent's Address

Charlotte, NC 28203
City, State, Zip

334-9157 333-2905
Telephone Number Fax Number

E-Mail Address

Signature of Property Owner if other than Petitioner

Hammett Construction Company
Name of Petitioner(s)

PO Box 661
Address of Petitioner(s)

Paw Creek, NC 28130
City, State, Zip

892-7123 892-5907
Telephone Number Fax Number

E-Mail Address

K. Hammett Pres.
Signature

Petition #: 2001-39

Petitioner: Hammett Construction Company

Hearing Date: April 17, 2001

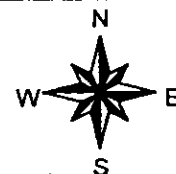
Zoning Classification (Existing): R-8(CD) ^{MF}

Zoning Classification (Requested): R-3

Acres & Location Approximately 0.88 acres located on the west side of Impala Lane, south of Brookshire Bv.



Zoning Map #(s); 62



OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

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ZONING REQUEST:

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

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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 8½" 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 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. (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.

*zmap
02*

***** 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

NO COMMENT
Cleveland Huntley
3/22/01 704/336-3812

Petition #:	<u>2001-39</u>
Date Filed:	<u>01-22-01</u>
Received By:	<u>MJ</u>

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892-7123 892-5907
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E-Mail Address

Kathleen Hammett, Pres.
Signature

Petition #: 2001-39

Petitioner: Hammett Construction Company

Hearing Date: April 17, 2001

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

Zoning Classification (Requested): R-3

Acreage & Location Approximately 0.88 acres located on the west side of Impala Lane, south of Brookshire Bv.



Zoning Map #(s); 62




Charlotte Department of Transportation

Memorandum

Date: February 21, 2001

To: Keith MacVean
Planning Commission

From: 
Scott L. Putnam
Engineering Services Section
Transportation Engineering Division

Subject: Rezoning Petition 01-039: West side of Impala Lane, south of
Brookshire Boulevard

This site could generate approximately 77 – 91 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 22 – 26 trips per day. This represents a reduction in the trip generation potential for this site and will not have a significant impact on the surrounding thoroughfare system.

We have no transportation related concerns with this petition.

We have the following general comments:

Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An Encroachment Agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

If we can be of further assistance, please advise.

SLP/MAD:hll

c: W.B. Finger
M.A. Davis
J. Rose
M.B. Crump
Robert G. Young
Hammett Construction Company
Rezoning File