AGENDA

Meeting Type:	Z
Date	10-30-1989
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Council Agenda October 30, 1989

FILE COPY

10/30/89

2

HUGO BIDS October 30, 1989

Hurricane Debris Removal Package #3 Engineering

Recommendation: By the City Engineer that the low bids listed below be accepted for award on a lump sum basis.

Damage Survey Report #	Bidder	Amount Bid
56326	Yates Gilbert Const. Co.	$283,440.00*
56753	The Linda Const. Co.	$285,000.00**
87421	Moretti Construction Co.	$198,000.00

*FEMA WILL PAY $235,000.00
**FEMA WILL PAY $265,000.00

Project Description: Bids were received for removal of hurricane debris in accordance with Federal Emergency Management Agency (FEMA) guidelines. The bids have been reviewed with FEMA representatives who have recommended award of the contracts as listed above.

Work will begin immediately upon award of the contracts. Residents in the areas covered by these contracts will be requested to place their debris adjacent to the right-of-way by December 20, 1989.

Source of Funding: Hugo Disaster Relief Fund.

10/30/89
4

Revised 10/30/89

4 Consider taking the following actions with regard to the proposed NFL Football Stadium Project

(a) Acceptance of assignment of six options to purchase real property totalling $6,348,000

(b) Adoption of a budget ordinance appropriating $79,000 from the Public Land Acquisition Capital Account to continue the six options in effect.

(c) Approve the utilization of bonds, notes and purchase money financing under North Carolina General Statutes Section 160A-20 as methods of financing the acquisition of land and the construction of any necessary capital improvements on or in connection with the City's stadium and stadium parking program, including financing, issuance and all other costs necessary in conjunction with such financing and authorize appropriate City Officials to investigate and negotiate the selection and terms of such financing

CHARLOTTE

4 H
10/30/89

Request for Council Action

To the City Council from the City Manager

Action is requested

Consider funding option for Cityfair advertising/promotion and management team. Authorize City Manager to execute all documents related to management contract and operations of Cityfair. Adoption of a budget ordinance.

Department

Economic Development Department

The request should be organized according to the following categories
Background Explanation of Request Source of Funding Changes Bibliography

Background

At its October 23rd meeting, Council approved entering into a settlement agreement with Chemical Bank to ensure the orderly transfer of Cityfair to City ownership and approved a four month base budget of $280,800. This budget did not include a substantial component for advertising/promotion, any signage or banners, minor capital improvements, holiday decorations and contractual services. At the October 23rd Council meeting, staff indicated that advertising/promotion could easily run $25,000 per month, but funding for this line item and others would be more precisely determined once a management firm was selected.

City staff, including representatives from Economic Development, Finance, Budget and Evaluation, and City Manager's office, assisted by business people from the CCA Retail Task Force, have carefully reviewed the proposals and selected American Fidelity Property Company of Oklahoma City, through its North Carolina subsidiary W.M.C. Management Co., to manage Cityfair. Selection of American Fidelity took place after City staff and members of the CCA Retail Task Force visited Oklahoma City last week to review the results of a recent turnaround project with a specialty shopping center. As part of this turnaround, American Fidelity Property Company has assembled a strong team that has increased sales through effective marketing and the addition of national tenants even amidst a distressed economy.

American Fidelity Property Company is an affiliate of American Fidelity Companies, a family owned corporation with assets at the end of 1988 of about $680 million. William M. Cameron,

President of American Fidelity Property Company, will head the team managing Cityfair. American Fidelity Company is focusing its real estate interests on retail projects. Their long term interest in Cityfair is to pursue ownership of the project.

The team American Fidelity Property Company has assembled includes R.E. Haydel, who has 15 years shopping center experience in Oklahoma and Texas, including the re-merchandising and leasing of the Forum in downtown Tulsa for the Williams Companies, and Trent Moore, formerly Operations Director for 50 Penn Place in Oklahoma City where he directed the day-to-day operations and worked with tenants such as Williams-Sonoma, Polo, and Jaeger.

Explanation of Request

The team from American Fidelity Property Company estimates that the total additional cost above the base budget for four months of operation, including their five man team and $129,000 for advertising, to be $218,000. Council, however, need not fund this entire amount.

		Cost/Comments
Option 1:	Close Cityfair.	Lose 150 jobs; 25 businesses close. Negative perception of Uptown and retailing; value of building declines; parking deck deficit increases.
Option 2:	Operate Cityfair as now-"caretaker".	Slow decline leads to closing; constant stream of bad publicity.
Option 3:	**Recommended.** Enhanced operations of Cityfair-"jump start". Four months of operation and special management team, with significant advertising/promotions budget.	Easier to sell. Can create more jobs and rent paying businesses; value added. $218,000

Option 3 is recommended because there is continuing interest in the purchase of Cityfair as a retail project. Under our sharing formula with Chemical Bank, sale of Cityfair for approximately $996,000 would completely repay this loan in accordance with our Settlement Agreement.

Source of Funding

Loan from the Fund Balance of the General Fund to be repaid from proceeds of sale of Cityfair.

Clearances

Budget and Evaluation, Economic Development, Finance, City Manager's Office.

CHARLOTTE

Mayor Sue Myrick
Mayor Pro Tem Al Rousso

John A (Gus) Campbell
Stanley M Campbell
Dan Clodfelter
Charlie S Dannelly
Gloria Fenning
Roy Matthews
Cyndee Patterson
Ella Butler Scarborough
Richard Vinroot
Velva W Woollen

Council Agenda

Monday, October 30, 1989

5:00 p.m. - Council-Manager Dinner
Meeting Chamber conference Room
Overview of Thomasboro-Hoskins Special Project Plan.
Overview of South Boulevard Special Project Plan.

6:00 p.m. - ZONING HEARINGS
Meeting Chamber

Invocation.

ITEM NO.

1. BID ITEM

This item was deferred at the October 23 meeting. Additional information will be sent to Council prior to the October 30 meeting.

Contract for USAir Maintenance Hangar Overhead Cranes and Hoist — Aviation

Recommendation: The Aviation Director recommends that the lowest responsive bid from ACCO Chain and Lifting Products in the amount of $847,800 for the general contract be accepted for award on a lump sum basis.

Project Description: The overhead cranes and hoists are for installation in the USAir maintenance hangar and are used to transport miscellaneous aircraft components throughout the hangar.

Source of Funding: Airline Maintenance Facility Capital Project Fund Number Two - (Piedmont Maintenance Facility - 1988 Special Facility Revenue Bonds).

2. HUGO BIDS.

Bids will be opened October 25, 1989.

3. NOMINATIONS.

Nominations for Appointment to Boards, Commissions and Committees

Council members will make their nominations after which they will hand their nomination forms to the City Clerk. In the event there is only one person nominated for any one position, Council may make that appointment at this meeting.

A. Housing Authority - One appointment for an unexpired term ending 12/17/90/

Nasif Majeed has resigned.

Attachment No. 3

4. ACTIONS RELATED TO FOOTBALL STADIUM.

Information on this subject will be given to Mayor and Council prior to the meeting.

PUBLIC HEARINGS

5. (89-98) Hearing on Petition No. 89-98 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6 and B-2 to R-6, R-6MF and B-1 for 6.3 acres located along South Tryon Street, West Boulevard, West Park Avenue, West Kingston Avenue and Woodcrest Avenue.

Attachment No. 5

6. (89-99) Hearing on Petition No. 89-99 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from B-2 and I-2 to R-6, O-6 and B-1 for 15.4 acres located in a triangle formed by South Tryon Street, Camden Road and West Boulevard.

Attachment No. 6

7. (89-100) Hearing on Petition No. 89-100 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from B-2 and I-2 to B-1 for 13 acres located along the west side of South Boulevard from Rensselaer Avenue to Worthington Avenue. These properties front along South Boulevard, East Park Avenue, East Kingston Avenue and East Boulevard.

Attachment No. 7

8. (89-101) Hearing on Petition No. 89-101 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 and I-2 to O-6, B-1 and U-MUD for 11.3 acres located adjacent to South Boulevard just south of the I-277 Freeway.

Attachment No. 8

9. (89-102) Hearing on Petition No. 89-102 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6, B-2 and I-1 to R-6MF, O-6 and B-1 for 8.25 acres located along the east side of South Boulevard from Bland Street south to East Boulevard.

Attachment No. 9

10. (89-103) Hearing on Petition No. 89-103 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF and O-6 to R-6 and R-6MF for approximately 11 acres located within the Dilworth Neighborhood bounded by Cleveland Avenue, Butternut Court, Euclid Avenue and East Boulevard.

Attachment No. 10

11. (89-104) Hearing on Petition No. 89-104 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6 and B-1 to R-6 and R-6MF for 3.2 acres located along the western side of Euclid Avenue, from south of East Boulevard to Magnolia Avenue.

Attachment No.11

12. (89-105) Hearing on Petition No. 89-105 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 to B-1 for 8.65 acres located along South Boulevard, Cleveland Avenue, Worthington Avenue and Tremont Avenue.

Attachment No. 12

13. (89-106) Hearing on Petition No. 89-106 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 to O-6 and B-2 for approximately 6.2 acres located along the eastern side of South Boulevard, Cleveland Avenue and McDonald Avenue.

Attachment No. 13

14. (89-107) Hearing on Petition No. 89-107 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 and I-2 to R-6 for 12.87 acres involving two sites; one is on the north side of I-85 immediately west of Rozzelles Ferry Road, currently zoned I-1, and the second is four blocks north of there on the west side of Gossett Avenue, currently zoned I-2.

Attachment No. 14

15. (89-108) Hearing on Petition No. 89-108 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF and B-2 to R-6 for 8.2 acres located on the east side of Rozzelles Ferry Road between Hoskins Road and I-85.

Attachment No. 15

16. (89-109) Hearing on Petition No. 89-109 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from I-2 and B-2 to B-1 for nine lots, consisting of 6.81 acres, located on the south side of South Hoskins Road at Hoskins Avenue.

Attachment No. 16

17. (89-110) Hearing on Petition No. 89-110 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 and R-6MF to R-6 for 95.48 acres located north of I-85, and east of Rozzelles Ferry Road.

Attachment No. 17

18. (89-111) Hearing on Petition No. 89-111 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from I-2 to I-1 for 10.42 acres located between Brookshire Boulevard and Rozzelles Ferry Road, south of Nelson Avenue.

Attachment No. 18

19. (89-112) Hearing on Petition No. 89-112 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from B-2 to B-1 for 7 lots, totaling 2.82 acres, located on the west side of Rozzelles Ferry Road south of Halsey Street.

Attachment No. 19

20. (89-113) Hearing on Petition No. 89-113 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF to R-6 for 14.05 acres located on Lakewood Avenue and Jones Street, west of Rozzelles Ferry Road.

Attachment No. 20

21. (89-114) Hearing on Petition No. 89-114 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF to R-6 for 50.1 acres located on Hovis Road at Bradford Drive.

Attachment No. 21

22. (89-115) Hearing on Petition No. 89-115 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF to R-6 for 75.2 acres located on the south side of the previous site and extending south to Lynn Street and Welling Avenue.

Attachment No. 22

23. (89-116) Hearing on Petition No. 89-116 by The Charlotte- Mecklenburg Planning Commission for a change in zoning from R-6MF and B-1 to R-6 for 57.25 acres bounded by Freedom Drive on the south, Brown's Avenue on the west, and Saratoga Drive on the north.

Attachment No. 23

NAME	CHAIRPERSON	MEETING DAY & TIME	LOCATION
HOUSING AUTHORITY Staff: Diane L. Bone'y 332-0051	W. Donald Carroll, Jr. P. O. Box 31247 227 N. Tryon St. Charlotte, N. C. 28231 343-2054	3rd Tuesday (monthly) 2:00 p.m.	Admin. Offices (HA) 1301 South Blvd. 28203

HOUSING AUTHORITY

(7 Members)

Membership - Appointed for five-year terms.

Responsibilities - To build, maintain, and operate safe and sanitary low-rental housing for persons of low income.

MEMBER	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT	TERM	EXPIRATION
(H)Paul R. Leonard W/M		Developer	3/13/86		One yr	12/17/8[illegible]
*(VC) J. Donald Carroll W/M	1	Attorney	1/25/82	12/08/86	5 yrs	12/1[illegible]/[illegible]
(C)Delta Turner B/F	0		12/08/86		5 yrs	12/1[illegible]
(C)Catherine (Kitty) [illegible]man W/F	6	Retired Executive	1/10/83	12/07/87	5 yrs	12/17/[illegible]
(C)Sharif R. Majeed B/M	2	Fast Food Manager	1/27/85		[illegible]	12/17/[illegible]
(C)Pauline A. Davis B/M	4	Minister	1/26/87		5 yrs	1[illegible]/1[illegible]
(C)Carole Roefeno[illegible] W/F	3				5 yrs	12/1[illegible]

*Chairman

[illegible] 1/[illegible]

[illegible] HOUSING AUTHORITY

[illegible] should be typed or printed in clear [illegible]

[illegible], Commission, Board or Committee: [illegible]

[illegible] Craig D. Germain [illegible] M/W District No. [illegible]

[illegible] Address: 4354 Woodglen, Charlotte 28226 Phone No. 541-7271

[illegible] Business Address 4601 Charlotte Park Dr., Charlotte 28217 Phone No. 525-8006

Education BBA (Univ. of Texas at Austin) MBA (North Texas State Univ. at Denton) and Graduate Work (Harvard University at Boston)

Present Employer Lormic Development Corporation

Job Title Vice President Duties Land Acquisition Development, Marketing, Land Planning and Finance

[illegible] Civic Experience Chamber of Commerce (Director, Chairman of Membership and Business Development Committees), Founder and Chairman of Arts Board, Chairman Las Colinas Architectural Control Committee, Trial Counsel [illegible] Rotary, Realtor Board Director

[illegible] Past Experience included responsibility for the [illegible] administration of Budgets of $10,000,000.00, Construction Budgets of $100,000,000.- Training Policy and Procedures Manual, Trustee [illegible] of Charlotte Real Estate Legislative Negotiating Board, [illegible] Real Estate exposure

[illegible] I want to be part of the solution, not part of the problem

I understand that this application will be maintained in the active file for a period of one year only

[illegible] 88 [signature]

[illegible] Signature of Applicant

[illegible] City Council [illegible] interest [illegible] reasons in serving on City committees. Applications [illegible] serve

[illegible] the City Clerk
[illegible] Street
[illegible]

[illegible] No. [illegible]

[illegible]

pp[illegible]ons should be typed or printed in black ink

[illegible] Housing Appeals Board [illegible]

[illegible] CRAIG A BOINER Sex/Race M/[illegible] No. of [illegible]

[illegible] Address 3415 TIMBER MORRIS RD MATTHEWS 28105 Phone No. 841-1461 529-0845

Business Address 814 TYVOLA RD SUITE 100 CHARLOTTE 28217 Phone No. ~~[illegible]~~

Education BS 1976 BOWLING GREEN STATE UNIVERSITY

MBA 1985 BOWLING GREEN STATE UNIVERSITY

Present Employer SHANNON PROPERTIES / WHOLLY OWNED SUB OF DANA

Job Title PRESIDENT Duties

Business & Civic Experience BIG BROTHER FROM 1979 - 1985

[illegible] Job Description HOUSING NEEDS - I WAS PRESIDENT [illegible] A MODULAR BUILDER FOR A PERIOD OF TIME (2 YEARS) AND I'M STILL VERY INTERESTED IN THE AVAILABILITY OF LOW-COST HOUSING

Comments I'VE LIVED IN CHARLOTTE FOR MORE THAN THREE YEARS AND IT'S ABOUT TIME I STARTED GIVING BACK TO THE CITY

I understand that this application will be maintained in the active file for a period of one year only

SEPTEMBER 16, 1998 Craig A Boiner

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees. Applications should be [illegible]

City Clerk's Office
Charlotte-Mecklenburg Government Center
[illegible]

[illegible]

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 20, 1989

Mayor and City Council:

RE: Petitions to be Heard in October, 1989

Attached you will find appropriate maps and copies of each petition, as well as the Pre-Hearing Staff Analysis, for petitions scheduled for public hearing on October 30, 1989 at 6:00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III (dmh)

Walter G. Fields, III
Land Development Manager

WGF:sls

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition Nos. 89-98 through 89-106

BACKGROUND

In February 1987, the Charlotte City Council formally approved the South Boulevard Special Project Plan. This plan is aimed at revising the Dilworth Commercial District along South Boulevard and preserving the neighborhood edges of both the Dilworth and Wilmore Neighborhoods.

Since the passage of this plan in 1987, the subject study area has undergone many changes. When the rezoning process began in 1988, Planning Commission staff found that many of the recommended zoning changes were no longer appropriate.

Through an extensive process, both the Planning Commission and staff have updated the necessary corrective rezonings. These updated recommendations are contained in Rezoning Petition Nos. 89-98 through 89-106.

Petition No. 89-98

This petition includes approximately 6.3 acres with properties located along South Tryon, West Boulevard, West Park, West Kingston, and Woodcrest Avenues.

These parcels are currently zoned O-6 and B-2. The predominant land uses in this petition are single family and duplex residential. There are also currently five businesses in operation.

The South Boulevard Special Project Plan recommends returning nearly all of these properties to a residential use - both single family and multi-family. Those properties which front along South Tryon Street and are proposed to be rezoned to a single family use may develop as a mixed use development in the future (depending on the site plan presented). Therefore, the proposed R-6 zoning is actually an interim zoning which would protect Wilmore from unwanted business uses.

The Bojangles at the intersection of South Tryon and West Boulevard is a more permanent business and therefore is proposed to be rezoned from B-2 to B-1.

The rezonings requested in this petition would create five nonconforming uses, of these five nonconforming uses, two are duplexes and three are businesses.

*Subject to further refinement following public hearing.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-98
Date Filed September 29, 1989
Received By MCN
OFFICE USE ONLY

Ownership Information

Property Owner See Attached List

Owner s Address See Attached List

Date Property Acquired N/A

Tax Parcel Number See Attached List

Location Of Property (address or description) These properties are along South Tryon Street between W. Park Avenue and Woodcrest Avenue; and on W. Kingston Ave., West Boulevard, and Woodcrest Avenue just west of South Tryon.

Description Of Property

Size (Sq Ft Acres) 6.3 acres Street Frontage (ft)

Current Land Use These parcels are a mix of single family, duplexes, and multi-family residences, along with several commercial uses.

Zoning Request

Existing Zoning O-6, B-2 Requested Zoning R-6, R-6MF, B-1

Purpose of Zoning Change To follow the recommendations of the South Boulevard Special Project Plan approved by City Council in February of 1987.

Name Of Agent

Agent s Address

Telephone Number

Charlotte-Mecklenburg Planning Commissio
Name of Petitioner(s)

600 E. Fourth Street
Address of Petitioner(s)

336-2205
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-98 HEARING DATE October 30, 1989

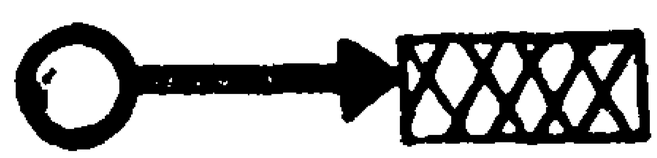
ZONING CLASSIFICATION, EXISTING O-6 & B-2 REQUESTED R-6, R-6MF, & B-1

LOCATION Approximately 6.3 acres including property located at the intersection of S. Tryon Street, W. Park Avenue, and several properties extending along S. Tryon Street to the north side of Woodcrest Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 103 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

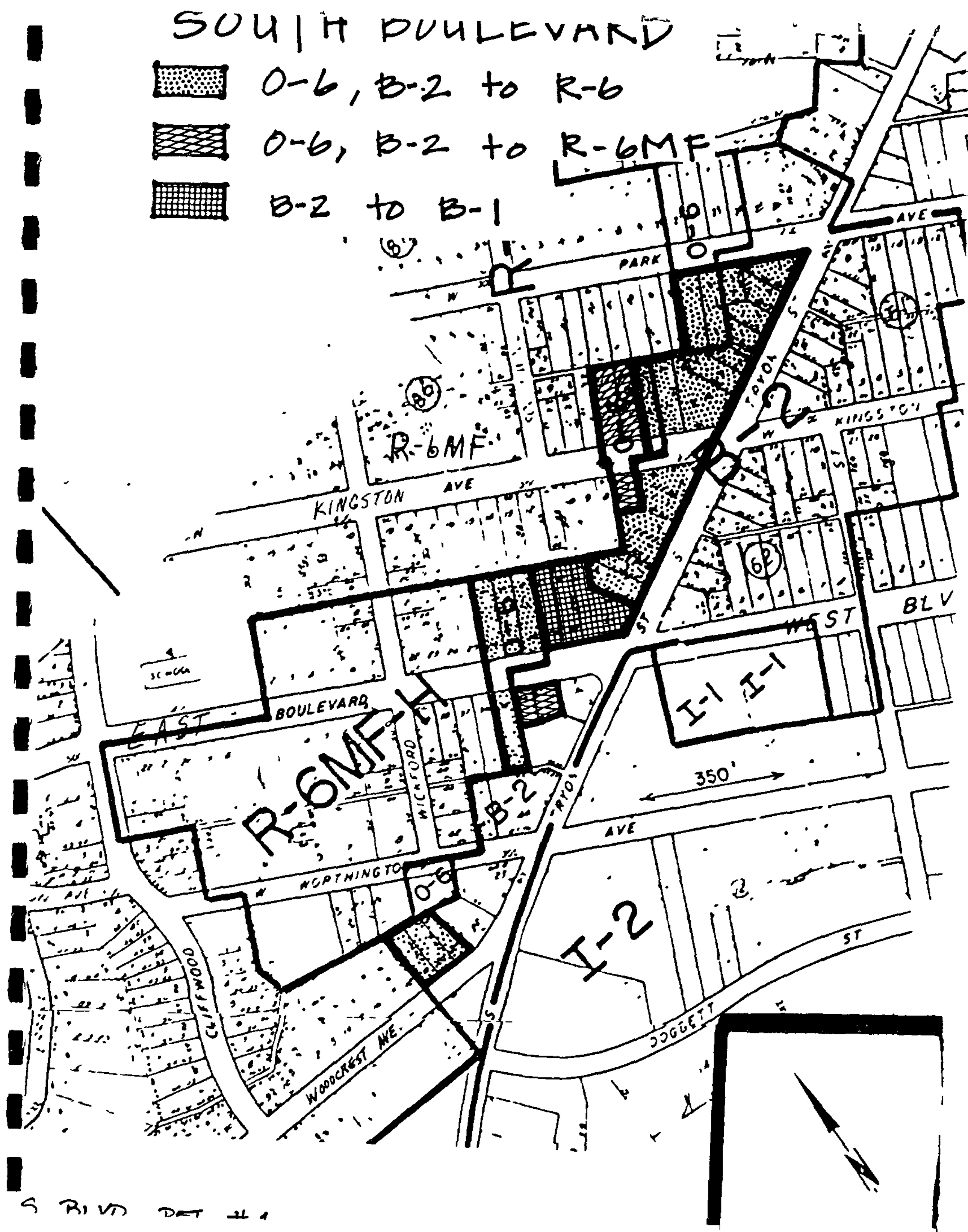


SOUTH BOULEVARD

O-6, B-2 to R-6

O-6, B-2 to R-6MF

B-2 to B-1



S BLVD DET #1

Petition No. 89-99

This petition includes approximately 15.4 acres located in a triangle formed by South Tryon Street, Camden Road, and West Boulevard.

The land use within this petition ranges from single family residential to industrial. Most of the residential development is located along South Tryon Street, West Park Avenue, and West Kingston Avenue.

Those properties along and approximate to South Tryon Street from just north of West Boulevard to West Park Avenue are proposed to be rezoned to R-6. Like those properties along the west side of South Tryon Street, this zoning is protective and may be changed in the future to allow for a mixed use development with nonresidential and residential components.

Three parcels along South Tryon north of West Park Avenue are proposed to be rezoned to O-6. The existing land uses for these parcels are office, multi-family, and a vacant lot.

The rest of the parcels in this petition are proposed to be rezoned from B-2 and I-2 to B-1. The B-1 zoning would conform to the plan's goal of creating neighborhood business district to serve both the Dilworth and Wilmore neighborhoods.

The rezoning of these parcels to less intensive business and office zoning will create nine nonconforming uses. All nine of these are businesses, some needing industrial zoning.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-99
Date Filed September 29, 1989
Received By [illegible]
OFFICE USE ONLY

Ownership Information

Property Owner See Attached List

Owner s Address See Attached List

Date Property Acquired N/A

Tax Parcel Number See Attached List

Location Of Property (address or description) These properties are generally bounded by South Tryon Street and Camden Road with frontage on South Tryon, Camden, W. Kingston, Hawkins, W. Park, and West Boulevard.

Description Of Property

Size (Sq Ft -Acres) 15.4 acres Street Frontage (ft)

Current Land Use These properties are an assortment of residential, office, and business uses.

Zoning Request

Existing Zoning B-2, I-2 Requested Zoning R-6, O-6, B-1

Purpose of Zoning Change To follow the recommendations of the South Boulevard Special Project Plan approved by City Council in February of 1987.

Name Of Agent

Agent s Address

Telephone Number

Charlotte-Mecklenburg Planning Commissio
Name of Petitioner(s)

600 East Fourth Street
Address of Petitioner(s)

336-2205
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

S. BLVD. #2

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-99 HEARING DATE October 30, 1989

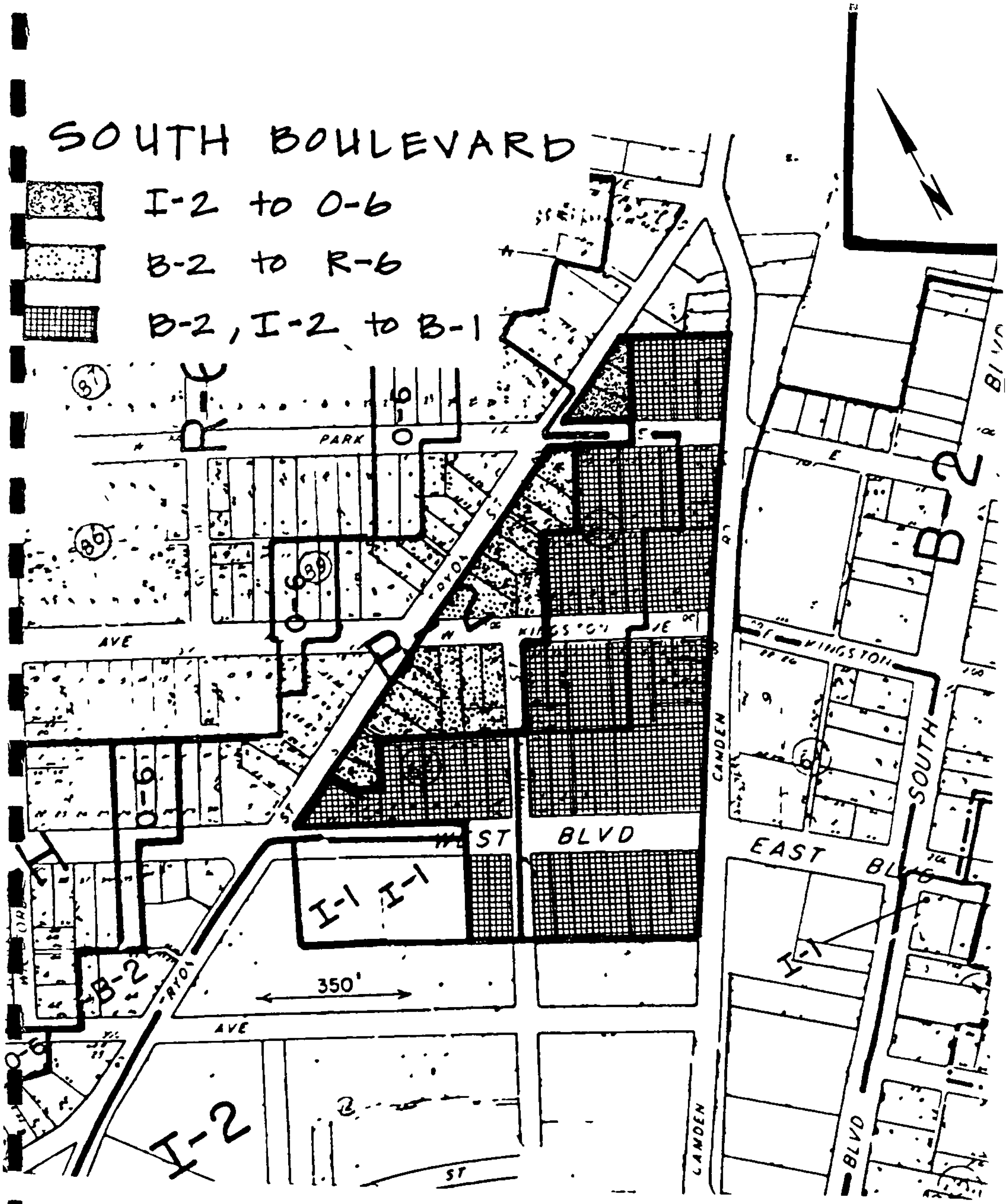
ZONING CLASSIFICATION, EXISTING B-2 & I-2 REQUESTED R-6, O-6, & B-1

LOCATION Approximately 15.4 acres bounded by S. Tryon Street and Camden Road, and including property located along both sides of W. Park Avenue, W. Kingston Avenue, and West Boulevard.

SEE ATTACHED MAP

ZONING MAP NO. 102 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


SOUTH BOULEVARD
I-2 to O-6
B-2 to R-6
B-2, I-2 to B-1
PARK
AVE
BLVD
KINGSTON
CAMDEN
SOUTH
EAST
BLVD
WEST
BLVD
I-1
I-1
B-2
350'
AVE
I-2
ST
CAMDEN
BLVD
I-1

S. BLVD #2

Petition No. 89-100

This petition involves over 13 acres located along the west side of South Boulevard from Rensselaer Avenue to Worthington Avenue. These properties front along South Boulevard, E. Park Avenue, E. Kingston Avenue, and East Boulevard.

This petition proposes rezoning these properties from B-2 and I-2 to B-1. The current land use throughout this petition is a mix of business and industrial uses, and one church. Several of these properties are vacant stores and industrial buildings.

The proposed B-1 zoning will provide Dilworth and Wilmore with an opportunity for a revitalized neighborhood center; a main goal of the approved plan. This area has historically functioned as the commercial center for the adjacent neighborhoods. Due to improper B-2 and I-2 zoning, several undesirable uses have developed along South Boulevard leading to a general decline of this area. In the past two years, new development interest has been shown in this area and some redevelopment has occurred.

This petition, if approved, will create five nonconforming uses. All five of these uses are business and industrial uses.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-100

Date Filed September 29, 1989

Received By MCM

OFFICE USE ONLY

Ownership Information

Property Owner See Attached List

Owner s Address See Attached List

Date Property Acquired N/A

Tax Parcel Number See Attached List

Location Of Property (address or description) These properties are bounded by Camden Road, South Boulevard, Rensselear Ave., and E. Tremont Ave. with frontage on all four roads and also on East Boulevard, E. Park Ave., and E. Kingston Ave.

Description Of Property

Size (Sq Ft Acres) 13.02 acres Street Frontage (ft)

Current Land Use These properties are business and industrial uses, and one church.

Zoning Request

Existing Zoning B-2, I-2 Requested Zoning B-1

Purpose of Zoning Change To follow the recommendations of the South Boulevard Special Project Plan approved by City Council in February of 1987.

Name Of Agent

Agent s Address

Telephone Number

Charlotte-Mecklenburg Planning Commissic

Name of Petitioner(s)

600 E. Fourth Street

Address of Petitioner(s)

336-2205

Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

S. BLVD. PET. # 7

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-100 HEARING DATE October 30, 1989

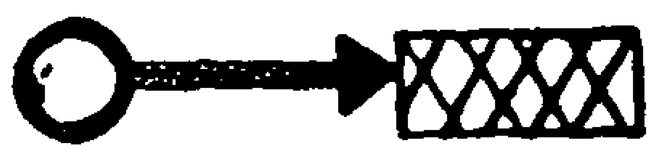
ZONING CLASSIFICATION, EXISTING B-2 & I-2 REQUESTED B-1

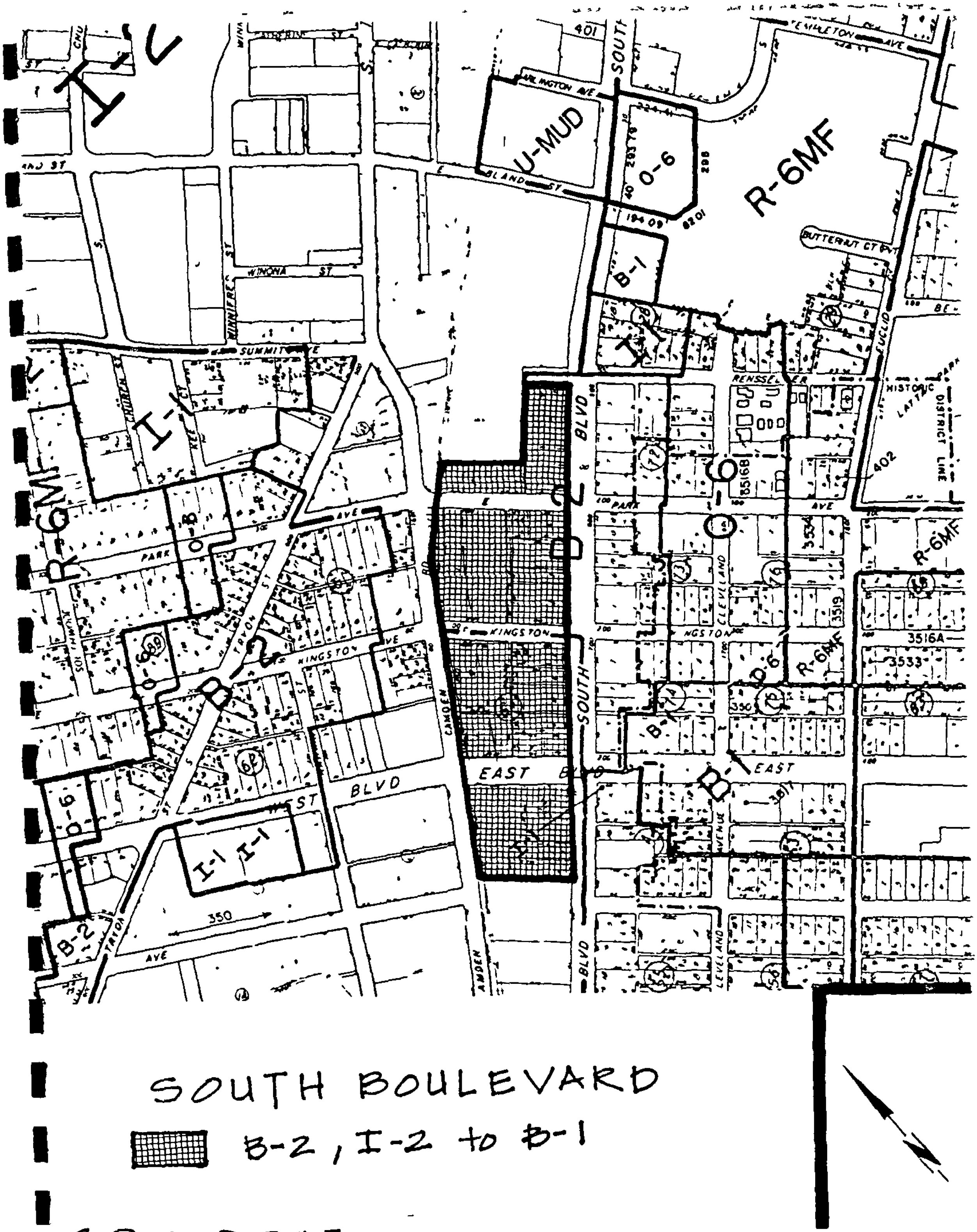
LOCATION Approximately 13.02 acres bounded by Camden Road to the west and South Boulevard to the east and extending from Rensselaer Ave. to the southerly side of East Boulevard.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 103 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE




SOUTH BOULEVARD
B-2, I-2 to B-1
U-MUD
O-6
R-6MF
B-1
I-1
B-2
SUMMIT AVE
WINONA ST
ARLINGTON AVE
BLAND ST
PENNINGTON AVE
BUTTERNUT CT
RENSSELAER
PARK AVE
KINGSTON AVE
EAST BLVD
SOUTH BLVD
CLEVELAND AVENUE
TRYON
CAMDEN
AMDEN
350
3516B
3534
3519
3516A
3533
402
401

Petition No. 89-101

This petition involves rezoning 11.3 acres from I-1 and I-2 to less intensive O-6, B-1, and U-MUD zoning. The properties included in this petition are located adjacent to South Boulevard just south of the I-277 Freeway.

Properties located within this petition include the Cablevision office, The Cellar, Simpson's Lighting, Pritchard Memorial Church, The Park Elevator Building, and several smaller renovated offices.

This portion of South Boulevard functions as a gateway into Uptown Charlotte. The current industrial zoning allows for more unsightly uses which would make this gateway much less desirable.

This petition creates no nonconforming uses.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-101
Date Filed September 29, 1989
Received By [illegible]
OFFICE USE ONLY

Ownership Information

Property Owner See Attached List

Owner s Address See Attached List

Date Property Acquired

Tax Parcel Number See Attached List

Location Of Property (address or description) These properties are located along South Boulevard south from I-277 to Arlington Avenue with frontage on South Boulevard, Morehead Street, and Arlington Avenue.

Description Of Property

Size (Sq Ft Acres) 11.3 acres Street Frontage (ft)

Current Land Use These parcels contain several businesses and offices as well as one church.

Zoning Request

Existing Zoning I-1, I-2 Requested Zoning O-6, B-1, U-MUD

Purpose of Zoning Change To follow the recommendations of the South Boulevard Special Project Plan approved by City Council in February of 1987.

Name Of Agent

Agent s Address

Telephone Number

Charlotte-Mecklenburg Planning Commissi

Name of Petitioner(s)

600 E. Fourth Street

Address of Petitioner(s)

336-2205

Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-101 HEARING DATE October 30, 1989

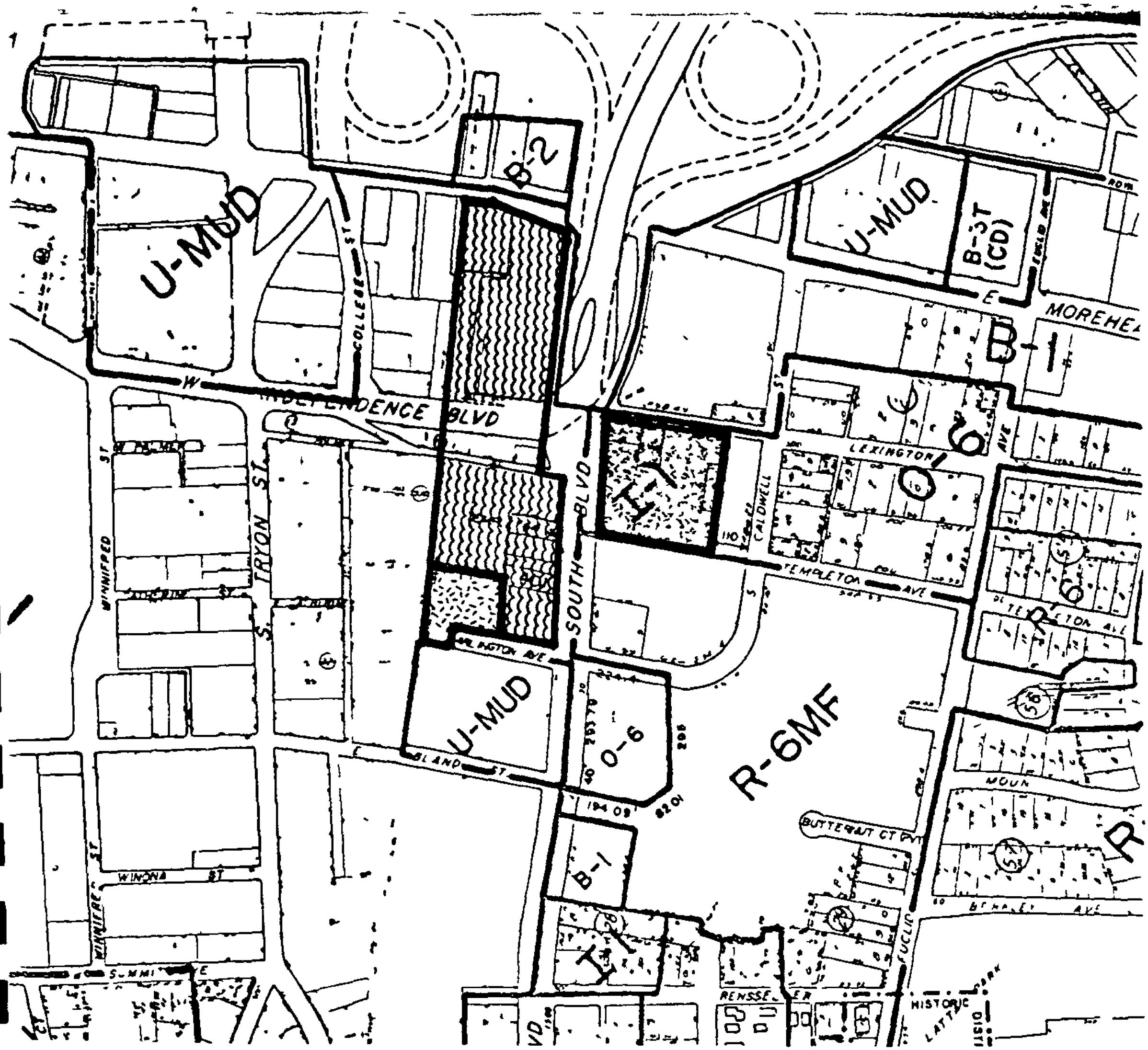
ZONING CLASSIFICATION, EXISTING I-1 & I-2 REQUESTED O-6, B-1, & U-MUD

LOCATION Approximately 11.3 acres on the northerly side of W. Independence Boulevard, the southwesterly corner of W. Independence Boulevard, & S. Blvd. and also the southeasterly corner of South Boulevard and Lexington Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



SOUTH BOULEVARD

I-2 to O-6

I-2 to B-2

I-2 to UMUD

S. BLVD #1

Petition No. 89-102

This petition involves rezoning approximately 8.25 acres running along the east side of South Boulevard from Bland Street south to East Boulevard.

Those properties which front along South Boulevard are proposed to be rezoned from B-2 and I-1 to a less intensive B-1 zoning. The B-1 zoning will allow the neighborhood commercial center proposed in the South Boulevard Special Project Plan. The existing land use of these parcels is generally business with some office uses. Several parcels are used for parking and a few are vacant.

Located just east of South Boulevard are a string of parcels zoned B-2. Many of these parcels are located mid-block along Rensselaer, Park, and Kingston Avenues and function as a transition area from South Boulevard into the Dilworth Neighborhood. Many of these properties are currently used as offices or are vacant, therefore, the plan recommends these parcels be rezoned from B-2 and I-1 to O-6. The third part of this petition involves rezoning several vacant parcels from O-6 to R-6MF. These parcels are all contiguous and offer an excellent chance to create a sensitive multi-family development. Across Cleveland Avenue and again diagonally across Park Avenue/Cleveland Avenue intersection are two multi-family developments which have certainly enhanced this area.

The rezonings requested in this petition would create four nonconforming uses. All four of these are located along South Boulevard and require the current B-2 zoning.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-102

Date Filed September 22, 1989

Received By MCM

OFFICE USE ONLY

Ownership Information

Property Owner See Attached List

Owner s Address See Attached List

Date Property Acquired N/A

Tax Parcel Number See Attached List

Location Of Property (address or description) These properties are bounded by East Boulevard, South Boulevard, and Cleveland Avenue with frontage on all three roads and E. Kingston, E. Park, and Rensselear Avenues.

Description Of Property

Size (Sq Ft Acres) 8.25 acres Street Frontage (ft)

Current Land Use These properties are a mixture of residential, office, and business uses with some vacant parcels.

Zoning Request

Existing Zoning O-6, B-2, I-1 Requested Zoning R-6MF, O-6, B-1

Purpose of Zoning Change To follow the recommendations of the South Boulevard Special Project Plan approved by City Council in February of 1987.

Name Of Agent

Agent s Address

Telephone Number

Charlotte-Mecklenburg Planning Commission

Name of Petitioner(s)

600 E. Fourth Street

Address of Petitioner(s)

336-2205

Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

S. BLVD. #5

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-102 HEARING DATE October 30, 1989

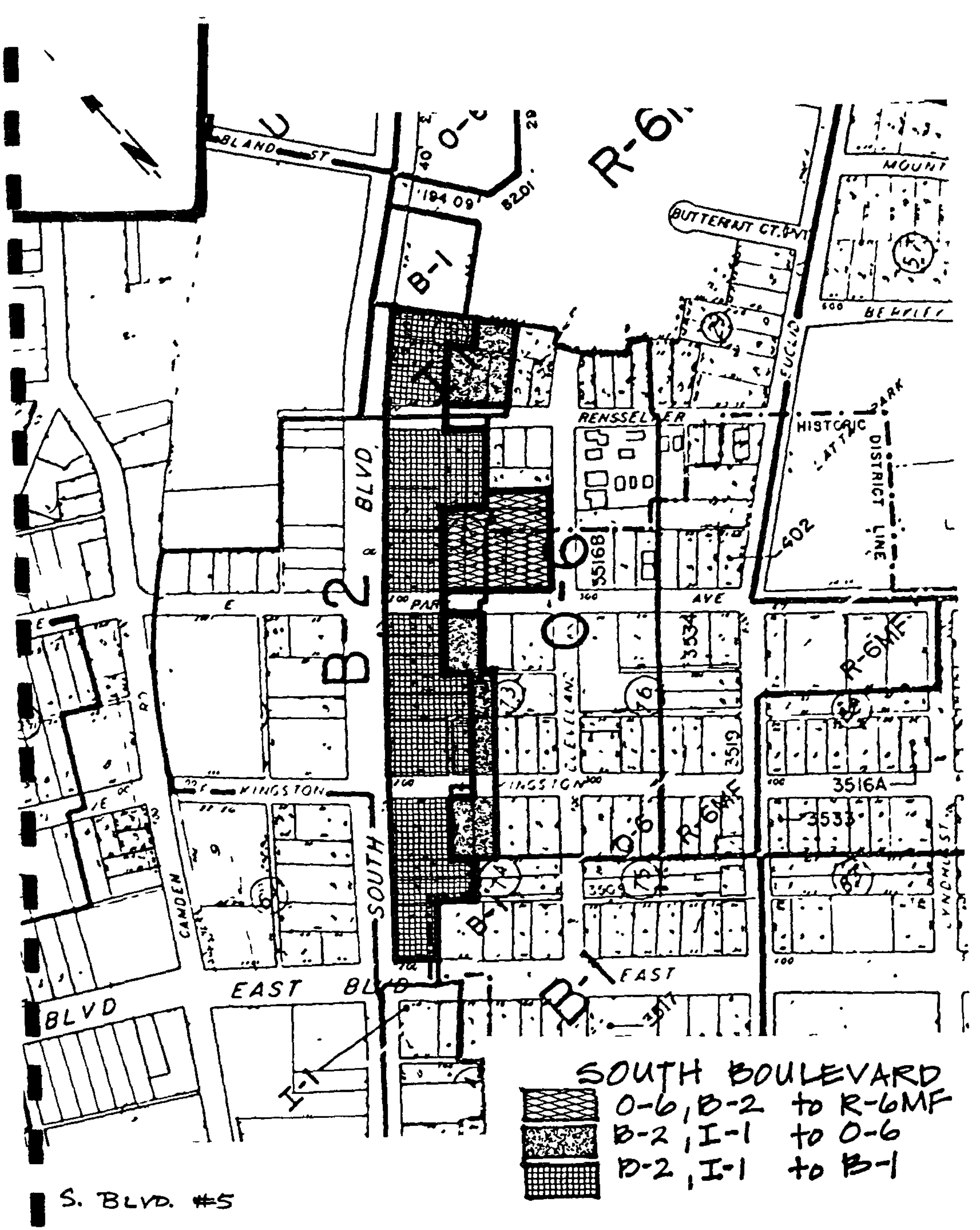
ZONING CLASSIFICATION, EXISTING O-6, B-2, & I-1 REQUESTED R-6MF, O-6, & B-1

LOCATION Approximately 8.25 acres located at the northeasterly intersection of South Boulevard and Rensselaer Avenue and including property extending along the easterly side of South Boulevard to the northeasterly intersection of South Boulevard and East Boulevard.

SEE ATTACHED MAP

ZONING MAP NO. 102,103,110,&111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


BLAND ST
O-6
R-6
B-1
B-2
BUTTERNUT CT. PVT
MOUNT
BERKLEY
EUCLID
RENSSELAER
HISTORIC
DISTRICT LINE
PARK
AVE
3516A
3533
VANDALIA
KINGSTON
CAMDEN
SOUTH
EAST BLVD
BLVD
SOUTH BOULEVARD
O-6, B-2 to R-6MF
B-2, I-1 to O-6
B-2, I-1 to B-1

S. BLVD. #5

Petition No. 89-103

This petition provides for the rezoning of approximately 11 acres within the Dilworth Neighborhood bounded by Cleveland Avenue, Butternut Court, Euclid Avenue, and East Boulevard. This area of Dilworth has suffered from erosion created by improper zoning. A major goal of this plan is to preserve the residential fabric and quality of life available in Dilworth.

The first portion of this petition involves rezoning much of the subject area from R-6MF and O-6 to R-6. Those properties affected are single family with occasional duplexes and quadraplexes. Three parcels are being used as a group home for war veterans.

The second part of this petition involves rezoning several parcels along Cleveland Avenue from O-6 to R-6MF. Properties affected include two condominium developments, three duplexes, and two single family homes.

This petition will create six nonconforming uses. Five of these uses are either duplexes or quadraplexes with the sixth being a boarding home for Vietnam veterans.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-103

Date Filed September 29, 1989

Received By MCM

OFFICE USE ONLY

Ownership Information

Property Owner See Attached List

Owner s Address See Attached List

Date Property Acquired N/A

Tax Parcel Number See Attached List

Location Of Property (address or description) These properties are generally bounded by Cleveland Ave., East Boulevard, and Euclid Ave., with frontage along all three in addition to E. Kingston, E. Park, and Rensselear Avenues.

Description Of Property

Size (Sq Ft -Acres) 11 acres ± Street Frontage (ft)

Current Land Use These parcels are single family, duplex, and multi-family residences with a few vacant tracts.

Zoning Request

Existing Zoning R-6MF, O-6 Requested Zoning R-6, R-6MF

Purpose of Zoning Change To follow the recommendations of the South Boulevard Special Project Plan approved by City Council in February of 1987.

Name Of Agent

Agent s Address

Telephone Number

Charlotte-Mecklenburg Planning Commissio

Name of Petitioner(s)

600 E. Fourth Street

Address of Petitioner(s)

336-2205

Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

S BLVD. # 6

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-103 HEARING DATE October 30, 1989

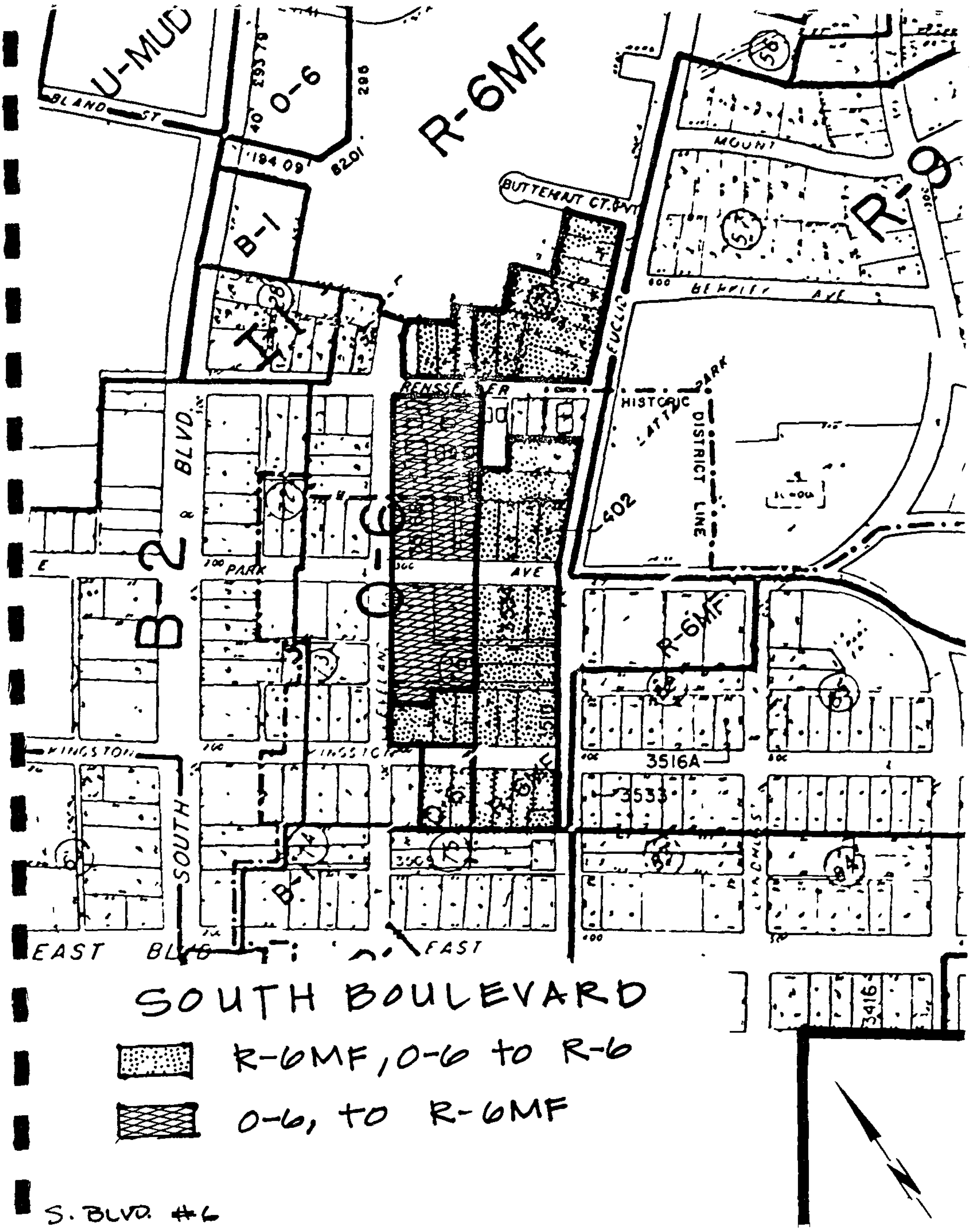
ZONING CLASSIFICATION, EXISTING R-6MF & O-6 REQUESTED R-6 & R-6MF

LOCATION Approximately 11 acres generally extending along the northeasterly side of Euclid Avenue from the intersection of Euclid Avenue and Butternut Court to the southerly side of Kingston Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


U-MUD
O-6
R-6MF
B-1
BLAND ST
BUTTERNUT CT.
MOUNT
BERRY AVE
RENSSELAER
AVE
HISTORIC
DISTRICT LINE
402
PARK
BLVD.
KINGSTON
SOUTH
EAST
3516A
3533
3416
SOUTH BOULEVARD
R-6MF, O-6 to R-6
O-6, to R-6MF

S. BLVD. #6

Petition No. 89-104

This petition involves the rezoning of approximately 3.2 acres. These parcels are located along the western side of Euclid Avenue from just south of East Boulevard to Magnolia Avenue.

The subject parcels in this petition are currently zoned O-6 and B-1. The Planning Commission has proposed these parcels be rezoned to R-6 and R-6MF; a zoning which better reflects their current use. These properties are all residential in use with one office located in a house on McDonald Avenue.

The goal of this rezoning is to protect the Dilworth Neighborhood edge from further erosion.

This petition will create three nonconforming uses. Of these, two are duplexes and one is a house converted into an office.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No. 89-104
Date Filed September 29, 1989
Received By MC

OFFICE USE ONLY

Ownership Information

Property Owner See Attached List

Owner's Address See Attached List

Date Property Acquired N/A

Tax Parcel Number See Attached List

Location Of Property (address or description) These properties are generally bounded by East Boulevard, Euclid Avenue, Cleveland Ave., and Magnolia Ave. with frontage on E. Worthington, E. Tremont, MacDonald, and Euclid Avenues.

Description Of Property

Size (Sq Ft Acres) 3.2 acres Street Frontage (ft.)

Current Land Use These parcels are a mixture of residential uses and one office.

Zoning Request

Existing Zoning O-6, B-1 Requested Zoning R-6, R-6MF

Purpose of Zoning Change To follow the recommendations of the South Boulevard Special Project Plan approved by City Council in February of 1987.

Name Of Agent

Agent s Address

Telephone Number

Charlotte-Mecklenburg Planning Commissio
Name of Petitioner(s)

600 E. Fourth Street
Address of Petitioner(s)

336-2205
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-104 HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING O-6 & B-1 REQUESTED R-6 & R-6MF

LOCATION Approximately 3.2 acres generally extending along the westerly side of Euclid Avenue south of East Boulevard and north of Magnolia Avenue.

SEE ATTACHED MAP

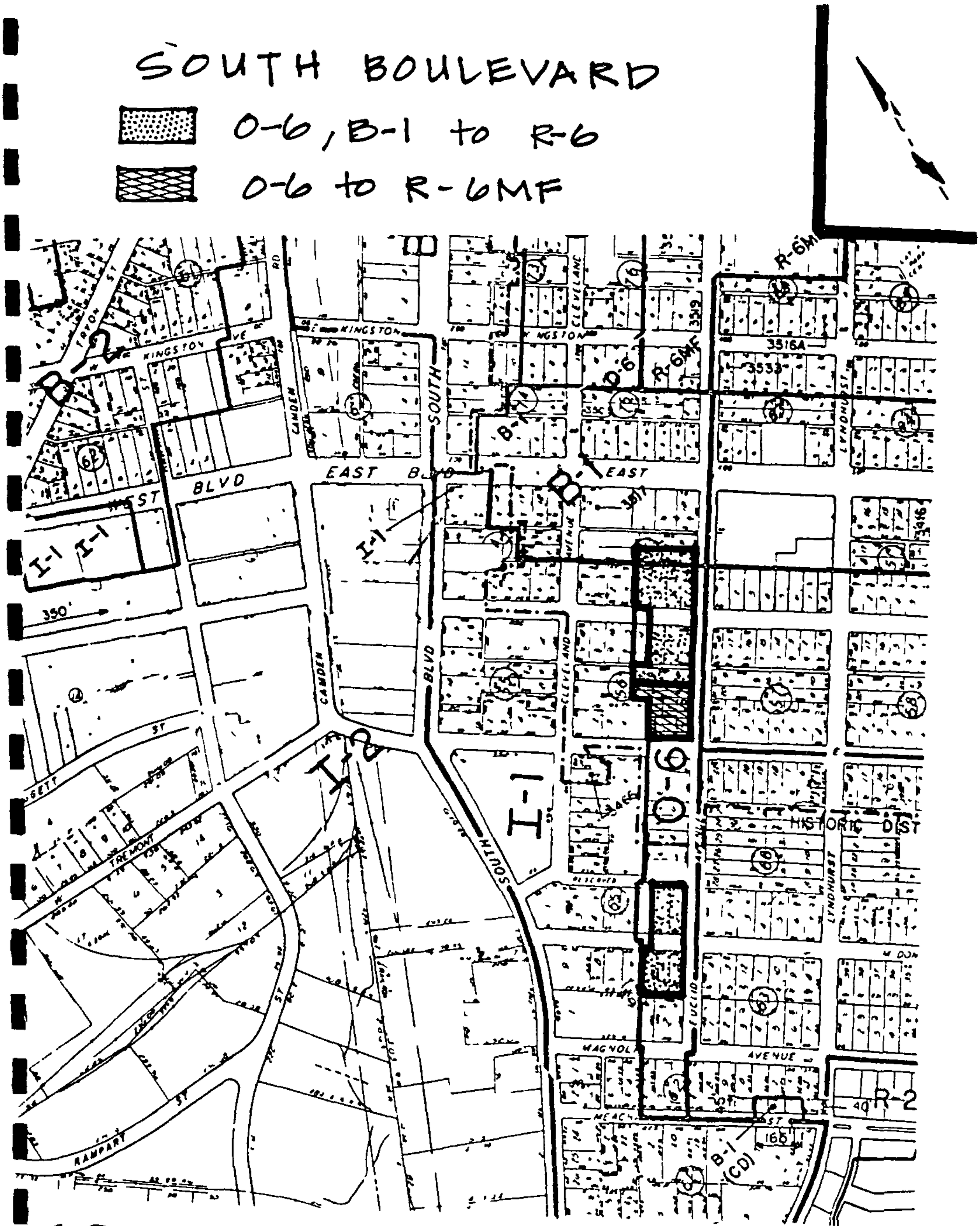
ZONING MAP NO. 102 & 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

SOUTH BOULEVARD

0-6, B-1 to R-6

0-6 to R-6MF



Petition No. 89-105

This petition provides for the rezoning of 8.65 acres located along South Boulevard, Cleveland Avenue, Worthington Avenue, and Tremont Avenue. These properties are currently zoned I-1 and are proposed to be rezoned to B-1.

The existing land use for the subject properties is predominantly a mixture of business and office. These uses have encroached into the edge of the Dilworth Neighborhood due to improper I-1 zoning. The South Boulevard Special Project Plan recommends area businesses be neighborhood related and their advance further into Dilworth be halted. The B-1 zoning will allow for the limiting in intensity of business uses in this area.

This petition, if approved, will create eight nonconforming uses. All eight of these uses are business related and would need either a B-2 or I-1 zoning to be conforming.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-105

Date Filed September 29, 1989

Received By MC M

OFFICE USE ONLY

Ownership Information

Property Owner See Attached List

Owner's Address See Attached List

Date Property Acquired N/A

Tax Parcel Number See Attached List

Location Of Property (address or description) These properties are generally bounded by East Boulevard, South Boulevard, E. Tremont Ave., and Euclid Avenue.

Description Of Property

Size (Sq Ft Acres) 8.65 acres Street Frontage (ft)

Current Land Use These properties are primarily residential, office, and business uses.

Zoning Request

Existing Zoning I-1 Requested Zoning B-1

Purpose of Zoning Change To follow the recommendations of the South Boulevard Special Project Plan approved by City Council in February of 1987.

Name Of Agent

Agent s Address

Telephone Number

Charlotte-Mecklenburg Planning Commissio

Name of Petitioner(s)

600 E. Fourth Street

Address of Petitioner(s)

336-2205

Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-105 HEARING DATE October 30, 1989

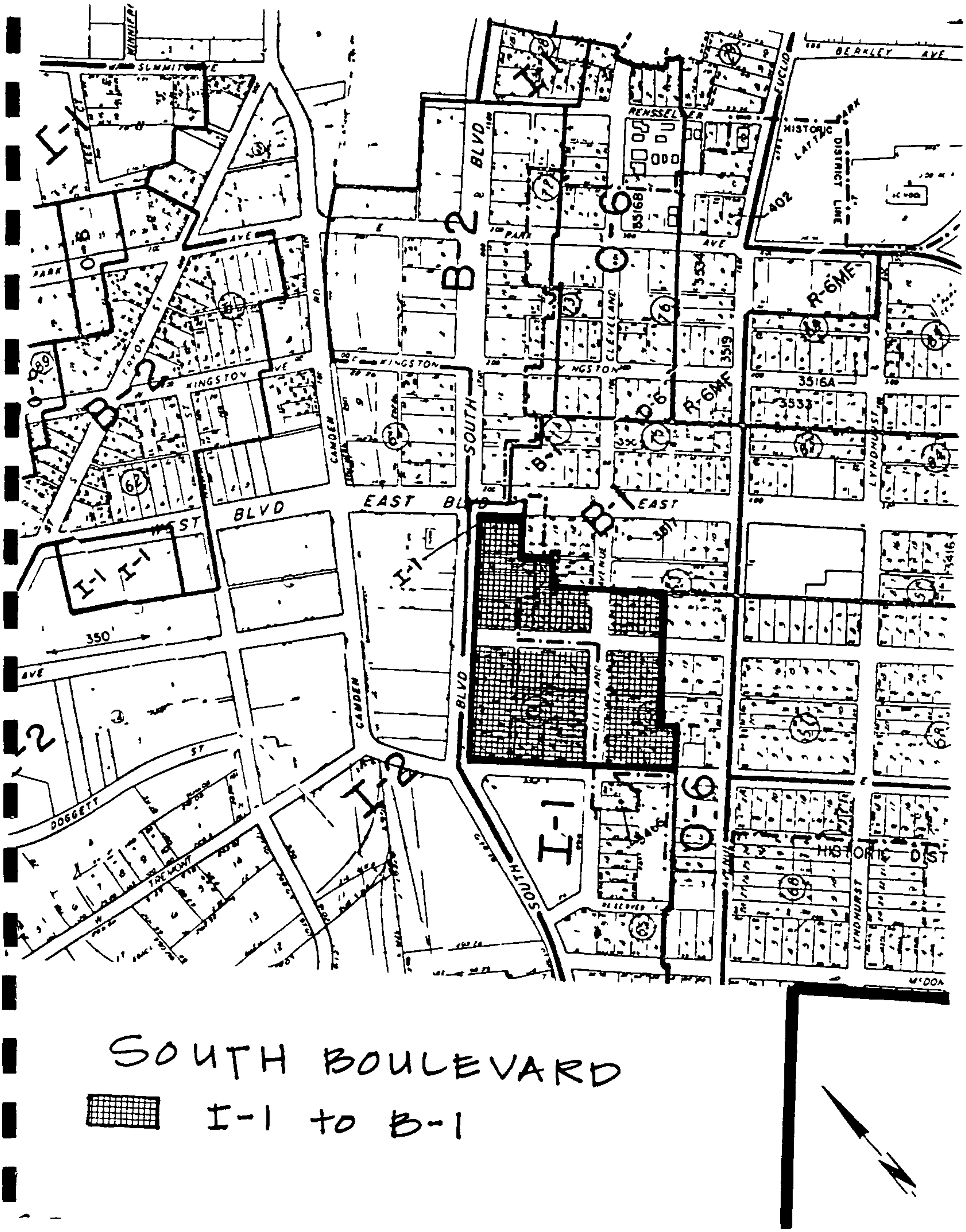
ZONING CLASSIFICATION, EXISTING I-1 REQUESTED B-1

LOCATION Approximately 8.65 acres located on the easterly side of South Boulevard bounded by East Boulevard to the north and E. Tremont Avenue to the south, also property 300 feet south of East Boulevard along both sides of Cleveland Avenue extending to E. Tremont Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



SOUTH BOULEVARD

I-1 to B-1

Petition No. 89-106

This petition involves the rezoning of approximately 6.2 acres along the eastern side of South Boulevard, Cleveland Avenue, and McDonald Avenue. This proposal requests a zoning change from I-1 to less intensive O-6 and B-2 zones.

The existing land uses of these properties range from single family homes to a printing company and an office development.

The Planning Commission has recommended rezoning the Colorcraft Printing Company, a plant nursery with greenhouses, and a restaurant/bar to B-2. Also recommended are rezoning the Atherton Office development and several small parcels along McDonald Avenue to O-6 to better reflect their existing or desired uses.

This petition does not create any nonconforming uses.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-106
Date Filed September 29, 1989
Received By [illegible]
OFFICE USE ONLY

Ownership Information

Property Owner See Attached List

Owner's Address See Attached List

Date Property Acquired N/A

Tax Parcel Number See Attached List

Location Of Property (address or description) These properties are generally bounded by South Boulevard, E. Tremont, Euclid, and Magnolia Avenues.

Description Of Property

Size (Sq Ft -Acres) 6.2 ± acres Street Frontage (ft)

Current Land Use These proprties are an assortment of various residential, office, and business uses.

Zoning Request

Existing Zoning I-1 Requested Zoning O-6, B-2

Purpose of Zoning Change To follow the recommendations of the South Boulevard Special Project Plan approved by City Council in February of 1987.

Name Of Agent

Agent s Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 E. Fourth Street
Address of Petitioner(s)

336-2205
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

c R.I.D. 40

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-106 HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING I-1 REQUESTED O-6 & B-2

LOCATION Approximately 6.2 acres located on the southeasterly corner of South Boulevard and E. Tremont Avenue and along the easterly side of Cleveland Avenue, bounded by E. Tremont Avenue to the north and extending to the south side of McDonald Avenue.

SEE ATTACHED MAP

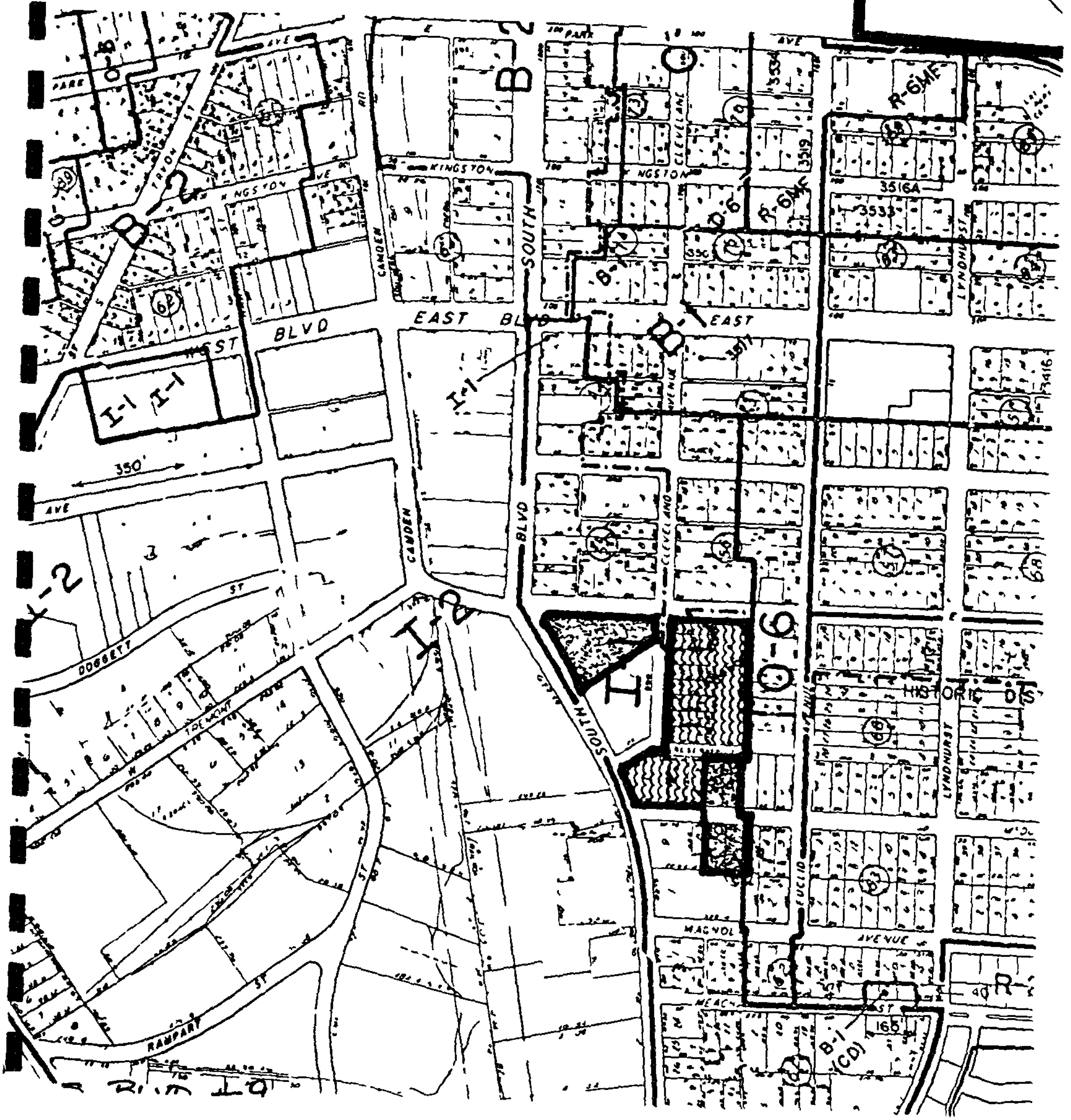
ZONING MAP NO. 102 & 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

SOUTH BOULEVARD

I-1 to O-6

I-1 to B-2



PRE-HEARING STAFF ANALYSIS
Rezoning Petitions 89-107 through 89-116
Thomasboro-Hoskins Special Project Plan

BACKGROUND

The Thomasboro-Hoskins Special Project Plan was adopted on October 17, 1988. One of the major issues described in that plan is that of inappropriate zoning in the study area. Much of the existing zoning survives from the original zoning of the City in the early 1960's and is consequently out-of-date and inappropriate for the area's future. The proposed rezonings below attempt to correct these errors and stabilize residential areas or address poor edge relationships. Many merely make zoning consistent with existing land use.

PETITION NO. 89-107

This petition totals 12.87 acres and involves two sites; one is on the north side of I-85 immediately west of Rozzelles Ferry Road and the second is four blocks north of there on the west side of Gossett Avenue. The first is zoned I-1 and the second, I-2.

The site along I-85 is vacant and is surrounded by property zoned R-6, most of which is occupied by single family residences. The I-2 site is adjacent to the Hoskins Mill project and is made up of four single family homes. Other adjacent uses are a church to the east and single family homes to the south.

The site along I-85 is not appropriate for industrial use as it has no access to a thoroughfare except through single family areas and surrounding uses are all single family residences.

The I-2 site is also surrounded by residential uses and the zoning is inconsistent with the existing uses, which are expected to remain for the foreseeable future.

*Subject to further refinement following public hearing.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-107
Date Filed September 29, 1989
Received By MCM
OFFICE USE ONLY

Ownership Information

Property Owner See Attached

Owner's Address See Attached

Date Property Acquired N/A

Tax Parcel Number See Attached

Location Of Property (address or description) Property generally located between Cromer Street, I-85, the Piedmont Northern Railroad Line and CSX Rail Line and four lots fronting on Gossett Avenue between Goff Street and Hoskins Road.

Description Of Property

Size (Sq Ft -Acres) 12.87 acres Street Frontage (ft)

Current Land Use Property south of Cromer Street is vacant. Four lots on Gossett Avenue have single family homes.

Zoning Request

Existing Zoning I-1 and I-2 Requested Zoning R-6

Purpose of Zoning Change To bring property into conformance with recommendations in the Thomasboro-Hoskins Special Project Plan adopted by City Council in October 1988.

Name Of Agent

Agent s Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 E. Fourth Street
Address of Petitioner(s)

336-2205
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

Thomasboro-Hoskins Special Project Plan #1

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-107 HEARING DATE October 30, 1989

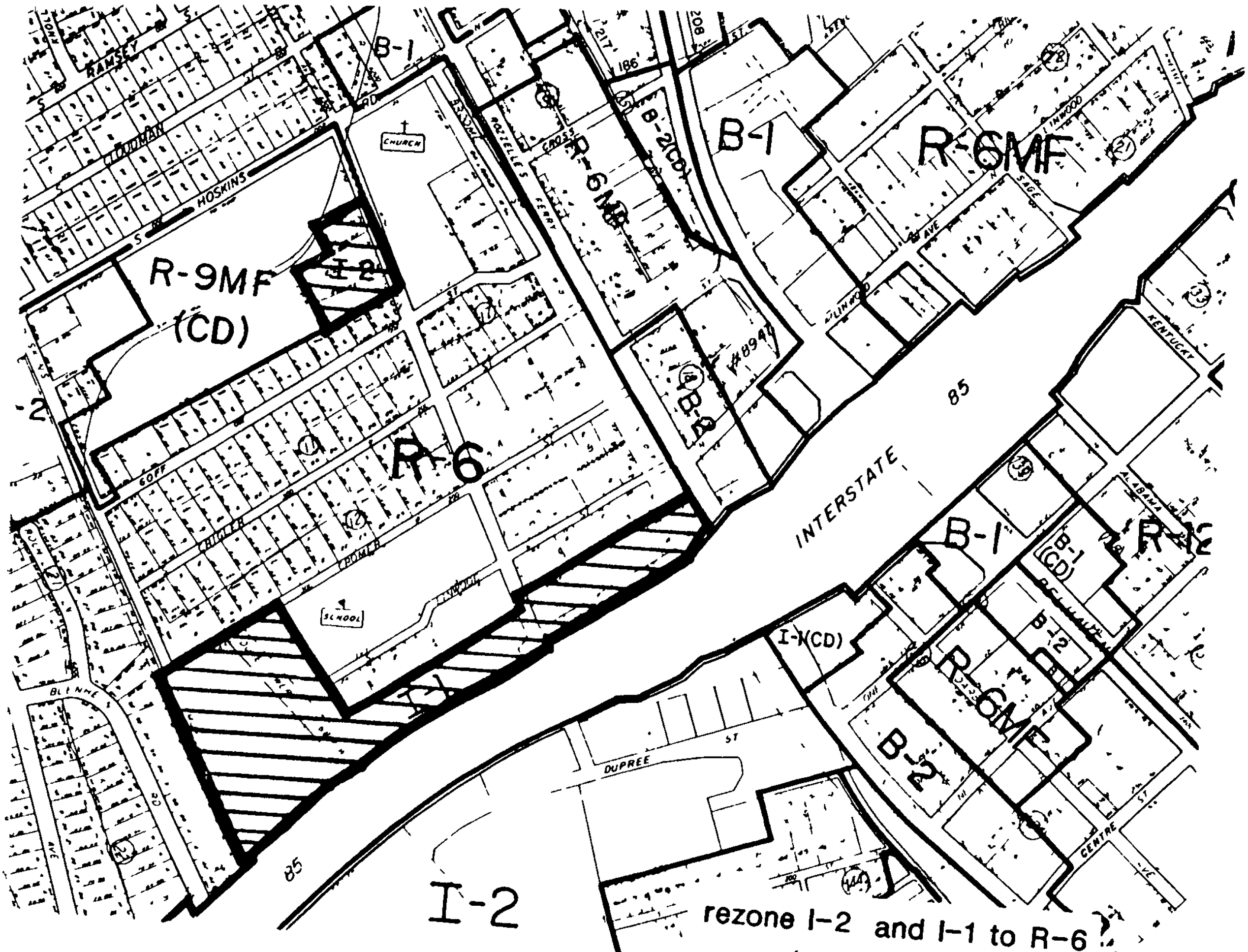
ZONING CLASSIFICATION, EXISTING I-1 & I-2 REQUESTED R-6

LOCATION Approximately 12.87 acres located on the south side of Cromer Street at Hoskins Road and extending south to I-85, property along I-85 extending from Piedmont Northern Railroad Line to Seaboard Airline Railroad right-of-way, and property on the westerly side of Gossett Avenue between S. Hoskins Road and Goff Street.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


RAMSEY
CLOUDMAN
HOSKINS
CHURCH
B-1
R-9MF
(CD)
R-6MF
B-2(CD)
B-1
R-6MF
LINWOOD
SAGE
AVE
KENTUCKY
85
INTERSTATE
R-6
GOFF
CHILLER
SCHOOL
B-1
B-1
(CD)
ALABAMA
I-1(CD)
R-6MF
B-2
DUPREE
ST
CENTRE
ST
85
I-2
rezone I-2 and I-1 to R-6

PETITION NO. 89-108

This site (8.2 acres) consists of lots one block deep on the east side of Rozzelles Ferry Road generally between Hoskins Road and I-85. Four lots are proposed to be rezoned from B-2 to R-6 and 25 lots from R-6MF to R-6. Existing uses are all single family homes with the exception of two duplexes, one industrial use and three vacant lots.

Surrounding uses are residential and religious on the west side of Rozzelles Ferry, commercial on the north end of the site, a mixture of commercial and vacant to the east and a mix of uses to the south.

This petition will make the zoning of the area consistent with existing uses and enhance the stability of this residential neighborhood, preserving important affordable housing resources.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-108
Date Filed September 29, 1989
Received By DCM

OFFICE USE ONLY

Ownership Information

Property Owner See Attached

Owner's Address See Attached

Date Property Acquired N/A

Tax Parcel Number See Atttached

Location Of Property (address or description) Property generally located in the block between Rozzelles Ferry Road, Woodman Avenue, N. Linwood Avenue, and N. Hoskins Road.

Description Of Property

Size (Sq Ft Acres) 8.2 acres Street Frontage (ft)

Current Land Use Single family homes

Zoning Request

Existing Zoning R-6MF, B-2 Requested Zoning R-6

Purpose of Zoning Change To bring property into conformance with recommendations of Thomasboro-Hoskins Special Project Plan adopted by City Council in October 1988.

Name Of Agent

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

Agent's Address

600 E. Fourth Street
Address of Petitioner(s)

Telephone Number

336-2205
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

Thomasboro-Hoskins Special Project Plan #2

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-108 HEARING DATE October 30, 1989

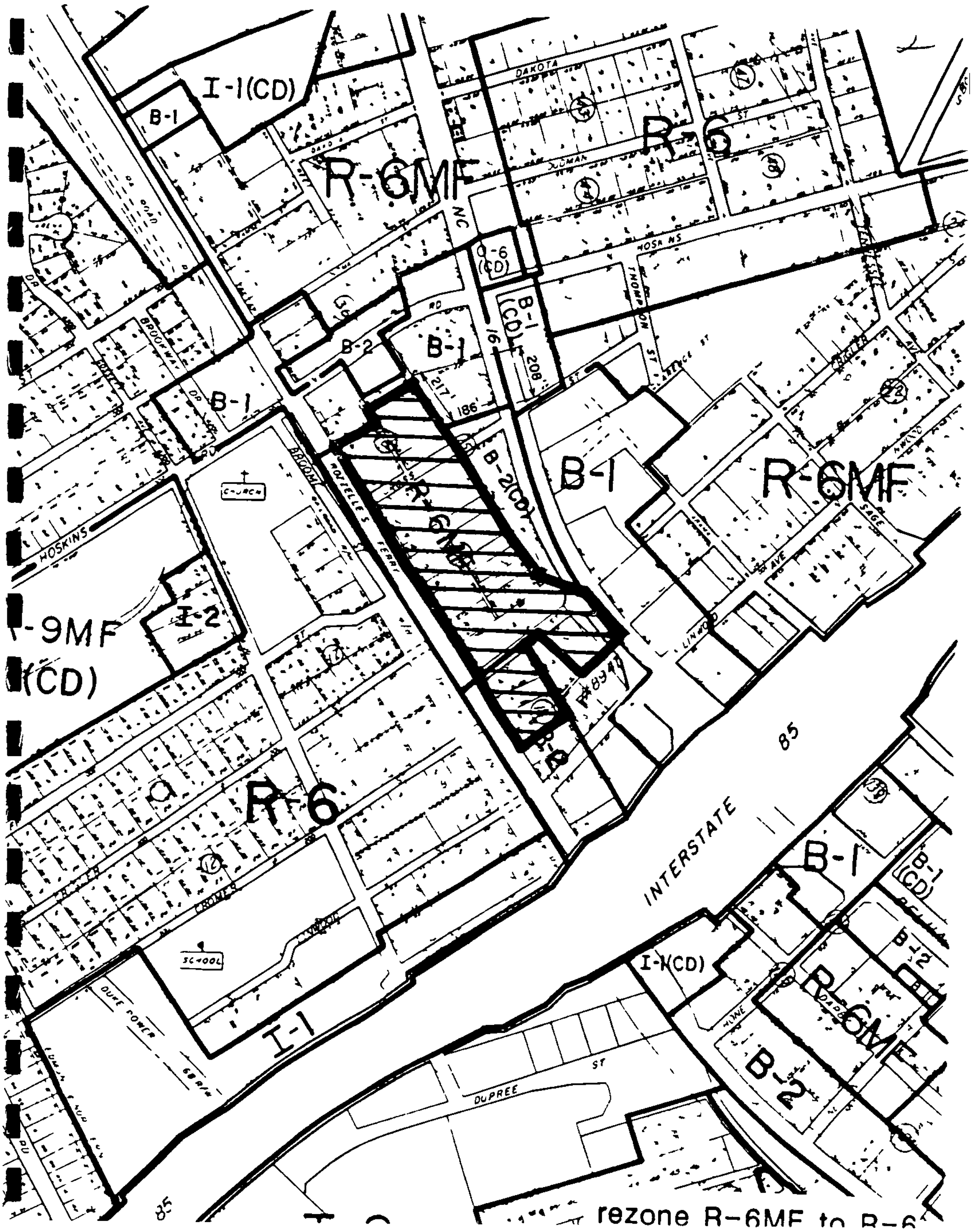
ZONING CLASSIFICATION, EXISTING R-6MF & B-2 REQUESTED R-6

LOCATION Approximately 8.2 acres located on the easterly side of Rozzelles Ferry Road between N. Hoskins Road and N. Linwood Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


I-1(CD)
B-1
R-6MF
DAKOTA
R-6
SUMAN
HOSKINS
O-6 (CD)
B-1 (CD)
B-2
B-1
217'
186'
208'
THOMPSON
B-1
B-2(CD)
B-1
R-6MF
CHURCH
HOSKINS
BROOM
NOZELLES FERRY
I-2
I-9MF (CD)
R-6
SAGE
AVE
LINWOOD
85
INTERSTATE
B-1
B-1 (CD)
B-2
I-1(CD)
R-6MF
B-2
SCHOOL
DUKE POWER
I-1
DUPREE
ST
85
rezone R-6MF to R-6

PETITION NO. 89-109

This petition concerns nine lots (6.81 acres) on the south side of South Hoskins Road at Hoskins Avenue. Existing zoning is B-2 and I-2 and proposed zoning is B-1. Existing uses are commercial, industrial, vacant lots and two single-family homes. When rezoned, the two industrial sites will become legally nonconforming uses.

Surrounding uses are residential except for an office/commercial area west of Morgan Street.

The existing B-2 and I-2 allow for uses which are too intense to be compatible with neighboring residential areas.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-109
Date Filed September 29, 1989
Received By [illegible]
OFFICE USE ONLY

Ownership Information

Property Owner See Attached

Owner's Address See Attached

Date Property Acquired N/A

Tax Parcel Number See Attached

Location Of Property (address or description) I-2 and B-2 zoned property generally located on the east side of Hoskins Road and south of Hoskins Mill near the intersection of Hoskins Road and Hovis Road and between Hoskins Road and Goff Street.

Description Of Property

Size (Sq Ft Acres) 6.81 acres Street Frontage (ft)

Current Land Use B-2 zoned area has a convenience store. I-2 area north of Piedmont Northern rail line consists of two houses, neighborhood convenience stores, and vacant land. I-2 area south of rail line consists of convenience store, Trucking Company, and vacant warehouse.

Zoning Request

Existing Zoning I-2 and B-2 Requested Zoning B-1

Purpose of Zoning Change To bring property into conformance with recommendations of Thomasboro-Hoskins Special Project Plan adopted by City Council in October 1988.

Name Of Agent

Charlotte-Mecklenburg Planning Commissio-
Name of Petitioner(s)

Agent s Address

600 E. Fourth Street
Address of Petitioner(s)

Telephone Number

336-2205
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

Thomasboro-Hoskins Special Project Plan #3

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-109 HEARING DATE October 30, 1989

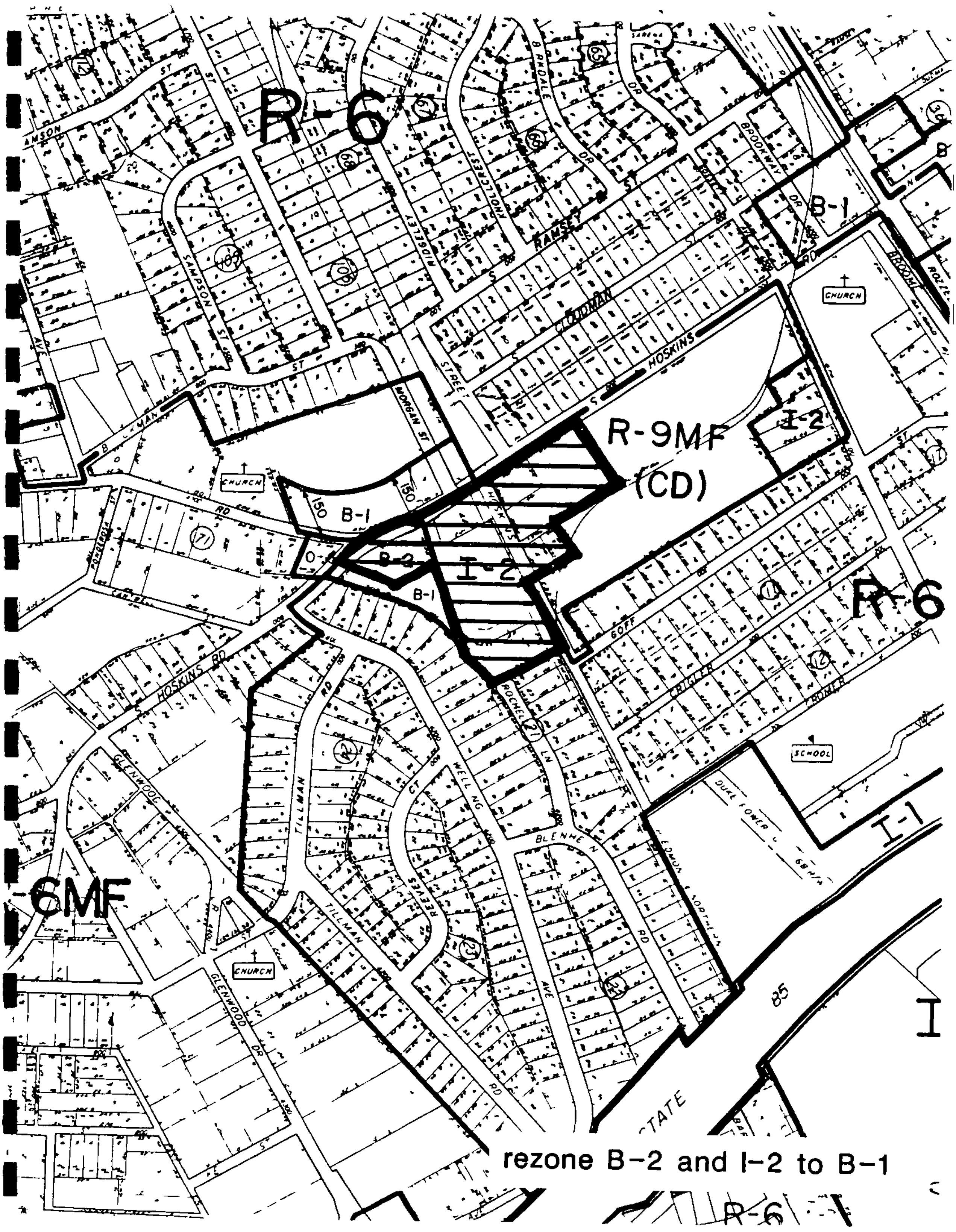
ZONING CLASSIFICATION, EXISTING I-2 & B-2 REQUESTED B-1

LOCATION Approximately 6.81 acres located on the southerly side of S. Hoskins Road between Hoskins Mill and the intersection of Hovis Road and Hoskins Road.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


R-6
B-1
R-9MF
(CD)
I-2
R-6
I-1
I
R-6
rezone B-2 and I-2 to B-1
SAMPSON ST
RIDGELEY
KNOLLCREST
RAMSEY
BROOKWAY
BROOM
CLOODMAN
HOSKINS
MORGAN ST
STREET
CHURCH
150
B-1
B-2
I-2
B-1
GOFF
CRIGLER
SCHOOL
HOSKINS RD
GLENWOOD
TILLMAN
REEVES
BLENHEIM
DUKE POWER
85
STATE

PETITION NO. 89-110

This petition includes a total of 95.48 acres separated over a relatively large area generally north of I-85 and east of Rozzelles Ferry Road. I-1 and R-6MF areas are proposed to be rezoned to R-6. The I-1 sites are on the periphery of this residential neighborhood and are currently vacant. The R-6MF sites are predominantly single family residential with a few duplexes and mobile homes interspersed.

The vacant I-1 parcels are bordered by residential uses on one side and industrial on the other. The three R-6MF areas are bounded by a variety of land uses.

The R-6MF to R-6 rezonings will make the zoning consistent with existing land uses. The I-1 to R-6 rezonings will create a buffer for the existing residential and allow Stewart Creek to act as a natural buffer for a large portion of the area to be rezoned.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-110
Date Filed September 29, 1989
Received By [illegible]
OFFICE USE ONLY

Ownership Information

Property Owner See Attached

Owner's Address See Attached

Date Property Acquired N/A

Tax Parcel Number See Attached

Location Of Property (address or description) Property generally located between I-85, Lawton Road, Rozzelles Ferry Road and Stuart Creek.

Description Of Property

Size (Sq Ft -Acres) 95.48 acres Street Frontage (ft)

Current Land Use I-1 property is vacant and R-6MF property is predominantly single family.

Zoning Request

Existing Zoning I-1 and R-6MF Requested Zoning R-6

Purpose of Zoning Change To bring property into conformance with recommendations of Thomasboro-Hoskins Special Project Plan adopted by City Council in October 1988.

Name Of Agent

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

Agent s Address

600 E. Fourth Street
Address of Petitioner(s)

Telephone Number

336-2205
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

Thomasboro-Hoskins Special Project Plan # 4

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-110 HEARING DATE October 30, 1989

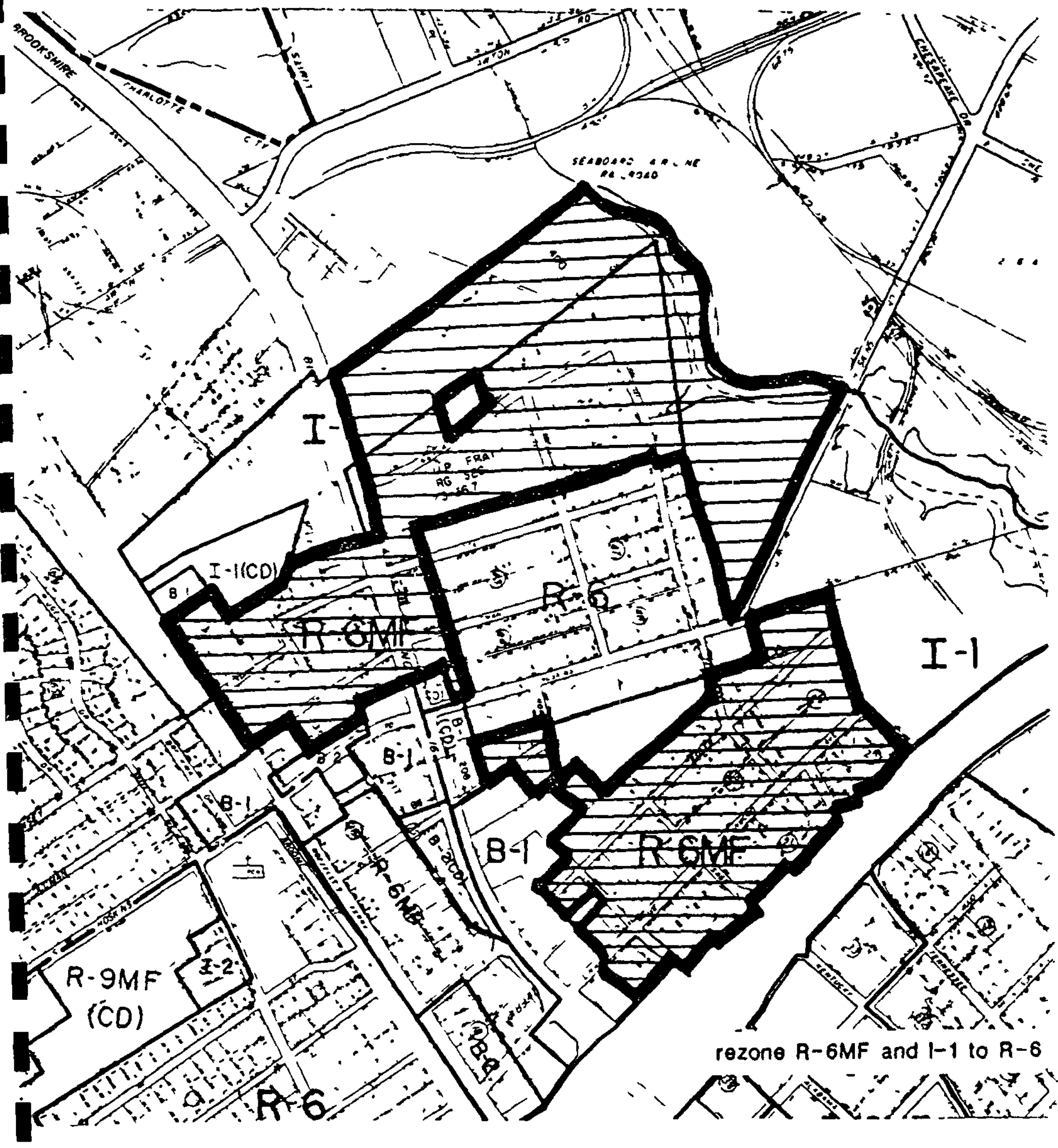
ZONING CLASSIFICATION, EXISTING I-1 & R-6MF REQUESTED R-6

LOCATION Approximately 95.48 acres located north of I-85, south of Lawton Road, east of N.C. 16, and west of Stuart Creek.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



rezone R-6MF and I-1 to R-6

PETITION NO. 89-111

This petition includes a total of 10.42 acres located generally between Brookshire Boulevard and Rozzelles Ferry Road, south of Nelson Avenue. The proposal is to rezone from I-2 to I-1. Current land uses include four homes, a wrecker/towing storage yard, contractor's office, a shopping center, open equipment storage yards, and metal fabrication shops. Depending on interpretation by the Zoning Administrator, several of these uses may become legally nonconforming as a result of this rezoning. Surrounding land uses to the east (across Belhaven Boulevard) are some single family residences and vacant land zoned R-6MF, B-2 and I-2. West of the site, Odum Avenue and the railroad bound part of the rezoning with single family homes bordering the remainder. Single family homes and a church are on the north side of the majority of the site. Commercial uses are north of the shopping center.

This rezoning would reduce the intensity of permitted uses in this highly visible entrance to the central city.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-111

Date Filed September 22, 1989

Received By [illegible]

OFFICE USE ONLY

Ownership Information

Property Owner See Attached

Owner's Address See Attached

Date Property Acquired N/A

Tax Parcel Number See Attached

Location Of Property (address or description) Property generally located between

N.C. 16, Odum Avenue, Nelson Avenue, and Belhaven Boulevard.

Description Of Property

Size (Sq Ft -Acres) 10.42 acres

Street Frontage (ft.)

Current Land Use Westfield Shopping Center at corner of Nelson and Brookshire.

Two metal and stamp manufacturing plants along Centre Street and several contractor offices along Darby Avenue.

Zoning Request

Existing Zoning I-2

Requested Zoning I-1

Purpose of Zoning Change To bring property into conformance with recommendations of

Thomasboro-Hoskins Special Project plan adopted by City Council in October 1988.

Name Of Agent

Agent s Address

Telephone Number

Charlotte-Mecklenburg Planning Commissio

Name of Petitioner(s)

600 E. Fourth Street

Address of Petitioner(s)

336-2205

Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

Thomasboro-Hoskins Special Project Plan #5

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-111 HEARING DATE October 30, 1989

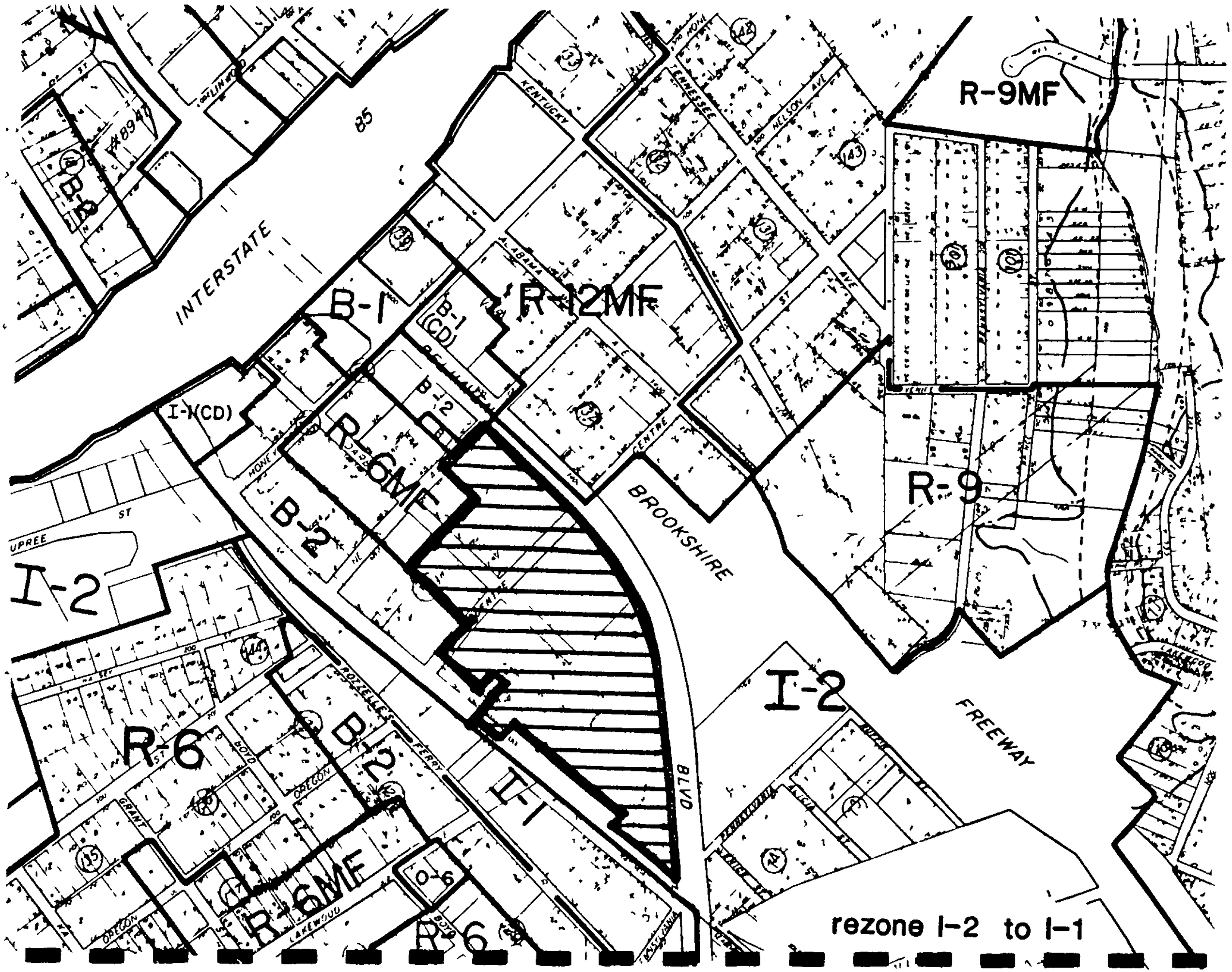
ZONING CLASSIFICATION, EXISTING I-2 REQUESTED I-1

LOCATION Approximately 10.42 acres located at the intersection of Belhaven Boulevard and Odum Avenue extending in a northerly direction to Nelson Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


R-9MF
R-9
R-12MF
B-1
B-1 (CD)
B-2
R-6MF
I-1(CD)
I-2
I-1
R-6
O-6
INTERSTATE
85
FREEWAY
BROOKSHIRE
BLVD
KENTUCKY
TENNESSEE
NELSON AVE
ALABAMA
CENTRE
ROZELLE'S FERRY
BOYD
OREGON
GRANT
LAKEWOOD
UPREE
rezone I-2 to I-1

PETITION NO. 89-112

This site is on the west side of Rozzelles Ferry Road south of Halsey Street and contains 7 lots totaling 2.82 acres. The lots are currently zoned B-2; B-1 is proposed. Existing uses are several businesses, single family homes and vacant lots. An existing lounge is already nonconforming due to its proximity to residences. This rezoning will not create any additional nonconforming uses. Surrounding uses are generally residential with some commercial/light industrial across Rozzelles Ferry Road.

This petition will make the zoning consistent with existing land uses and preclude more intensive commercial uses from impacting the adjacent neighborhood.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-112
Date Filed September 29, 1989
Received By [illegible]
OFFICE USE ONLY

Ownership Information

Property Owner See Attached

Owner's Address See Attached

Date Property Acquired N/A

Tax Parcel Number See Attached

Location Of Property (address or description) Properties fronting along the southside of Rozzelles Ferry Road between Halsey Street and Lakewood.

Description Of Property

Size (Sq Ft -Acres) 2.82 acres Street Frontage (ft)

Current Land Use Couple of convenience stores, single family homes and vacant lot.

Zoning Request

Existing Zoning B-2 Requested Zoning B-1

Purpose of Zoning Change To bring property into conformance with recommendations of Thomasboro-Hoskins Special Project Plan adopted by City Council in October 1988.

Name Of Agent

Charlotte-Mecklenburg Planning Commissi
Name of Petitioner(s)

Agent's Address

600 E. Fourth Street
Address of Petitioner(s)

Telephone Number

336-2205
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

Thomasboro-Hoskins Special Project Plan #6

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-112 HEARING DATE October 30, 1989

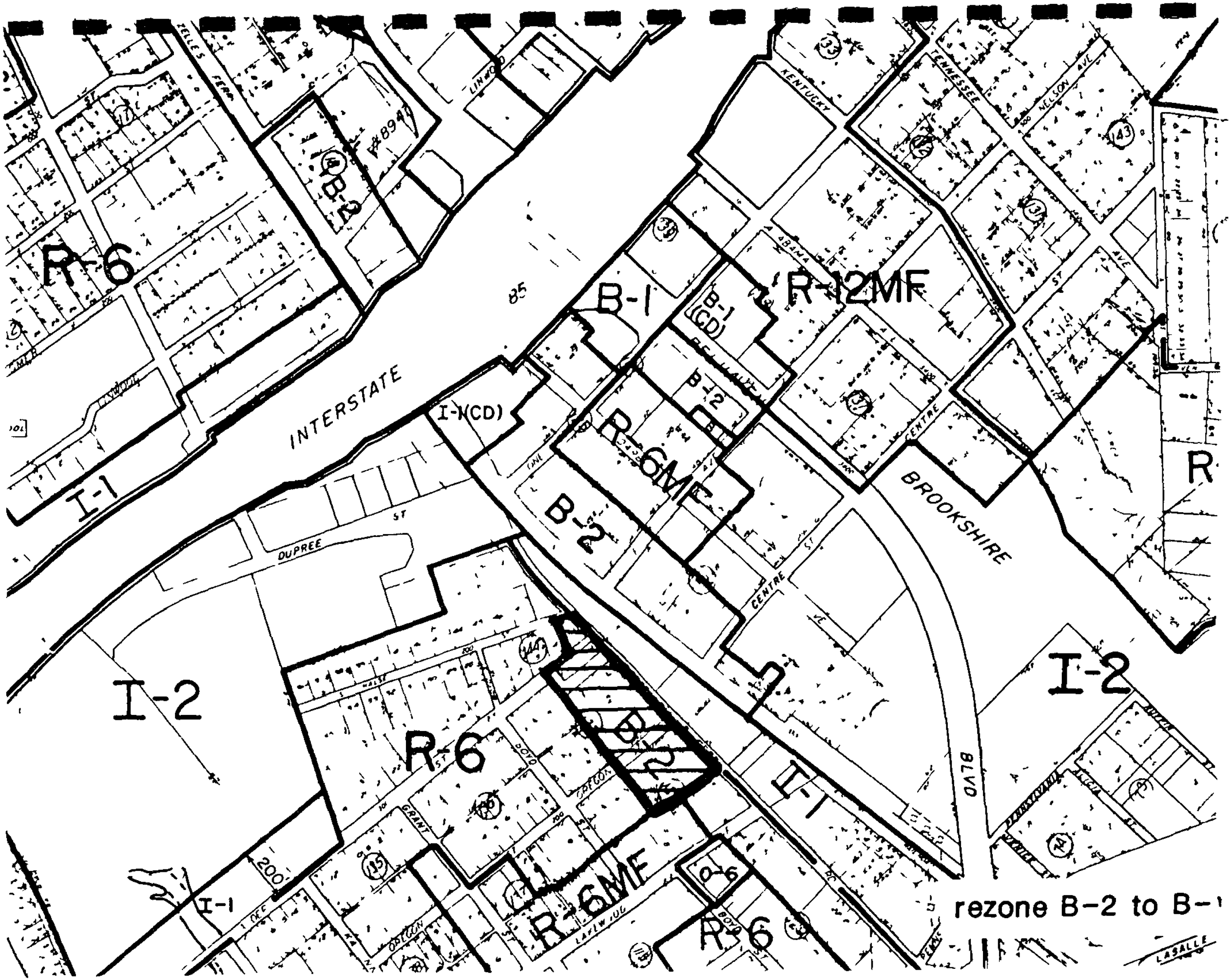
ZONING CLASSIFICATION, EXISTING B-2 REQUESTED B-1

LOCATION Approximately 2.82 acres located along the southerly side of Rozzelles Ferry Road extending north of Lakewood Avenue to Halsey Street.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


R-6
B-2
#894
LINWOOD
KENTUCKY
TENNESSEE
NELSON AVE
B-1
B-1 (CD)
R-12MF
ALABAMA
85
INTERSTATE
I-1(CD)
B-2
R-6MF
CENTRE
BROOKSHIRE
BLVD
I-1
I-2
DUPREE
R-6
GRANT
OREGON
BOYD
R-6MF
O-6
R-6
I-1
200
LAFLIN
LASALLE
rezone B-2 to B-1

PETITION NO. 89-113

This proposal is to change an R-6MF area of 14.05 acres to R-6. The site is irregularly shaped but is centered on Lakewood Avenue and Jones Street, west of Rozzelles Ferry Road. Existing land uses are primarily single family but include a number of duplexes and one quadraplex which will become legally nonconforming after this rezoning. Surrounding uses are a mixture of residential types.

This rezoning will bring the zoning and existing land use more in line and will limit residential densities to those already in place.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-113
Date Filed September 29, 1989
Received By [illegible]
OFFICE USE ONLY

Ownership Information

Property Owner See Attached

Owner's Address See Attached

Date Property Acquired N/A

Tax Parcel Number See Attached

Location Of Property (address or description) Property generally located between Rozzelles Ferry Road, Marietta Street, Lander Street, and Ramona Street.

Description Of Property

Size (Sq Ft -Acres) 14.05 acres Street Frontage (ft)

Current Land Use Several single family homes, one quadraplex and several duplexes.

Zoning Request

Existing Zoning R-6MF Requested Zoning R-6

Purpose of Zoning Change To bring property into conformance with recommendations of Thomasboro-Hoskins Special Project Plan adopted by City Council in October 1988.

Name Of Agent

Charlotte-Mecklenburg Planning Commissic
Name of Petitioner(s)

Agent s Address

600 E. Fourth Street
Address of Petitioner(s)

Telephone Number

336-2205
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

Thomasboro-Hoskins Special Project Plan #7

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-113 HEARING DATE October 30, 1989

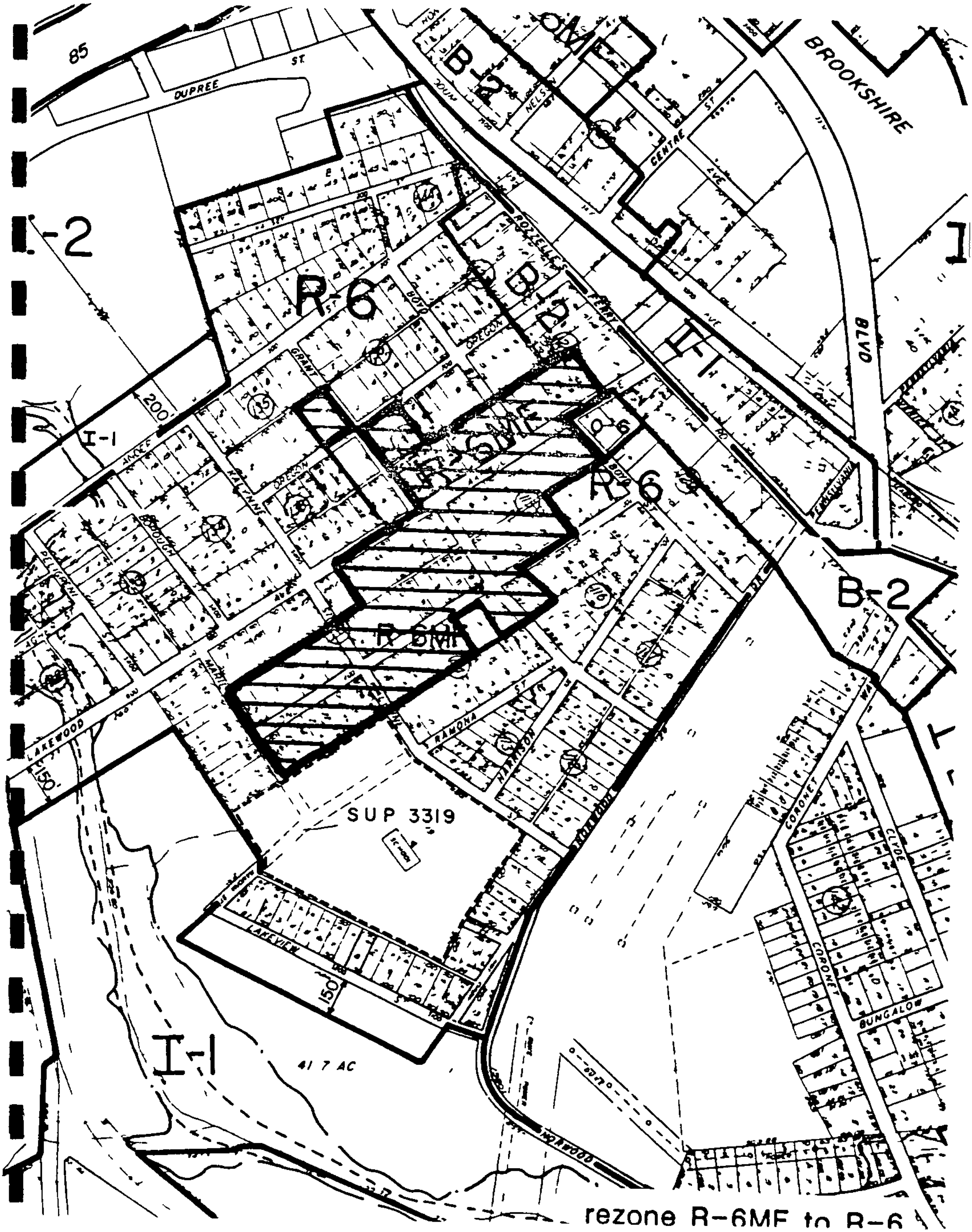
ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED R-6

LOCATION Approximately 14.05 acres along both sides of Jones Street between Marietta Street and Boyd Street, along both sides of Lakewood Avenue between Kalynne Street and Rozzelles Ferry Road, and property located on the northwest and southwest corners of Grant and Oregon Streets.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



rezone R-6MF to R-6

PETITION NO. 89-114

This site is irregularly shaped but is centered on Hovis Road at Bradford Drive.

This large (50.1 acres) rezoning proposal would change the area from R-6MF to R-6. Existing uses are single family residential with the exception of a duplex or two. Surrounding uses are primarily residential, with a few commercial/office uses along major streets.

This proposal will bring the zoning of the area into conformance with existing land uses and the adopted plan.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-119

Date Filed September 29, 1989

Received By

OFFICE USE ONLY

Ownership Information

Property Owner See Attached

Owner's Address See Attached

Date Property Acquired N/A

Tax Parcel Number See Attached

Location Of Property (address or description) R-6MF zoned property generally located south of Catalpa Lane between Interurban Avenue and the intersection of Hovis Road and Hoskins Road and north of Montcalm Street, Saratoga and Cantwell.

Description Of Property

Size (Sq Ft Acres) 50.1 acres

Street Frontage (ft)

Current Land Use Predominantly single family homes and some churches.

Zoning Request

Existing Zoning R-6MF

Requested Zoning R-6

Purpose of Zoning Change To bring property into conformance with Thomasboro-Hoskins Special Project Plan adopted by City Council in October 1988.

Name Of Agent

Charlotte-Mecklenburg Planning Commissic

Name of Petitioner(s)

Agent's Address

600 E. Fourth Street

Address of Petitioner(s)

Telephone Number

336-2205

Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

Thomasboro-Hoskins Special Project Plan #8

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-114 HEARING DATE October 30, 1989

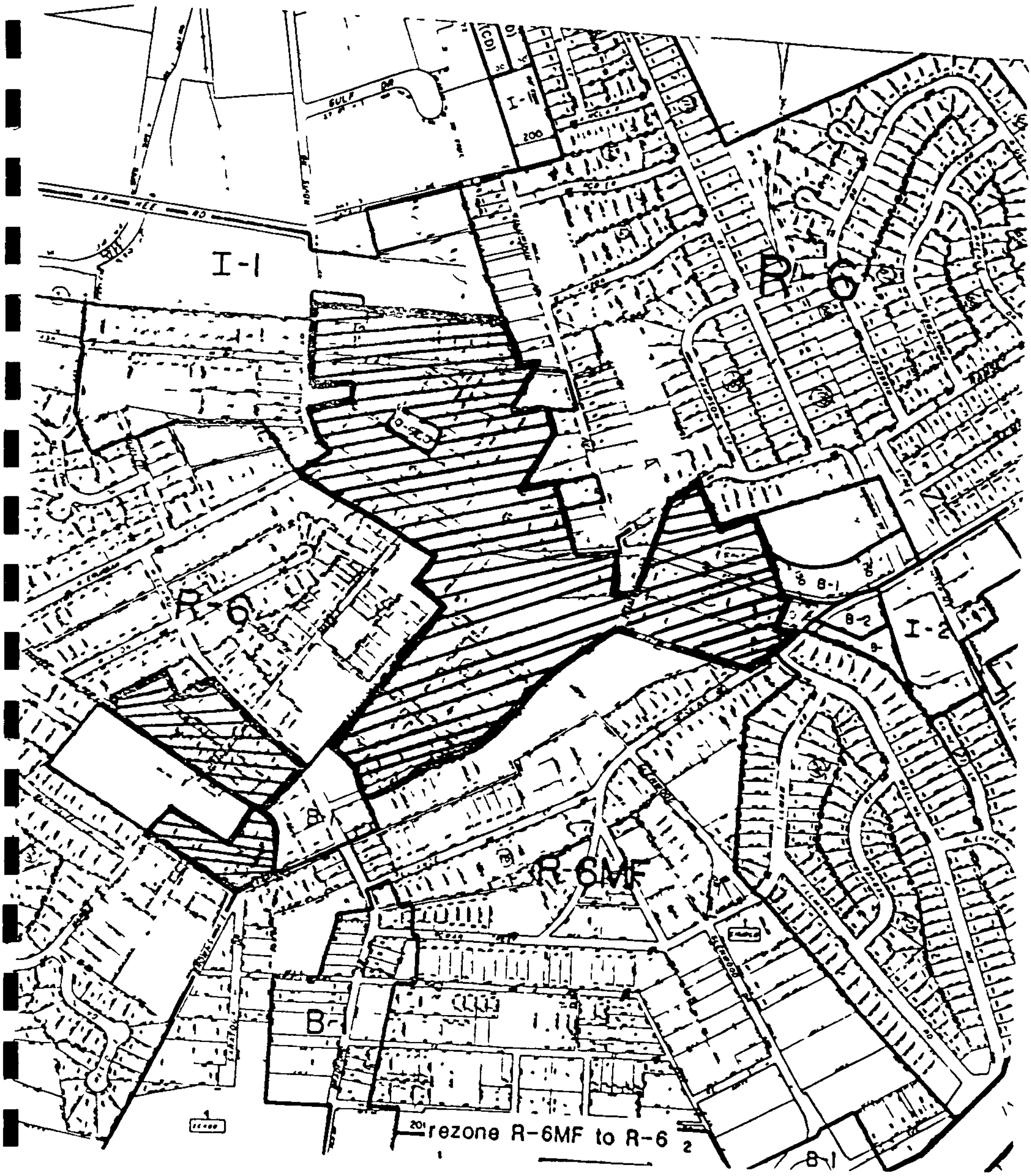
ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED R-6

LOCATION Approx. 50.1 acres located along both sides of Hovis Rd. between Hoskins Rd. and Tar Heel Rd. and extending in a southerly direction along Bradford Dr., property south of Willard St. east of Lewiston Ave., property at the intersection of Montcalm St. and Saratoga Dr., and property west of of the intersection of S. Hoskins Rd. and Hovis Rd. between Cantwell St. and Blackmon St.

SEE ATTACHED MAP

ZONING MAP NO. 80 & 87 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


I-1
R-6
R-6
R-6MF
B
B-1
B-2
I-2
I-1
200
rezone R-6MF to R-6

PETITION NO. 89-115

This 75.2 acre area is located on the south side of the previous site and extending south to Lynn Street and Welling Avenue. Rezonings from R-6MF and B-1 to R-6 are proposed.

Existing uses are single family homes with a few duplexes. The current B-1 lot is vacant. Multi-family uses in the area have been excluded from this rezoning.

Surrounding uses are residential except for commercial uses fronting on Bradford Drive and one industrial use on the south side of the site.

These rezonings will make the zoning conform to existing uses and protect the area from more intense development.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No. 89-115
Date Filed September 29, 1989
Received By MCM
OFFICE USE ONLY

Ownership Information

Property Owner See Attached

Owner's Address See Attached

Date Property Acquired N/A

Tax Parcel Number See Attached

Location Of Property (address or description) Property generally located south of Saratoga Street, between Browns Avenue, Freedom Drive, Bradford Street, I-85 Service Road and Marmon Road.

Description Of Property

Size (Sq Ft Acres) 57.25 acres Street Frontage (ft)

Current Land Use Predominantly single family homes and churches.

Zoning Request

Existing Zoning R-6MF Requested Zoning R-6

Purpose of Zoning Change To bring property into conformance with recommendations of Thomasboro-Hoskins Special Project Plan adopted by City Council in October 1988.

Name Of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commissio
Name of Petitioner(s)

600 E. Fourth Street
Address of Petitioner(s)

336-2205
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

Thomasboro-Hoskins Special Project Plan #9

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-115 HEARING DATE October 30, 1989

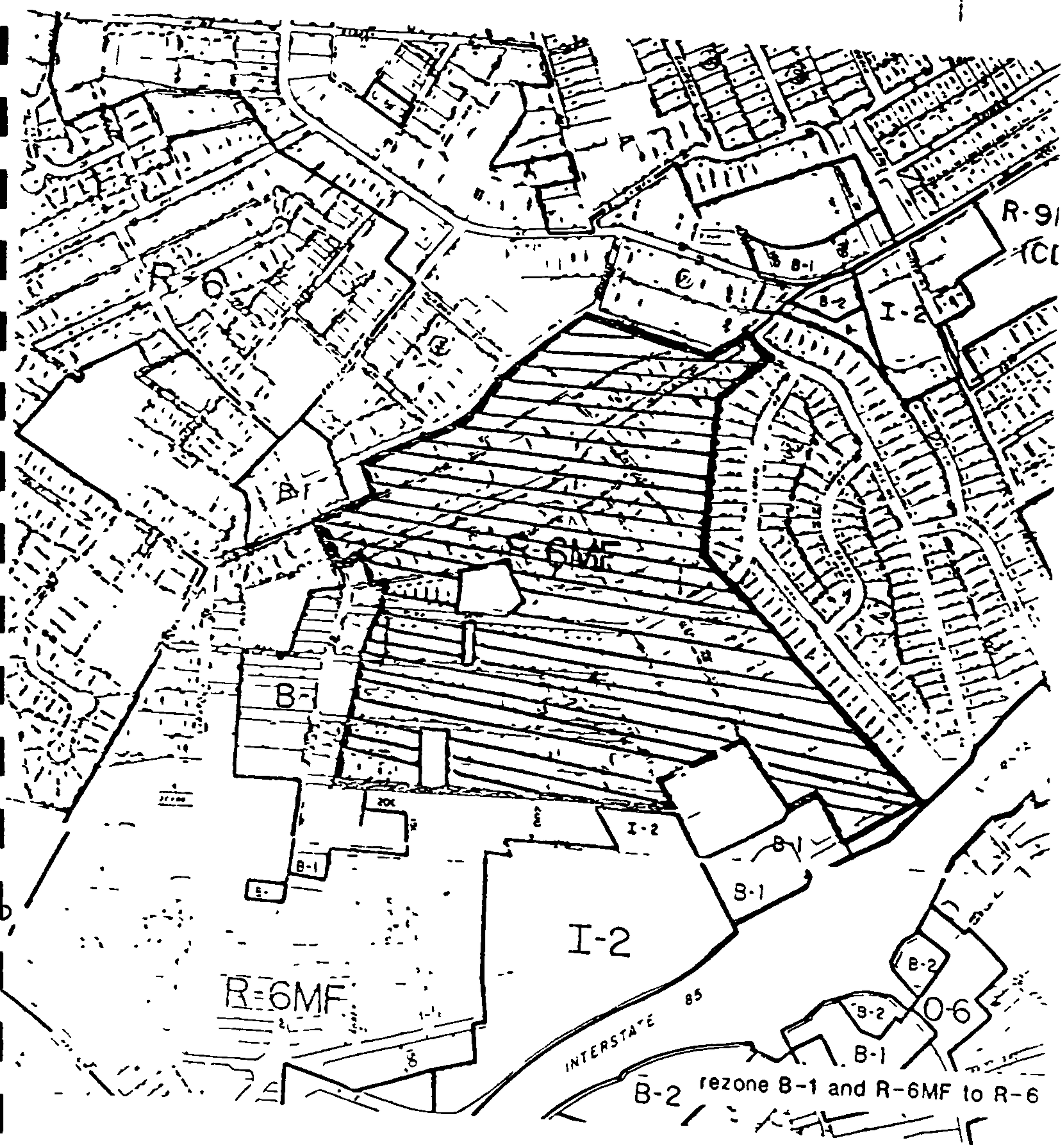
ZONING CLASSIFICATION, EXISTING R-6MF & B-1 REQUESTED R-6

LOCATION Approximately 75.2 acres south of Cantwell Street, east of Bradford Drive, north of I-85, and west of Tillman Road.

SEE ATTACHED MAP

ZONING MAP NO. 80 & 87

SCALE 1" = 400'


R-6MF
B-1
I-2
B-1
B-1
B-1
I-2
B-2
B-2
O-6
B-1
B-2
INTERSTATE 85
R-6MF
B-1
B-2
rezone B-1 and R-6MF to R-6

PETITION NO. 89-116

This 57.25 acre area is bounded by Freedom Drive on the south, Brown's Avenue on the west and Saratoga Drive on the north. A portion of the proposed R-6MF to R-6 rezoning is east of Bradford Drive. Existing uses are predominantly single family residential. Multi-family and commercial/office uses in the area have been excluded from the petition.

Surrounding uses are predominantly residential with some commercial/ office uses located on Bradford and Freedom Drives.

This petition seeks to recognize and preserve existing single family uses in the area.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 89-116

Date Filed September 29, 1989

Received By

OFFICE USE ONLY

Ownership Information

Property Owner See Attached

Owner s Address See Attached

Date Property Acquired N/A

Tax Parcel Number See Attached

Location Of Property (address or description) Property south of Cantwell Street between Bradford Drive, Tillman Road, and north of Lynn Street, Key Street, and Welling Avenue.

Description Of Property

Size (Sq Ft -Acres) 75.2 acres Street Frontage (ft)

Current Land Use Predominantly single family homes and a church.

Zoning Request

Existing Zoning R-6MF and B-1 Requested Zoning R-6

Purpose of Zoning Change To bring property into conformance with recommendations of Thomasboro-Hoskins Special Project Plan adopted by City Council in 1988.

Name Of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commiss
Name of Petitioner(s)

600 E. Fourth Street
Address of Petitioner(s)

336-2205
Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

Thomasboro-Hoskins Special Project Plan #10

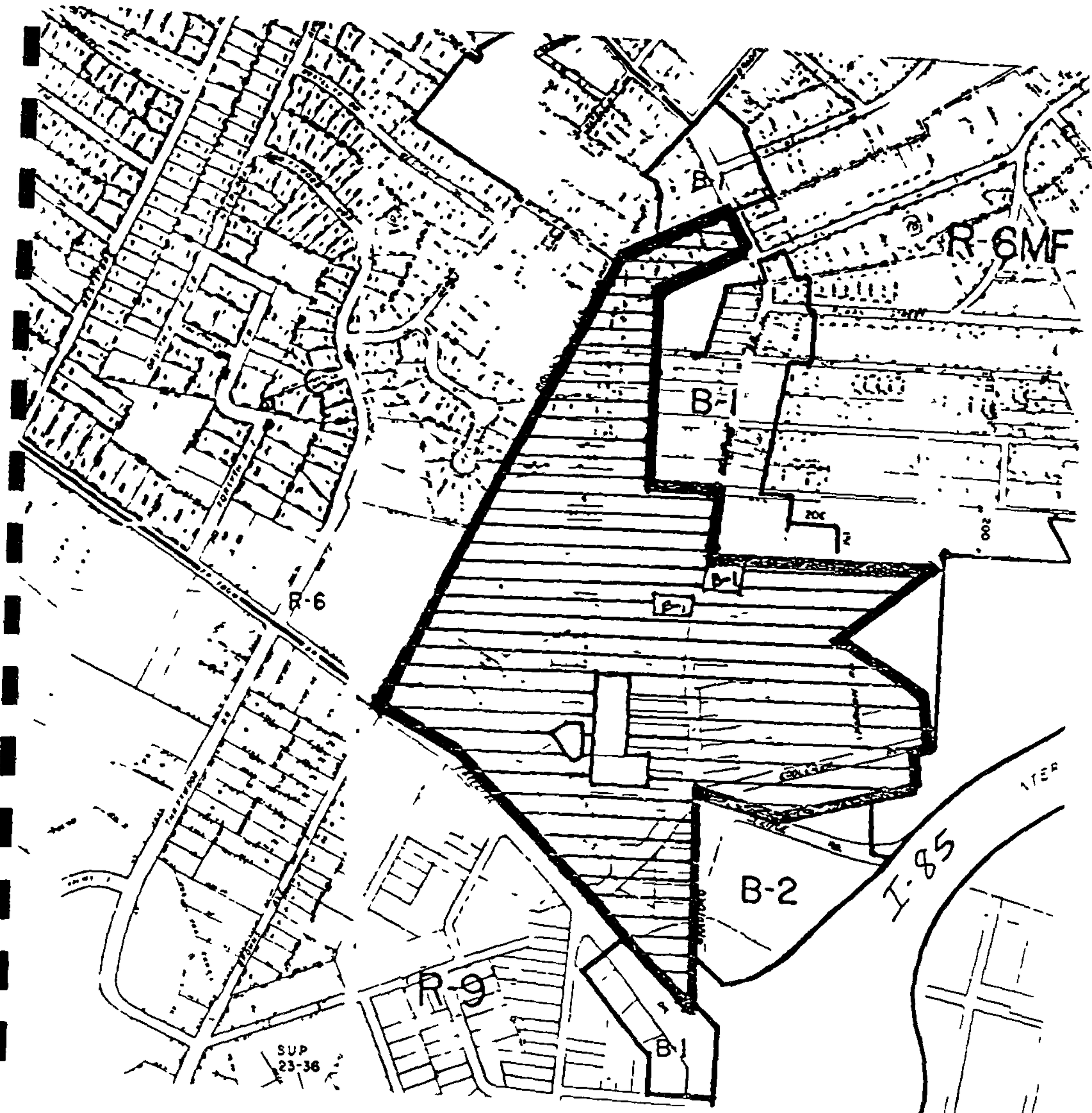
PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-116 HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED R-6

LOCATION Approximately 57.25 acres at the intersection of Browns Avenue and Freedom Drive extending to Marmion Drive.

SEE ATTACHED MAP


B-1
R-6MF
B-1
B-1
B-1
R-6
B-2
I-85
R-9
B-1
SUP
23-36