

OFFICIAL REZONING APPLICATION  
CITY OF CHARLOTTE

FY2011  
Petition #: 2011-028  
Date Filed: 2-28-11  
Received By: MS

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: Attached List

Owner's Address: Attached List City, State, Zip: Charlotte, NC 28214

Date Property Acquired: NA Utilities Provided: (Water) CMUD (Sewer) CMUD  
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): Properties generally fronting Mount Holly Rd. (NC 27), Chattaroy Dr., Layton Ridge Ln., and Taftnate Ct.

Tax Parcel Number(s): Attached List

Current Land Use: All single family detached homes and one vacant parcel.

Size (Sq.Ft. or Acres): 10.13

ZONING REQUEST:

Existing Zoning: R-17 MF LWPA Proposed Zoning: R-8 LWPA

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

The Catawba Area Plan, adopted by City Council in June 2010, identified this neighborhood to be maintained at its present single-family character. The existing R-17MF zoning allows for higher density multi-family development that could compromise neighborhood stability. The lot sizes and setbacks of the existing homes generally are compatible with R-6 zoning.

Name of Agent

Agent's Address

City, State, Zip

Telephone Number Fax Number

E-Mail Address

Signature of Property Owner if other than Petitioner

(Name Typed / Printed)

Charlotte-Mecklenburg Planning Commission  
Name of Petitioner(s)

600 East 4<sup>th</sup> Street, 8<sup>th</sup> Floor  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

704-336-2205 704-336-5123  
Telephone Number Fax Number

agonzalez@ci.charlotte.nc.us  
E-Mail Address

Alberto Gonzalez  
Signature

Alberto Gonzalez  
(Name Typed / Printed)

CATAWBA AREA PLAN  
CORRECTIVE REZONINGS

No.	TaxPID	TotalAC	LotArea	OwnerLastN	OwnerFirst	HouseNo	STName	STType	Municipali
<b>Area A (R-17MF to R-8 existing single family homes)</b>									
1a	03109502	0.22	9,409.0	LINTON	LESFORD	101	CHATTAROY	DR	CHARLOTTE
2a	03109503	0.15	6,534.0	MOORE	JOHN L JR	109	CHATTAROY	DR	CHARLOTTE
3a	03109504	0.17	7,274.5	FLUKER	MARKETA N	115	CHATTAROY	DR	CHARLOTTE
4a	03109505	0.18	7,797.2	THOMAS	KEITH ERIC	121	CHATTAROY	DR	CHARLOTTE
5a	03109543	0.16	6,882.5	SIMMONS	VONZELL Z	10342	LAYTON RIDGE	LN	CHARLOTTE
6a	03109544	0.14	6,185.5	WELLS FARGO BANK		10334	LAYTON RIDGE	LN	CHARLOTTE
7a	03109545	0.18	7,971.5	SMITH	RONALD WILLIAM JR	10328	LAYTON RIDGE	LN	CHARLOTTE
8a	03109546	0.14	6,272.6	CORNELIUS	TARRANCE L	10322	LAYTON RIDGE	LN	CHARLOTTE
9a	03109547	0.15	6,403.3	FRIDAY	FAY H	10316	LAYTON RIDGE	LN	CHARLOTTE
10a	03109548	0.15	6,359.8	LOPEZ	ELSA NOEMY	10308	LAYTON RIDGE	LN	CHARLOTTE
11a	03109549	0.23	9,888.1	HIX	TIMOTHY G	10304	LAYTON RIDGE	LN	CHARLOTTE
12a	03109550	0.21	9,104.0	HART	LATONYA R	10300	LAYTON RIDGE	LN	CHARLOTTE
13a	03109551	0.22	9,626.8	US Dept. of HUD	MICHAELSON, CONNOR & BOUL	10303	LAYTON RIDGE	LN	CHARLOTTE
14a	03109552	0.19	8,407.1	KAUSHAL	ARUN K	10309	LAYTON RIDGE	LN	CHARLOTTE
15a	03109553	0.17	7,492.3	OWENS	CLYDE JR	10315	LAYTON RIDGE	LN	CHARLOTTE
16a	03109554	0.18	7,666.6	SANDERS	JOHN M	10321	LAYTON RIDGE	LN	CHARLOTTE
17a	03109555	0.17	7,535.9	LAPAGLIA	RICHARD J	10327	LAYTON RIDGE	LN	CHARLOTTE
18a	03109556	0.17	7,405.2	TRUONG	LOC THI BICH	10333	LAYTON RIDGE	LN	CHARLOTTE
19a	03109557	0.19	8,232.8	CARSON	RONDA	10341	LAYTON RIDGE	LN	CHARLOTTE
<b>Area B (Back portions of parcels to be rezoned from R-17MF to R-8)</b>									
outside of study area, but parcels are zoned R-3 with a silver of land in the back zoned R-17MF									
1b	03109506	0.19	8,276.4	PLATTER	CARLA LEE	127	CHATTAROY	DR	CHARLOTTE
2b	03109542	0.19	8,276.4	GALLAGHER	ALICE A	10343	TAFTNALE	CT	CHARLOTTE
3b	03109541	0.18	7,840.8	FANNIE MAE		10337	TAFTNALE	CT	CHARLOTTE
4b	03109540	0.18	7,840.8	HILL	JOEL L JR, and KAREN T	10331	TAFTNALE	CT	CHARLOTTE
5b	03109539	0.18	7,840.8	RICHARD	TONITA M	10325	TAFTNALE	CT	CHARLOTTE
6b	03109538	0.18	7,840.8	BOOKER GABRIEL L	SABRINA L TUCKER	10319	TAFTNALE	CT	CHARLOTTE
7b	03109537	0.28	12,196.8	CARR	ARNETTA	10313	TAFTNALE	CT	CHARLOTTE
8b	03109536	0.30	13,068.0	WRIGHT	TONY M, and PATRICE M	10307	TAFTNALE	CT	CHARLOTTE
<b>Area C (Vacant / Large parcels to be rezoned R-17MF to R-8)</b>									
Acres (lot area) to be Rezoned									
1c	03109558	2.69	117,176.4	HOWARD	JEROME AND JANET H		MOUNT HOLLY	RD	CHARLOTTE
2c	03109501	3.74	162,914.4	ROBINSON	WAVERLY H AND JANICE E	10500	MOUNT HOLLY	RD	CHARLOTTE