



## APPLICATION FOR ZONING MAP AMENDMENT

**The following steps are required in order for your application to be considered complete. Incomplete applications will be returned to the applicant and will not be processed.**

1. Schedule a pre-application meeting with staff.
2. Submit a completed application for an amendment to the official zoning map. All applications must include:
  - a. A list of all adjacent property owners (include owner name, address, and Parcel Identification Number)
  - b. A recent survey or legal description of the property or area to be rezoned.
  - c. A copy of the letter, minutes, and the sign-up sheet from the Neighborhood Meeting.
  - d. Copies of the Traffic Impact Analysis (TIA), proposed site plan, landscape plan, and proposed building elevations (applicability determined at pre-application meeting with staff).
3. Submit cash, check or money order made payable to the Town of Harrisburg

### Overview of the Rezoning Process:

1. Hold a pre-application meeting with staff to discuss your rezoning request and the map amendment process.
2. Hold a **neighborhood meeting** with the adjacent property owners. All adjacent property owners must be contacted and given an opportunity to meet with the applicant at a meeting established at a reasonable time. No member of the Town decision-making entity may participate in this meeting.
3. Submit a Zoning Map Amendment application to the Town of Harrisburg Planning Department. All applications must be submitted by the third Tuesday of the Month to go before the Planning and Zoning Board on the following month. NOTE: If the request is a Conditional Zoning request, complete and submit, with this application, a Conditional Rezoning Application.
4. Planning staff will review your application and subsequent information, prepare a staff report for the Board and take your request to the Planning and Zoning Board for a recommendation to the Town Council. Planning Board meetings are held on the third Tuesday of every month at 7:00 PM.
5. Once the Planning and Zoning Board has made a recommendation, staff will notify the adjacent property owners of the public hearing, post a sign on the property, and place announcements of the hearing in the local newspaper.
6. Town Council meetings are held on the second Monday of every month at 7:00 PM. At this meeting the Council will hold a public hearing and may vote on your request. Meetings are held at the Harrisburg Town Hall located at 4100 Main Street, Suite 101.

Questions: Contact the Town of Harrisburg Planning Department with any questions regarding rezonings in the Town of Harrisburg. Staff can be reached at 704-455-0709.



# Harrisburg NC

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## Subject Property Information

- 1. Street Address 4201 Main Street, Harrisburg, NC 28075
- 2. PIN(s) (10 digit#) 55078-76396-0000
- 3. Deed Reference Book 09479 Page 0195
- 4. Township # 01

## Description of Subject Property

- 5. Size (square feet or acreage) Portion of the 3.4 tract
- 6. Street Frontage (feet) Approximately 450 Ft on Main
- 7. Current Land Use Dumpster on property, limited parking

## 8. Surrounding Land Use and Zoning Classification

North: Zoning PUD Land Use Town Hall & Townhomes

South: Zoning PUD Land Use Grocery (ALDI)

East: Zoning PUD Land Use Townhomes

West: Zoning PUD Land Use Vacant (Novant Health)

9. Request to Change Zoning From PUD to PUD

10. Is this a request for a Conditional Rezoning?  YES  NO

(If YES, you must also submit an application for a Conditional Rezoning)

11. Purpose for Request: \_\_\_\_\_

Requesting text amendment to existing Harrisburg Towncenter PUD. Requesting revision specific to the 3.4 acre parcel referred to as Parcel E. So that a portion of the 3.4 acre parcel can be developed as a stand alone age restricted apartments, applicant is requesting revising the PUD design requirements specific to this site to allow residential on the first floor. The existing Harrisburg Towncenter PUD currently allows for 67 additional new multifamily units. Applicant is requesting the approval of 13 additional new multifamily units for a total unit count of 80 new apartments on the condition all associated new apartments are age restricted. Undeveloped portion of site would remain available for future development as commercial development.



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## Owner/Agent/Applicant Information

It is understood by all parties hereto that while this application will be carefully considered and reviewed, the burden of providing its need and providing all required evidence rests with the below named petitioner.

I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

12. Property Owner Erjola 550 Kinderkamack LLC  
 Address 4350 Main Street, Suite 201, Harrisburg, NC 28075  
 Phone 704-361-2138  
 Fax \_\_\_\_\_  
 Email: MSWARTZ@CLTRES.COM  
 Signature \_\_\_\_\_

13. Agent (if any) Mosaic Development Group  
 Address 4600 Park Road, Suite 390, Charlotte, NC 28209  
 Phone 704-763-1727  
 Fax \_\_\_\_\_  
 Email jroyster@mosaicdevelopmentgroup.org  
 Signature \_\_\_\_\_

14. Applicant (if any) Erjola 550 Kinderkamack LLC  
 Address 4350 Main Street, Suite 201, Harrisburg, NC 28075  
 Phone 704-361-2138  
 Fax \_\_\_\_\_  
 Email MSWARTZ@CLTRES.COM  
 Signature \_\_\_\_\_

**NOTE:** If multiple parcels are involved in a request, property owners must sign an application identifying the individual parcel(s) represented. Each parcel included in the request must be accounted for in the application process for the application to be considered complete.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Harrisburg NC**  
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**APPLICATION FOR CONDITIONAL REZONING**

**Applications for a Conditional District must be accompanied by an application for a Zoning Map Amendment.**

1. Please submit fifteen (15) copies of a complete development plan in conformance with Appendix B, Section B-4 of the UDO (all conditional rezoning applications shall include a site specific development plan which, if approved, shall be binding on the property in question). If approved, a zoning site plan review and approval will be required to receive a zoning compliance permit. For specific requirements, please see the form entitled "Site Plan Requirements".
2. Please list the specific permitted land use(s) that you are proposing. Land use(s) shall be chosen from Article 4.6 in the Harrisburg UDO titled "Use Regulations" and shall correspond to the Zoning District requested.

Requesting text amendment to  
existing Harrisburg Towncenter  
PUD. Land use to remain the  
same. Requesting revision to Main  
Street Design Standards specific  
to a portion of the 3.4 Tract to  
allow residential on first floor.

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3. Please list any specific conditions that you would be willing to impose as part of this application (example: no outside storage permitted on-site, increased buffer width, etc.).

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## Owner Information

It is understood by all parties hereto that while this application will be carefully considered and reviewed, the burden of providing its need and providing all required evidence rests with the below named petitioner. In addition, it is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound by the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended through the rezoning process. It is further understood and acknowledged that it is the responsibility of the petitioner to file the development plan in the Cabarrus County Register of Deeds Office as a deed restriction upon the subject property.

If, after two years from the date of approval substantial construction has not begun, the property in question may revert to its prior zoning designation after a public hearing is held in compliance with the required procedure for a zoning map amendment.

I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

Property Owner	<u>Erjola 550 Kinderkamack LLC</u>
Address	<u>4350 Main Street, Suite 201, Harrisburg, NC 28075</u>
Phone	<u>704-361-2138</u>
Fax	<u></u>
Signature	<u></u>

**NOTE:** If multiple parcels are involved in a request, property owners must sign an application identifying the individual parcel(s) represented. Each parcel included in the request must be accounted for in the application process for the application to be considered complete.

### OFFICIAL USE ONLY:

Petition Number: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Received By: \_\_\_\_\_