



2016-040

I. REZONING APPLICATION
CITY OF CHARLOTTE 12:06 pm

Petition #:	_____
Date Filed:	_____
Received By:	_____

Complete All Fields (Use additional pages if needed)

Property Owners: (Providence) Providence Road Farms, LLC
(MOB) Waverly MOB LLC
(Waverly) Waverly Retail LLC

Owner's Addresses: (Providence) c/o Crosland Southeast, 201 S. College St., Suite 1300; Charlotte NC 28202
(MOB) c/o Crosland Southeast, 201 S. College St., Suite 1300; Charlotte NC 28202
(Waverly) c/o Crosland Southeast, 201 S. College St., Suite 1300; Charlotte NC 28202

Date Properties Acquired: (Providence) 9/12/14
(MOB) 12/9/14
(Waverly) 7/2/15

Property Addresses: (Providence) 11933 Providence Road
(MOB) 11840 Southmore Drive
(Waverly) Vacant land

Tax Parcel Numbers: (Providence) a portion of 231-131-07
(MOB) 231-13-119
(Waverly) 231-13-120

Current Land Uses: vacant land Size (Acres): ±76.586 acres

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O(SPA)

Overlay: _____
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: _____

Date of meeting: 12/15/15 - John Kinley, Bridget Dixon, Kent Main, and Carlos Alzate.

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: To update and modify the development standards for a portion of Waverly, to allow one additional location for the previously approved uses with accessory drive-through windows, and to allow the ground mounted detached signs for the buildings located along Providence Road to be six (6) feet high instead of five (5) feet.

[signatures on following pages]

Jeff Brown
Keith MacVean

Name of Rezoning Agent

Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-1144 (JB)

704-348-1925 (JB)

704-331-3531 (KM)

704-378-1954 (KM)

Telephone Number

Fax Number

jeffbrown@mvalaw.com keithmacvean@mvalaw.com

E-mail Address

See Attachments A and B

Signature of Property Owner

(Name Typed/Printed)

Providence Road Farms, LLC
(Attn: Peter B. Pappas)

Name of Petitioner

c/o Crosland Southeast; 201 S. College Street,
Suite 1300

Address of Petitioner

Charlotte NC 28202

City, State, Zip

704-561-5272

704-523-2946

Telephone Number

Fax Number

ppappas@csere.com

E-mail Address

See Attachment C

Signature of Petitioner

(Name Typed/Printed)

ATTACHMENT A

REZONING PETITION NO. [2015-055]
Providence Road Farms, LLC

PETITIONER JOINDER AGREEMENT
Waverly MOB LLC

The undersigned, as the owners of the parcel of land located at 11840 Southmore Drive that is designated as Tax Parcel No. 231-131-19 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the MUDD-O zoning district to the MUDD-O(SPA) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This _____ day of _____, 20_____.

Waverly MOB LLC,
a North Carolina limited liability company

By: CK-CSE Waverly MOB, LLC,
a North Carolina limited liability company,
its Manager

By: CK Matthews Farm, LLC,
a North Carolina limited liability company,
its Manager

By: Childress Klein Properties, Inc.,
a North Carolina corporation,
its Manager

By: 
Peter B. Pappas, Manager

ATTACHMENT B

REZONING PETITION NO. [2015-055]
Providence Road Farms, LLC

PETITIONER JOINDER AGREEMENT
Waverly Retail LLC

The undersigned, as the owners of the parcel of vacant land located on Providence Road that is designated as a portion of Tax Parcel No. 231-131-20 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for a portion of the Parcel from the MUDD-O zoning district to the MUDD-O(SPA) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This _____ day of _____, 20_____.

Waverly Retail LLC,
a North Carolina limited liability company

By: CK-CSE Waverly Retail LLC, a North Carolina limited liability company, its Manager

By: CSE Waverly LLC, a North Carolina limited liability company, its Manager

By: 
Peter B. Pappas, Manager

ATTACHMENT C

PROVIDENCE ROAD FARM, LLC

PETITIONER:

Providence Road Farms, LLC,
a North Carolina limited liability company

By: CK-CSE Matthews Farm, LLC,
a North Carolina limited liability company, its
Manager

By: CSE Waverly LLC, a North Carolina
limited liability company, its Manager

By: 
Peter B. Pappas, Manager