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2017-120

Petition #: _____
Date Filed: 7/14/2017
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**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Property Owners: Sugar Creek One LLC
Sugar Creek Station LLC
Owner's Addresses: 1001 Elizabeth Avenue, Ste. 1D, Charlotte, NC 28204
427 Shasta Lane, Charlotte, NC 28211
Date Properties Acquired: 2/27/2017
2/3/2017
Property Addresses: 530 E Sugar Creek Road, Charlotte, NC 28206
600 E Sugar Creek Road, Charlotte, NC 28213
Tax Parcel Numbers: 091-071-04
091-072-04

Current Land Use: Industrial Size (Acres): ± 8.3
Existing Zoning: I-2 Proposed Zoning: TOD-M (O)
Overlay: N/A

(Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with Sonia Sanders, Amanda Vari and Monica Holmes
Date of meeting: 6/21/2017
(*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): 5
Purpose/description of Conditional Zoning Plan: To allow the redevelopment of the Site with a transit supportive uses consistent with the goals of the Blue Line Extension Area Plans.

Bridget Grant, Keith MacVean & Jeff Brown
Name of Rezoning Agent
Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700
Agent's Address
Charlotte, NC 28202
City, State, Zip
704.331.2379 (BG) 704-378-1973(BG)
704.331.3531 (KM) 704-378-1954 (KM)
704-331-1144 (JB) 704-378-1925 (JB)
Telephone Number Fax Number
bridgetgrant@mvalaw.com; keithmacvean@mvalaw.com
jeffbrown@mvalaw.com
E-mail Address
SEE ATTACHMENTS A-B
Signature of Property Owner

Flywheel Group (Attn: Tony Kuhn)
Name of Petitioner
427 Shasta Lane
Address of Petitioner
Charlotte, NC 28211
City, State, Zip
901.219.3987
Telephone Number Fax Number
tony@flywheelgrp.com
E-mail Address
SEE ATTACHMENT C
Signature of Petitioner

ATTACHMENT A

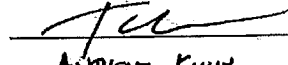
REZONING PETITION NO. 2017-
Flywheel Group

OWNER JOINDER AGREEMENT
Sugar Creek One LLC

The undersigned, as the owners of the parcel of land located at 530 E Sugar Creek Road, Charlotte, NC 28206 that is designated as Tax Parcel No. 091-071-04 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the I-2 zoning district to the TOD-M zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 19th day of JUNE, 2017.

Sugar Creek One LLC

By: 
Name: ANTHONY KUMP
Title: MEMOR

ATTACHMENT B

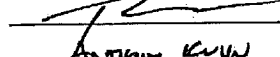
REZONING PETITION NO. 2017-
Flywheel Group

OWNER JOINDER AGREEMENT
Sugar Creek Station LLC

The undersigned, as the owners of the parcel of land located at 600 E Sugar Creek Road, Charlotte, NC 28213 that is designated as Tax Parcel No. 091-072-04 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the J-2 zoning district to the TOD-M zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

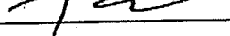
This 19~~th~~ day of JUNE, 2017.

Sugar Creek Station LLC

By: 
Name: Anthony Kuhn
Title: Manager

ATTACHMENT C
PETITIONER SIGNATURE
REZONING PETITION NO. 2017-
Flywheel Group

Flywheel Group

By: 
Name: Arthur Clark
Title: Member