

Rezoning Petition Packet

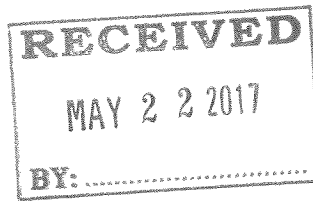
Petitions: 2017-095 through 2017-110

Petitions that were submitted by June 26, 2017

Staff Review Meeting: **July 20, 2017**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-095

Petition #: _____
Date Filed: 5/22/2017
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: CVR Associates, LP c/o Crosland Inc.; Rea Farms Construction LLC c/o Lincoln Harris, LLC

Owner's Address: 5960 Fairview Rd, Suite 200; 4725 Piedmont Row Dr, Ste 800 City, State, Zip: Charlotte, NC 28210

Date Property Acquired: 11/18/1998; 3/14/16

Property Address: Providence Rd, Ardrey Kell Rd, Sandy Rock Pl

Portion of

Tax Parcel Number(s): 22917108; 22917129; 22917128; 22917127; 22917130; 22917125

Current Land Use: Commercial; vacant Size (Acres): +/- 21.5 acres

Existing Zoning: MUDD-O & B-2 (CD) Proposed Zoning: MUDD-O (S.P.A.); MUDD-O

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: John Kinley, Carlos Alzate, Grant Meacci, Kent Main

Date of meeting: 5/16/17

(*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 amend the site plan to allow additional height in Development Area G, additional outparcel building in Development Area B, and include additional land in Development Area G.

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-3231
Telephone Number Fax Number

Collin.Brown@klgates.com
E-Mail Address

[Signature]
Signature of Property Owner

Greg Currie
(Name Typed / Printed)

Lincoln Harris, LLC
Name of Petitioner(s)

4725 Piedmont Row Drive, Suite 800
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-714-7694 704-716-8600
Telephone Number Fax Number

Tracy.Dodson@lincolnharris.com
E-Mail Address

[Signature]
Signature of Petitioner

Tracy F. Dodson, Vice President
(Name Typed / Printed)


REZONING PETITION NO. 2017-_____

LINCOLN HARRIS, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at or near the intersection of Ardrey Kell Road and Sandy Rock Place in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel Nos. 229-171-29, 229-171-28, 229-171-27, 229-171-30 and 229-171-25 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Site Plan Amendment as more particularly set out on the associated conditional rezoning plan.

This 22 day of MAY, 2017.



Rea Farms Construction, LLC

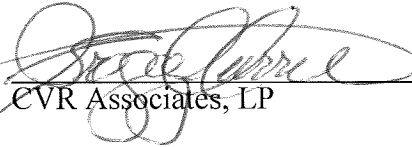
REZONING PETITION NO. 2017-_____

LINCOLN HARRIS, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at or near the intersection of Providence Road and Ardrey Kell Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 229-171-08 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Site Plan Amendment as more particularly set out on the associated conditional rezoning plan.

This 22 day of May, 2017.


CVR Associates, LP

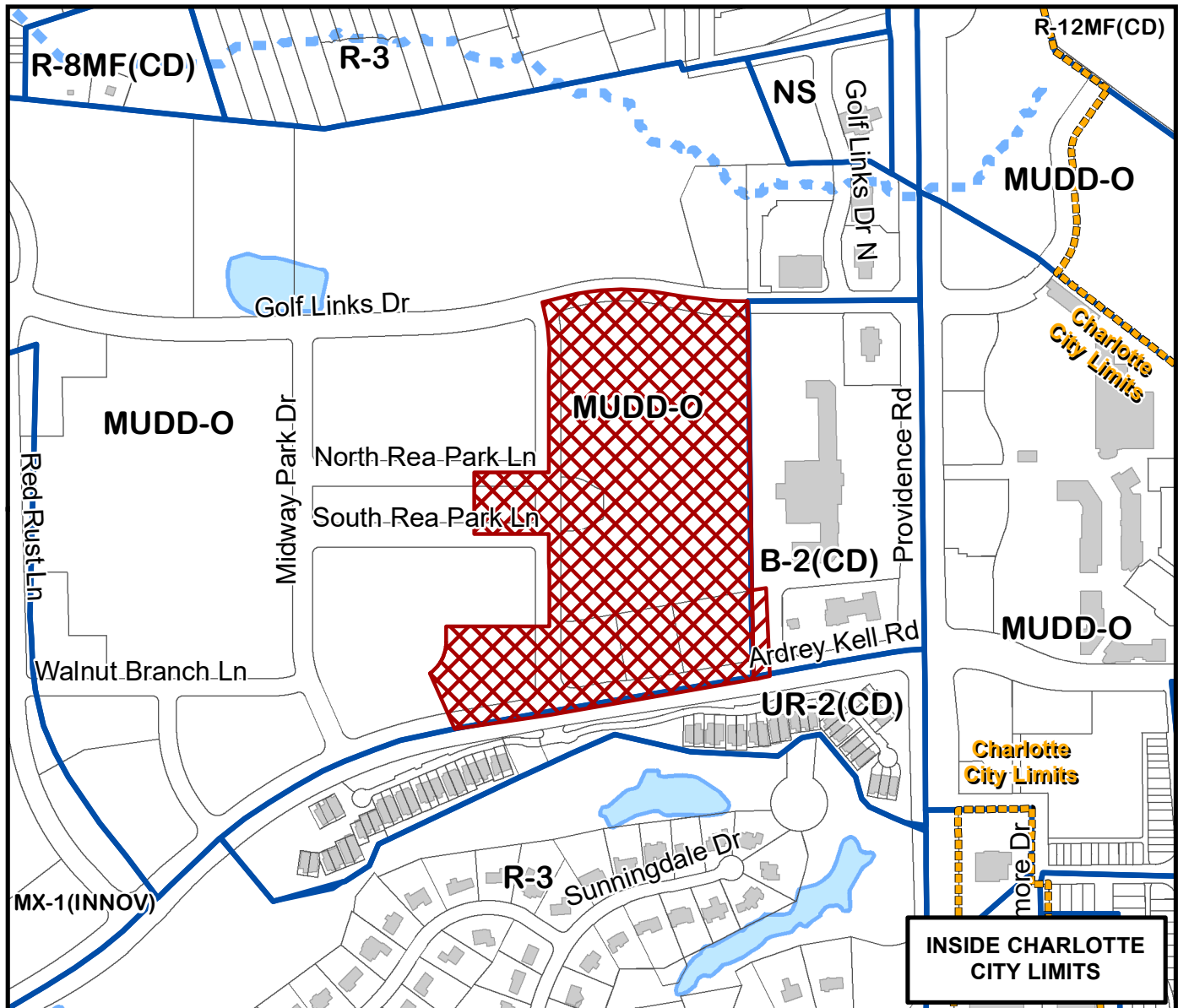
Petition #: **2017-095**

Petitioner: **Lincoln Harris, LLC**

Zoning Classification (Existing): **MUDD-O, B-2(CD)**
(Mixed Use Development District, General Business, Conditional)

Zoning Classification (Requested): **(MUDD-O SPA, MUDD-O, 5 Year Vested)**
(Mixed Use Development District, Optional, Site Plan Amendment, Mixed Use Development District Optional, Both with Five Year Vested Rights)

Acreage & Location: Approximately 22.24 acres located between Ardrey Kell Road and Golf Links Drive, West of Providence Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 6-28-2017.

0 187.5 375 750 1,125 1,500 Feet



Zoning Map #(s)

180

- Requested MUDD-O
- Requested MUDD-O SPA
- Existing Building Footprints
- Existing Zoning Boundaries
- Pedestrian Overlay
- Historic District
- Airport Noise Overlay
- Charlotte City Limits
- Creeks and Streams
- FEMA flood plain
- Watershed
- Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2017-096
Petition #: _____
Date Filed: 5/22/2017
Received By: BJ

Complete All Fields (Use additional pages if needed)

Property Owner: Cambridge-Eastfield, LLC

Owner's Address: 831 East Morehead , Suite 245 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 2/2016

Property Address: 4414 Johnson-Oehler Rd.

Tax Parcel Number(s): 02931107

Current Land Use: undeveloped Size (Acres): Approx. 8.96

Existing Zoning: UR-2 (CD) Proposed Zoning: UR-2 (CD) SPA

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

Required Rezoning Pre-Application Meeting* with: Alberto Gonzales, Kent Main, and others

Date of meeting: 4/18/17

(*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: develop a 260 unit multi-family community

Walter Fields

Name of Rezoning Agent

1919 South Blvd., suite 101

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-372-7855

Telephone Number

704-372-7856

Fax Number

walter@walterfieldsgroup.com

E-Mail Address

John J. Priester Jr.

Signature of Property Owner

John J. Priester Jr. - Agent

(Name Typed / Printed)

Cambridge- Eastfield, LLC

Name of Petitioner(s)

831 East Morehead St., Suite 245

Address of Petitioner(s)

Charlotte, NC 28202

City, State, Zip

704.333.2393 x104

Telephone Number

Fax Number

Jay Priester <jjp@cambridgeprop.com>

E-Mail Address

John J. Priester Jr.

Signature of Petitioner

John J. Priester Jr.

(Name Typed / Printed)

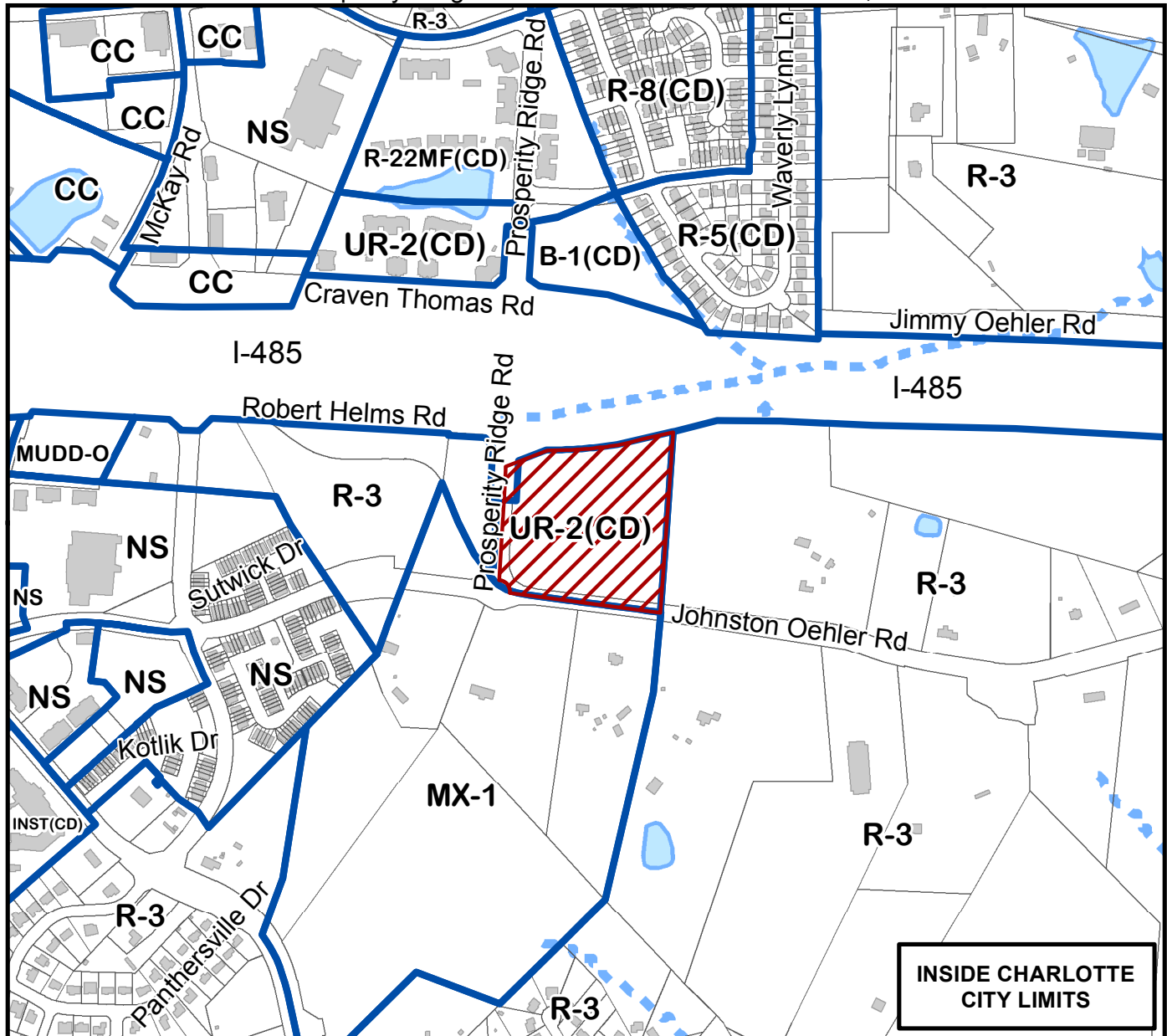
Petition #: **2017-096**

Petitioner: **Cambridge-Eastfield, LLC**

Zoning Classification (Existing): **UR-2(CD)**
(Urban Residential, Conditional)

Zoning Classification (Requested): **UR-2(CD) SPA, 5 Year Vested**
(Urban Residential, Conditional, Site Plan Amendment, 5 Year Vested Rights)

Acreage & Location: Approximately 8.96 acres located on the northeast side at the intersection of Prosperity Ridge Road and Johnston Oehler Road, south of Interstate 485.




Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.

0 250 500 1,000 1,500 2,000 Feet




Zoning Map #(s)

39, 42

 Requested UR-2(CD) SPA 5 Year Vested from UR-2(CD)

 Existing Building Footprints

 Existing Zoning Boundaries

 Pedestrian Overlay

 Historic District


 Airport Noise Overlay

 Charlotte City Limits

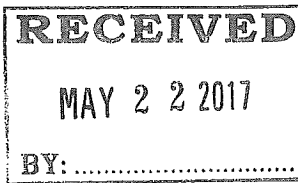
 Creeks and Streams

 FEMA flood plain

 Watershed

 Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-097

Petition #: _____
Date Filed: 5/22/2017
Received By: BH

Complete All Fields (Use additional pages if needed)

City of Charlotte /

Property Owner: Charlotte Douglas International Airport

Owner's Address: 600 E. Fourth St. Charlotte, NC 28202 /
5601 Wilkinson Blvd Charlotte NC 28209

Date Property Acquired: 2000, 2002, 2003, 2008

Property Address: 3316 Shopton Road

Tax Parcel Number(s): 14107104, 14107121, 14107122, 14107123, 14107125, 14107126, 14108302, 14107109, 14107106, 14124107

Current Land Use: Vacant Size (Acres): 108.40

Existing Zoning: R-3 & B-D(CD) Proposed Zoning: I-2 (CD)

Overlay: Airport Noise Overlay
Westside Strategic Plan (Specify PE Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alberto Gonzolez and Clair Lyte-Graham

Date of Meeting: May 18, 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 Number of years (maximum of 5): 5 years

Purpose/description of Conditional Zoning Plan: The Southwest Industrial Market has grown significantly in recent years and the demand is high for developable industrial land. The

Brent Cagle/Stuart Hair/Diane Carter
Name of Rezoning Agent

5601 Wilkinson Blvd
Agent's Address

Charlotte NC 28208
City, State, Zip

704 359 4000
Telephone Number Fax Number

ddcarter@cltairport.com/ sphair@cltairport.com
E-Mail Address

Brent Cagle
Signature of Property Owner

Brent Cagle/Stuart Hair/Diane Carter
(Name Typed / Printed)

Charlotte Douglas International Airport
Name of Petitioner(s)

same
Address of Petitioner(s)

City, State, Zip

704 359 4630
Telephone Number Fax Number

E-Mail Address

Brent Cagle
Signature of Petitioner

Charlotte Douglas International Airport
(Name Typed / Printed)

Petition #: **2017-097**

Petitioner: **Charlotte Douglas International Airport**

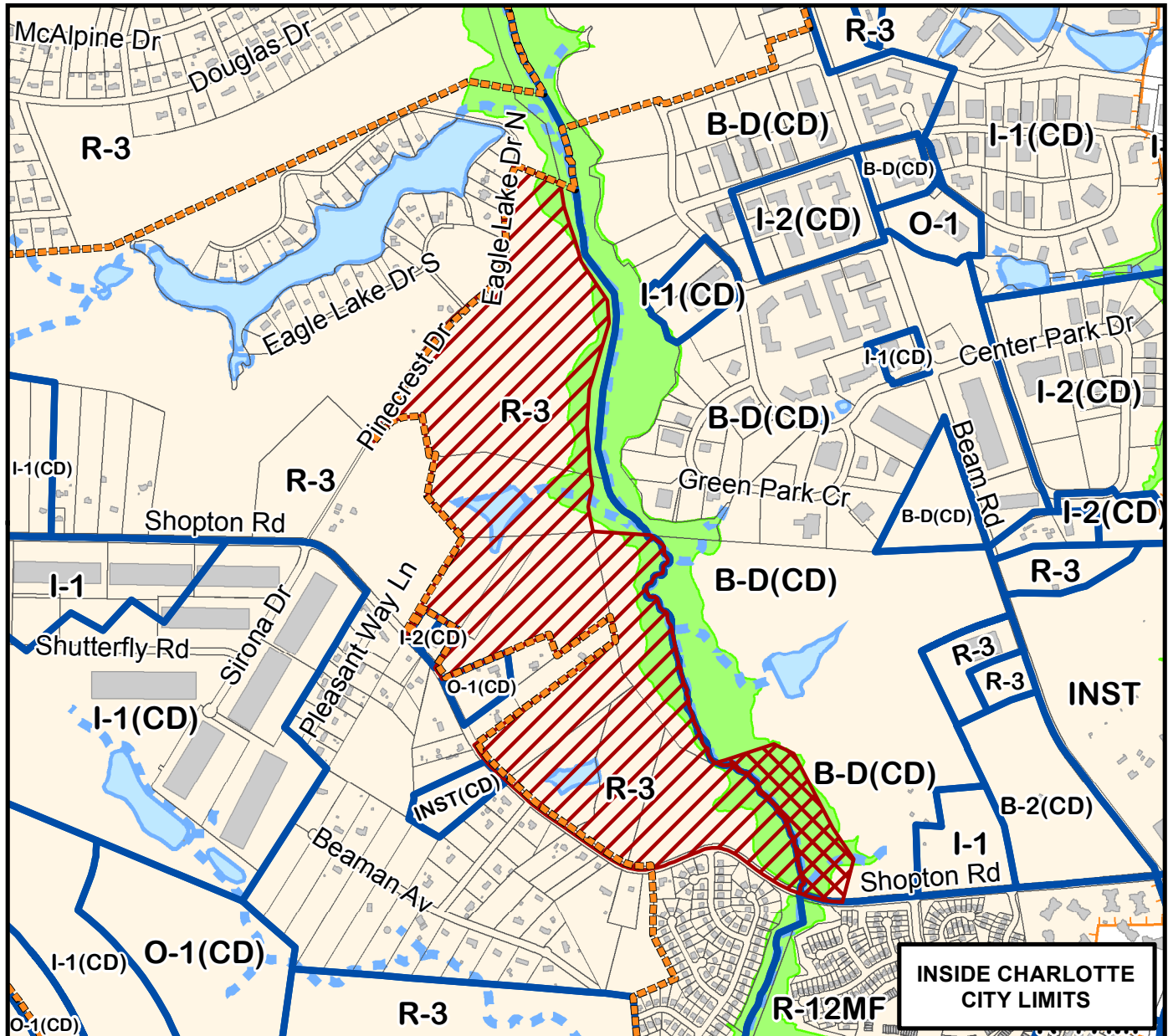
Zoning Classification (Existing): **R-3 AIR, B-D(CD) AIR**

(Single Family Residential, Airport Noise Overlay; Distributive Business, Conditional, Airport Noise Overlay)

Zoning Classification (Requested): **I-2(CD) AIR, 5 Year Vested**

(Urban Residential, Conditional, Airport Noise Overlay with 5 Year Vested Rights)

Acreage & Location: Approximately 108.4 acres located along the north side of Shopton Road, southeast of Pinecrest Drive and west of Beam Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.

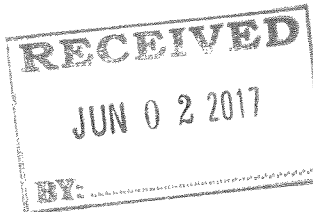
0 500 1,000 2,000 3,000 4,000 Feet



Zoning Map #(s)
127, 128, 133

- Requested I-2(CD) AIR 5 Year Vested from R-3 AIR and B-D(CD) AIR
- Existing Building Footprints
- Existing Zoning Boundaries
- Pedestrian Overlay
- Historic District
- Airport Noise Overlay
- Charlotte City Limits
- Creeks and Streams
- FEMA flood plain
- Watershed
- Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-098

Petition #: _____
Date Filed: 6/2/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Urban Investors, LLC

Owner's Address: 1101 South Blvd., Ste. 100 City, State, Zip: Charlotte, NC 28203

Date Property Acquired: 4/18/17

Property Address: 1101 South Blvd., Charlotte, NC 28203

Tax Parcel Number(s): 123-025-01

Current Land Use: Office Size (Acres): .161

Existing Zoning: O-2 Proposed Zoning: TOD-M

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alan Goodwin & Solomon Fortune

Date of meeting: 5/24/17

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: _____

Argos Real Estate Advisors
Name of Rezoning Agent

1800 Camden Rd., Ste. 107-230
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-343-7444 x2 704-343-7445
Telephone Number Fax Number

gpappanastos@argosadvisors.com
E-Mail Address

[Signature]
Signature of Property Owner

G.W. Pappanastos
(Name Typed / Printed)

Urban Investors, LLC
Name of Petitioner(s)

1800 Camden Rd., Ste. 107-230
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704-343-7444 x2 704-343-7445
Telephone Number Fax Number

gpappanastos@argosadvisors.com
E-Mail Address

[Signature]
Signature of Petitioner

G. W. Pappanastos
(Name Typed / Printed)

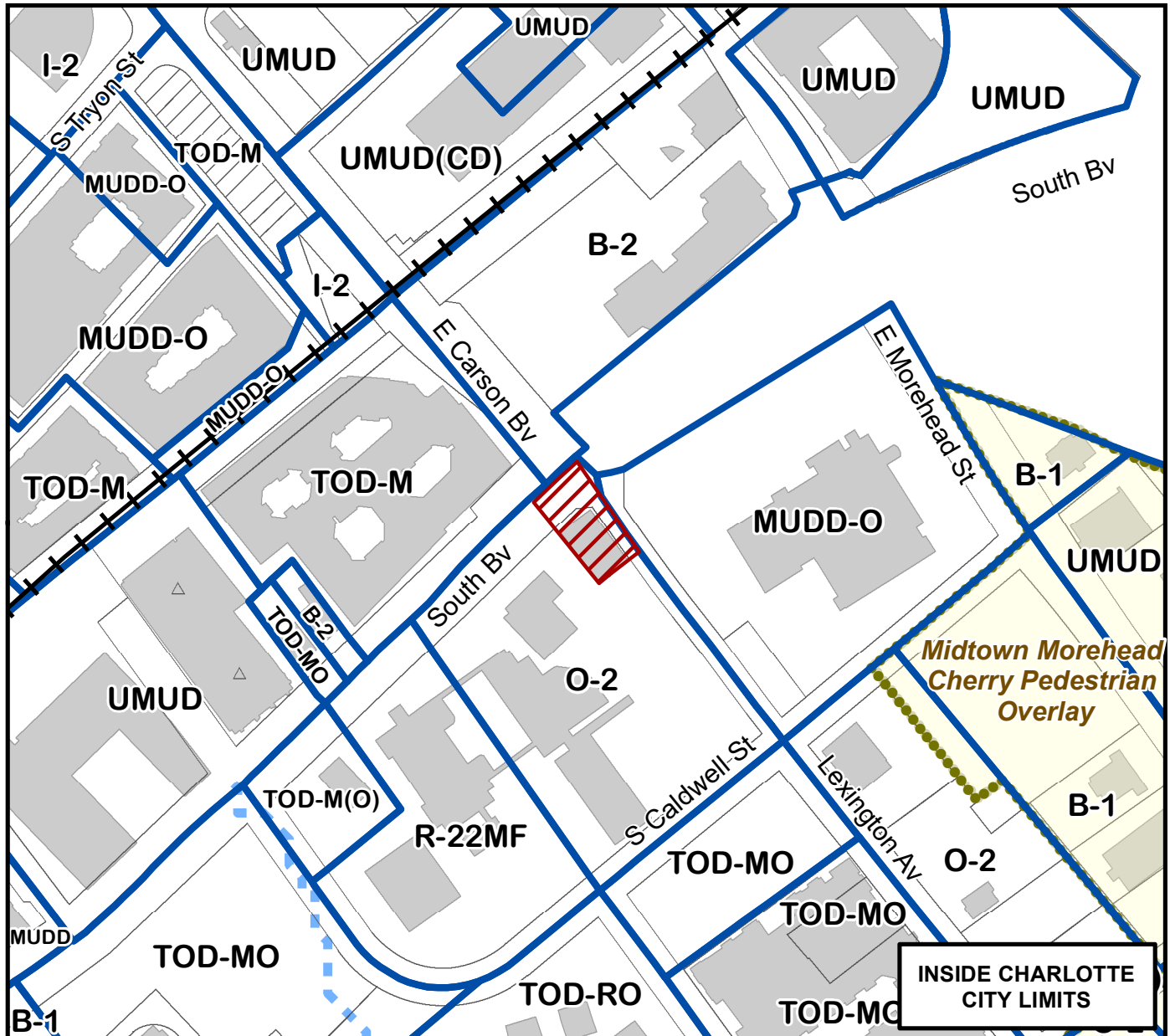
Petition #: **2017-098**

Petitioner: **Urban Investors, LLC**

Zoning Classification (Existing): **O-2**
(Office)

Zoning Classification (Requested): **TOD-M**
(Transit Oriented Development-Mixed Use)

Acreage & Location: Approximately 0.16 acres located on the southern corner at the intersection of South Boulevard and East Carson Boulevard.



Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.

0 100 200 400 600 800 Feet



Zoning Map #(s)

102

 Requested TOD-M from O-2

 Existing Building Footprints

 Existing Zoning Boundaries

 Pedestrian Overlay

 Historic District


 Airport Noise Overlay

 Charlotte City Limits

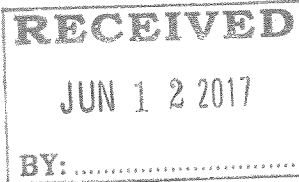
 Creeks and Streams

 FEMA flood plain

 Watershed

 Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-099

Petition #:	_____
Date Filed:	<u>6/12/2017</u>
Received By:	<u>Be</u>

Property Owners: Fenton Place LLC

Owner's Addresses: 101 South Tryon Street, Ste. 2430, Charlotte, NC 28280

Date Properties
Acquired: 03/31/2016

Property Addresses: 515 and 517 Fenton Place, Charlotte, NC 28207

Tax Parcel Numbers: 155-062-74

Current Land Use: office uses Size (Acres): ± .19

Existing Zoning: O-2 Proposed Zoning: MUDD-O

Overlay: N/A
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Catherine Mahoney, and Alan Goodwin.

Date of meeting: 5/3/17

(*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): N/A

Purpose/description of Conditional Zoning Plan: To allow the existing building on the site to be used as a small retail shop as well as office uses.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704-331-3531 (KM) 704-378-1954(KM)

704-331-1144 (JB) 704-378-1925 (JB)

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

Signature of Property Owner

Fenton Place LLC (Attn: Brandon D. Perry)

Name of Petitioner

101 South Tryon Street, Ste. 2430

Address of Petitioner

Charlotte, NC 28280

City, State, Zip

704.900.6364

Telephone Number

Fax Number

brandon@highmarketprop.com

E-mail Address

Signature of Petitioner

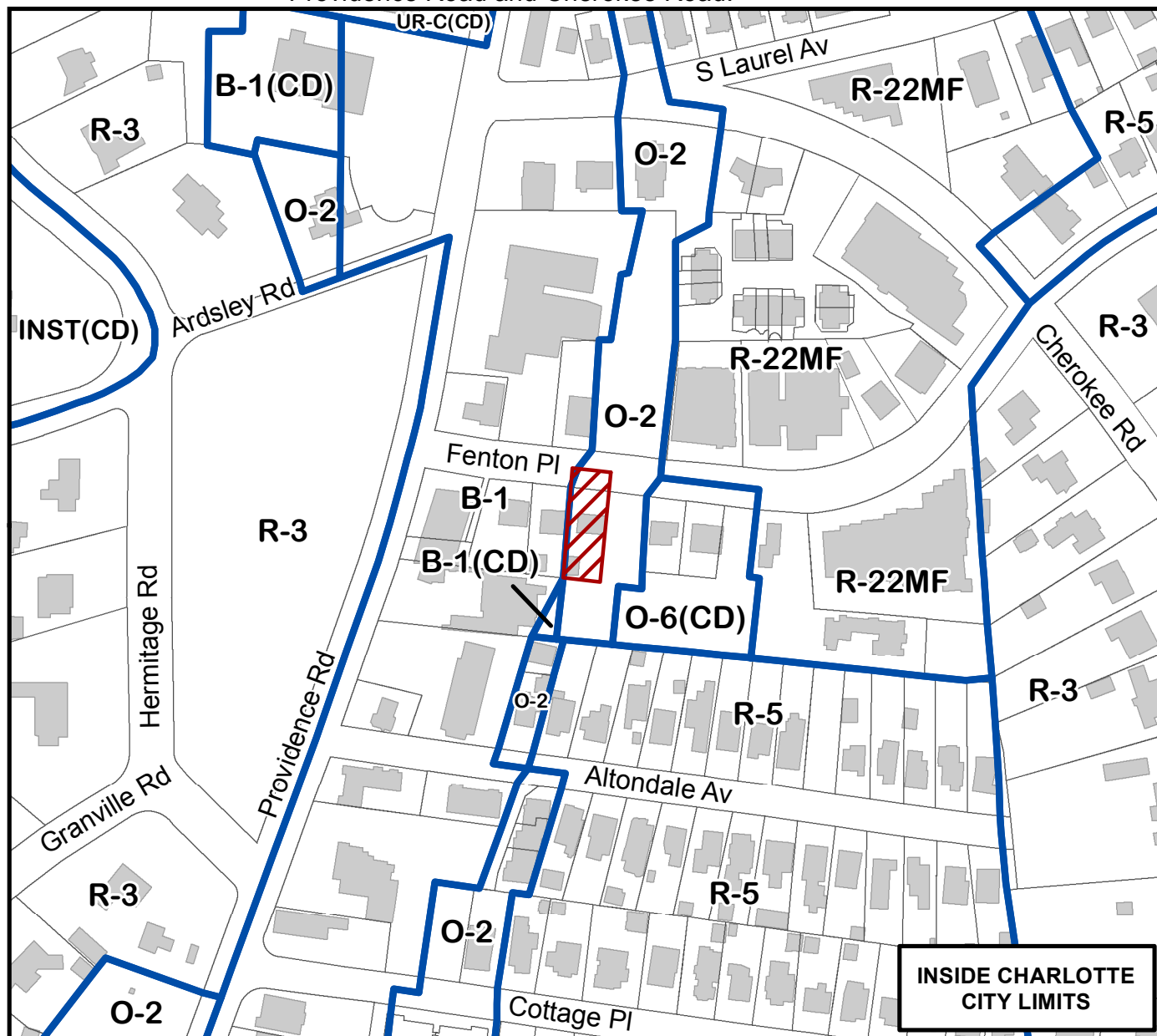
Petition #: **2017-099**

Petitioner: **Fenton Place LLC**

Zoning Classification (Existing): **O-2**
(Office)

Zoning Classification (Requested): **MUDD-O**
(Mixed Use Development District, Optional)

Acreage & Location: Approximately 0.19 acres located on the south side of Fenton Place between Providence Road and Cherokee Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.











0 100 200 400 600 800 Feet



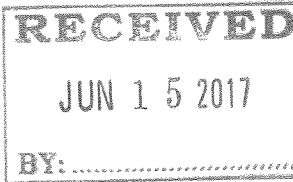
Zoning Map #(s)

111


 Requested MUDD-O from O-2

- | | |
|--|---|
|  Existing Building Footprints |  Charlotte City Limits |
|  Existing Zoning Boundaries |  Creeks and Streams |
|  Pedestrian Overlay |  FEMA flood plain |
|  Historic District |  Watershed |
|  Airport Noise Overlay |  Lakes and Ponds |

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-160

Petition #:	_____
Date Filed:	6/15/2017
Received By:	

Complete All Fields (Use additional pages if needed)

Property Owner: 2405 Little Rock, LLC

Owner's Address: 122 W. Woodlawn Rd., Suite D-101 City, State, Zip: Charlotte, NC 28217

Date Property Acquired: 2015

Property Address: Little Rock Rd. north of Tuckassegee Rd.

Tax Parcel Number(s): 05917204

Current Land Use: former single family Size (Acres): approx. 5.4 ac. +/-

Existing Zoning: B-i(CD) and R-3 Proposed Zoning: O-1 (CD)

Overlay: Lower Lake Wylie P.A. (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham

Date of meeting: July 2016

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

For Conditional Rezonings 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 develop the site for up to two hotels

Walter Fields
Name of Rezoning Agent

1919 South Blvd., suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-372-7855 704-372-7856
Telephone Number Fax Number

waltr@walterfieldsgroup.com
E-Mail Address


Signature of Property Owner

Kunal Dave
(Name Typed / Printed)

LAXMI Hotels Group, Inc
Name of Petitioner(s)

122 W. Woodlawn Rd., Suite d-101
Address of Petitioner(s)

Charlotte, NC 28217
City, State, Zip

980-819-5310
Telephone Number Fax Number

mayanfpatel@gmail.com
E-Mail Address


Signature of Petitioner

Kunal Dave
(Name Typed / Printed)

Petition #: **2017-100**

Petitioner: **LAXMI Hotels Group, Inc.**

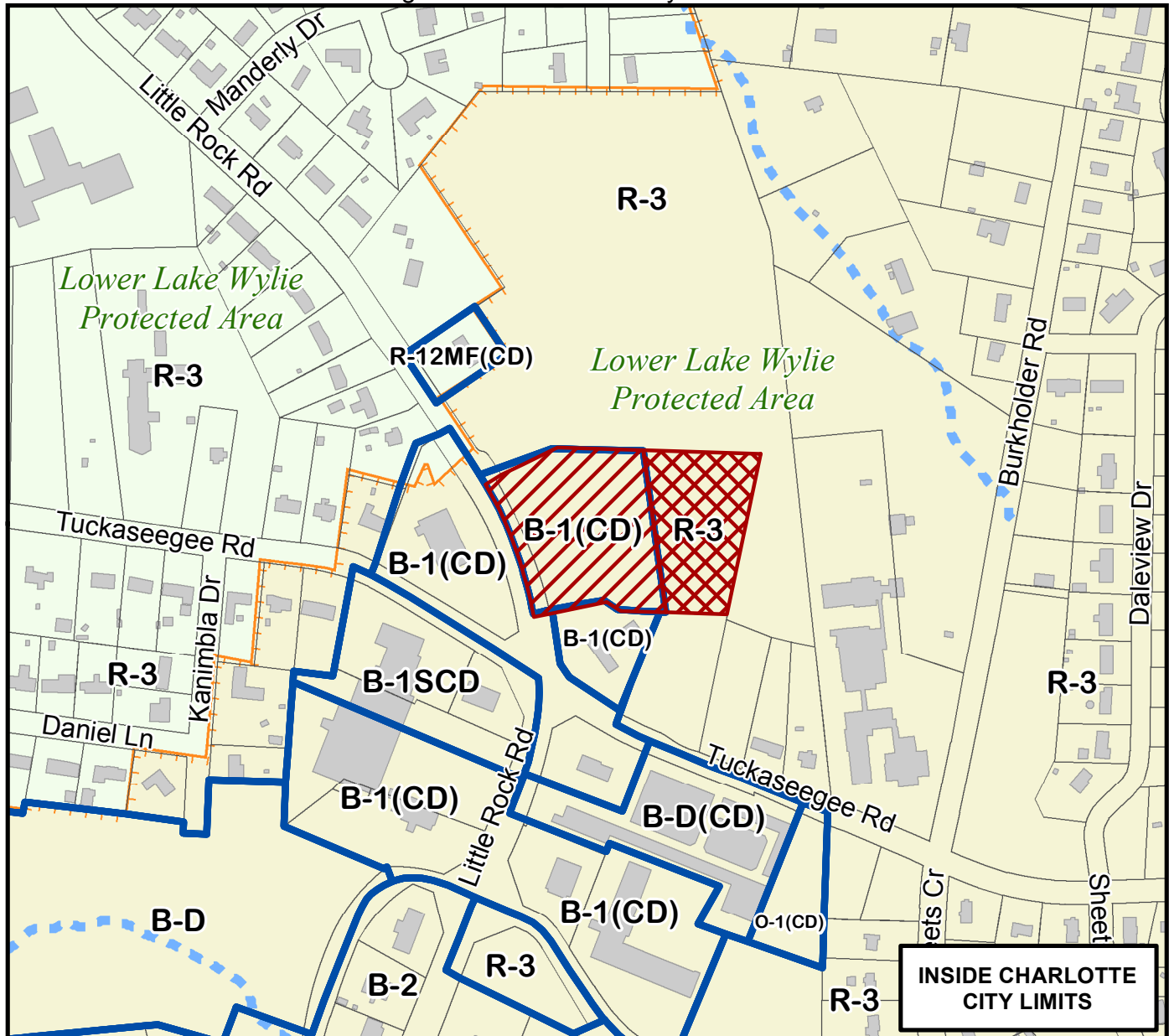
Zoning Classification (Existing): R-3 LLWPA, AIR; B-1(CD) LLWPA, AIR

(Single Family Residential, Lower Lake Wylie Protected Area, Airport Noise Overlay,
Neighborhood Business, Conditional, Lower Lake Wylie Protected Area, Airport Noise Overlay)

Zoning Classification (Requested): O-1(CD) LLWPA, AIR

(Office, Conditional, Lower Lake Wylie Protected Area, Airport Noise Overlay)

Acreage & Location: Approximately 5.4 acres located on the east side of Little Rock Road between
Tuckaseegee Road and Manderly Drive.




Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.

0 150 300 600 900 1,200 Feet



Zoning Map #(s)

102

 Requested O-1(CD) LLWPA, AIR from R-3 LLWPA, AIR and B-1(CD) LLWPA, AIR

 Existing Building Footprints

 Existing Zoning Boundaries

 Pedestrian Overlay

 Historic District

 Airport Noise Overlay

 Charlotte City Limits

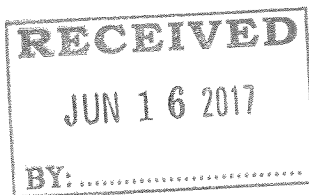
 Creeks and Streams

 FEMA flood plain

 Watershed

 Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-101
Petition #: _____
Date Filed: 6/16/2017
Received By: B

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

Owner's Address: See Exhibit A attached hereto City, State, Zip: See Exhibit A attached hereto

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): See Exhibit A attached hereto

Current Land Use: Single family, multi-family, commercial Size (Acres): +/- 2.17 acres

Existing Zoning: B-1, B-2, R-8 and R-22 MF Proposed Zoning: TOD-RO

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Monica Holmes, Carlos Alzate, Mandy Vari et al.

Date of meeting: May 15, 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): N/A

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community on the site that could contain up to 60 single family attached dwelling units.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

101 N. Tryon Street, Suite 1900
Agent's Address

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

Optimist Park Partners, LLC (c/o Eric Speckman)
Name of Petitioner(s)

623 South Cedar Street, Suite A
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-299-2980
Telephone Number Fax Number

eric.speckman@beauxwright.com
E-Mail Address

OPTIMIST PARK PARTNERS, LLC
By: [Signature]
Signature of Petitioner

ERIC J. SPECKMAN
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Optimist Park Partners, LLC

**Tax Parcel Numbers, Property Owner Information, Site Addresses
and Acquisition Dates**

I. Tax Parcel Numbers

081-061-09; 081-061-10; 081-061-11; 081-061-12; 081-077-05; 081-077-04; 081-077-03; 081-077-02; 081-077-01; 081-077-18; 081-077-17; and 081-077-16

II. Property Owner Information, Site Addresses and Acquisition Dates

Tax Parcel No. 081-061-09

Phyllis H. Leonard
6931 Thermal Road
Charlotte, NC 28211

Site Address: 1215 North Caldwell Street

Date Property Acquired: Unknown

Tax Parcel No. 081-061-10

Phyllis H. Leonard
6931 Thermal Road
Charlotte, NC 28211

Site Address: 1217 North Caldwell Street

Date Property Acquired: Unknown

Tax Parcel No. 081-061-11

Phyllis H. Leonard
6931 Thermal Road
Charlotte, NC 28211

Site Address: 1221 North Caldwell Street

Date Property Acquired: Unknown

Tax Parcel No. 081-061-12

Phyllis H. Leonard
6931 Thermal Road
Charlotte, NC 28211

Site Address: 412 East 16th Street

Date Property Acquired: Unknown

Tax Parcel No. 081-077-05

Phyllis H. Leonard, as Trustee under a Trust Agreement dated November 26, 2003
known as Trust Number 421
330 South Sharon Amity Road, Suite 176
Charlotte, NC 28211

Site Address: 421 East 16th Street

Date Property Acquired: November 26, 2003

Tax Parcel No. 081-077-04

Phyllis H. Leonard
6931 Thermal Road
Charlotte, NC 28211

Site Address: 417 East 16th Street

Date Property Acquired: October 13, 2000

Tax Parcel No. 081-077-03

E. Milburn Davant, Jr.
338 South Sharon Amity Road, Suite 179
Charlotte, NC 28211

Site Address: 413 East 16th Street

Date Property Acquired: December 29, 1986

Tax Parcel No. 081-077-02

Phyllis H. Leonard
6931 Thermal Road
Charlotte, NC 28211

Site Address: 411 East 16th Street

Date Property Acquired: Unknown

Tax Parcel No. 081-077-01

Optimist Park Partners, LLC
623 South Cedar Street, Suite A
Charlotte, NC 28202

Site Address: 220 Parkwood Avenue

Date Property Acquired: May 10, 2017

Tax Parcel No. 081-077-18

Optimist Park Partners, LLC
623 South Cedar Street, Suite A
Charlotte, NC 28202

Site Address: 230 Parkwood Avenue

Date Property Acquired: May 10, 2017

Tax Parcel No. 081-077-17

Optimist Park Partners, LLC
623 South Cedar Street, Suite A
Charlotte, NC 28202

Site Address: 234 Parkwood Avenue

Date Property Acquired: May 10, 2017

Tax Parcel No. 081-077-16

Optimist Park Partners, LLC
623 South Cedar Street, Suite A
Charlotte, NC 28202

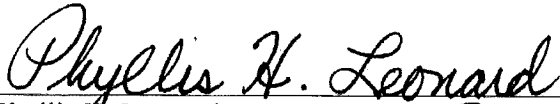
Site Address: 238 Parkwood Avenue

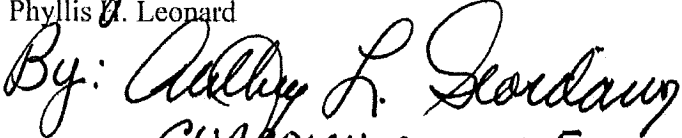
Date Property Acquired: May 10, 2017

**REZONING APPLICATION FILED BY OPTIMIST PARK PARTNERS, LLC
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Optimist Park Partners, LLC that are designated as Tax Parcel Nos. 081-061-09, 081-061-10, 081-061-11, 081-061-12, 081-077-04 and 081-077-02 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the TOD-RO zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan.

This 15 day of June, 2017.

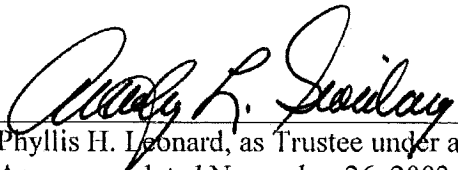


Phyllis H. Leonard
By: 
GUARDIAN OF THE ESTATE

**REZONING APPLICATION FILED BY OPTIMIST PARK PARTNERS, LLC
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Optimist Park Partners, LLC that is designated as Tax Parcel No. 081-077-05 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the TOD-RO zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan.


This 15 day of June, 2017.

 **SUCCESSOR TRUSTEE**
Phyllis H. Leonard, as Trustee under a Trust
Agreement dated November 26, 2003 known as
Trust Number 421

**REZONING APPLICATION FILED BY OPTIMIST PARK PARTNERS, LLC
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Optimist Park Partners, LLC that is designated as Tax Parcel No. 081-077-03 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the TOD-RO zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan.

This 12 day of June, 2017.

A handwritten signature in cursive script, reading "E. Milburn Davant Jr.", is written over a horizontal line.


E. Milburn Davant, Jr.

**REZONING APPLICATION FILED BY OPTIMIST PARK PARTNERS, LLC
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Optimist Park Partners, LLC that are designated as Tax Parcel Nos. 081-077-01, 081-077-18, 081-077-17 and 081-077-16 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the TOD-RO zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan.

This 12 day of June, 2017.

OPTIMIST PARK PARTNERS, LLC

By: 
Name: ERIC J. SPECKMAN
Title: MANAGER

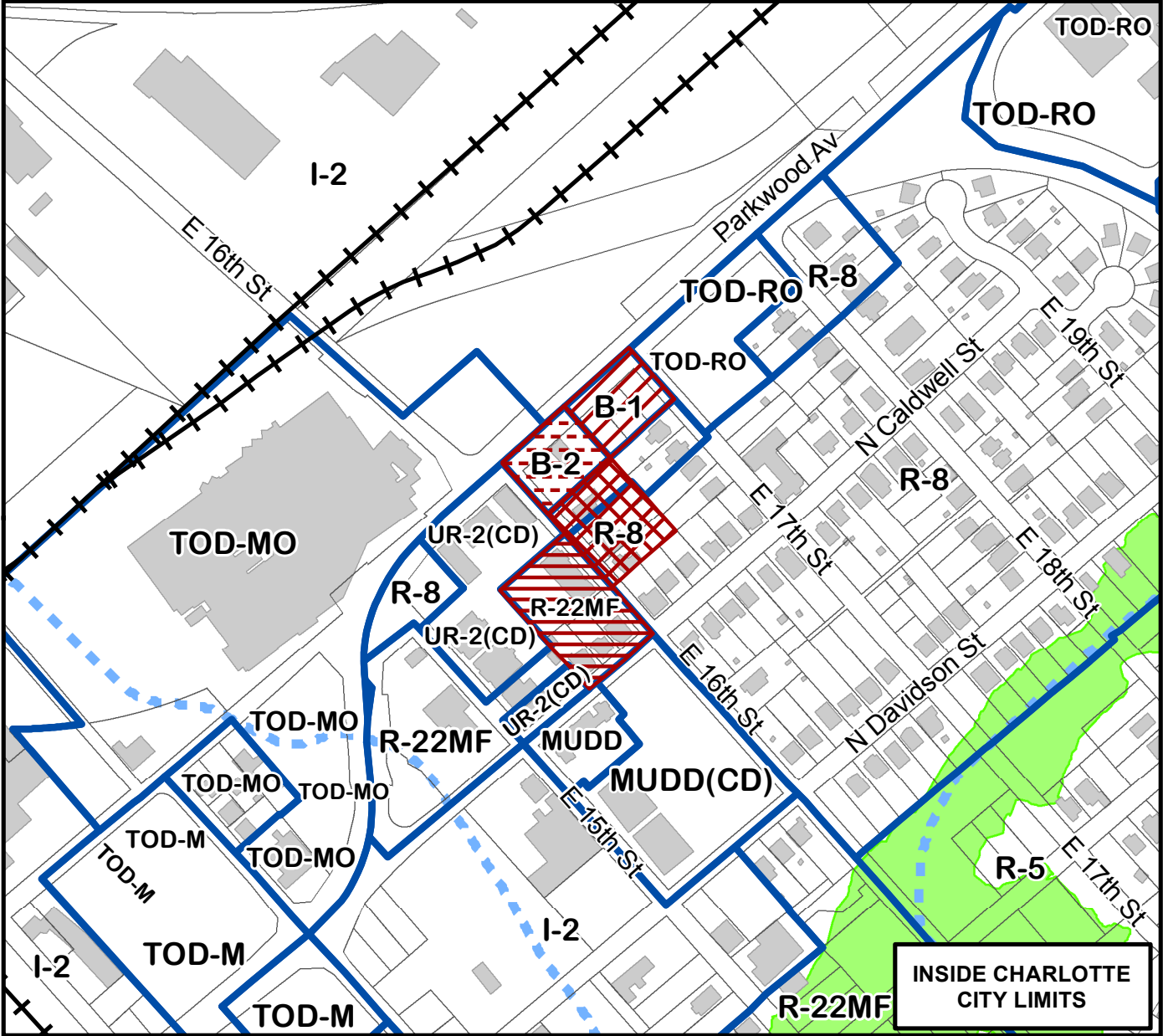
Petition #: **2017-101**

Petitioner: **Optimist Park Partners, LLC**

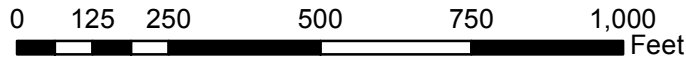
Zoning Classification (Existing): **R-22MF, R-8, B-2, B-1**
(Multi-Family Residential, Single Family Residential, General Business, Neighborhood Business)

Zoning Classification (Requested): **TOD-R(O)**
(Transit Oriented Development- Residential, Optional)

Acreage & Location: Approximately 2.17 acres located on the north and south sides of East 16th Street, and east of the intersection of East 16th street and Parkwood Avenue.



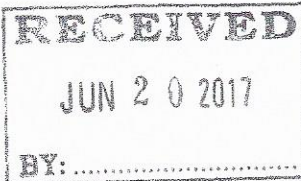
Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.



Zoning Map #(s)
88,102

- Requested TOD-R(O) from R-22MF
- Requested TOD-R(O) from R-8
- Requested TOD-R(O) from B-2
- Requested TOD-R(O) from B-1
- Existing Building Footprints
- Existing Zoning Boundaries
- Pedestrian Overlay
- Historic District
- Airport Noise Overlay
- Charlotte City Limits
- Creeks and Streams
- FEMA flood plain
- Watershed
- Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-102

Petition #:	_____
Date Filed:	6/20/2017
Received By:	RJ

Complete All Fields (Use additional pages if needed)

Property Owner: Bob Jacobs / Leslie Vichengrad Jacobs

Owner's Address: 4240 Rea Rd City, State, Zip: Charlotte, NC, 28226

Date Property Acquired: _____

Property Address: 4240 Rea Rd, Charlotte, NC 28226

Tax Parcel Number(s): 21124106

Current Land Use: Single Family Residential (1 home) Size (Acres): ± 3.63 Acres

Existing Zoning: R-3 Proposed Zoning: UR-2 (LD)

Overlay: None / NA (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: John Kinley, et al.

Date of meeting: April 25, 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 single family Attached townhome use

Walter Fields
Name of Rezoning Agent

1914 South Blvd, Suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-372-7855
Telephone Number

Walter@walterfieldsgroup.com
E-Mail Address

Bob Jacobs
Signature of Property Owner

Bob Jacobs
(Name Typed / Printed)

Leslee Vichengrad Jacobs
Signature of Property Owner

Leslee Vichengrad Jacobs
(Name Typed/Printed)

David Weckley Homes
Name of Petitioner(s)

11430 North Community House Rd, Suite 215
Address of Petitioner(s)

Charlotte NC 28277
City, State, Zip

704-972-4205
Telephone Number

Sholing@DWHOMES.com
E-Mail Address

Shu Boling
Signature of Petitioner

Shannon Boling
(Name Typed / Printed)

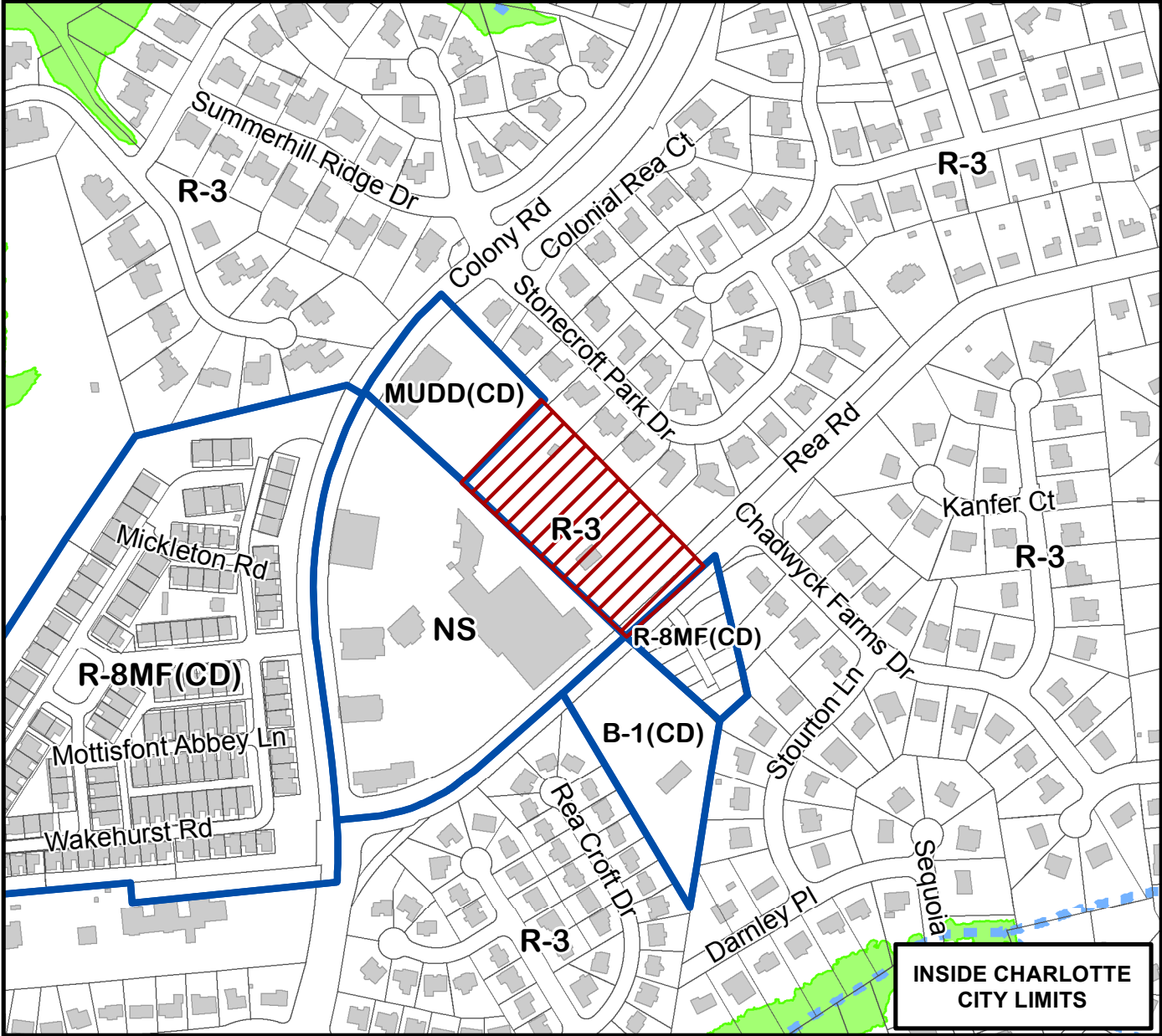
Petition #: **2017-102**

Petitioner: **David Weekley Homes**

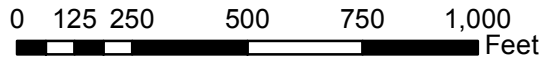
Zoning Classification (Existing): **R-3**
(Single Family Residential)

Zoning Classification (Requested): **UR-2(CD), 5 Year Vested**
(Urban Residential, Conditional with Five Year Vested Rights)

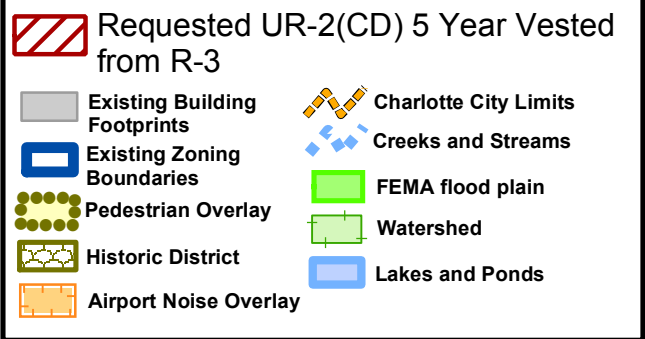
Acreage & Location: Approximately 3.63 acres located on the north side of Rea Road between Colony Road and Chadwyck Farms Drive.



Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.



Zoning Map #(s)
159



RECEIVED

JUN 21 2017

BY:

2017-103

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: 6/21/2017

Received By: RH

Property Owners: AP 1515 Camden Road, LLC c/o Asana Partners LP

Owner's Addresses: 1616 Camden Road, Ste 210, Charlotte, NC 28203

Date Properties
Acquired: 03/04/2017

Property Addresses: 1515, 1517 and 1519 Camden Road, Charlotte, NC 28203

Tax Parcel Numbers: 123-041-12

Current Land Use: commercial and restaurant uses Size (Acres): ± .796

Existing Zoning: I-2 Proposed Zoning: TOD-M(O)

Overlay: N/A
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Carlos Alzate, Solomon Fortune, Kathy Cornett and Catherine Mahoney.

Date of meeting: 05/31/17

(*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): N/A

Purpose/description of Conditional Zoning Plan: To allow the site to be re-used and renovated with uses allowed in the TOD-M zoning district.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704-331-3531 (KM) 704-378-1954(KM)

704-331-1144 (JB) 704-378-1925 (JB)

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Asana Partners, LP (Attn: Reed Kracke)

Name of Petitioner

1616 Camden Road, Ste. 210

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.423.1660

Telephone Number

Fax Number

rkracke@asanapartners.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

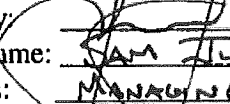
**REZONING PETITION NO. 2017-____
Asana Partners, LP**

**OWNER JOINDER AGREEMENT
AP 1515 Camden Road, LLC c/o Asana Partners LP**

The undersigned, as the owner of the parcel of land located at 1515, 1517, and 1519 Camden Road that is designated as Tax Parcel No. 123-041-12 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from I-2 zoning district to the TOD-M(O) 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 20th day of JUNE, 2017.

AP 1515 Camden Road, LLC c/o Asana Partners LP

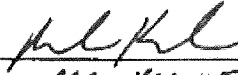
By: 
Name: SAM FURD
Its: MANAGING PARTNER

ATTACHMENT B

REZONING PETITION NO. 2017-____
Asana Partners, LP

Petitioner:

Asana Partners, LP

By: 
Name: ROGER KRALIK
Title: DIRECTOR OF DEVELOPMENT

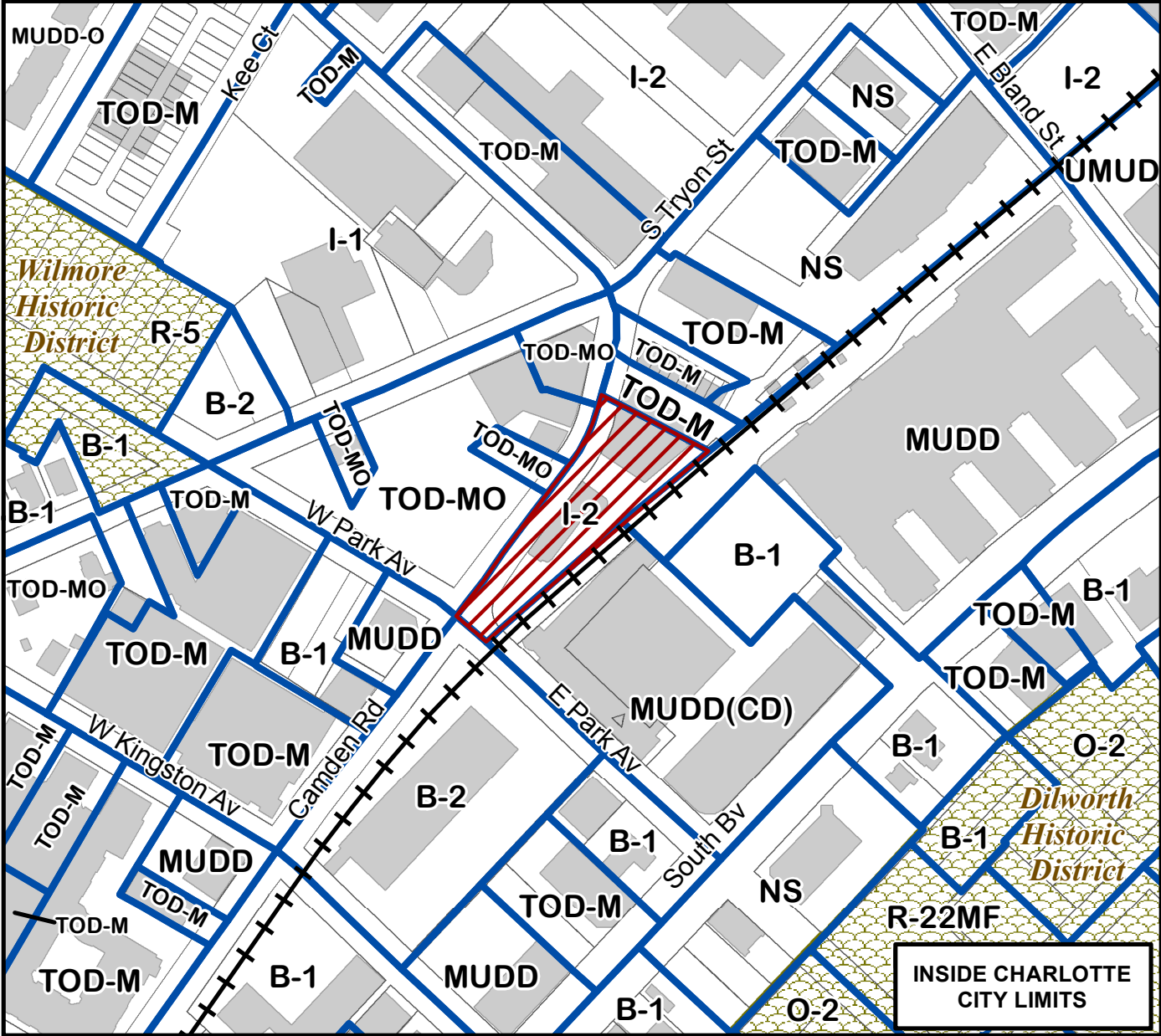
Petition #: **2017-103**

Petitioner: **Asana Partners, LP**

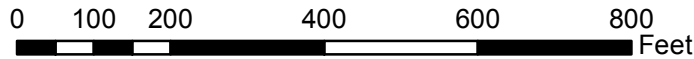
Zoning Classification (Existing): **I-2**
(General Industrial)

Zoning Classification (Requested): **TOD-M(O)**
(Transit Oriented Development-Mixed Use, Optional)

Acres & Location: Approximately 0.80 acres located at the northeast intersection of East Park Avenue and Camden Road, between South Tryon Street and South Boulevard.



Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.



Zoning Map #(s)
102

Requested TOD-M(O) from I-2

Existing Building Footprints

Existing Zoning Boundaries

Pedestrian Overlay

Historic District

Airport Noise Overlay

Charlotte City Limits

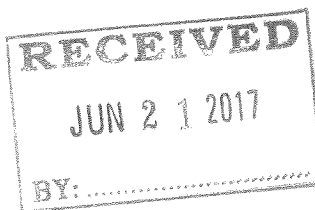
Creeks and Streams

FEMA flood plain

Watershed

Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-104

Petition #: _____
Date Filed: 6/21/2017
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: Piraino Brothers, LLC

Owner's Address: 5137 Parview Drive City, State, Zip: Charlotte, NC 28226

Date Property Acquired: 12/18/2007

Property Address: 1501 McKee Road, Matthews, NC 28105

Tax Parcel Number(s): 23121168

Current Land Use: Vacant/ Wooded Size (Acres): 27.42

Existing Zoning: R-3 Proposed Zoning: R-5

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

Required Rezoning Pre-Application Meeting* with: John Kinley

Date of meeting: 6/20/17

(*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: _____

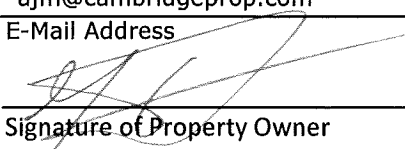
Cambridge Properties, Inc.
Name of Rezoning Agent

831 E. Morehead Street, Suite 245
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-333-2393/ 704-333-2394
Telephone Number Fax Number

ajm@cambridgeprop.com
E-Mail Address


Signature of Property Owner

Giusto Piraino
(Name Typed / Printed)

Cambridge Properties, Inc.
Name of Petitioner(s)

831 E. Morehead Street, Ste. 245
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-33-2393/ 704-333-2394
Telephone Number Fax Number

jjp@cambridgeprop.com
E-Mail Address


Signature of Petitioner

John J. Priester, Jr.
(Name Typed / Printed)

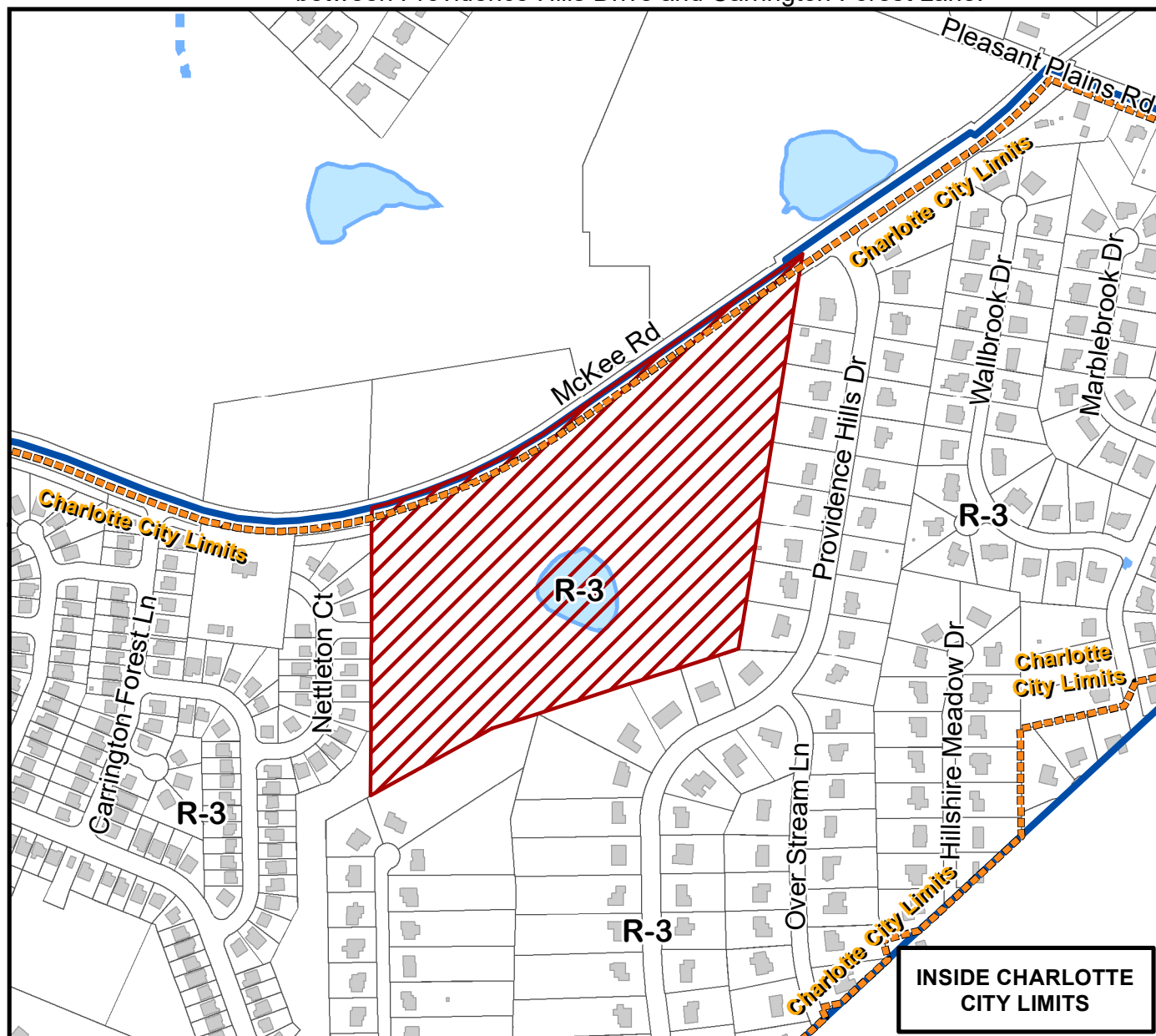
Petition #: **2017-104**

Petitioner: **Cambridge Properties, Inc**

Zoning Classification (Existing): **R-3**
(Single Family Residential)

Zoning Classification (Requested): **R-5**
(Single Family Residential)

Acres & Location: Approximately 27.42 acres located on the south side of McKee Road between Providence Hills Drive and Carrington Forest Lane.



Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.

0 187.5 375 750 1,125 1,500 Feet



Zoning Map #(s)

164,179

 Requested R-5 from R-3

 Existing Building Footprints

 Existing Zoning Boundaries

 Pedestrian Overlay

 Historic District


 Airport Noise Overlay

 Charlotte City Limits

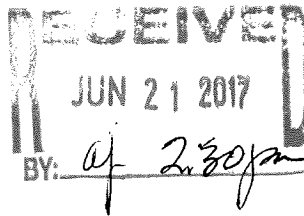
 Creeks and Streams

 FEMA flood plain

 Watershed

 Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-105

Petition #:	
Date Filed:	6/21/2017
Received By:	BH

Complete All Fields (Use additional pages if needed)

Property Owner: Rexford Office Holdings, LLC

Owner's Address: 11115 Rushmore Drive City, State, Zip: Charlotte, NC 28277

Date Property Acquired: December 28, 2016

Property Address: 2100 Rexford Road

Tax Parcel Number(s): 177-083-03

Current Land Use: Office Size (Acres): +/- 3.416 acres

Existing Zoning: O-15 (CD) Proposed Zoning: MUDD-O

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: John Kinley, Kent Main et al.

Date of meeting: April 25, 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): N/A

Purpose/description of Conditional Zoning Plan: To accommodate the expansion and renovation of the existing office building located on the site, which building shall have a maximum gross floor area of up to 77,000 square feet. A structured parking facility will also be constructed on the site, which is permitted under the site's existing zoning.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

101 N. Tryon Street, Suite 1900
Agent's Address

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

REXFORD OFFICE HOLDINGS, LLC
By: [Signature]
Signature of Property Owner

Carla Shumate
(Name Typed / Printed)

Rexford Office Holdings, LLC (c/o Paul Spokas)
Name of Petitioner(s)

4201 Congress Street, Suite 300
Address of Petitioner(s)

Charlotte, NC 28209
City, State, Zip

704-804-5766
Telephone Number Fax Number

paul.spokas@am.jll.com
E-Mail Address

REXFORD OFFICE HOLDINGS, LLC
By: [Signature]
Signature of Petitioner

Carla Shumate
(Name Typed / Printed)

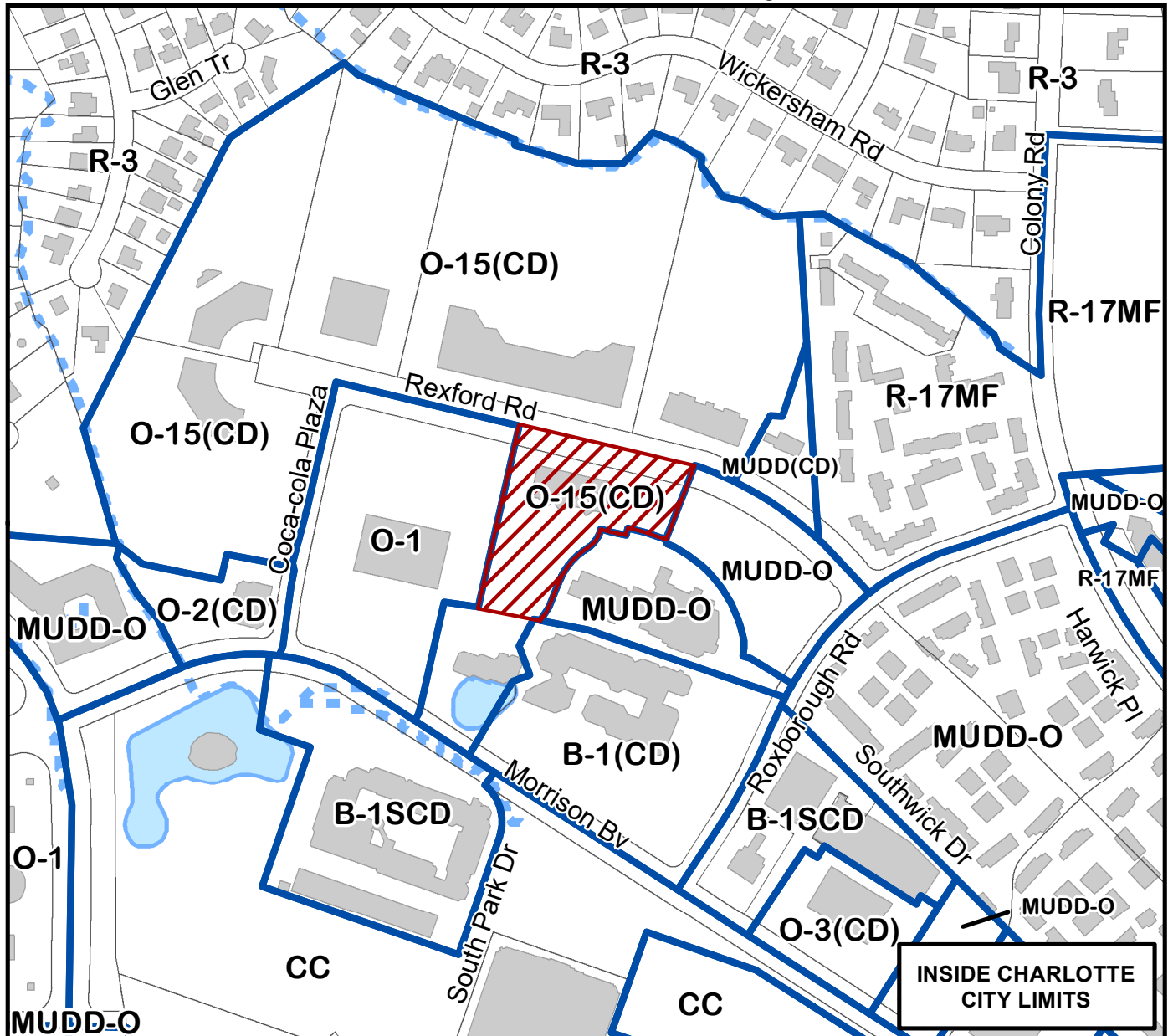
Petition #: **2017-105**

Petitioner: **Rexford Office Holdings, LLC**

Zoning Classification (Existing): **O-15(CD)**
(Office, Conditional)

Zoning Classification (Requested): **MUDD-O**
(Mixed Use Development District, Optional)

Acreage & Location: Approximately 3.42 acres located on the south side of Rexford Road between Coca Cola Plaza and Roxborough Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.

0 125 250 500 750 1,000 Feet



Zoning Map #(s)

135

- Requested MUDD-O from O-15(CD)
- Existing Building Footprints
- Existing Zoning Boundaries
- Pedestrian Overlay
- Historic District
- Airport Noise Overlay
- Charlotte City Limits
- Creeks and Streams
- FEMA flood plain
- Watershed
- Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-106
Petition #: _____
Date Filed: 6/22/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Charlotte Rescue Mission
Owner's Address: 907 West 1st Street City, State, Zip: Charlotte, NC 28202
Date Property Acquired: 05.15.1979
Property Address: 801 West 1st Street, 821 West 1st Street
Tax Parcel Number(s): 073-24-215, 073-24-216
Current Land Use: Vacant Land & Structure Size (Acres): 1.37
Existing Zoning: MUDD Proposed Zoning: NS
Overlay: NA (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: Solomon Fortune
Date of meeting: 04.26.2017

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

For Conditional Rezonings 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 development of the Site for a community based coffee shop/restaurant with associated parking.

Timmons Group
Attn: Chris Todd
Name of Rezoning Agent
2030 South Tryon Street, Suite 3C
Agent's Address
Charlotte, NC 28203
City, State, Zip
980-215-8072 NA
Telephone Number Fax Number
chris.todd@timmons.com
E-Mail Address
[Signature]
Signature of Property Owner

Tony Marciano
(Name Typed / Printed)

Charlotte Rescue Mission
Attn: Tony Marciano
Name of Petitioner(s)
907 West 1st Street, Charlotte, NC 28202
Address of Petitioner(s)
Charlotte, NC 28202
City, State, Zip
704.334.4635 704.333-7285
Telephone Number Fax Number
tonym@charlotterescuemission.org
E-Mail Address
[Signature]
Signature of Petitioner

Tony Marciano
(Name Typed / Printed)

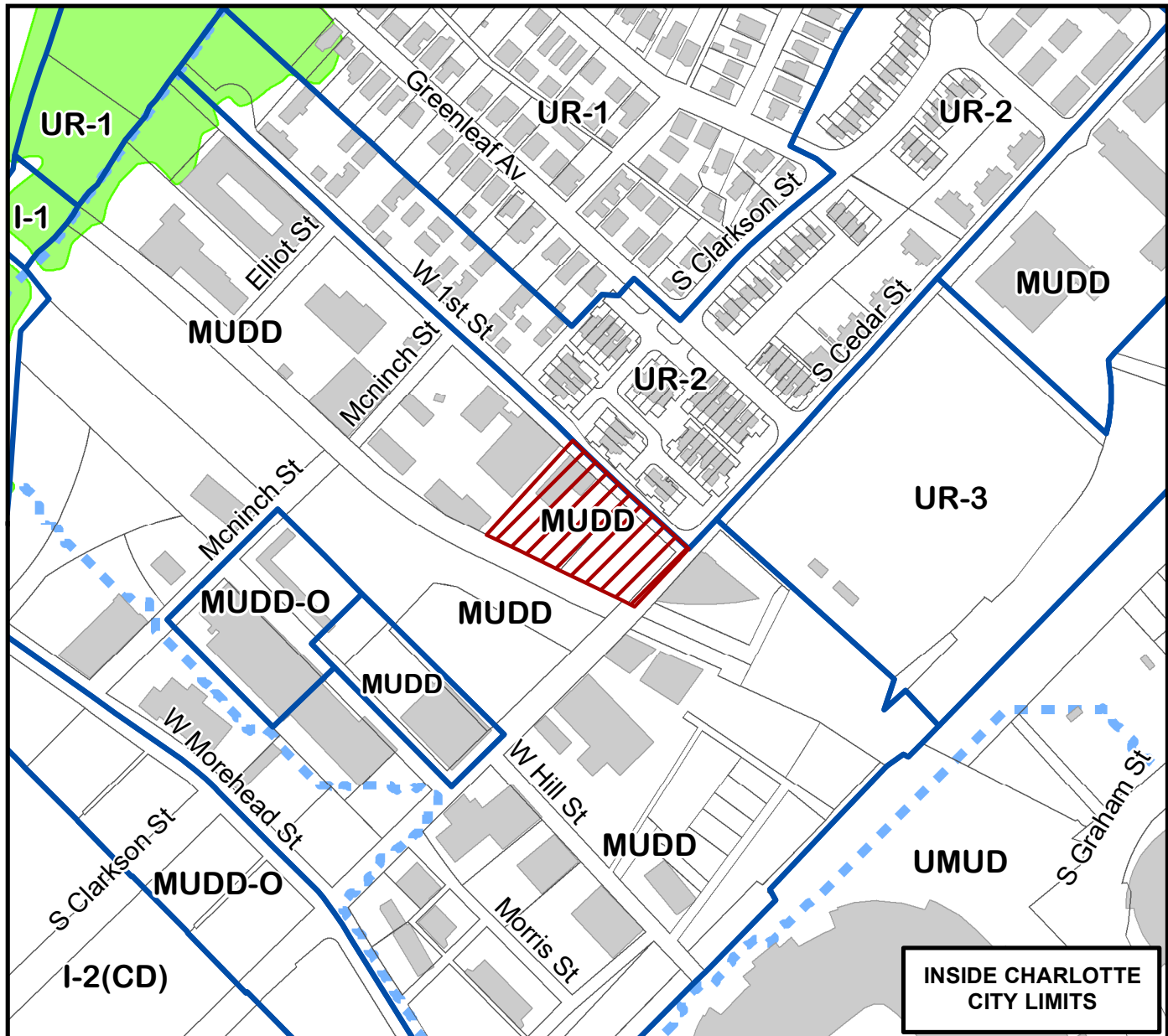
Petition #: **2017-106**

Petitioner: **Charlotte Rescue Mission**

Zoning Classification (Existing): **MUDD**
(Mixed Use Development District)

Zoning Classification (Requested): **NS, 5 Year Vested**
(Neighborhood Services with Five Year Vested Rights)

Acreage & Location: Approximately 1.37 acres located at the northwest intersection of West 1st Street and South Cedar Street, north of West Morehead Street.




Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.

0 125 250 500 750 1,000 Feet




Zoning Map #(s)

102

 Requested NS 5 Year Vested from MUDD

 Existing Building Footprints

 Existing Zoning Boundaries

 Pedestrian Overlay

 Historic District

 Airport Noise Overlay

 Charlotte City Limits

 Creeks and Streams

 FEMA flood plain

 Watershed

 Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED

JUN 22 2017

BY:

2017-107

Petition #:

Date Filed:

Received By:

6/22/2017

[Signature]

Property Owners: The Grant Girls LLC

Owner's Addresses: 1145 South Parham Road, York, SC 29745

Date Properties
Acquired: 08/07/2015

Property Addresses: 2625 and 2705 S Tryon Street, Charlotte, NC 28203

Tax Parcel Numbers: 147-011-73 and 147-011-74

Current Land Use: commercial Size (Acres): ± 1.25

Existing Zoning: I-1 Proposed Zoning: MUDD-O

Overlay: N/A
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Kathy Cornett and Katherine Mahoney

Date of meeting: _____

(*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): N/A

Purpose/description of Conditional Zoning Plan: To allow the development of the site with climate controlled storage facilities.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

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

Agent's Address

Charlotte, NC 28202

704-331-3531 (KM) 704-378-1954(KM)
704-331-1144 (JB) 704-378-1925 (JB)

Telephone Number Fax Number
keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

The Carroll Companies (Attn: Ian Phillips)

Name of Petitioner

201 North Elm Street, Ste 201

Address of Petitioner

Greensboro, NC 27401

City, State, Zip

336.274.8531

Telephone Number Fax Number
iphillips@thecarrollcompanies.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

**REZONING PETITION NO. [2017-____]
The Carroll Companies**

**OWNER JOINDER AGREEMENT
The Grant Girls LLC
C/O Susan G Harper**

The undersigned, as the owner of the parcel of land located at 2625 and 2705 S Tryon Street, Charlotte, NC 28203 that are designated as Tax Parcel No. 147-011-73 and 147-011-74 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from I-1 zoning district to the MUDD-O 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 8 day of June, 2017.

**The Grant Girls LLC
C/O Susan G Harper**

By:

Sandra A. Green

Name:

Sandra A. Green

Its:

Managing member

ATTACHMENT B

**REZONING PETITION NO. [2017-]
The Carroll Companies**

Petitioner:

The Carroll Companies

By: 

Name: IAN PHILLIPS

Title: DIRECTOR OF ENTITLEMENTS
& LAND DEVELOPMENT

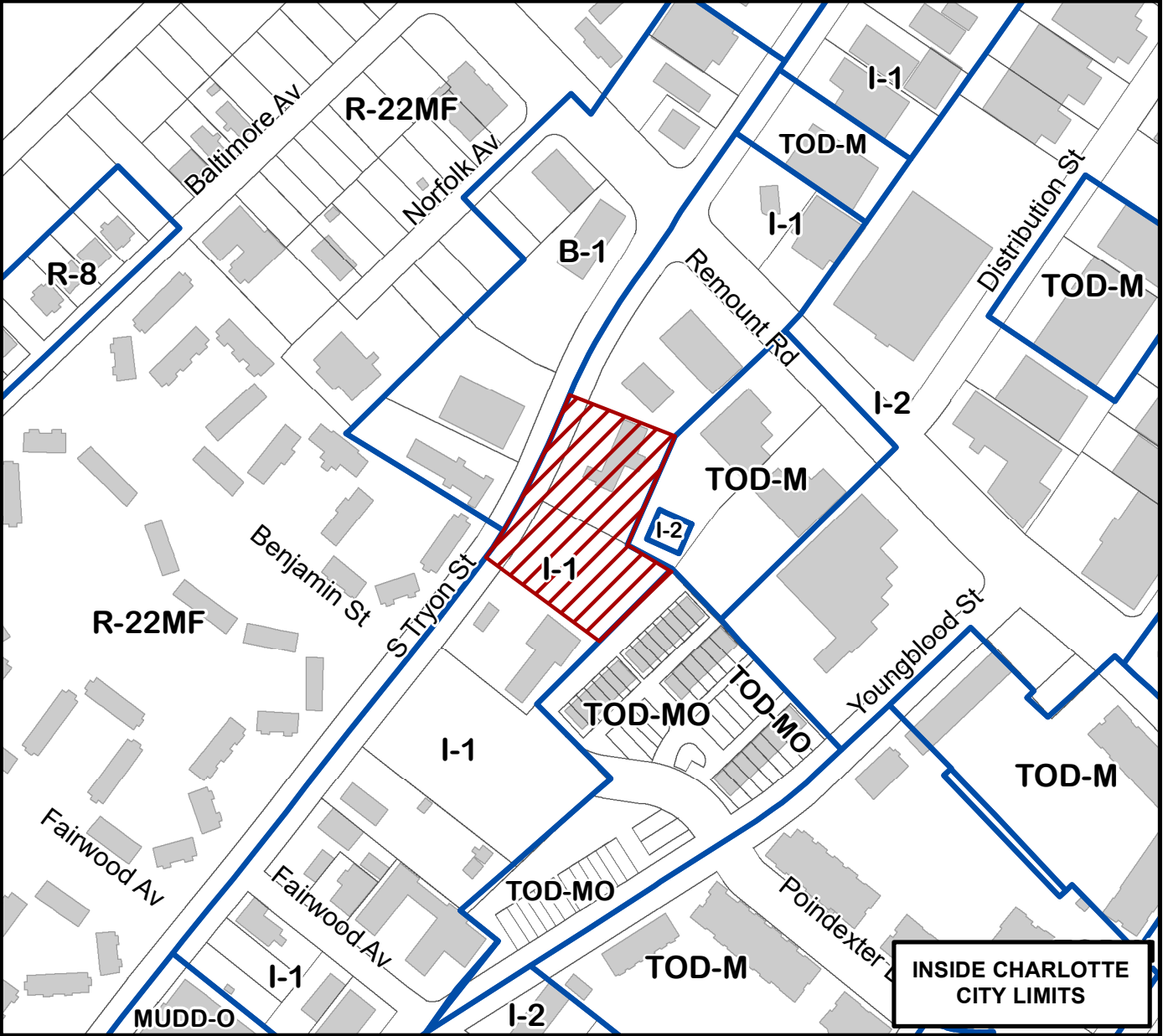
Petition #: **2017-107**

Petitioner: **The Carroll Companies**

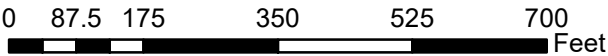
Zoning Classification (Existing): **I-1**
(Light Industrial)

Zoning Classification (Requested): **MUDD-O**
(Mixed Use Development District, Optional)

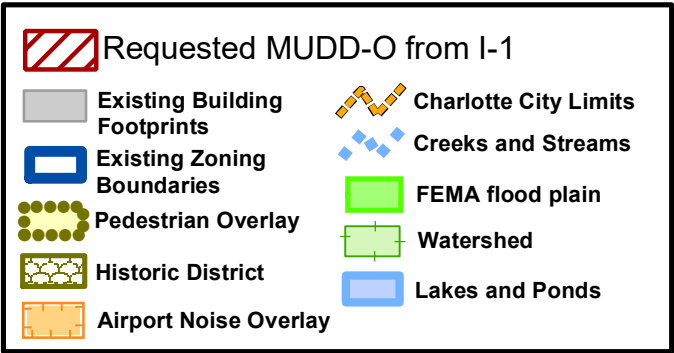
Acreage & Location: Approximately 1.25 acres located on the east side of South Tryon Street between Fairwood Avenue and Remount Road.



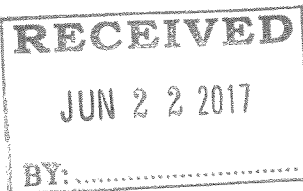
Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.



Zoning Map #(s)
110



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-108

Petition #:	_____
Date Filed:	6/22/2017
Received By:	[Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

Owner's Address: See Exhibit A attached hereto City, State, Zip: See Exhibit A attached hereto

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): a portion of 04723199, a portion of 04723114, and a portion of 04723105

Current Land Use: Vacant Size (Acres): See Exhibit D attached hereto 15.872

Existing Zoning: I-1 and B-2 (CD) Proposed Zoning: MUDD

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Sonja Sanders and Mandy Vari
Date of meeting: June 20, 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): _____

Purpose/description of Conditional Zoning Plan: _____

John J. (Jay) Priester Jr. (Cambridge Properties, Inc.)
Name of Rezoning Agent

831 E. Morehead St. Suite 245
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-333-2393 _____
Telephone Number Fax Number

jpp@cambridgeprop.com
E-Mail Address

See Exhibit B and C attached hereto
Signature of Property Owner

(Name Typed / Printed)

Arden Group, LLC
Name of Petitioner(s)

11 Brookstown Ave
Address of Petitioner(s)

Winston-Salem, NC 27101
City, State, Zip

336-659-9503 _____
Telephone Number Fax Number

stuart@theardengroup.com; milt@theardengroup.com
E-Mail Address

[Signature]
Signature of Petitioner

STUART PARKS.
(Name Typed / Printed)

Exhibit A to Rezoning Application

Property Owner Information, Acquisition Dates, and Property Addresses

Tax Parcel Numbers 04723199 and 04723114

UCAM-1, LLC

11 Brookstown Ave

Winston-Salem, NC 27101

Date Property Acquired: April 2, 2015 and December 30, 2016

Property Address: 8810 Ikea Boulevard Charlotte, NC 28262

Tax Parcel Number 04723105

Reeves Floral Products, Inc.

10288 Highway 92

Woodstock, GA 30188

Date Property Acquired: March 7, 2003

Property Address: 7101 MacFarlane Boulevard Charlotte, NC 28262

Exhibit B to Rezoning Application

Petitioner Joinder Agreement

The undersigned, as the owner of the parcel of land located in the City of Charlotte, County of Mecklenburg and State of North Carolina designated as Tax Parcel ID Number 04723105 (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning from I-1 to MUDD.

This 22 day of June, 2017.

Reeves Floral Products, Inc.

By: 

Name: John Stanley Fitts, Jr.

Title: President

Exhibit C to Rezoning Application

Petitioner Joinder Agreement

The undersigned, as the owner of the parcel of land located in the City of Charlotte, County of Mecklenburg and State of North Carolina designated as Tax Parcel ID Numbers 04723199 and 04723114 (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning from B-2 (CD) to MUDD.

This ____ day of June, 2017.

UCAM-1, LLC

By: 

Name: STUART PARKS

Title: MANAGER

Petition #: **2017-108**

Petitioner: **Arden Group, LLC**

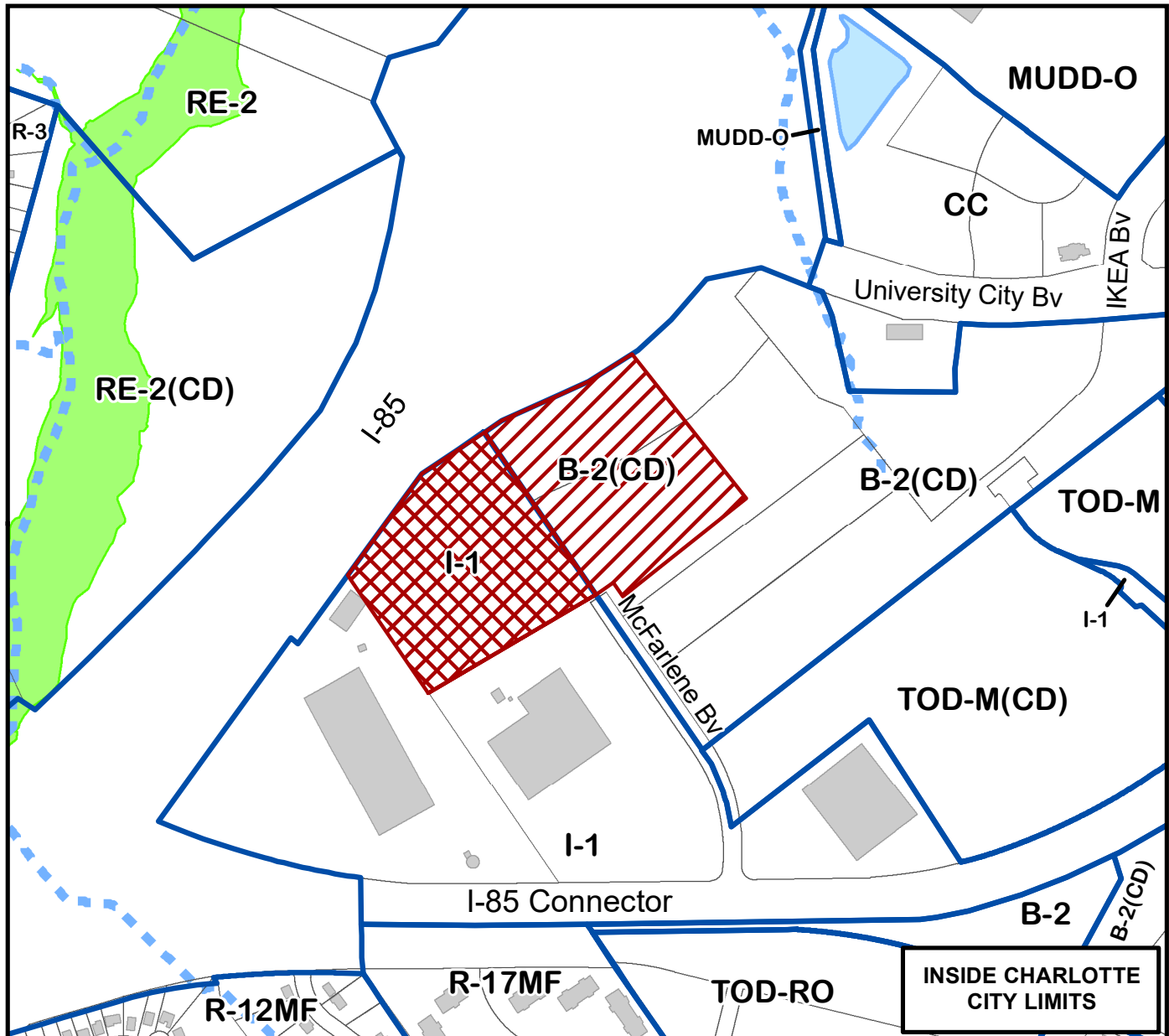
Zoning Classification (Existing): **B-2(CD), I-1**

(General Business, Conditional and Light Industrial)

Zoning Classification (Requested): **MUDD**

(Mixed Use Development District)

Acreage & Location: Approximately 15.872 acres located along McFarlane Boulevard, and south of University City Boulevard.



Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.

0 187.5 375 750 1,125 1,500 Feet

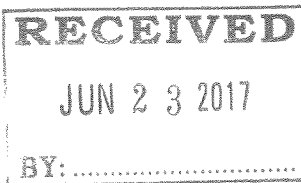


Zoning Map #(s)

71

- Requested MUDD from B-2(CD)
- Requested MUDD from I-1
- Existing Building Footprints
- Existing Zoning Boundaries
- Pedestrian Overlay
- Historic District
- Airport Noise Overlay
- Charlotte City Limits
- Creeks and Streams
- FEMA flood plain
- Watershed
- Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-109
Petition #: _____
Date Filed: 6/23/2017
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: The 6125 Company, LLC

Owner's Address: P.O. Box 1017 City, State, Zip: Davidson, NC 28036

Date Property Acquired: June 14, 2016

Property Address: Nations Ford Road

Tax Parcel Number(s): 169-121-12

Current Land Use: Vacant Size (Acres): +/- 1.793 acres

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O S.P.A.

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Carlos Alzate et al.

Date of meeting: June 13, 2017

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a building that may contain up to 35,000 square feet of gross floor area and could be devoted to professional business and general office uses and restaurant and retail uses. A maximum of 10,000 square feet could be devoted to retail and restaurant uses.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

101 N. Tryon Street, Suite 1900
Agent's Address

Charlotte, NC 28246
City, State, Zip

704-377-8341 Fax Number
Telephone Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreement
Signature of Property Owner

(Name Typed / Printed)

Enviro-Master International Franchise, LLC (c/o Pat Swisher)
Name of Petitioner(s)

417 Minuet Lane, Suite G
Address of Petitioner(s)

Charlotte, NC 28217-2702
City, State, Zip

704-302-1016 Ext. 2107 Fax Number
Telephone Number


pswisher@enviro-master.com
E-Mail Address

See Attached Signature Page
Signature of Petitioner

(Name Typed / Printed)

Signature of Enviro-Master International Franchise, LLC

ENVIRO-MASTER INTERNATIONAL FRANCHISE, LLC

By: 
Name: Pat Swisher
Title: CEO


Date: June 16, 2017

**REZONING APPLICATION
ENVIRO-MASTER INTERNATIONAL FRANCHISE, LLC, PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Enviro-Master International Franchise, LLC that is designated as Tax Parcel No. 169-121-12 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the MUDD-O S.P.A. zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

This 20 day of June, 2017.

THE 6125 COMPANY, LLC

By: 
Name: David W. Stewart
Title: Manager

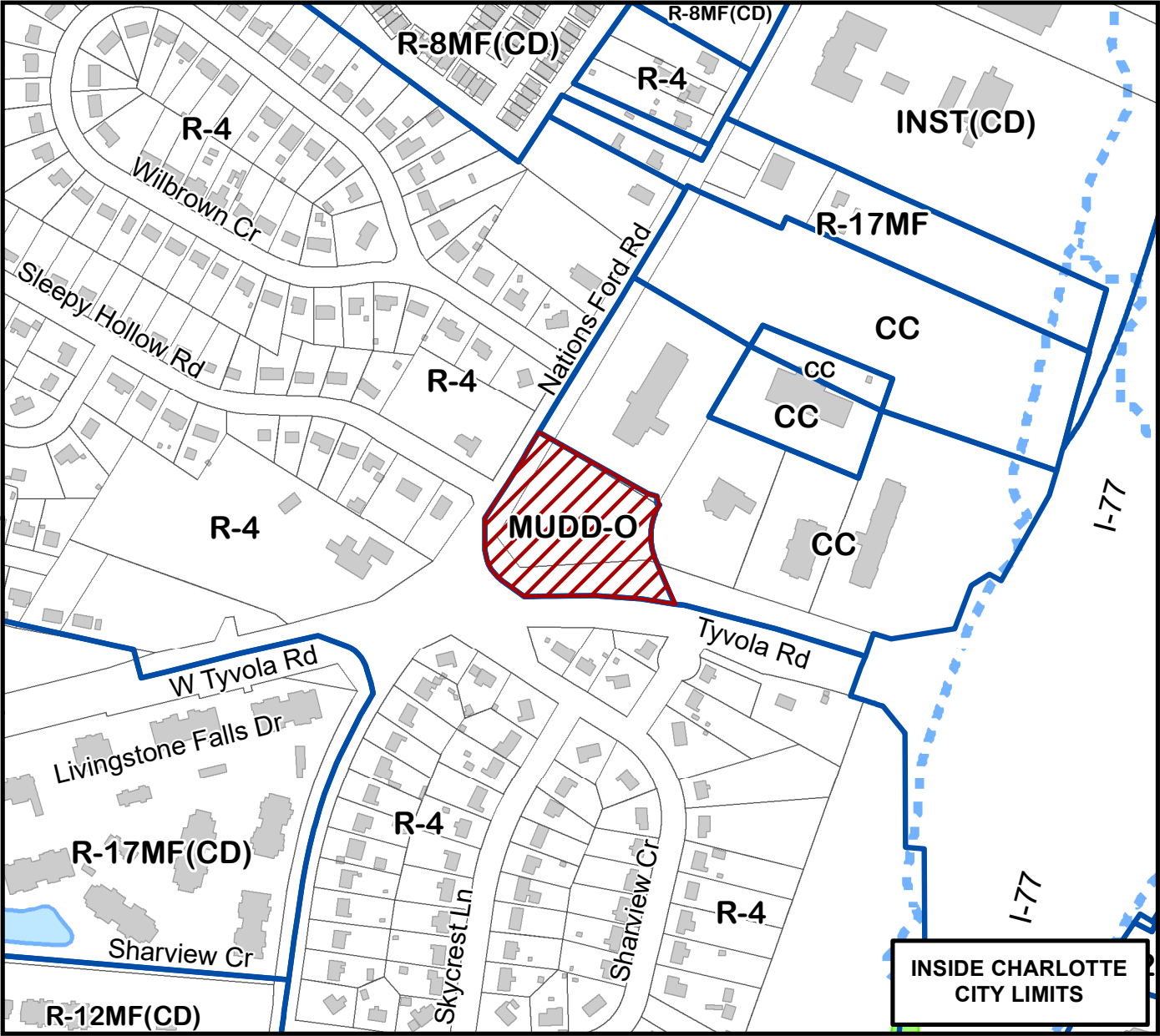
Petition #: **2017-109**

Petitioner: **Enviro-Master International Franchise, LLC**

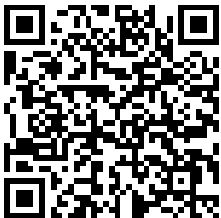
Zoning Classification (Existing): **MUDD-O**
(Mixed Use Development District, Optional)

Zoning Classification (Requested): **MUDD-O SPA**
(Mixed Use Development District, Optional, Site Plan Amendment)

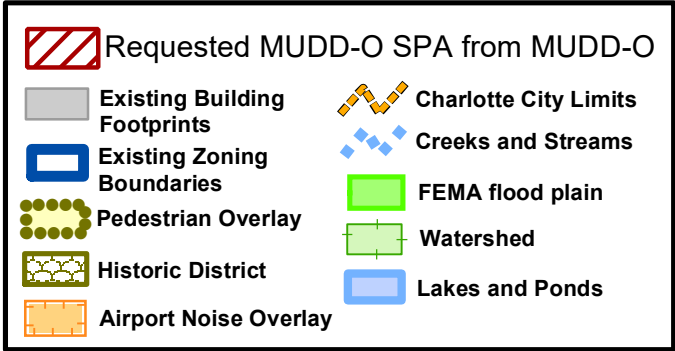
Acreage & Location: Approximately 1.793 acres located on the northeast side at the intersection of Nations Ford Road and Tyvola Road.



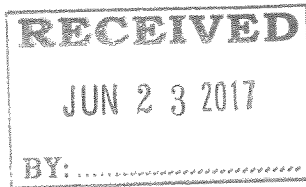
Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.
0 150 300 600 900 1,200 Feet



Zoning Map #(s)
134



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-660

Petition #:	_____
Date Filed:	6/23/2017
Received By:	BH

Complete All Fields (Use additional pages if needed)

Property Owner: Phillips Place Hotel Investor, LLC; Phillips Place Partners, LLC

Owner's Address: 6700 Phillips Place Ct; P.O. Box 790630 City, State, Zip: Charlotte, NC 28210; San Antonio, TX 78279

Date Property Acquired: 12/27/1996, 5/15/1997, 3/1/1996, 2/7/1996

Property Address: 6700, 6809, and 6902 Phillips Place Ct, 6928 and unnumbered Fairview Road

Tax Parcel Number(s): 18314123, 18314122, 18314121, 18314113, 18314117

Current Land Use: Commercial/retail; hotel Size (Acres): +/- 15.11

Existing Zoning: CC Proposed Zoning: MUDD-O

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: John Kinley, Kent Main, Laurie Dukes, Grant Meacci

Date of meeting: 6/13/17

(*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): Yes

Purpose/description of Conditional Zoning Plan: To accommodate revitalization of existing shopping center

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-3231
Telephone Number Fax Number

Collin.Brown@klgates.com
E-Mail Address


Signature of Property Owner

(Name Typed / Printed)

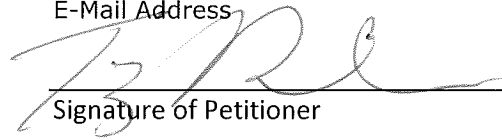
Lincoln Harris, LLC
Name of Petitioner(s)

4725 Piedmont Row Drive, Suite 800
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-714-7694 704-716-8600
Telephone Number Fax Number

Tracy.Dodson@lincolnharris.com
E-Mail Address


Signature of Petitioner

Tracy F. Dodson, Vice President of Lincoln Harris, LLC
(Name Typed / Printed)

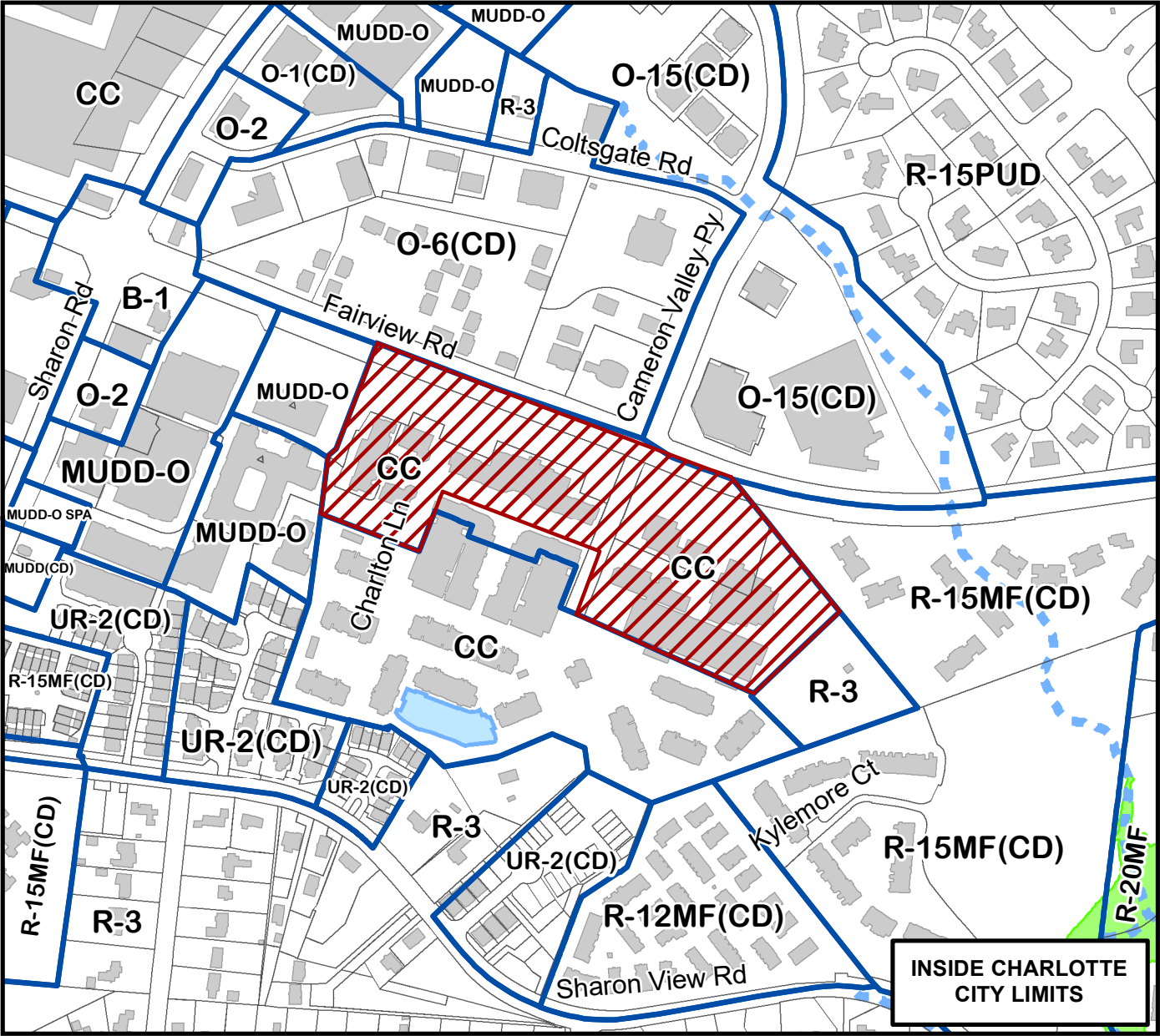
Petition #: **2017-110**

Petitioner: **Lincoln Harris, LLC**

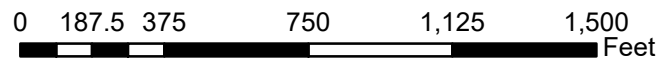
Zoning Classification (Existing): **CC**
(Commercial Center)

Zoning Classification (Requested): **MUDD-O 5 Year Vested**
(Mixed Use Development District, Optional, 5 Year Vested Rights)

Acreage & Location: Approximately 15.11 acres located on the south side of Fairview Road east of Sharon Road and across from Cameron Valley Parkway.



Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2017.



Zoning Map #(s)
135,147

	Requested MUDD-O 5 Year Vested from CC		Charlotte City Limits
	Existing Building Footprints		Creeks and Streams
	Existing Zoning Boundaries		FEMA flood plain
	Pedestrian Overlay		Watershed
	Historic District		Lakes and Ponds
	Airport Noise Overlay		