

Rezoning Petition Packet

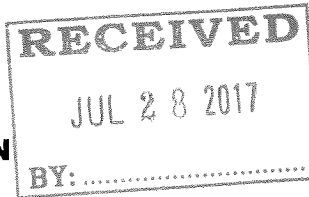
Petitions: 2017-127 through 2017-141

Petitions that were submitted by August 28, 2017

Staff Review Meeting: **September 13, 2017**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-127

Petition #:	
Date Filed:	7/28/2017
Received By:	BS

Complete All Fields (Use additional pages if needed)

Property Owner: Blue Line LLC. \ Craig Smith

Owner's Address: 2000 Innovation Drive Indian Trail, NC, Zip: 28079

Date Property Acquired: Unknown

Property Address: 421 East Sugar Creek Road, Charlotte, NC 28213

Tax Parcel Number(s): 091-051-40

Current Land Use: Industrial/Vacant Size (Acres): +/- 1.49

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

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: April 18, 2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team 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: Reuse of an existing building for redevelopment.

Casey P. Werner, PE ColeJenest & Stone
Name of Rezoning Agent

200 S. Tryon Suite 1400
Agent's Address

Charlotte, NC, 28202
City, State, Zip

704-971-4507
Telephone Number

cwerner@colejeneststone.com
E-Mail Address

Craig Smith
Signature of Property Owner

Craig Smith
(Name Typed / Printed)

Craig Smith
Name of Petitioner(s)

2000 Innovation Drive
Address of Petitioner(s)

Indian Trail, NC, 28079
City, State, Zip

704-506-2367
Telephone Number

csmith@innovativedigitalsystems.com
E-Mail Address

Craig Smith
Signature of Petitioner

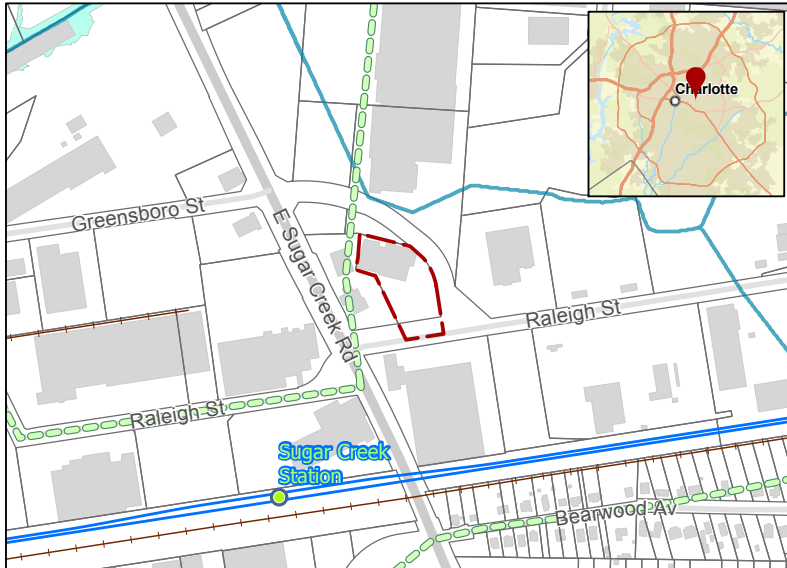
Craig Smith
(Name Typed / Printed)

Rezoning Map

2017-127 : Craig Smith
Current Zoning I-2 (General Industrial)
**Requested Zoning TOD-M(O) (Transit Oriented Development-
Mixed Use, Optional)**
Approximately 1.49 acres

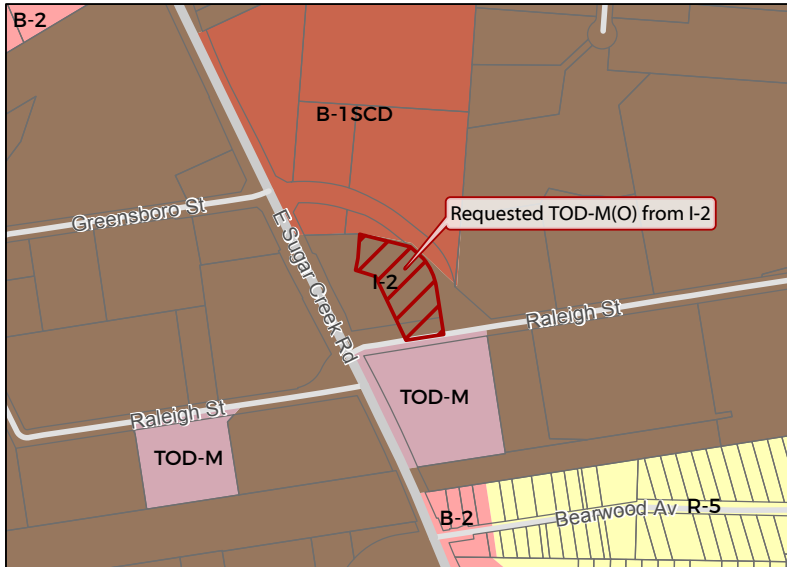


Location of Requested Rezoning



- 2017-127
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Railway
- Cross Charlotte Trail
- Streams
- LYNX Blue Line
- LYNX Blue Line Station
- City Council District
- 1-Patsy B. Kinsey

Existing Zoning & Rezoning Request



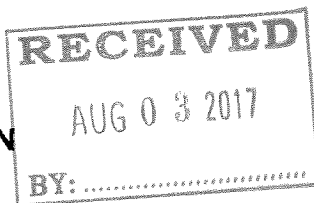
- Requested TOD-M(O) from I-2
- Parcel
- Zoning Classification**
- Single Family
- Business
- Commercial Center
- Heavy Industrial
- Transit-Oriented



N

Map Created 9/5/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2016-128

Petition #:	
Date Filed:	8/3/2017
Received By:	[Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Metropolitan Realty Company LLC c/o Sara Haight

Owner's Address: 1111 Metropolitan Avenue, Suite 300 City, State, Zip: Charlotte, NC 28204

Date Property Acquired: February 1, 2013

Property Address: 1055 Metropolitan Avenue

Tax Parcel Number(s): Tax Parcel No. 125-22C-97

Current Land Use: Office and Retail Size (Acres): +/- 8.042 acres

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

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Alan Goodwin et al.

Date of meeting: May 3, 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 modify the approved MUDD-O Signage Package for portions of the site.

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 Signature Page
Signature of Property Owner

(Name Typed / Printed)

Metropolitan Realty Company LLC
Metropolitan Midtown Master Condominium Owners Association, Inc.
Name of Petitioner(s)

c/o Sara Haight
1111 Metropolitan Avenue, Suite 300
Address of Petitioner(s)

Charlotte, NC 28204
City, State, Zip

704-375-6418
Telephone Number Fax Number

shaight@bayerproperties.com
E-Mail Address

See Attached Signature Page
Signature of Petitioner

(Name Typed / Printed)

Signatures of Property Owner and Petitioners

METROPOLITAN REALTY COMPANY LLC

a Delaware limited liability company

By: Commingled Pension Trust Fund
(Strategic Property) of JPMorgan
Chase Bank, N.A.,
its sole member

By: JPMorgan Chase Bank, N.A.,
as Trustee

By: Mary Ann Cate
Name: Mary Ann Cate
Title: Executive Director

Date: August 1, 2017

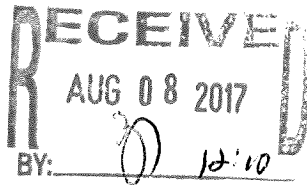
**METROPOLITAN MIDTOWN MASTER CONDOMINIUM OWNERS
ASSOCIATION, INC.**

By: Mary Ann Cate
Name: Mary Ann Cate
Title: President

Date: August 1, 2017

Map Created 9/5/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-130

Petition #:	_____
Date Filed:	8/4/2017
Received By:	[signature]

Complete All Fields (Use additional pages if needed)

Property Owner: George & Ruth Barrett Family, LLC

Owner's Address: 7718 Blue Ridge Circle City, State, Zip: Charlotte, NC 28270

Date Property Acquired: January 12, 2001

Property Address: 2915 Griffith St Charlotte, NC 28203

Tax Parcel Number(s): 14701704

Current Land Use: Industrial Miscellaneous Size (Acres): 0.42 acres

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

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: May 17, 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: _____

N/A
Name of Rezoning Agent

N/A
Agent's Address

N/A
City, State, Zip

N/A N/A
Telephone Number Fax Number

N/A
E-Mail Address

[signature]
Signature of Property Owner

George Barrett
(Name Typed / Printed)

TWENTYNINE FIFTEEN OPERATIONS, LLC
Name of Petitioner(s)

106 Foster Ave
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

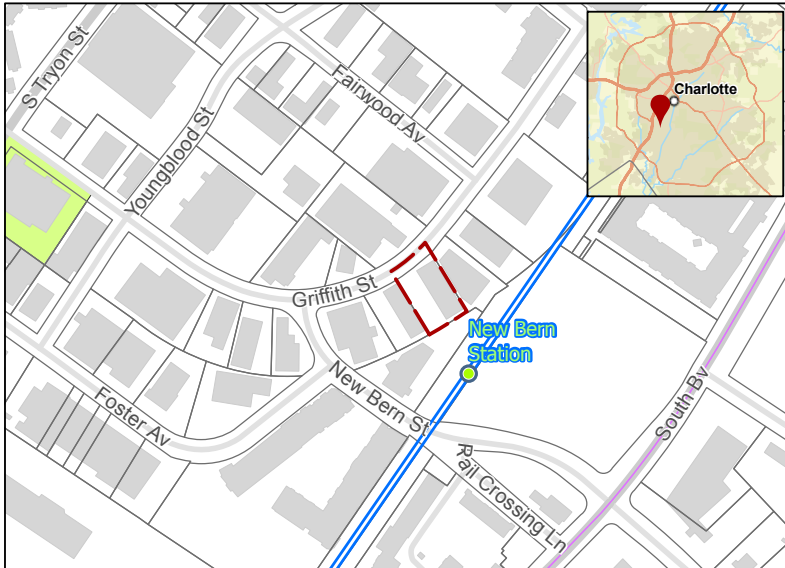
704-319-8347 704-423-0339
Telephone Number Fax Number

jason.mathis@durbangroup.com
E-Mail Address

Signature of Petitioner

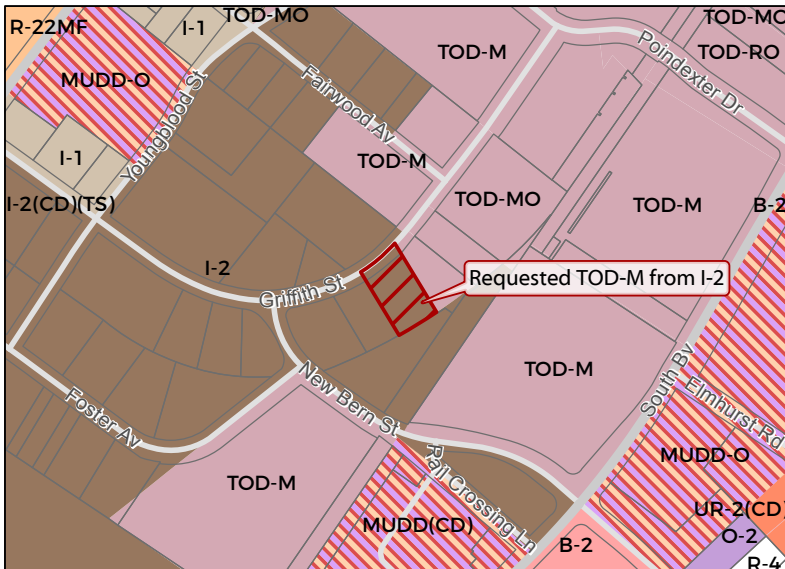
(Name Typed / Printed)

Location of Requested Rezoning



- 2017-130
- Inside City Limits
- Parcel
- Buildings
- Transit Supportive Overlay
- LYNX Blue Line
- LYNX Blue Line Station
- City Council District**
- 3-LaWana Mayfield

Existing Zoning & Rezoning Request



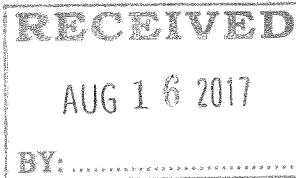
- Requested TOD-M from I-2
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Light Industrial
- Heavy Industrial
- Mixed Use
- Transit-Oriented



0 250 500 1,000 Feet

Map Created 9/5/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	<u>2017-131</u>
Date Filed:	<u>8/16/2017</u>
Received By:	<u>Rf</u>

Complete All Fields (Use additional pages if needed)

Property Owner: SOP Holdings, LLC

Owner's Address: 419 S. Sharon Amity Rd City, State, Zip: Charlotte, NC 28211

Date Property Acquired: 8/6/2017

Property Address: 6527 and 6521 Hazelton Drive

Tax Parcel Number(s): 179-011-63 and 179-011-64

Current Land Use: Residential Size (Acres): +/- 0.7 acres

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

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

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

Date of meeting: 7/18/17

(*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): yes, 5 years

Purpose/description of Conditional Zoning Plan: To accommodate the redevelopment of 8 townhome units

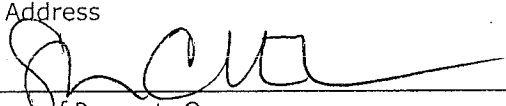
Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

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

STEVEN C HINSLOW
(Name Typed / Printed)

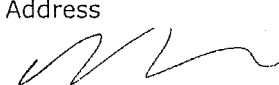
Saussy Burbank, LLC
Name of Petitioner(s)

2550 West Tyvola Road, Suite 100
Address of Petitioner(s)

Charlotte, NC 28217
City, State, Zip

704-945-1515
Telephone Number Fax Number

charles.teal@saussyburbank.com
E-Mail Address


Signature of Petitioner

Charles E Teal
(Name Typed / Printed)

Rezoning Map

2017-131 : Saussy Burbank, LLC
Current Zoning R-3 (Single Family Residential)
Requested Zoning UR-2(CD)(Urban Residential, Conditional)
 With 5 Year Vested Rights
 Approximately 0.7 acres

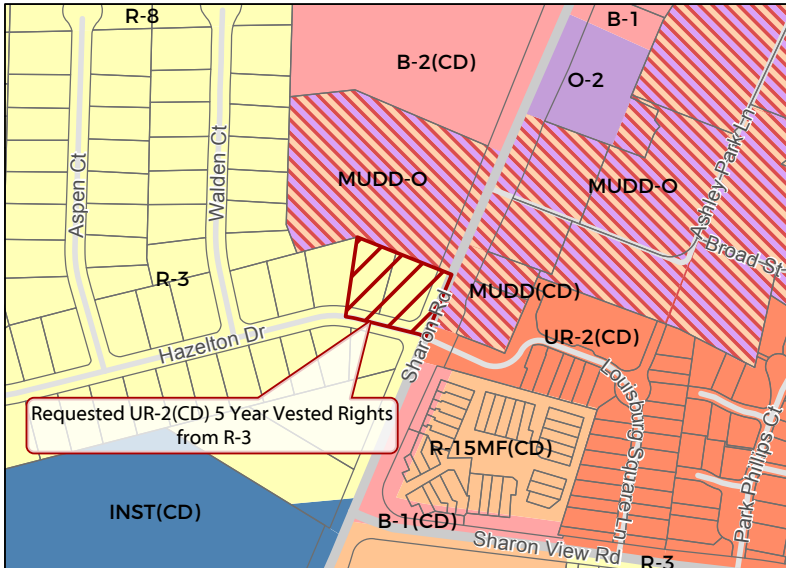


Location of Requested Rezoning



- 2017-131
- Inside City Limits
- Parcel
- Buildings
- Streams
- City Council District
- 6-Kenny Smith

Existing Zoning & Rezoning Request



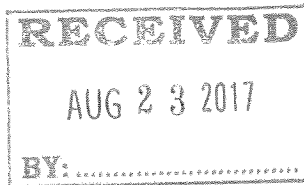
- Requested UR-2(CD) 5 Year Vested from R-3
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- Mixed Use

0 250 500 1,000 Feet



Map Created 9/5/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-132

Petition #:	_____
Date Filed:	8/23/2017
Received By:	B

Complete All Fields (Use additional pages if needed)

Property Owner: Crescent Communities, LLC

Owner's Address: 227 West Trade St., Suite 1000 City, State, Zip: Charlotte, NC. 28202

Date Property Acquired: #04716213 - 10/6/1995, #04716211 - 4/1/99 & #04716205 - 1/31/2000

Property Address: 2615 West Mallard Creek Church Road, Charlotte, NC. 28262

Tax Parcel Number(s): 04716213, 04716211 & 04716205

Current Land Use: Vacant Size (Acres): +/- 21 Acres (Per GIS)

Existing Zoning: RE-2 (1998-066(C)), R-3 Proposed Zoning: UR-2 (CD)

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

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez et al.

Date of meeting: 7/11/2017

(*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 accommodate a master planned community with "for sale" single family attached dwelling units.

K&L GATES (Attn: Collin Brown)
Name of Rezoning Agent
Hearst Tower, 214 North Tryon Street, 47th Floor
Agent's Address
Charlotte, NC, 28202
City, State, Zip
(704)-331-7531
Telephone Number Fax Number
collin.brown@klgates.com
E-Mail Address
See Attached Joinder Agreement
Signature of Property Owner

(Name Typed / Printed)

Mattamy Homes (Attn: Bob Wiggins)
Name of Petitioner(s)
2025 Ayrley Town Blvd., Suite 1104
Address of Petitioner(s)
Charlotte, NC, 28273
City, State, Zip
(704)-375-9373
Telephone Number Fax Number
Bob.Wiggins@mattamycorp.com
E-Mail Address
Bob Wiggins
Signature of Petitioner
BOB WIGGINS
(Name Typed / Printed)

City of Charlotte – Conditional District Rezoning – UR-2 (CD)

Tax Parcel ID: 04716213, 04716211 & 04716205

04716213 - Deed Book 8320, Page 829

04716211 - Deed Book 10372, Page 487

04716205 - Deed Book 11057, Page 241

Petitioner Joinder Agreement

The undersigned, as the owner of these parcels of land located on 2615 West Mallard Creek Church Road in Charlotte, North Carolina that are designated as Parcel Identification Numbers **04716213, 04716211 & 04716205** on the Mecklenburg County Tax Map and which are the subject of the attached Conditional District Rezoning Application, hereby join and give permission to Mattamy Homes to request and file this Application with the City of Charlotte for the parcels referenced above.

This 14 day of July 2017
(day) (month)

By: [Signature]
(Owner Signature)

SIGN HERE

Crescent Communities, LLC
227 West Trade St., Suite 1000
Charlotte, NC 28202

North Carolina

County of Mecklenburg

Brian Leary, appearing before the undersigned
Name of Property Owner (printed)

Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 14 day of July, 2017.

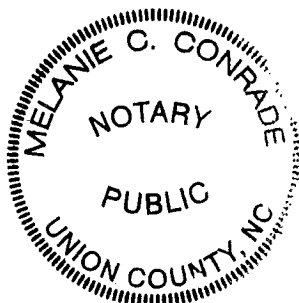
(Official Seal)

[Signature]
Official Signature of Notary

SIGN HERE

Melanie C. Conrade Notary Public
Notary's Name (printed)

My commission expires: June 6, 2022



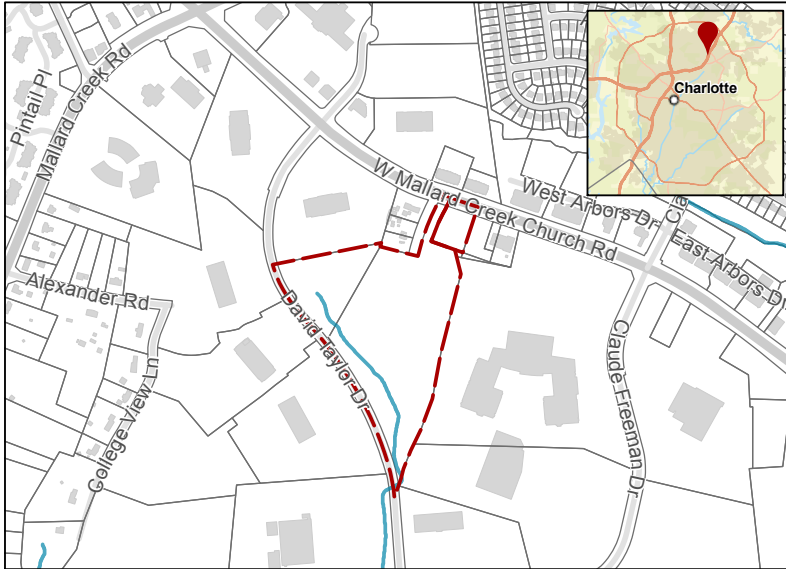
Rezoning Map

2017-132 : Mattamy Homes (David Taylor Drive Site)

Current Zoning RE-2 (Research), R-3 (Single Family Residential)
Requested Zoning UR-2(CD)(Urban Residential, Conditional)
With 5 Year Vested Rights
Approximately 21 acres

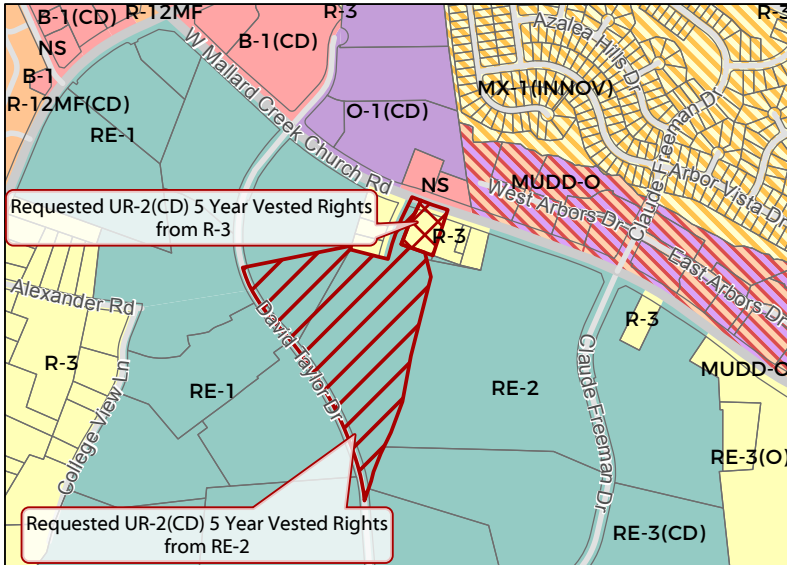


Location of Requested Rezoning



- ▬ 2017-132
- └─┘ Inside City Limits
- Parcel
- Buildings
- Streams
- City Council District**
- 4-Gregory A. Phipps

Existing Zoning & Rezoning Request



- ▬ Requested UR-2(CD) 5 Year Vested from RE-2
- ▬ Requested UR-2(CD) 5 Year Vested from R-3
- Parcel

Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Research
- Office
- Business
- Mixed Use



0 500 1,000 2,000 Feet

Map Created 9/5/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-133

Petition #: _____
Date Filed: 8/23/2017
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Crescent Communities, LLC

Owner's Address: 227 West Trade St., Suite 1000 City, State, Zip: Charlotte, NC. 28202

Date Property Acquired: #04716828 - 10/6/1995, #04715239 & #04715237 - 3/24/2000

Property Address: 1 College View Lane, Charlotte, NC. 28262

Tax Parcel Number(s): 04716828, 04715239 & 04715237

Current Land Use: Vacant Size (Acres): +/- 38 Acres (Per GIS)

Existing Zoning: RE-1 (1995-012(C)) Proposed Zoning: UR-2 (CD)

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

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez et al.

Date of meeting: 7/11/17

(*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 accommodate a master planned community with "for sale" single family attached dwelling units.

K&L GATES (Attn: Collin Brown)

Name of Rezoning Agent

Hearst Tower, 214 North Tryon Street, 47th Floor

Agent's Address

Charlotte, NC, 28202

City, State, Zip

(704)-331-7531

Telephone Number

Fax Number

collin.brown@klgates.com

E-Mail Address

See Attached Joinder Agreement

Signature of Property Owner

(Name Typed / Printed)

Mattamy Homes (Attn: Bob Wiggins)

Name of Petitioner(s)

2025 Ayrley Town Blvd., Suite 1104

Address of Petitioner(s)

Charlotte, NC, 28273

City, State, Zip

(704)-375-9373

Telephone Number

Fax Number

Bob.Wiggins@mattamycorp.com

E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

City of Charlotte – Conditional District Rezoning – UR-2 (CD)

Tax Parcel ID: 04716828, 04715239 & 04715237

04716828 - Deed Book 8320, Page 829

04715239 - Deed Book 11167, Page 680

04715237 - Deed Book 11167, Page 670

Petitioner Joinder Agreement

The undersigned, as the owner of these parcels of land located on 1 College View Lane in Charlotte, North Carolina that are designated as Parcel Identification Numbers **04716828, 04715239 & 04715237** on the Mecklenburg County Tax Map and which are the subject of the attached Conditional District Rezoning Application, hereby join and give permission to Mattamy Homes to request and file this Application with the City of Charlotte for the parcels referenced above.

This 14 day of July 2017
(day) (month)

By: [Signature]
(Owner Signature)

SIGN HERE

Crescent Communities, LLC
227 West Trade St., Suite 1000
Charlotte, NC 28202

North Carolina

County of Mecklenburg

Brian Leary, appearing before the undersigned
Name of Property Owner (printed)

Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 14 day of July, 2017.

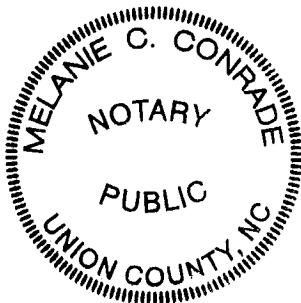
(Official Seal)

[Signature]
Official Signature of Notary

SIGN HERE

Melanie C. Conrad Notary Public
Notary's Name (printed)

My commission expires: June 6, 2022

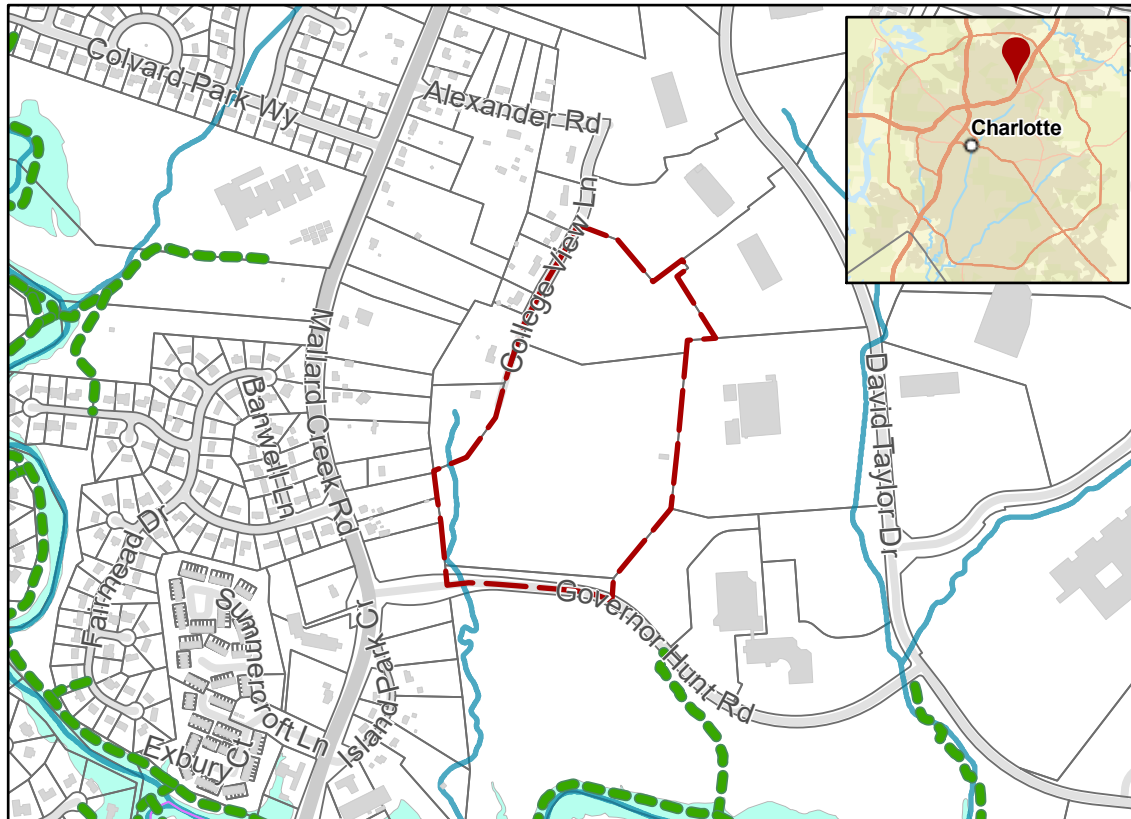


Rezoning Map

2017-133 : Mattamy Homes (Mallard Creek Rd. Site)

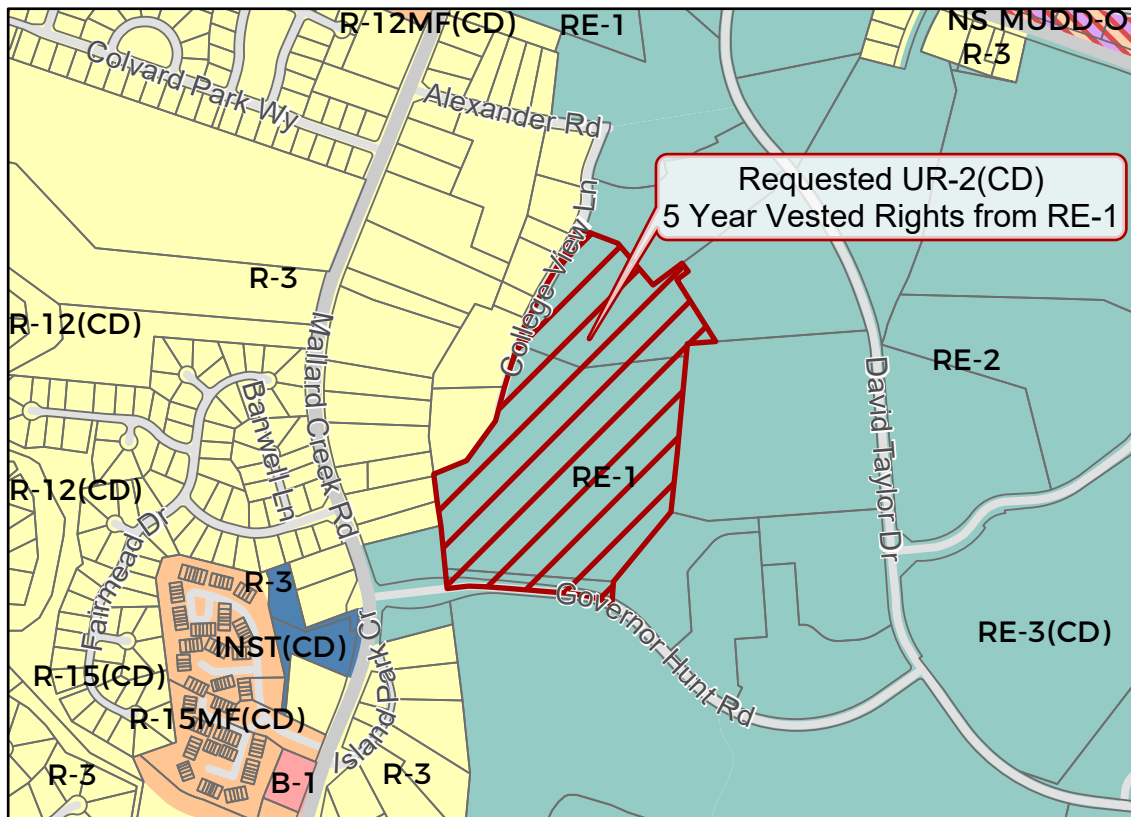
Current Zoning RE-1 (Research)
Requested Zoning UR-2(CD) (Urban Residential, Conditional)
Approximately 38 acres

Location of Requested Rezoning



- 2017-133
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Greenway
- Streams
- City Council District**
- 4-Gregory A. Phipps

Existing Zoning & Rezoning Request



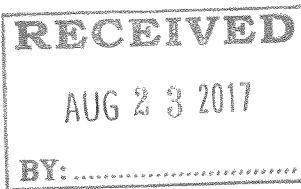
- Requested UR-2(CD) 5 Year Vested from RE-1
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Research
- Institutional
- Business
- Mixed Use

0 500 1,000 2,000 Feet



Map Created 9/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-134

Petition #: _____
Date Filed: 8/23/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: 813 Belmont LLC
Owner's Address: 277 Gold Street City, State, Zip: Brooklyn, NY 11201
Date Property Acquired: 7.19.2017
Property Address: 1001 Belmont Avenue, Charlotte NC 28205
Tax Parcel Number(s): 08112801
Current Land Use: Vacant / Residential Size (Acres): 0.160
Existing Zoning: R-5 Proposed Zoning: MUDD-O
Overlay: _____ (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: Amanda Vari, Sanja Sanders, Carlos Alzate
Date of meeting: 7.20.17
(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team 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: Preserve existing building and change use to allow for a neighborhood cafe.

Sigalit Solitto (Sigalit)
Name of Rezoning Agent
277 Gold St. 5-F
Agent's Address
Brooklyn, NY 11201
City, State, Zip
917-520-2752
Telephone Number Fax Number
Sigalit@gmail.com
E-Mail Address
[Signature]
Signature of Property Owner
Sigalit Solitto
(Name Typed / Printed)

813 Belmont LLC
Name of Petitioner(s)
277 Gold St. 5-F
Address of Petitioner(s)
Brooklyn, NY 11201
City, State, Zip
917-520-2752
Telephone Number Fax Number
SigalitNYC@yahoo.com
E-Mail Address
[Signature]
Signature of Petitioner
Sigalit Solitto
(Name Typed / Printed)

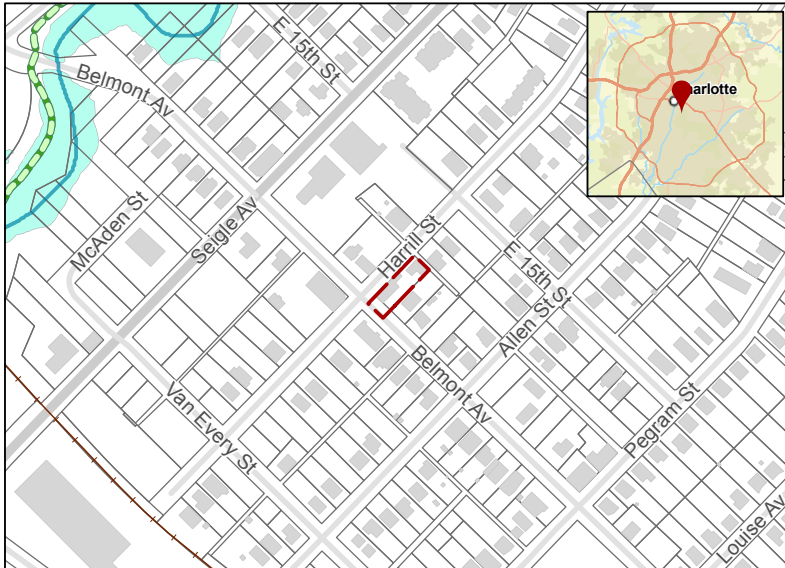
Rezoning Map

2017-134 : 813 Belmont LLC

Current Zoning R-5 (Single Family Residential)

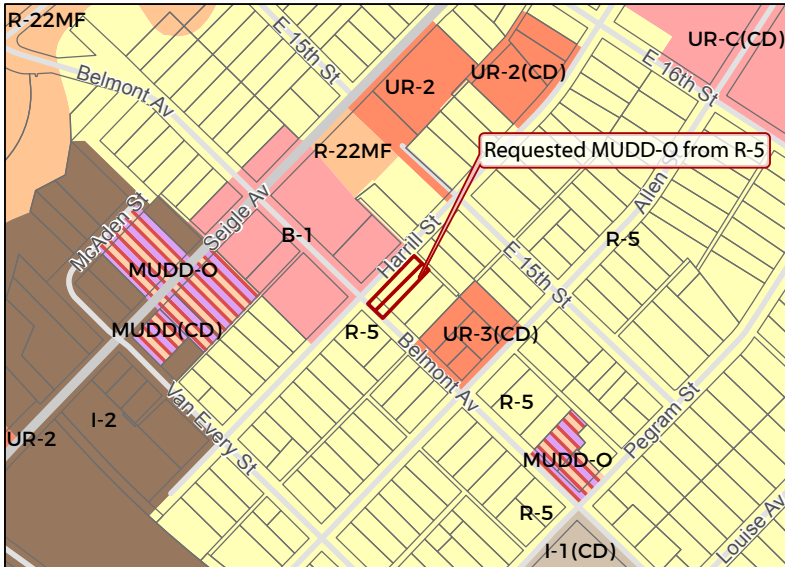
Requested Zoning MUDD-O (Mixed Use Development District-Optional)
Approximately 0.16 acres

Location of Requested Rezoning



- 2017-134
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Railway
- Cross Charlotte Trail
- Greenway
- Streams
- City Council District
- 1-Patsy B. Kinsey

Existing Zoning & Rezoning Request



- Requested MUDD-O from R-5
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Business
- Light Industrial
- Heavy Industrial
- Mixed Use



0 250 500 1,000 Feet

Map Created 9/5/2017

RECEIVED

AUG 24 2017

BY: *[Signature]*

2017-135

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:

Date Filed: 8/24/2017

Received By: *[Signature]*

Complete All Fields (Use additional pages if needed)

Property Owner: DONALD L. Oehler - Thomas F. Oehler - CRAVEN Oehler

Owner's Address: 4503 Ridge Rd. City, State, Zip: Charlotte, NC 28269

Date Property Acquired: 11/8/13 ~ Deed 28822-283

Property Address: Ridge Rd.

Tax Parcel Number(s): 02972118 B

Current Land Use: Agricultural - Commercial use Size (Acres): 20.54 ±

Existing Zoning: R-3

Proposed Zoning: R-BMF(CD)

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

Required Rezoning Pre-Application Meeting* with: CLAIRE, ALBERTO, JONATHAN, KENT, etc.
Date of meeting: June 20, 2017 2:00 pm

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: Develop approx 120 single story luxury apartment homes. 2BR-2Bath - attached garage.

Gregory Thurman

Name of Rezoning Agent

59 Evergreen Circle

Agent's Address

Cincinnati, Oh. 45215

City, State, Zip

513.458.9810

Telephone Number

N/A

Fax Number

GTHURMAN@BYREDWOOD.COM

E-Mail Address

Redwood USA

Name of Petitioner(s)

7510 E. Pleasant Valley Rd.

Address of Petitioner(s)

Independence, Oh. 44131

City, State, Zip

216 360 9441

Telephone Number

Fax Number

GTHURMAN@BYREDWOOD.COM

E-Mail Address

Donald Lee Oehler - Thomas F. Oehler - Craven Oehler

Signature of Property Owner

DONALD Lee Oehler - Thomas F. Oehler

(Name Typed / Printed)

CRAVEN Oehler

Gregory S. Thurman

Signature of Petitioner

GREGORY S. THURMAN

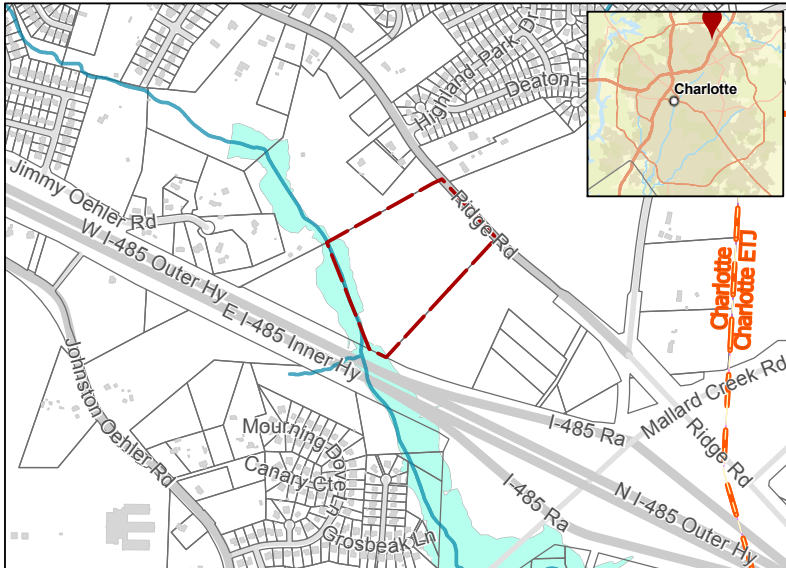
(Name Typed / Printed)

Rezoning Map 2017-135 : Redwood USA

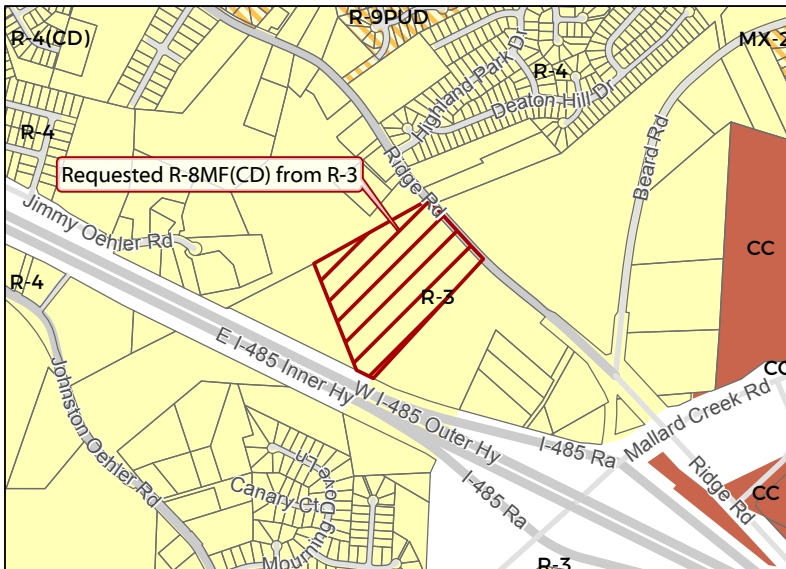
Current Zoning R-3 (Single Family Residential)
Requested Zoning R-8MF(CD) (Multi-Family Residential, Conditional)
Approximately 20.54 acres



Location of Requested Rezoning



Existing Zoning & Rezoning Request

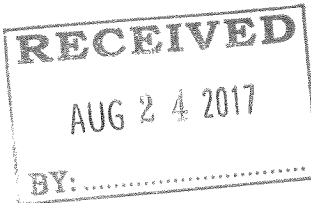


- 2017-135
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Streams
- City Council District
- 4-Gregory A. Phipps

- Requested R-8MF(CD) from R-3
- Parcel
- Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
- Commercial Center



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-136

Petition #: _____
Date Filed: 8/24/2017
Received By: B

Complete All Fields (Use additional pages if needed)

Property Owner: MATHEW GOLWIN
Owner's Address: 2820 SELWYN AVE #790 City, State, Zip: CHARLOTTE NC 28209
Date Property Acquired: 6S/31/16
Property Address: 2921 WESTFIELD RD CHARLOTTE NC 28209
Tax Parcel Number(s): 15114202
Current Land Use: SINGLE FAMILY Size (Acres): 0.364
Existing Zoning: R-4 Proposed Zoning: UR-2(CD)
Overlay: _____ (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: SOLOMON FORTUNE, ALAN GOODWIN,
Date of meeting: 8/23/17 KATHY CORNET, CATHERINE MATHONEY
(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team 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 build 2 single family
attached residential units.

URBAN DESIGN PARTNERS

Name of Rezoning Agent
1318 e-6 CENTRAC AVE
Agent's Address
CHARLOTTE NC 28205
City, State, Zip
704-334-3303
Telephone Number Fax Number
chip@urbandesignpartners.com
E-Mail Address
[Signature]
Signature of Property Owner
MATHEW GOLWIN
(Name Typed / Printed)

MATHEW GOLWIN

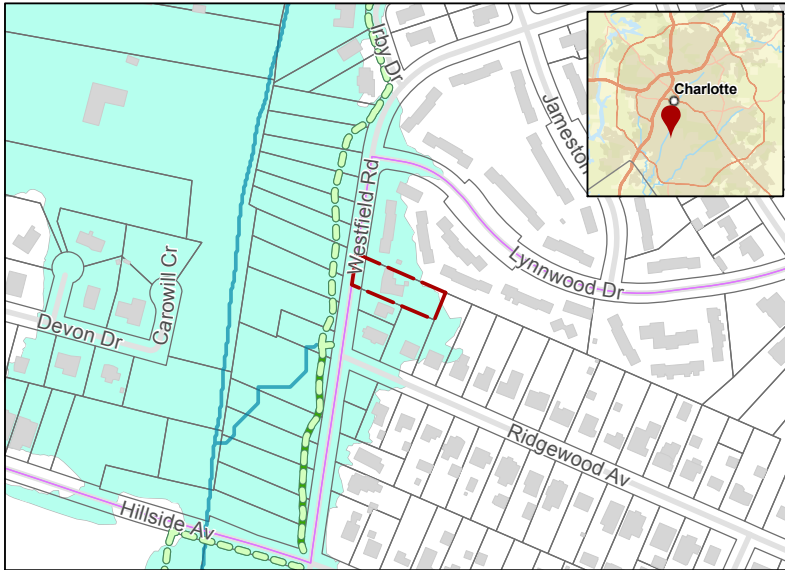
Name of Petitioner(s)
2820 SELWYN AVE #790
Address of Petitioner(s)
CHARLOTTE NC 28209
City, State, Zip
480-333-2131
Telephone Number Fax Number
mat@hdesignbuild.com
E-Mail Address
[Signature]
Signature of Petitioner
MATHEW GOLWIN
(Name Typed / Printed)

Rezoning Map

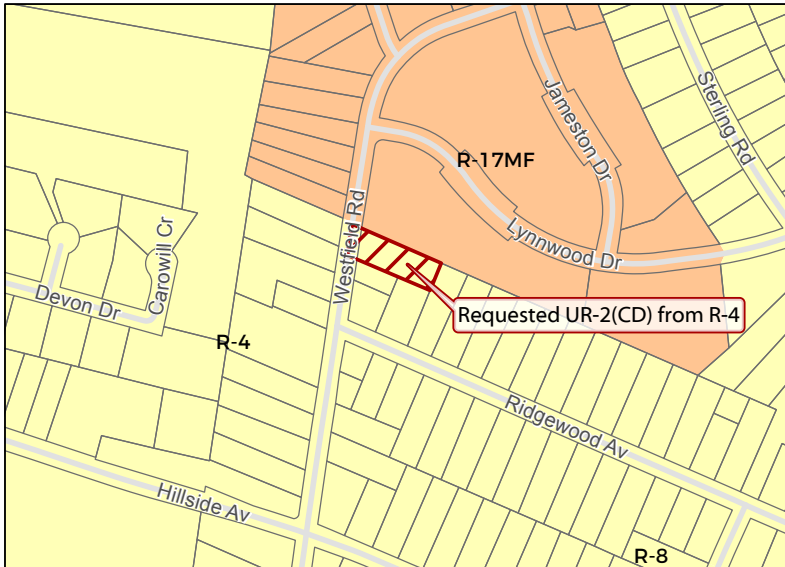
2017-136 : Matthew Goggin
Current Zoning R-4 (Single Family Residential)
Requested Zoning UR-2(CD) (Urban Residential, Conditional)
Approximately 0.36 acres



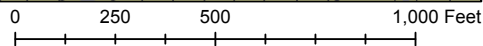
Location of Requested Rezoning



Existing Zoning & Rezoning Request

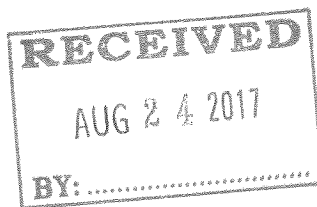


- Requested UR-2(CD) from R-4
- Parcel
- Zoning Classification**
 - Single Family
 - Multi-Family



Map Created 9/5/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-137

Petition #:	
Date Filed:	8/24/2017
Received By:	BT

Property Owners: Roy I Denman
Muskrat Point Properties, LLC

Owner's Addresses: 4300 W Waco Dr, Ste B2 #205, Waco, TX 76710
5250 Masons Ferry Road, Lake Wylie, SC 29710

Date Properties
Acquired: 09/17/1982
12/15/2015

Property Addresses: 7625 W WT Harris Boulevard, Charlotte, NC 28216
Southeast intersection of W. WT Harris Boulevard and Reams Road, Charlotte, NC 28216

Tax Parcel Numbers: 025-221-04
025-221-05

Current Land Use: vacant Size (Acres): ± 10.44

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

Overlay: N/A

(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Grant Meacci, Sonja Sanders, Kelsie Anderson, Tammie Keplinger, and Laura Harmon.

Date of meeting: 01/6/2017

(*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 allow the Site to be developed with a mix of retail and restaurants 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

SEE ATTACHMENT A and B

Signature of Property Owner

Jemsite Development (Attn.; Jeff Flattery)

Name of Petitioner

PO Box 1000

Address of Petitioner

Jefferson, NC 28640

City, State, Zip

336.846.7133

Telephone Number

Fax Number

Jeff.flattery@jemsitedevelopment.com

E-mail Address

SEE ATTACHMENT C

Signature of Petitioner

ATTACHMENT A

Jemsite Development

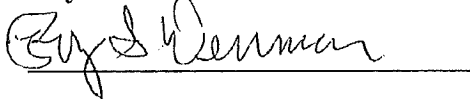
PETITIONER JOINDER AGREEMENT

Roy I Denman

The undersigned, as the owner of the parcel of land located at 7625 W. WT Harris Boulevard that is designated as Tax Parcel No. 025-221-04 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 R-3 zoning district to the B-1(CD) 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 AUGUST, 2017.

Roy I Denman

A handwritten signature in cursive script, appearing to read 'Roy I Denman', is written over a horizontal line.

ATTACHMENT B

Jemsite Development

PETITIONER JOINDER AGREEMENT
Muskrat Point Properties ~~LLC~~ ~~John B. Young~~ LLC

The undersigned, as the owner of the parcel of land located at the southeast intersection of W. WT Harris Boulevard and Reams Road that is designated as Tax Parcel No. 025-221-05 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 R-3 zoning district to the B-1(CD) 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 17th day of August, 2017.

Muskrat Point Properties ~~LLC~~ ~~John B. Young~~ LLC

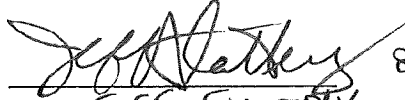
By: Lloyd F. Bauman
Name: Lloyd F. Bauman
Title: Its Manager

ATTACHMENT C

REZONING PETITION NO. [2017-]
Jemsite Development

Petitioner:

Jemsite Development

By:  8/22/17
Name: JEFF FLATTERY
Title: PRESIDENT

Rezoning Map

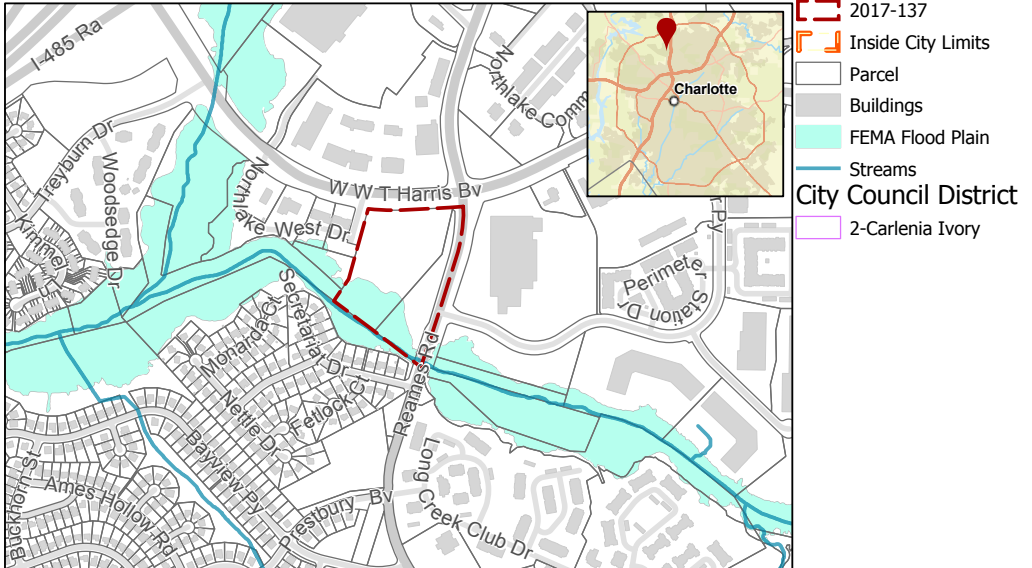
2017-137 : Jemsite Development

Current Zoning R-3 (Single Family Residential)

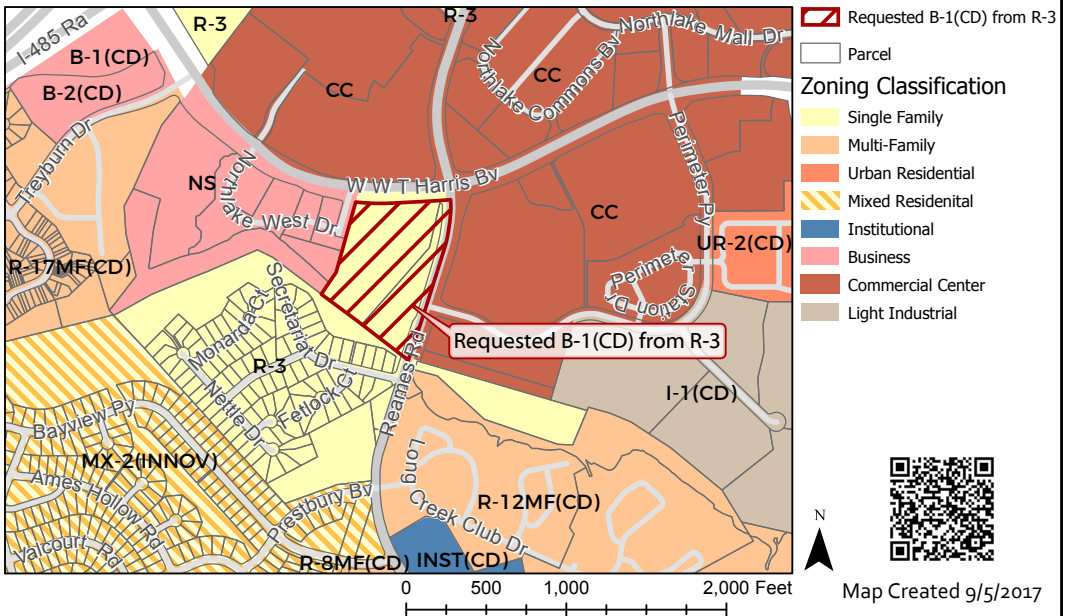
Requested Zoning B-1(CD) (Neighborhood Business, Conditional)

Approximately 10.44 acres

Location of Requested Rezoning



Existing Zoning & Rezoning Request



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED

AUG 25 2017

BY:

2017-138

Petition #: _____

Date Filed: 8/25/2017

Received By: BJ

Complete All Fields (Use additional pages if needed)

Property Owner: LakePointe Corporate Center Associates and CK LakePointe Corporate Center Associates. (Manager: Childress Klein - Tom Coyle)

Owner's Address: 301 South College St. Suite 2800. City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 1998

Property Address: Cascade Pointe Boulevard, Charlotte, NC

Tax Parcel Number(s): 14304112, 14304120, 14304114, 14303106 (Sub-parcel to be separated out for previously approved Site - Petition #2002-74.)

Current Land Use: Vacant Size (Acres): 5.07 Ac.

Existing Zoning: I-1(CD) I-1(CD) SPA

Overlay: Sugar Watershed - Central Catawba PC District (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, CDOT, and other City Staff

Date of meeting: 5-11-17

(*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 build hotel

DPR Associates, Inc

Name of Rezoning Agent

420 Hawthorne Lane

Agent's Address

Charlotte, NC 28204

City, State, Zip

(704) 332-1204

Telephone Number

(704) 332-1210

Fax Number

Hnguyen@dprassociates.net (Hy Nguyen)

E-Mail Address

LakePointe Corporate Center Associates, LLC
& CK LakePointe Corporate Center Associates LLC

Signature of Property Owner

By Childress Klein Properties, Inc.

ITB MANAGER

(Name Typed / Printed)

By Tom Coyle
Vice-President

AGS Hotels NC, LLC

Name of Petitioner(s)

190 South Equity Dr.

Address of Petitioner(s)

Smithfield, NC 27577

City, State, Zip

804-605-8248

Telephone Number

Fax Number

harry.singh@easternmgmt.net

E-Mail Address

Signature of Petitioner

Harry Singh

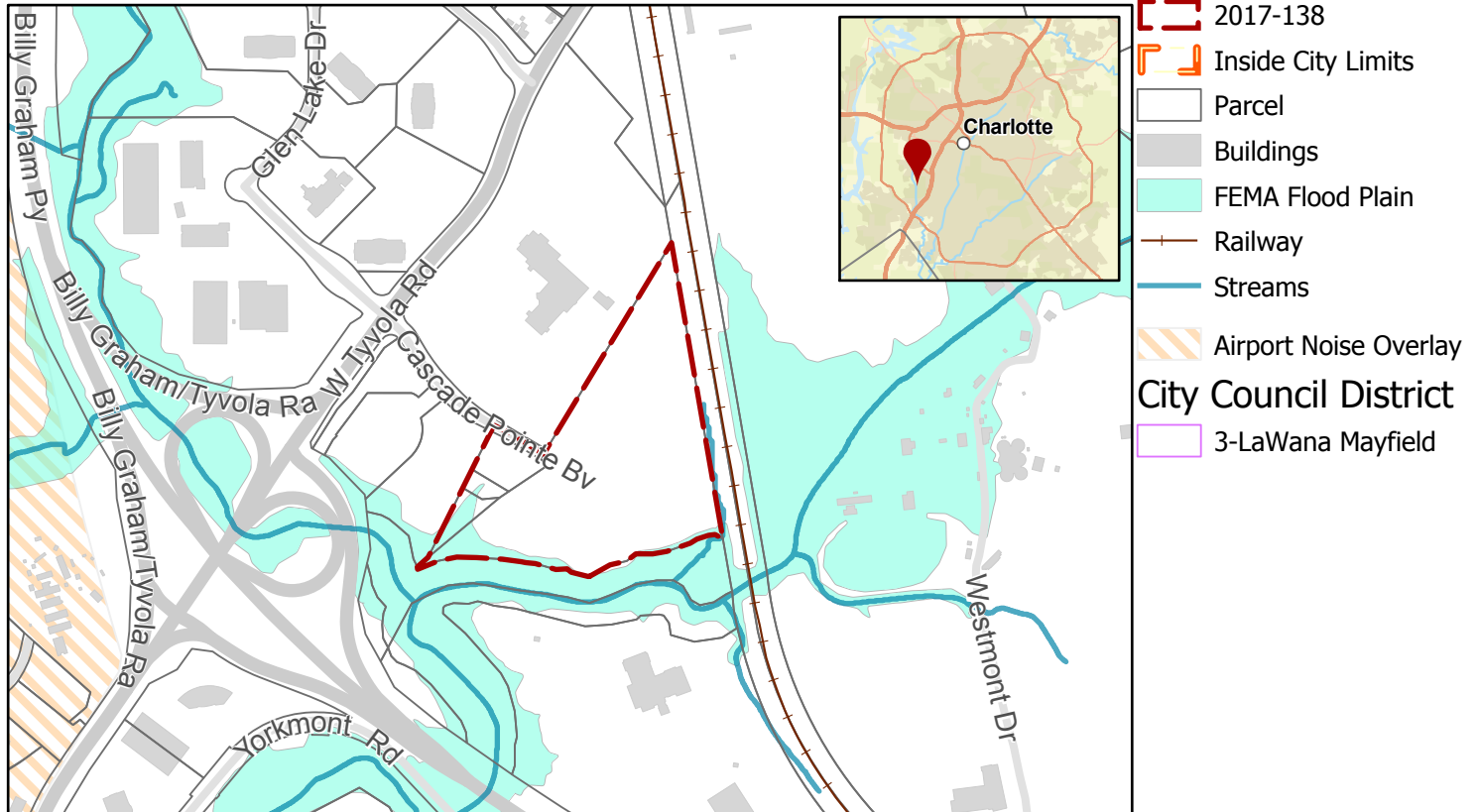
(Name Typed / Printed)

Rezoning Map

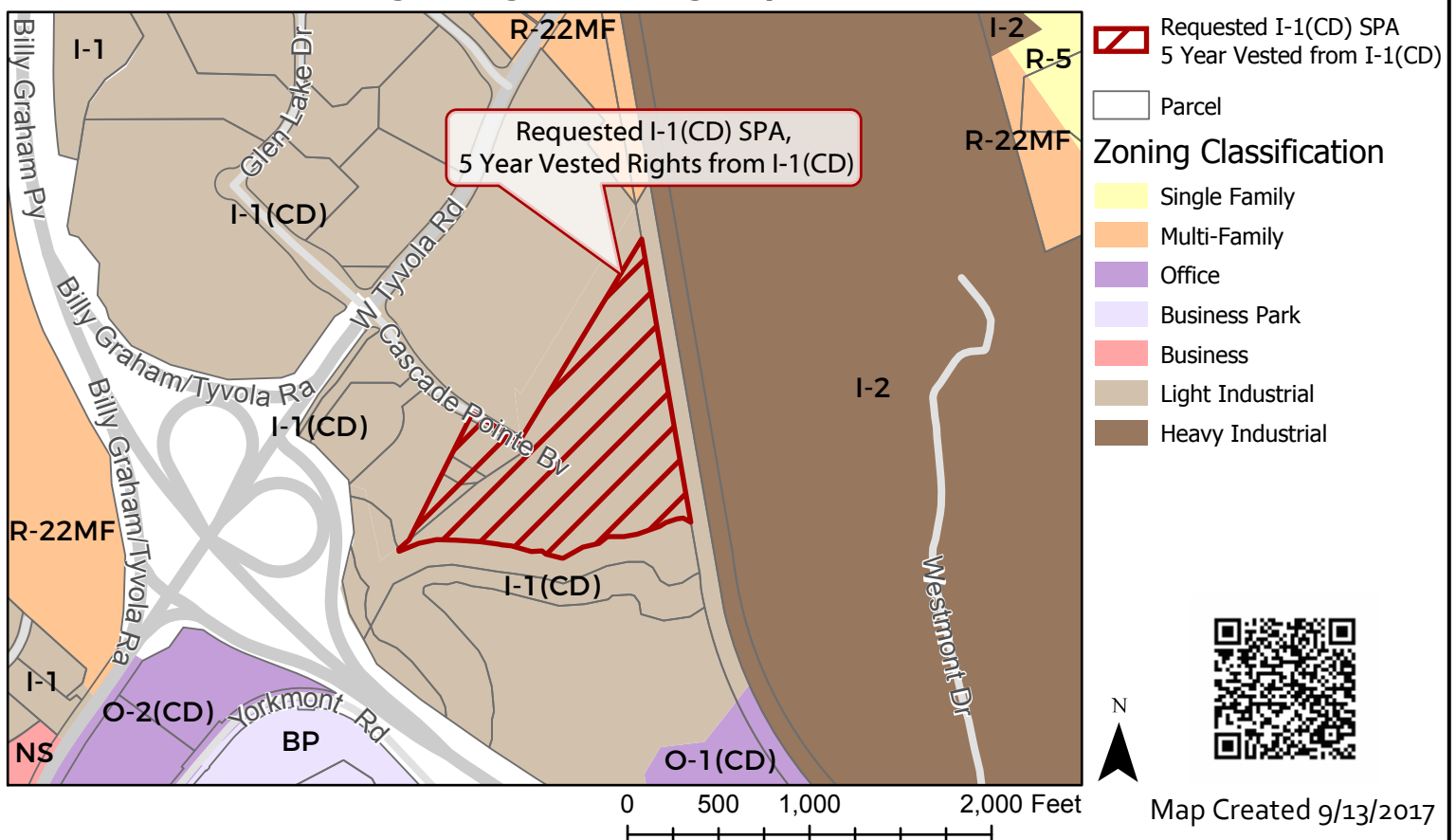
2017-138 : AGS Hotels NC, LLC

Current Zoning I-1 (Light Industrial)
Requested Zoning I-1(CD) (Light Industrial, Conditional)
Approximately 5.07 acres

Location of Requested Rezoning

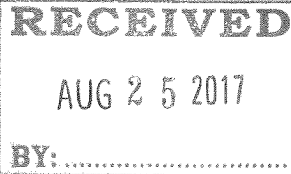


Existing Zoning & Rezoning Request



2017-139

I. REZONING APPLICATION CITY OF CHARLOTTE



Petition #: _____
 Date Filed: 8/25/2017
 Received By: H+

Complete All Fields (Use additional pages if needed)

Property Owner: City Salvage I INC
 Owner's Address: 460 Hwy 29 North City, State, Zip: Concord, NC 28027
 Date Property Acquired: 4-10-1980
 Property Address: 3615 Northerly Rd Charlotte NC 28206
 Tax Parcel Number(s): 07705509
 Current Land Use: Auto Salvage Yard (Inkpad) Size (Acres): .685
 Existing Zoning: I-1 Proposed Zoning: I-2
 Overlay: Irwin (watershed), Central Columbia District (Post Construction) (Specify PED, Watershed, Historic District, etc.)
 Required Rezoning Pre-Application Meeting* with: Sanja Sanders
 Date of meeting: 3-16-17

(*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): _____

Purpose/description of Conditional Zoning Plan: _____

David Murray, The Odum Firm LLC
 Name of Rezoning Agent

1109 Greenwood Cliff
 Agent's Address

Charlotte NC 28204
 City, State, Zip

704-377-7333 704-377-5747
 Telephone Number Fax Number

Davidmurray@mecklaw.com
 E-Mail Address

David B. Kiser
 Signature of Property Owner

David "Brian" Kiser
 (Name Typed / Printed)

City Salvage I Inc
 Name of Petitioner(s)

460 Hwy 29 North
 Address of Petitioner(s)

Concord NC 28027
 City, State, Zip

704-309-2446 704-375-7878
 Telephone Number Fax Number

DBKISER73@GMAIL.COM
 E-Mail Address

David B. Kiser
 Signature of Petitioner

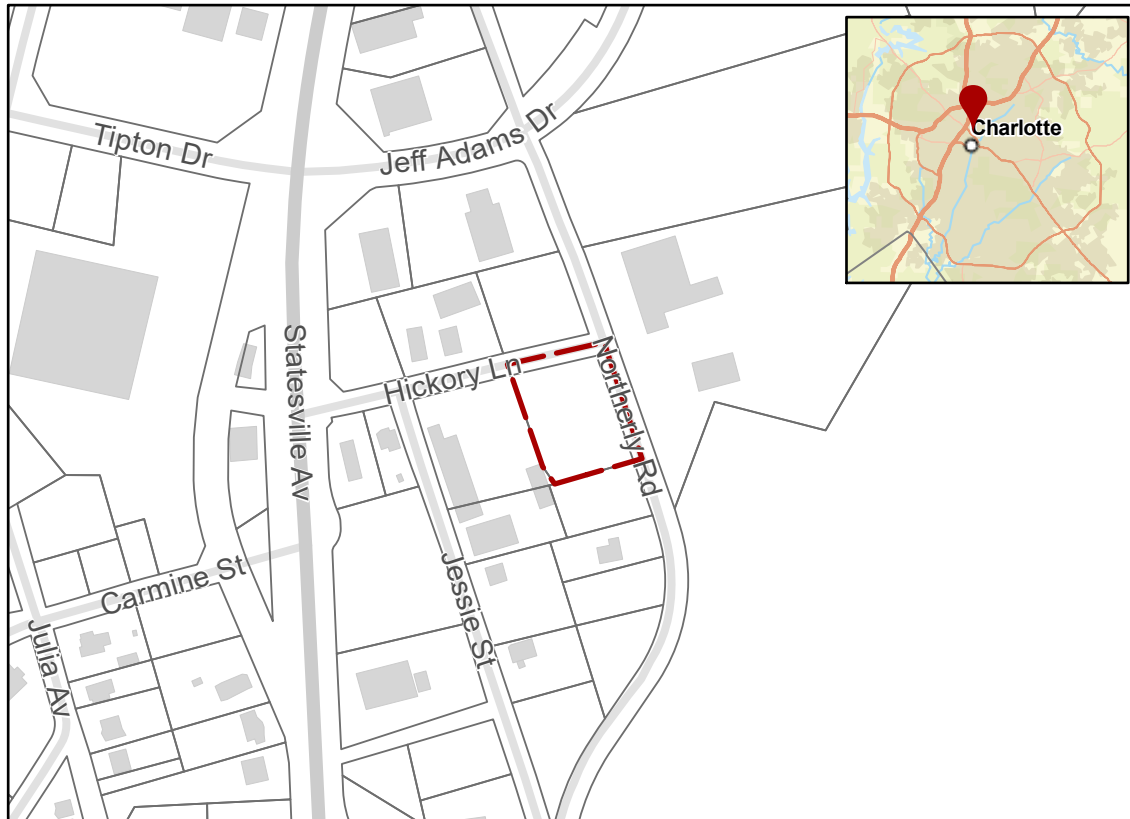
David "Brian" Kiser
 (Name Typed / Printed)

Rezoning Map

2017-139 : City Salvage I INC

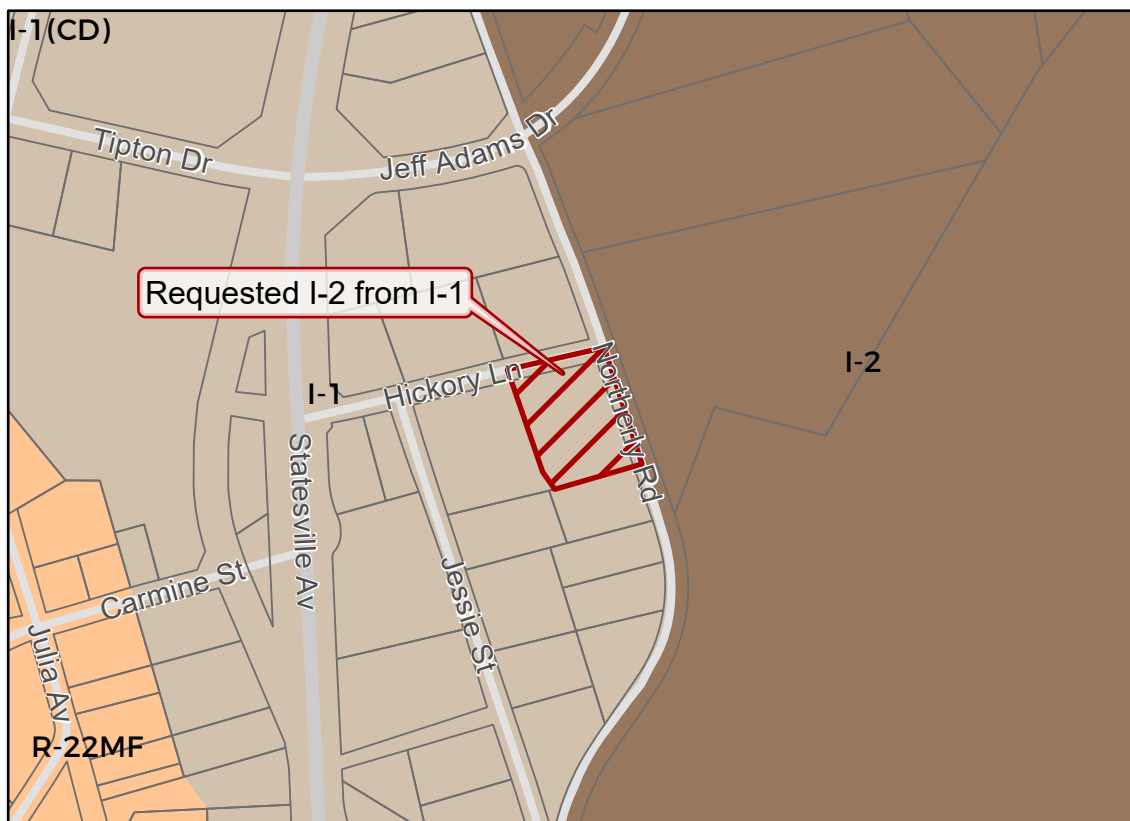
Current Zoning I-1 (Light Industrial)
Requested Zoning I-2 (General Industrial)
Approximately 0.685 acres

Location of Requested Rezoning



- 2017-139
- Inside City Limits
- Parcel
- Buildings
- City Council District**
- 1-Patsy B. Kinsey

Existing Zoning & Rezoning Request



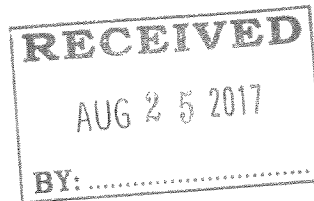
- Requested I-2 from I-1
- Parcel
- Zoning Classification**
- Multi-Family
- Light Industrial
- Heavy Industrial



0 250 500 1,000 Feet

Map Created 9/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-140

Petition #:	_____
Date Filed:	<u>8/25/2017</u>
Received By:	<u>Bf</u>

Complete All Fields (Use additional pages if needed)

Property Owner: MIDWOOD-OVERLOOK, LLC (129-02-109), BELL SOUTH COMMUNICATIONS (129-02-107)

Owner's Address: 2616 COUNTRY CLUB LANE City, State, Zip: CHARLOTTE, NC 28205

Date Property Acquired: JANUARY 26, 2017

Property Address: 2306 CENTRAL AVENUE (129-02-109), 1533 IRIS DRIVE (129-02-107), CHARLOTTE, NC 28205

Tax Parcel Number(s): 129-02-109, 129-02-107

Current Land Use: (129-02-109) RETAIL DRY CLEANERS, (129-02-107) VACANT LAND Size (Acres): 0.49

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

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

Required Rezoning Pre-Application Meeting* with: Amanda Vari, Carlos Alzate, Sonja Sanders

Date of meeting: August 3, 2017

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: Re-use of existing Building

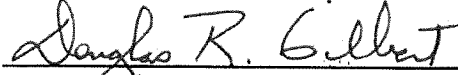
RKM DEVELOPMENT, LLC
Name of Rezoning Agent

2616 COUNTRY CLUB LANE
Agent's Address

CHARLOTTE, NC 28205
City, State, Zip

704-719-6993 NONE
Telephone Number Fax Number

RANDY@RKMRESOURCES.COM
E-Mail Address


Signature of Property Owner (Parcel 129-02-107)

DOUGLAS R GILBERT
(Name Typed / Printed)

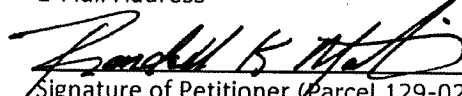
MIDWOOD-OVERLOOK, LLC
Name of Petitioner(s)

2616 COUNTRY CLUB LANE
Address of Petitioner(s)

CHARLOTTE, NC 28205
City, State, Zip

704-719-6993 NONE
Telephone Number Fax Number

RANDY@RKMRESOURCES.COM
E-Mail Address


Signature of Petitioner (Parcel 129-02-109)

RANDALL K. MARTIN
(Name Typed / Printed)

Rezoning Map

2017-140 : Midwood-Overlook, LLC

Current Zoning B-1 (Neighborhood Business)

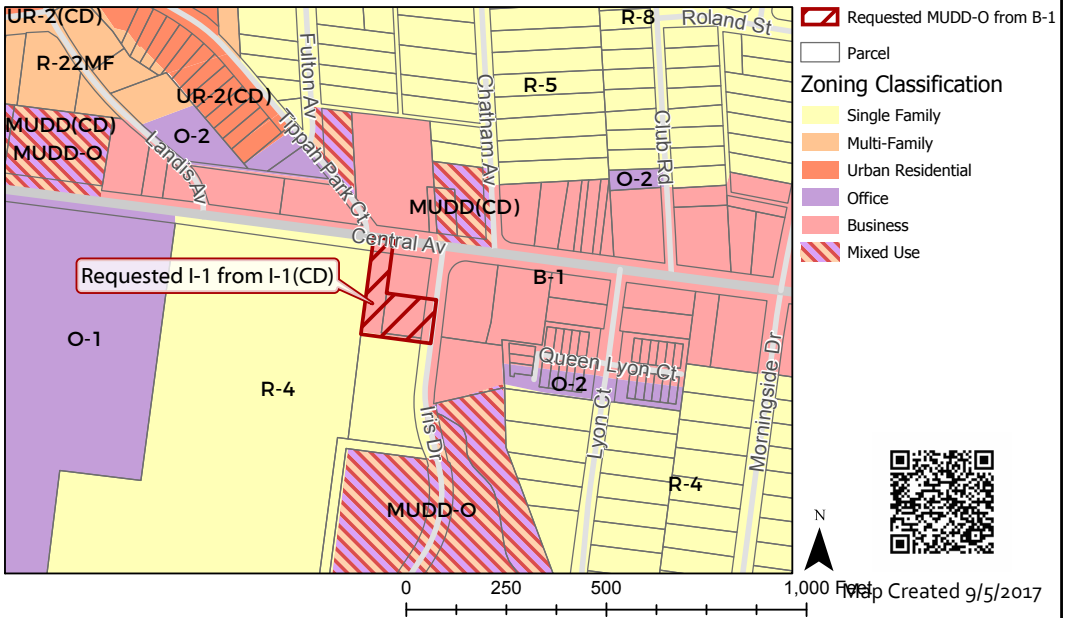
Requested Zoning MUDD-O (Mixed Use Development District-Optional)

Approximately 0.49 acres

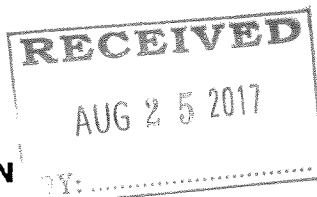
Location of Requested Rezoning



Existing Zoning & Rezoning Request



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-141

Petition #: _____
Date Filed: 8/25/2017
Received By: Bj

Complete All Fields (Use additional pages if needed)

Property Owner: KSS Charlotte, LLC

Owner's Address: P.O. Box 79026 City, State, Zip: Charlotte, NC 28271

Date Property Acquired: 3/16/2010

Property Address: 4916 Airway Avenue

Tax Parcel Number(s): 037-203-01

Current Land Use: Industrial Size (Acres): +/- 39.7 acres

Existing Zoning: I-1(CD) Proposed Zoning: I-1

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

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

Date of meeting: 8/22/17

(*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): N/A

Purpose/description of Conditional Zoning Plan: N/A


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

Nuriya Mendygazieva
(Name Typed / Printed)

KSS Charlotte, LLC

301003272 v1

Beacon Partners
Name of Petitioner(s)

500 E Morehead Street, Suite 200
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-926-1391
Telephone Number Fax Number

jon@beacondevelopment.com
E-Mail Address


Signature of Petitioner

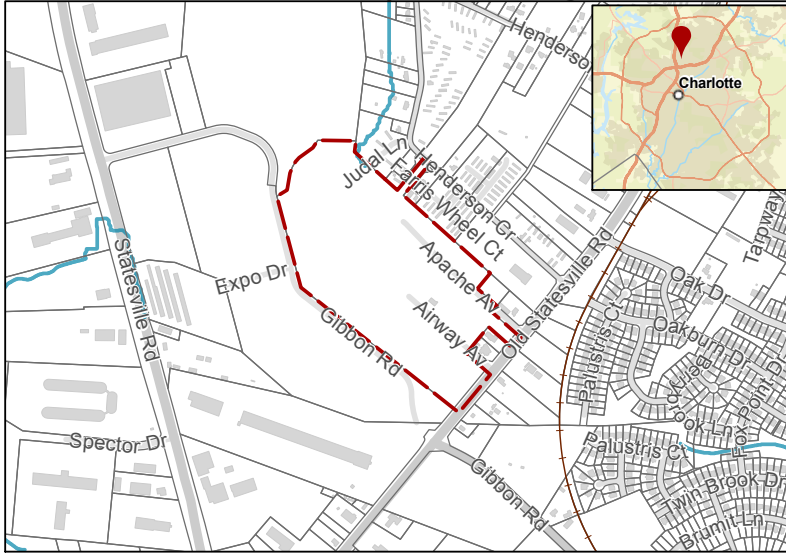
Jon L. Morris
(Name Typed / Printed)

Rezoning Map

2017-141 : Beacon Partners

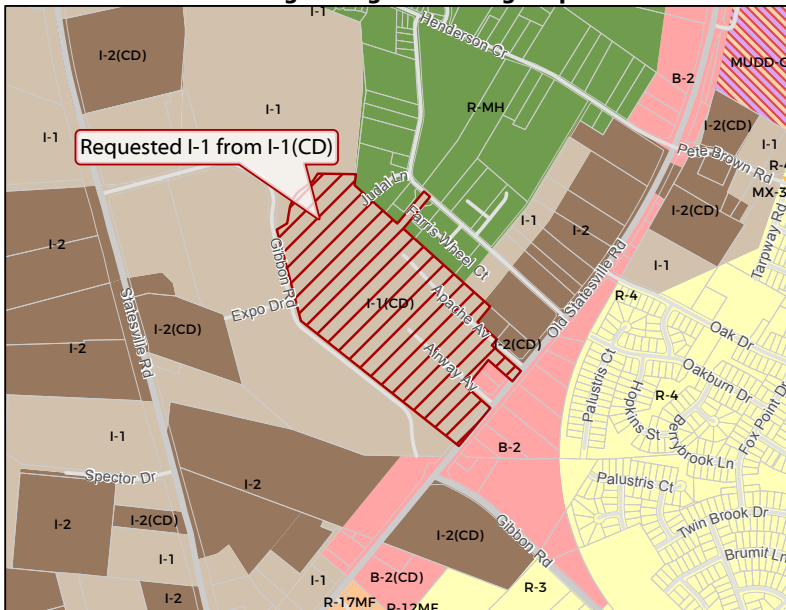
Current Zoning I-1(CD) (Light Industrial, Conditional)
Requested Zoning I-1 (Light Industrial)
Approximately 39.7 acres

Location of Requested Rezoning



- 2017-141
- Inside City Limits
- Parcel
- Buildings
- Railway
- Streams
- City Council District**
- 2-Carlenia Ivory

Existing Zoning & Rezoning Request



- Requested I-1 from I-1(CD)
- Parcel
- Zoning Classification**
- Single Family
- Manufactured Home
- Multi-Family
- Mixed Residential
- Business
- Light Industrial
- Heavy Industrial
- Mixed Use



0 300 600 1,200 Feet

Map Created 9/1/2017