

# **Rezoning Petition Packet**

**Petitions:**  
**2018-001 through 2018-015**

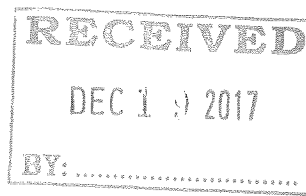
Petitions that were submitted by January 22, 2018

Staff Review Meeting: **February 8, 2018**

City Public Hearing: **To Be Determined**



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2018-001  
Date Filed: 12/19/2017  
Received By: [Signature]

**Complete All Fields (Use additional pages if needed)**

Property Owner: Apollo Holding Company, LLC; Novus Development Group, LLC

Owner's Address: 5720 Creedmoor Rd, Suite 205 City, State, Zip: Raleigh, NC 27612

Date Property Acquired: 2/22/2017; 6/12/2014

Property Address: 2220 W. Tyvola Road

Tax Parcel Number(s): 143-131-14, 143-131-11, 143-131-15

Current Land Use: Hotel/Vacant Size (Acres): +/- 4.65 acres

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

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Grant Meacci, Carlos Alzate  
Date of meeting: 9/12/2017

(\*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): No

Purpose/description of Conditional Zoning Plan: To accommodate the development of commercial retail buildings that will activate the street and improve the pedestrian experience within the City Park development, as well as provide needed services to the businesses, residents and guests of the City Park area.

Collin W. Brown & 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 704-353-7598  
Telephone Number Fax Number

Collin.Brown@klgates.com / Brittany.Lins@klgates.com  
E-Mail Address

[Signature]  
Signature of Property Owner

ANUJ N. MITTAL  
(Name Typed / Printed)

Apollo Holding Company, LLC  
Name of Petitioner(s)

5720 Creedmoor Road, Suite 205  
Address of Petitioner(s)

Raleigh, NC 27612  
City, State, Zip

919-848-9969 919-882-1773  
Telephone Number Fax Number

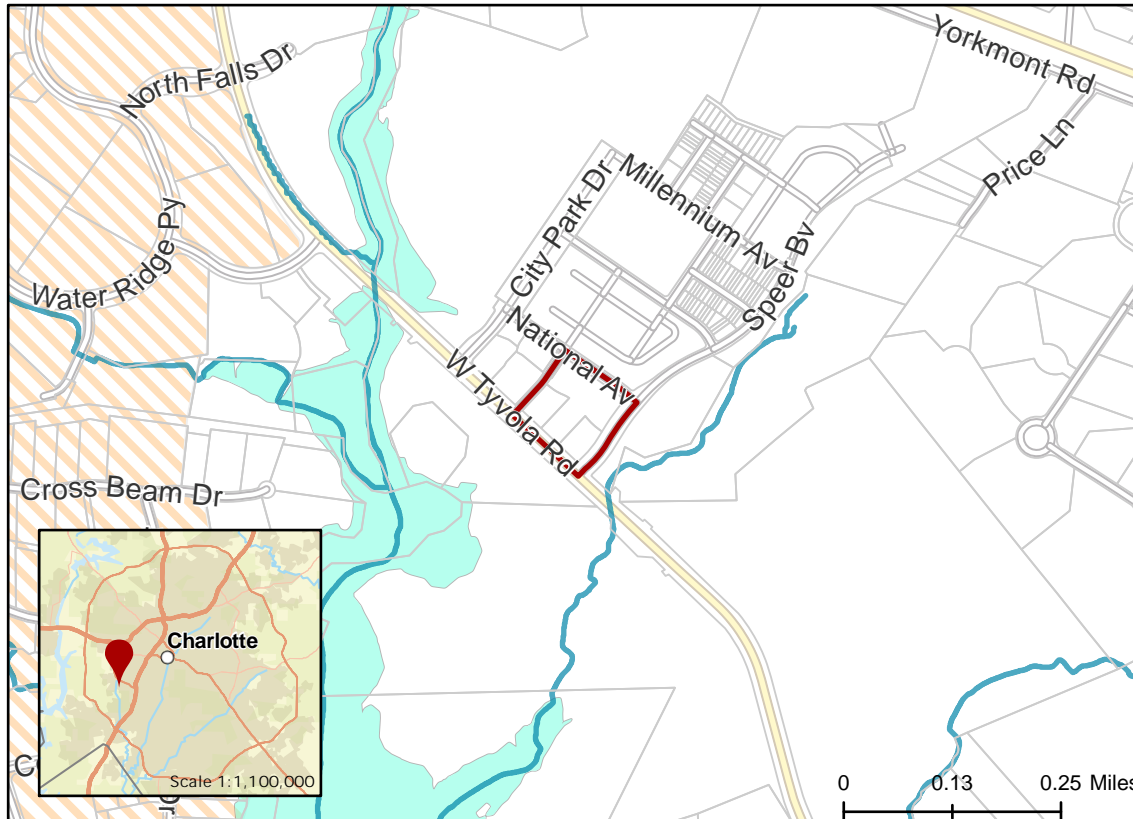
anuj@mjmreg.com  
E-Mail Address

[Signature]  
Signature of Petitioner

ANUJ N. MITTAL  
(Name Typed / Printed)

2018-001: Apollo Holding Company, LLC  
 Current Zoning MUDD-O (Mixed Use Development District-Optional)  
 Requested Zoning MUDD-O SPA (Mixed Use Development District-Optional,  
 Site Plan Amendment)  
 Approximately 4.65 acres  
 Location of Requested Rezoning

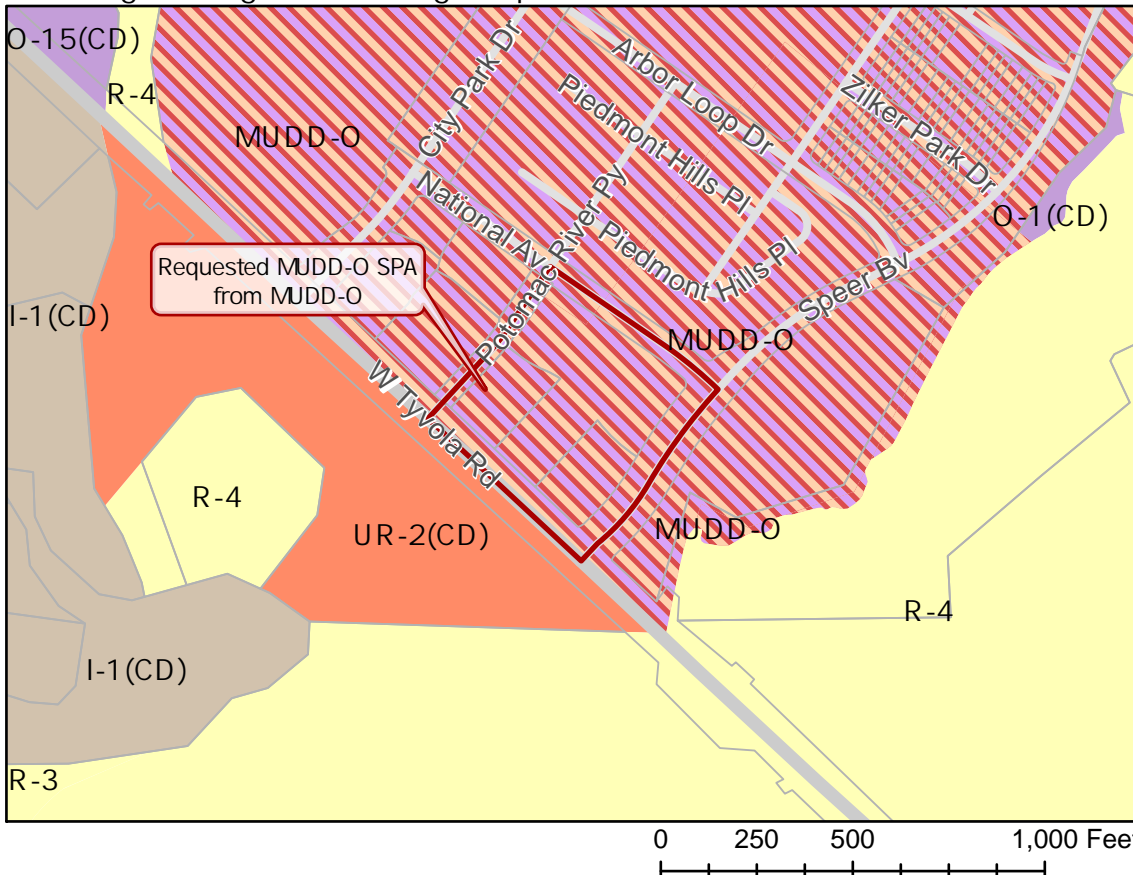
## Rezoning Map



- 2018-001
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
- 3-LaWana Mayfield



## Existing Zoning & Rezoning Request

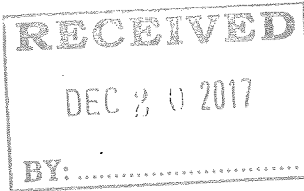


- Requested MUDD-O SPA from MUDD-O
- Single Family
- Urban Residential
- Office
- Light Industrial
- Mixed Use

Map Created 1/23/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-002

Petition #:	
Date Filed:	12-20-17
Received By:	<i>[Signature]</i>

**Complete All Fields (Use additional pages if needed)**

Property Owner: JAMES SCHAD

Owner's Address: 6141 LAWSON LANE City, State, Zip: CHARLOTTE, NC 28215

Date Property Acquired: 11/16/2015

Property Address: 6121, 6129 HICKORY GROVE RD. -AND- 6141 LAWSON LANE.

Tax Parcel Number(s): 10731207, 10731206, 10731205, 10731203, 10731304

Current Land Use: HOMES AND WAREHOUSE Size (Acres): 4.5

Existing Zoning: R-8 AND B-2(CD) Proposed Zoning: B2(C-D) + B2(CD) SPA

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

Required Rezoning Pre-Application Meeting\* with: AMANDA VARI, SONJA SANDERS

Date of meeting: 7/6/17

(\*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 yrs

Purpose/description of Conditional Zoning Plan: TO UTILIZE MY EXISTING BUILDING FOR RESTAURANT EQUIPMENT SALES AND BE ABLE TO BUILD SOME FLEX SPACE FOR NEW SMALL BUSINESSES IN THE AREA.

Name of Rezoning Agent \_\_\_\_\_

Agent's Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Signature of Property Owner \_\_\_\_\_

(Name Typed / Printed) \_\_\_\_\_

JAMES SCHAD

Name of Petitioner(s) \_\_\_\_\_

6141 LAWSON LANE

Address of Petitioner(s) \_\_\_\_\_

CHARLOTTE, NC 28215

City, State, Zip \_\_\_\_\_

704-608-4885

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

jschadj@hotmail.com

E-Mail Address \_\_\_\_\_

*[Signature]*

Signature of Petitioner \_\_\_\_\_

JAMES SCHAD

(Name Typed / Printed) \_\_\_\_\_

## 2018-002: James Schad

**Current Zoning** R-8,B-2(CD)(Single Family Residential, General Business, Conditional)

**Requested Zoning** B-2(CD), B-2(CD) SPA 5 Year Vested (General Business, Conditional, General Business, Conditional, Site Plan Amendment, 5 Year Vested)

Approximately 4.5 acres

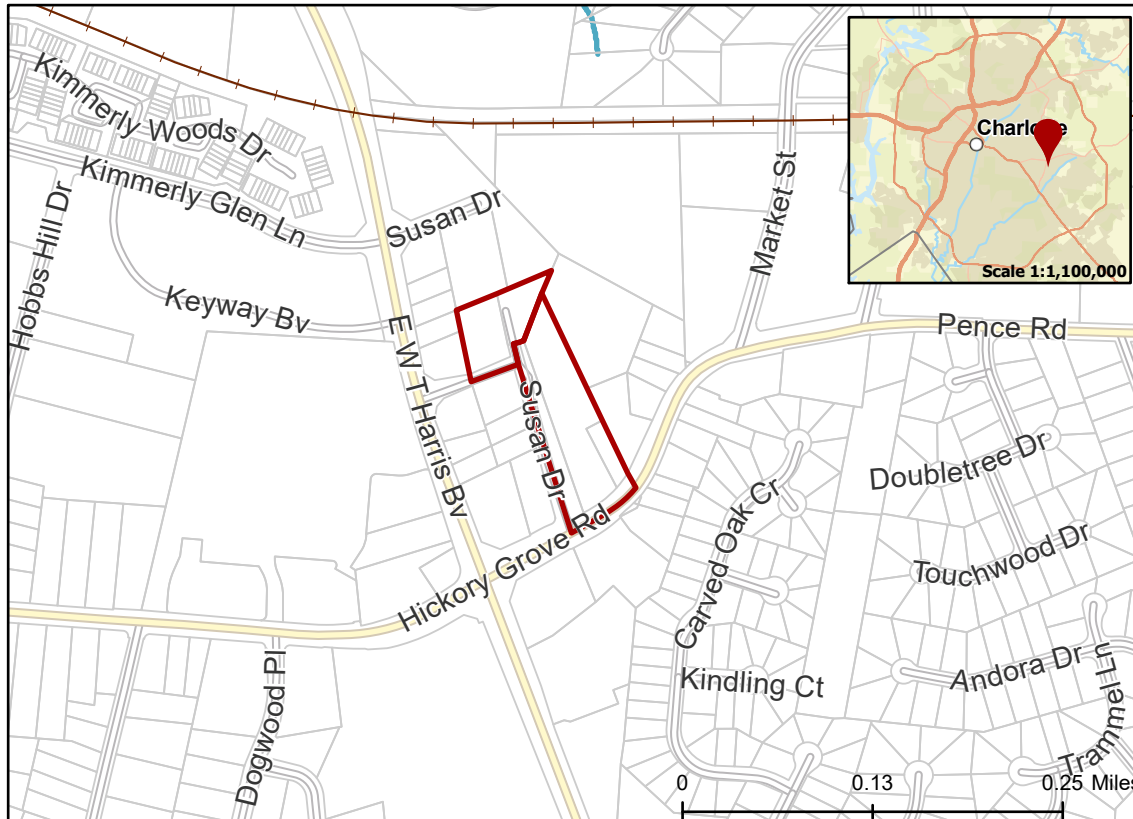
### Location of Requested Rezoning

## Rezoning Map



CHARLOTTE

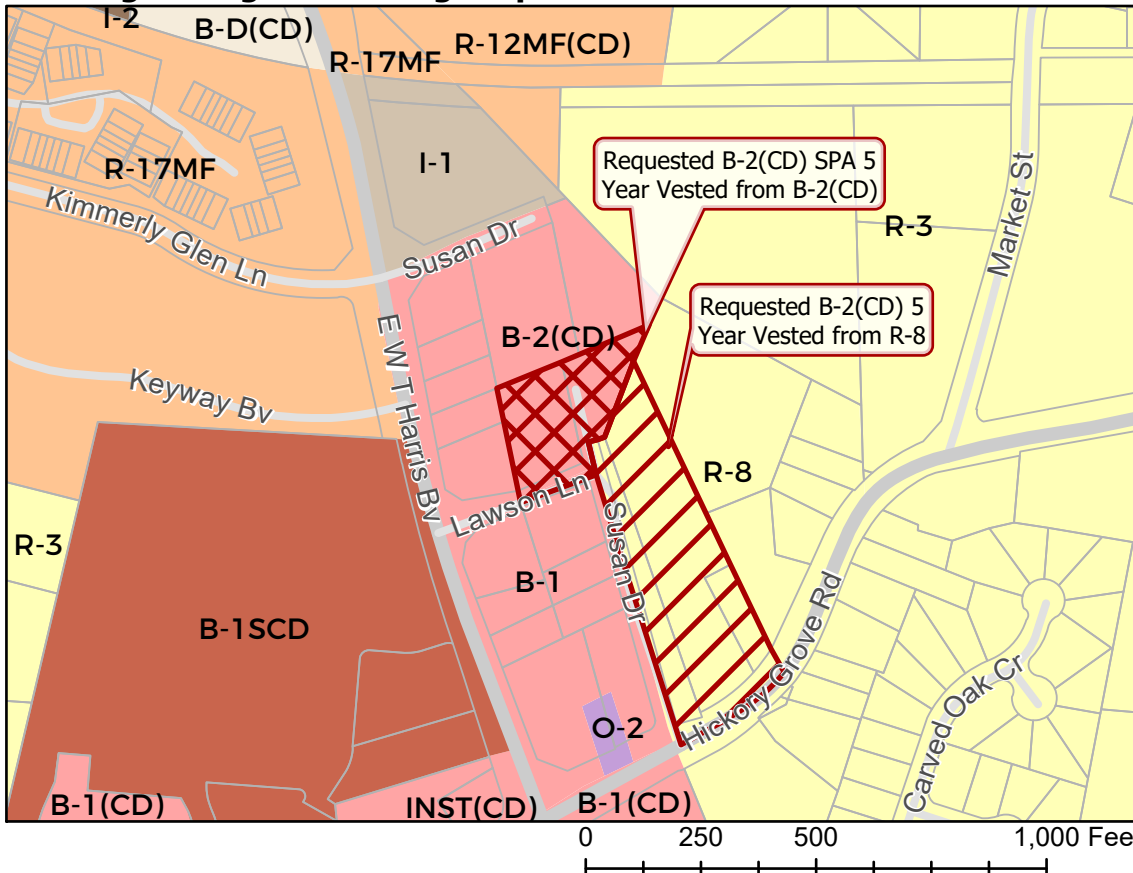
CHARLOTTE-MECKLENBURG  
PLANNING



- 2018-002
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 5-Matt Newton



### Existing Zoning & Rezoning Request



- Requested B-2(CD) 5 Year Vested from R-8
- Requested B-2(CD) SPA 5 Year Vested from B-2(CD)

### Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- General Industrial



Map Created 1/24/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2018-003  
Date Filed: 12/22/2017  
Received By: By

**Complete All Fields (Use additional pages if needed)**

Property Owner: Barringer Capital, LLC

Owner's Address: 333 West Trade Street, Suite 370 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: April 28, 2016

Property Address: 232 West Tremont Avenue, 228 West Tremont Avenue and 224 West Tremont Avenue

Tax Parcel Number(s): 121-033-08, 121-033-09 and 121-033-10

Current Land Use: Vacant Industrial Size (Acres): +/- .739 acres

Existing Zoning: TOD-RO Proposed Zoning: TOD-M

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

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Kathy Cornett, Brent Wilkinson et al.

Date of meeting: December 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: T

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

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
(Name Typed / Printed)

Boulevard Real Estate Advisors LLC (c/o Chris Branch)  
Name of Petitioner(s)

121 West Trade Street, Suite 2800  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

704-604-5357  
Telephone Number Fax Number

chris.branch@blvdrea.com  
E-Mail Address

**BOULEVARD REAL ESTATE ADVISORS LLC**

By: [Signature]  
Signature of Petitioner

Christopher J. Branch, manager  
(Name Typed / Printed)

2018-003: Boulevard Real Estate Advisors, LLC

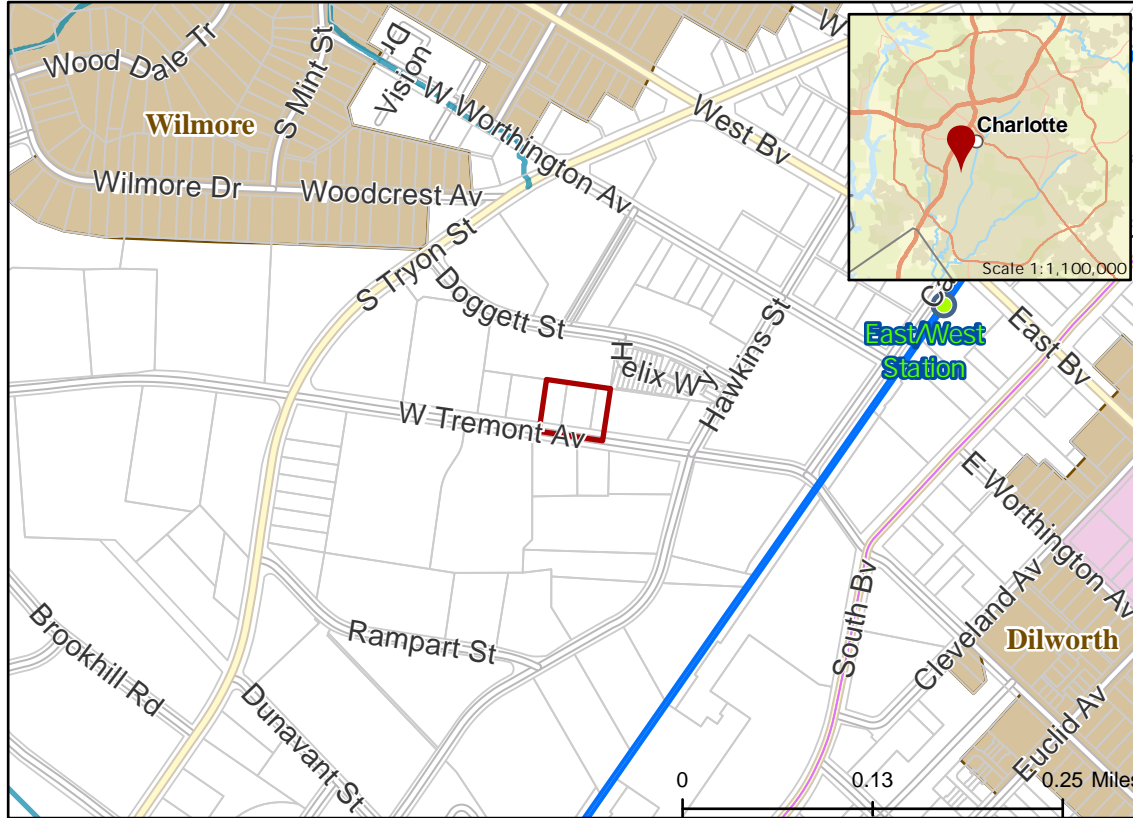
Current Zoning TOD-R(O)(Transit Oriented Development-Residential, Optional)

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

Approximately 0.74 acres

### Location of Requested Rezoning

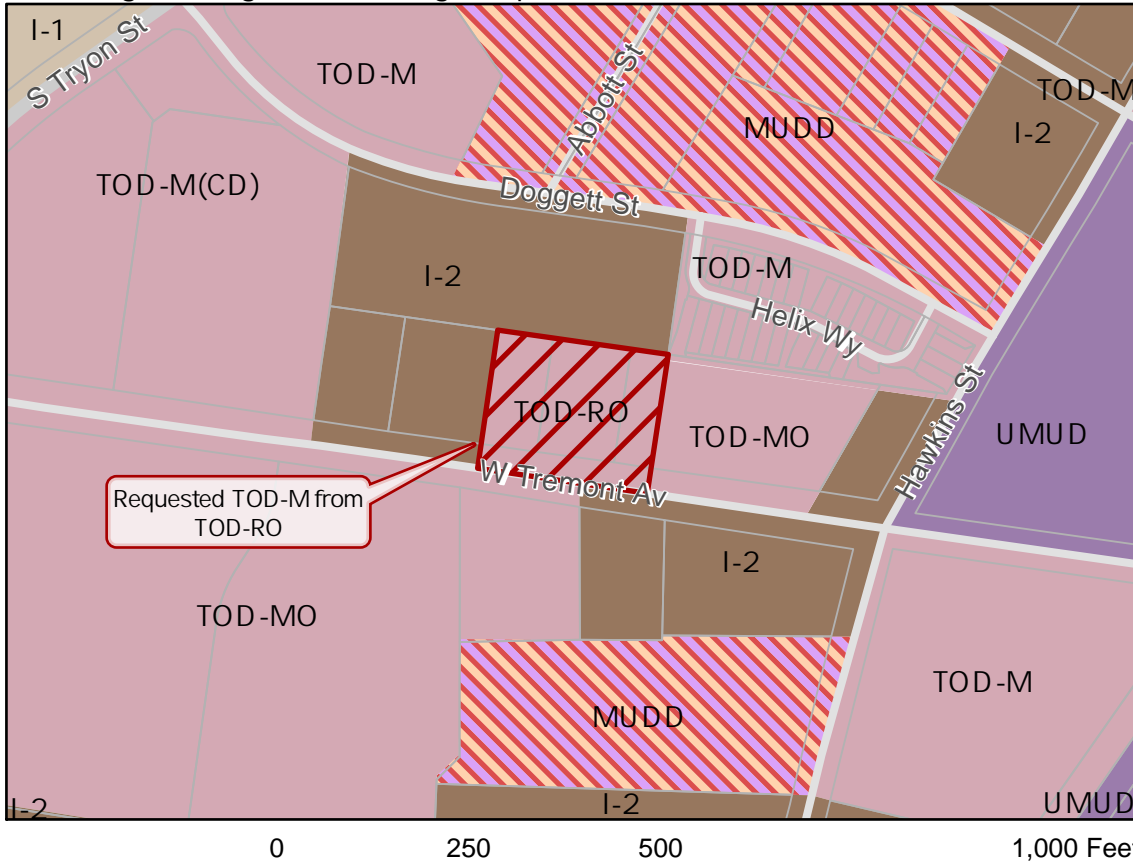
## Rezoning Map



- 2018-003
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- East Blvd Pedscape Plan
- Historic Districts
- City Council District
- 3-LaWana Mayfield



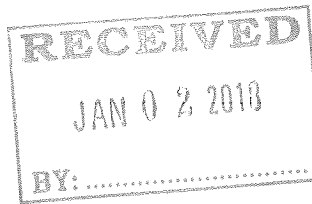
### Existing Zoning & Rezoning Request



- Requested TOD-M from TOD-RO
- Zoning Classification
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

Map Created 1/29/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-004

Petition #: \_\_\_\_\_  
Date Filed: 1/2/2018  
Received By: [Signature]

**Complete All Fields (Use additional pages if needed)**

Property Owner: Vance R Deal Jr & Jerry Clyde Deal

Owner's Address: 16053 Stonemont Rd. City, State, Zip: Huntersville, NC 28078

Date Property Acquired: May 22, 1997

Property Address: 3021 Bank St & 3029 Bank St, Charlotte, NC 28203

Tax Parcel Number(s): 14505205 & 14505206

Current Land Use: Warehouse Size (Acres): .5136 acres

Existing Zoning: I-2 Proposed Zoning: I-2 (TS)

Overlay: \_\_\_\_\_ Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Isaiah Washington & Catherine Mahoney  
Date of meeting: September 27, 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): No

Purpose/description of Conditional Zoning Plan: \_\_\_\_\_

Caren Wingate  
Name of Rezoning Agent

1030 Edgehill Rd S, Unit 103  
Agent's Address

Charlotte, NC 28207  
City, State, Zip

704-641-2154 Fax Number  
Telephone Number

cwingate@wingadgroup.com  
E-Mail Address

[Signature]  
Signature of Property Owner

VANCE R. DEAL, JR  
(Name Typed / Printed)

Lischerong Enterprises & Holdings LLC  
Name of Petitioner(s)

310 Arlington Avenue, Ste 402  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

864-590-6478 Fax Number  
Telephone Number

nick@le-h.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Nikolaus Matthias Lischerong  
(Name Typed / Printed)

2018-004: Lischerong Enterprises & Holdings LLC

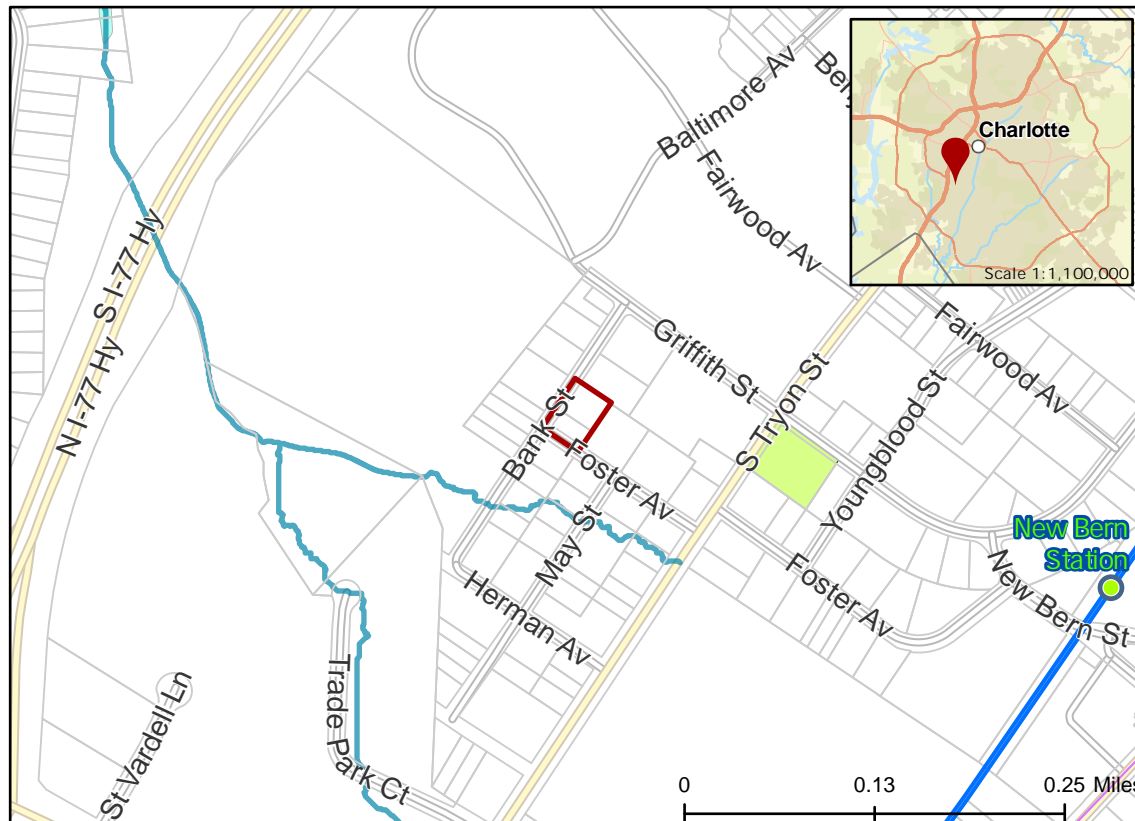
Current Zoning I-2(General Industrial)

Requested Zoning I-2 (TS)(General Industrial, Transit Supportive Overlay)

Approximately 0.51 acres

Location of Requested Rezoning

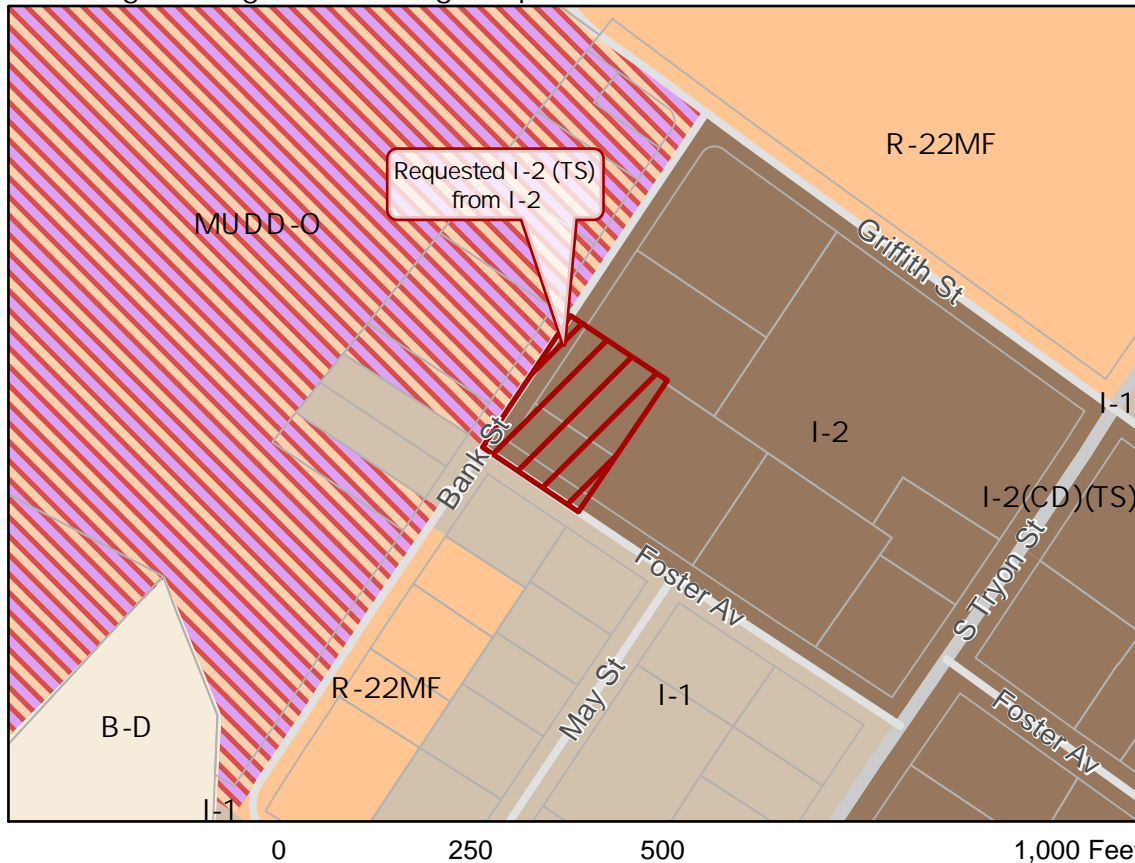
## Rezoning Map



- 2018-004
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- City Council District
- 3-LaWana Mayfield



## Existing Zoning & Rezoning Request



- Requested I-2 (TS) from I-2

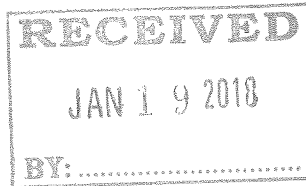
## Zoning Classification

- Multi-Family
- Business-Distribution
- Light Industrial
- General Industrial
- Mixed Use

Map Created 1/29/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-005

Petition #:	_____
Date Filed:	<u>1/19/2018</u>
Received By:	<u>[Signature]</u>

**Complete All Fields (Use additional pages if needed)**

Property Owner: Larkhaven, Inc.; John L. and Angela C. Beck

Owner's Address: 4801 and 3833 Camp Stewart Rd City, State, Zip: Charlotte, NC 28215

Date Property Acquired: 1/1/1975; 10/12/2009

Property Address: 4801 Camp Stewart Road; 3833 Camp Stewart Road, Charlotte NC 28215

Tax Parcel Number(s): 111-211-12, 111-211-08

Current Land Use: Golf course/open space Size (Acres): +/- 140 acres

Existing Zoning: R-3 Proposed Zoning: R-5(CD)

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

Required Rezoning Pre-Application Meeting\* with: Mandy Vari, Shannon Frye, Sonja Sanders, Monica Holmes, Rick Grochoske

Date of meeting: 10/12/17

(\*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: The Petitioner is not seeking an increase in allowable density. The purpose of this request is to gain more site design flexibility than what is allowed in R-3. As requested, the design standards of the R-5 district would allow at least 40% of the site to be preserved as open space.

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

See attached Joinder Agreement  
Signature of Property Owner

See attached Joinder Agreement  
(Name Typed / Printed)

Meritage Homes of the Carolinas, Inc.  
Name of Petitioner(s)

13925 Ballantyne Corporate Place, Suite 300  
Address of Petitioner(s)

Charlotte, NC 28277  
City, State, Zip

704-944-8987  
Telephone Number Fax Number

Brett.Manery@MeritageHomes.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Brett Manery, Vice President of Land  
(Name Typed / Printed)

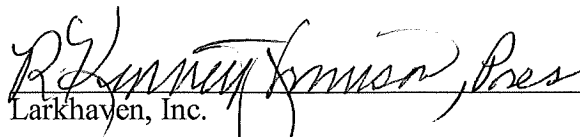
REZONING PETITION NO. 2018-xxx

MERITAGE HOMES OF THE CAROLINAS, INC., PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 4801 Camp Stewart Road, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 111-211-12 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 Zoning Map Amendment as more particularly set out therein.

This 18<sup>th</sup> day of January, 2018.

  
Larkhaven, Inc.



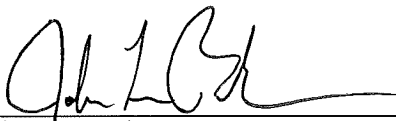
REZONING PETITION NO. 2018-xxx

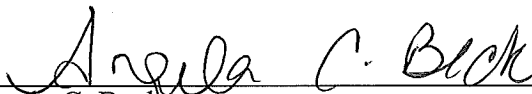
MERITAGE HOMES OF THE CAROLINAS, INC., PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 4801 Camp Stewart Road, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 111-211-08 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 Zoning Map Amendment as more particularly set out therein.

This 13<sup>th</sup> day of JANUARY, 2018.

  
\_\_\_\_\_  
John L. Beck

  
\_\_\_\_\_  
Angela C. Beck

## 2018-005 Meritage Homes of the Carolinas, Inc

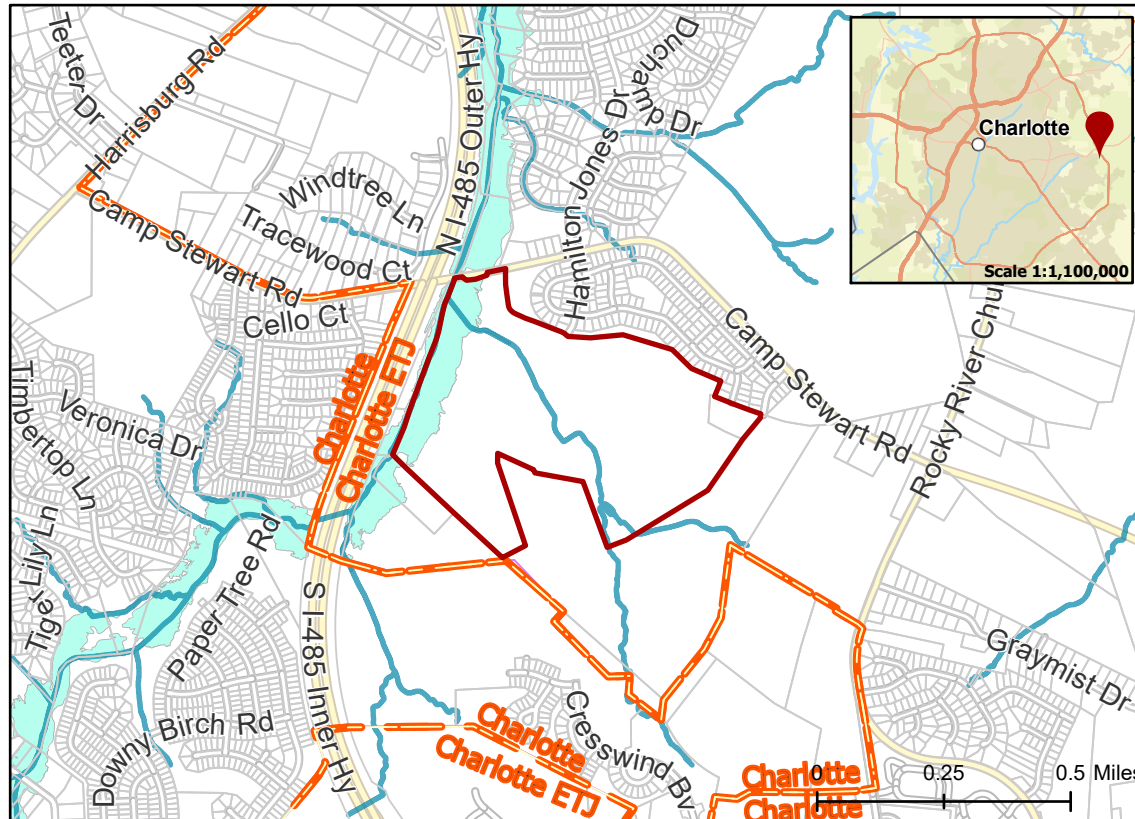
**Current Zoning** R-3 (Single Family Residential)

**Requested Zoning** R-5(CD) 5 Year Vested (Single Family Residential, Conditional with 5 Year Vested Rights)

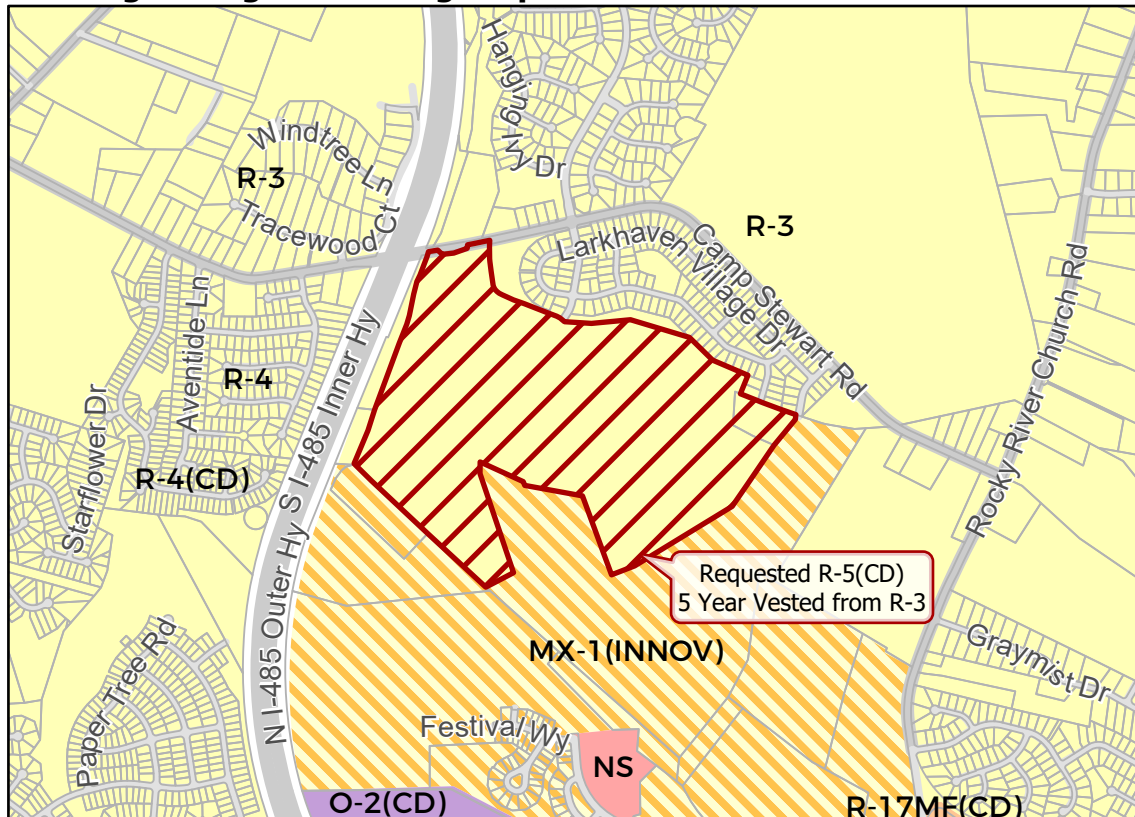
Approximately 140 acres

### Location of Requested Rezoning

## Rezoning Map



### Existing Zoning & Rezoning Request



Requested R-5(CD)  
5 Year Vested from R-3

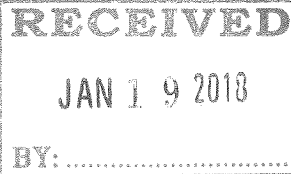
### Zoning Classification

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



Map Created 1/24/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-006

Petition #: \_\_\_\_\_  
Date Filed: 1/19/2018  
Received By: PH

**Complete All Fields (Use additional pages if needed)**

Property Owner: WP 2301 Southend LLC  
Owner's Address: 6530 Rogers Circle Site 33 City, State, Zip: Boca Raton FL 33487  
Date Property Acquired: 8/29/17  
Property Address: 2301 Distribution Street Charlotte NC 28203  
Tax Parcel Number(s): 12104201  
Current Land Use: Industrial Size (Acres): .891  
Existing Zoning: I-2 Proposed Zoning: TOD-M  
Overlay: New Bern Station Area Plan (Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with: Alan Goodwin, Solomon Fortune  
Date of meeting: 10/11/2017

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

**For Conditional Rezoning Only:**

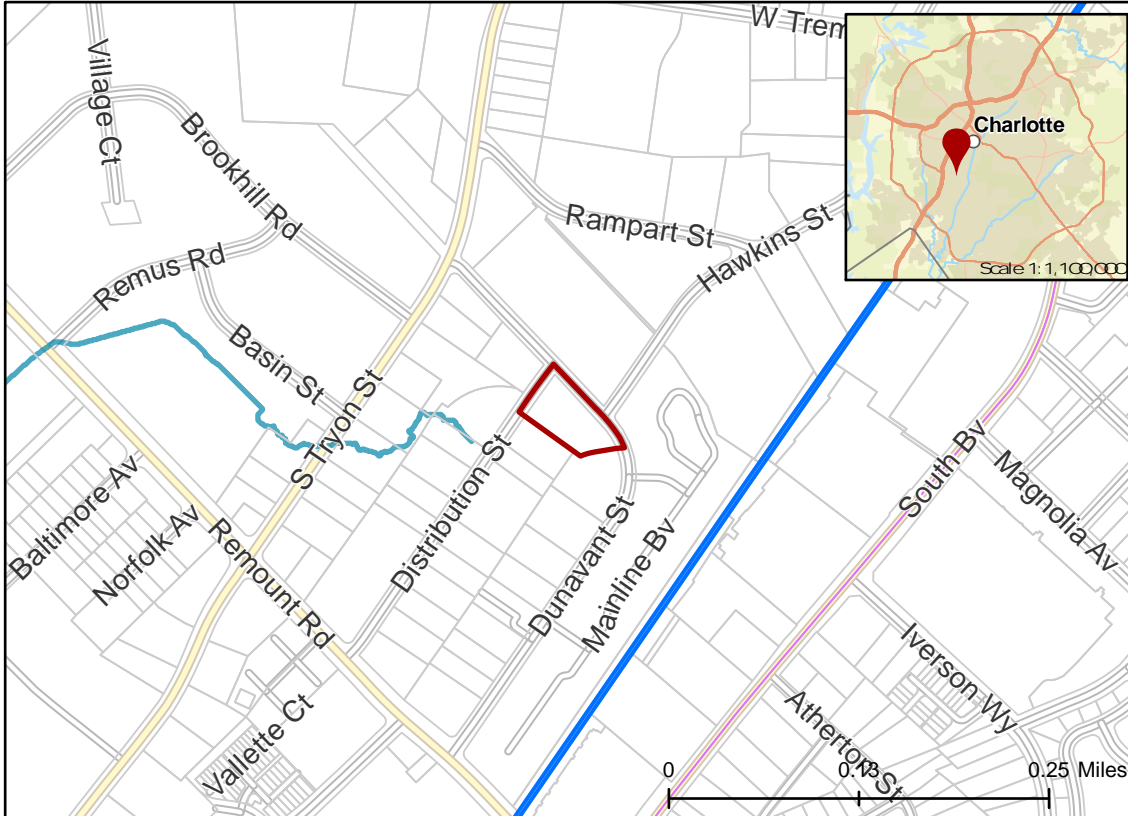
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): \_\_\_\_\_  
Purpose/description of Conditional Zoning Plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Brian Dey  
Name of Rezoning Agent  
9300 Harris Corners Parkway, Suite 220  
Agent's Address  
Charlotte, NC 28269-3797  
City, State, Zip  
704-264-1252  
Telephone Number Fax Number  
bdey@dewberry.com  
E-Mail Address  
[Signature]  
Signature of Property Owner  
ROBERT FESSLER  
(Name Typed / Printed)

Rob Fessler  
Name of Petitioner(s)  
2345 B Township Road  
Address of Petitioner(s)  
Charlotte, NC 28105  
City, State, Zip  
704-504-9204  
Telephone Number Fax Number  
rob.fessler@magellangroup.net  
E-Mail Address  
[Signature]  
Signature of Petitioner  
ROBERT FESSLER  
(Name Typed / Printed)

2018-006 Rob Fessler  
 Current Zoning I-2 (General Industrial)  
 Requested Zoning TOD-M (Transit Oriented Mixed Use)  
 Approximately .89 acres  
 Location of Requested Rezoning

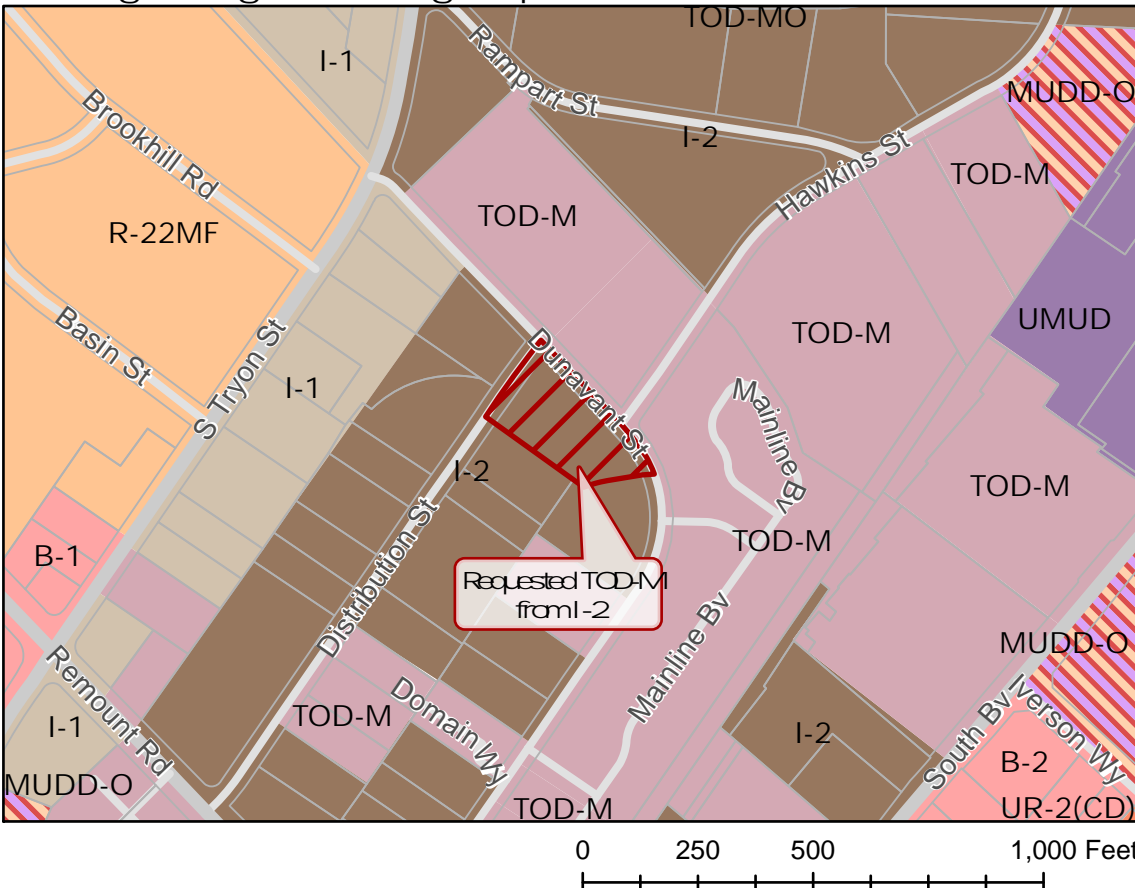
# Rezoning Map



- 2018-006
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- City Council District
- 3-LaVina Mayfield

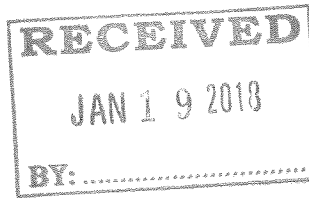


## Existing Zoning & Rezoning Request



- Requested TOD-M from I-2
- Zoning Classification**
- Multi-Family
- Urban Residential
- Business
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-007

Petition #:	
Date Filed:	1/19/2018
Received By:	HS

**Complete All Fields (Use additional pages if needed)**

Property Owner: City of Charlotte

Owner's Address: 600 East 4<sup>th</sup> Street City, State, Zip: Charlotte, N.C. 28202

Date Property Acquired: 10.1.1975

Property Address: 2801 Beam Road, Charlotte, N.C.

Tax Parcel Number(s): 141-24-103

Current Land Use: Government Training Facility Size (Acres): 24.34

Existing Zoning: B-2(CD) Proposed Zoning: B-2(CD)(Site Plan Amendment)

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Julia Lund

Date of meeting: 1.2.18

(\*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): 3

Purpose/description of Conditional Zoning Plan: Site plan amendment to Petition 1999-79 to for additional improvements to Vehicle Training Facility.

Geoscience Group, Inc. (Kevin Caldwell)  
Name of Rezoning Agent

500 K Clanton Road  
Agent's Address

Charlotte, North Carolina  
City, State, Zip

704-941-2252 704-525-2003  
Telephone Number Fax Number

kcaldwell@geosciencegroup.com  
E-Mail Address

A. Sabha  
Signature of Property Owner

Ahmad Sabha  
(Name Typed / Printed)

City of Charlotte - Engineering & Property Management  
Name of Petitioner(s)

600 East 4<sup>th</sup> Street  
Address of Petitioner(s)

Charlotte, North Carolina 28202  
City, State, Zip

704-620-7848  
Telephone Number Fax Number

asabha@ci.charlotte.nc.us  
E-Mail Address

A. Sabha  
Signature of Petitioner

Ahmad Sabha  
(Name Typed / Printed)



## 2018-007: City of Charlotte-Engineering & Property Management

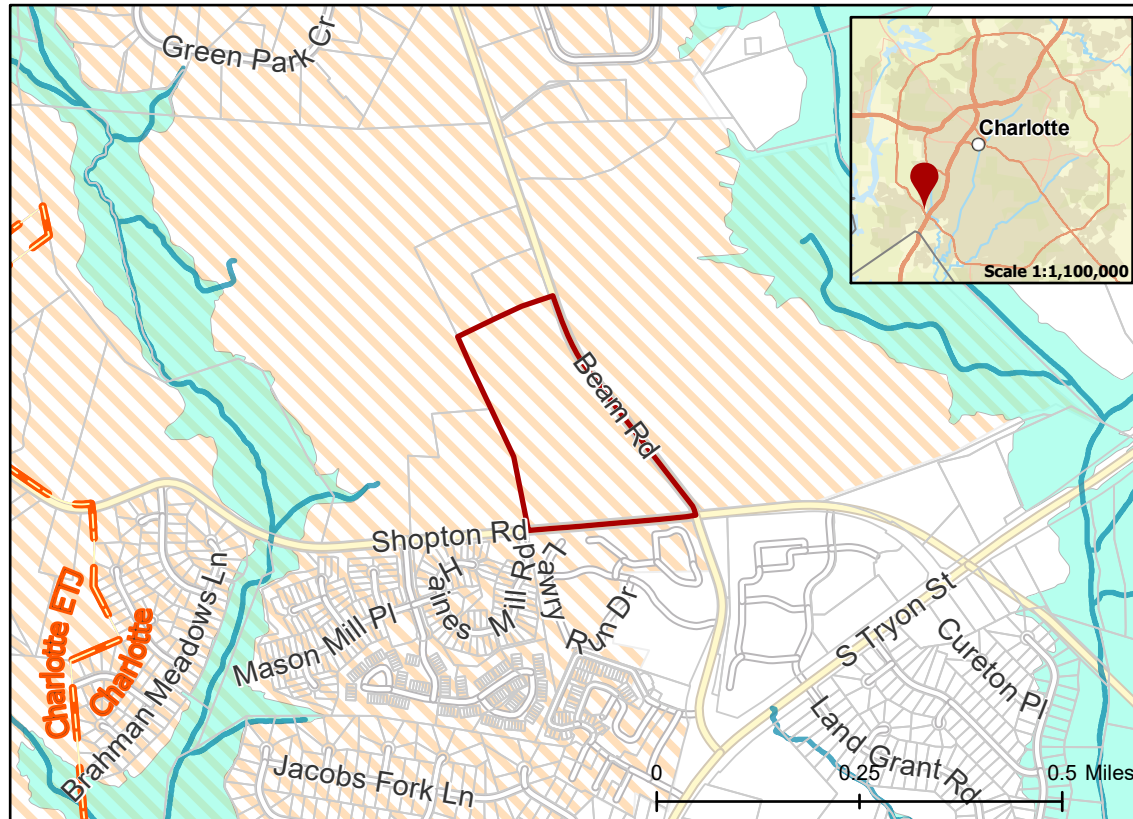
**Current Zoning** B-2(CD)AIR(General Business, Conditional, Airport Noise Overlay)

**Requested Zoning** B-2(CD) SPA, 3 Year Vested Rights AIR(General Business, Conditional, Site Plan Amendment, with 3 Year Vested Rights Airport Noise Overlay)

Approximately 24.34 acres

### Location of Requested Rezoning

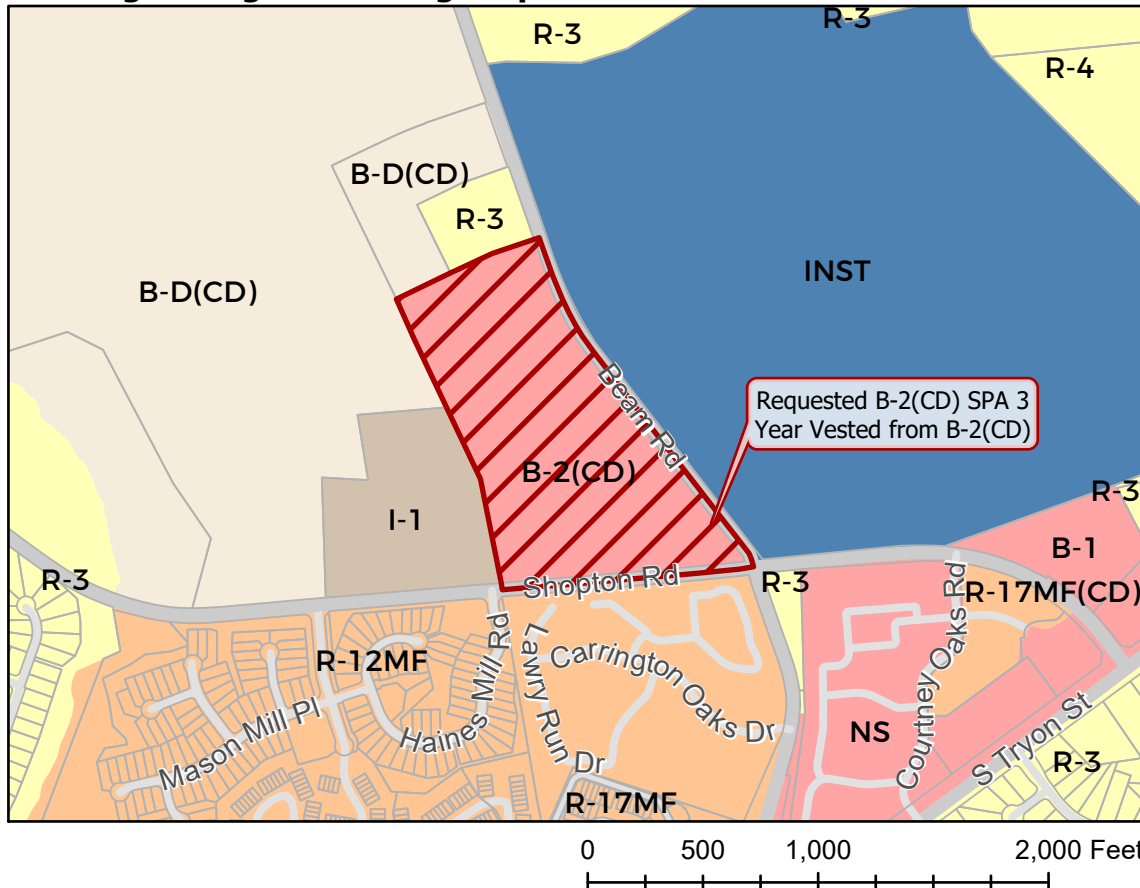
## Rezoning Map



- 2018-007
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



- Requested B-2(CD) SPA 3 Year Vested from B-2(CD)

#### Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Business
- Business-Distribution
- Light Industrial



Map Created 1/24/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2018-008

Petition #:	_____
Date Filed:	<u>1/19/2018</u>
Received By:	<u>[Signature]</u>

**Complete All Fields (Use additional pages if needed)**

Property Owner: Kelly United Properties, LLC; 1826 Dallas Ave, LLC (c/o Patrick O'Boyle)

Owner's Address: 326 Lansdowne Rd City, State, Zip: Charlotte, NC 28270

Date Property Acquired: 11/16/2009; 2/20/2013

Property Address: 5250 Kelly Street and 1826 Dallas Avenue

Tax Parcel Number(s): 161-101-08 and 161-101-09

Current Land Use: Single-Family Residential Size (Acres): +/- 0.72 acres

Existing Zoning: R-5 Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders and Mandy Rosen

Date of meeting: 12/14/17

(\*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): No

Purpose/description of Conditional Zoning Plan: To accommodate the development of up to six (6) "for sale" single-family detached residential units.

Collin W. Brown & 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 704-353-7598  
Telephone Number Fax Number

Collin.Brown@klgates.com / Brittany.Lins@klgates.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Patrick J. O'Boyle  
(Name Typed / Printed)

The Drakeford Company; Saussy Burbank, LLC  
Name of Petitioner(s)

1914 Brunswick Ave, Ste. 1A; 2550 West Tyvola Rd, Ste. 100  
Address of Petitioner(s)

Charlotte, NC 28207; 28217  
City, State, Zip

704-344-0332 704-344-9992  
Telephone Number Fax Number

bobby@tdcrealestate.com; peter.harakas@saussyburbank.com  
E-Mail Address

\_\_\_\_\_  
Signature of Petitioner

\_\_\_\_\_  
(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Received By: \_\_\_\_\_

**Complete All Fields (Use additional pages if needed)**

Property Owner: Kelly United Properties, LLC; 1826 Dallas Ave, LLC (c/o Patrick O'Boyle)

Owner's Address: 326 Lansdowne Rd City, State, Zip: Charlotte, NC 28270

Date Property Acquired: 11/16/2009; 2/20/2013

Property Address: 5250 Kelly Street and 1826 Dallas Avenue

Tax Parcel Number(s): 161-101-08 and 161-101-09

Current Land Use: Single-Family Residential Size (Acres): +/- 0.72 acres

Existing Zoning: R-5 Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders and Mandy Rosen

Date of meeting: 12/14/17

(\*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): No

Purpose/description of Conditional Zoning Plan: To accommodate the development of up to six (6) "for sale" single-family detached residential units.

Collin W. Brown & 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

Telephone Number

704-353-7598

Fax Number

Collin.Brown@kigates.com / Brittany.Lins@kigates.com

E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

The Drakeford Company; Saussy Burbank, LLC

Name of Petitioner(s)

1914 Brunswick Ave, Ste. 1A; 2550 West Tyvola Rd, Ste. 100

Address of Petitioner(s)

Charlotte, NC 28207; 28217

City, State, Zip

704-344-0332

Telephone Number

704-344-9992

Fax Number

bobby@tdcrealestate.com; peter.harakas@saussyburbank.com

E-Mail Address

Signature of Petitioner

(Name Typed / Printed)



## 2018-008: The Drakeford Company; Saussy Burbank, LLC

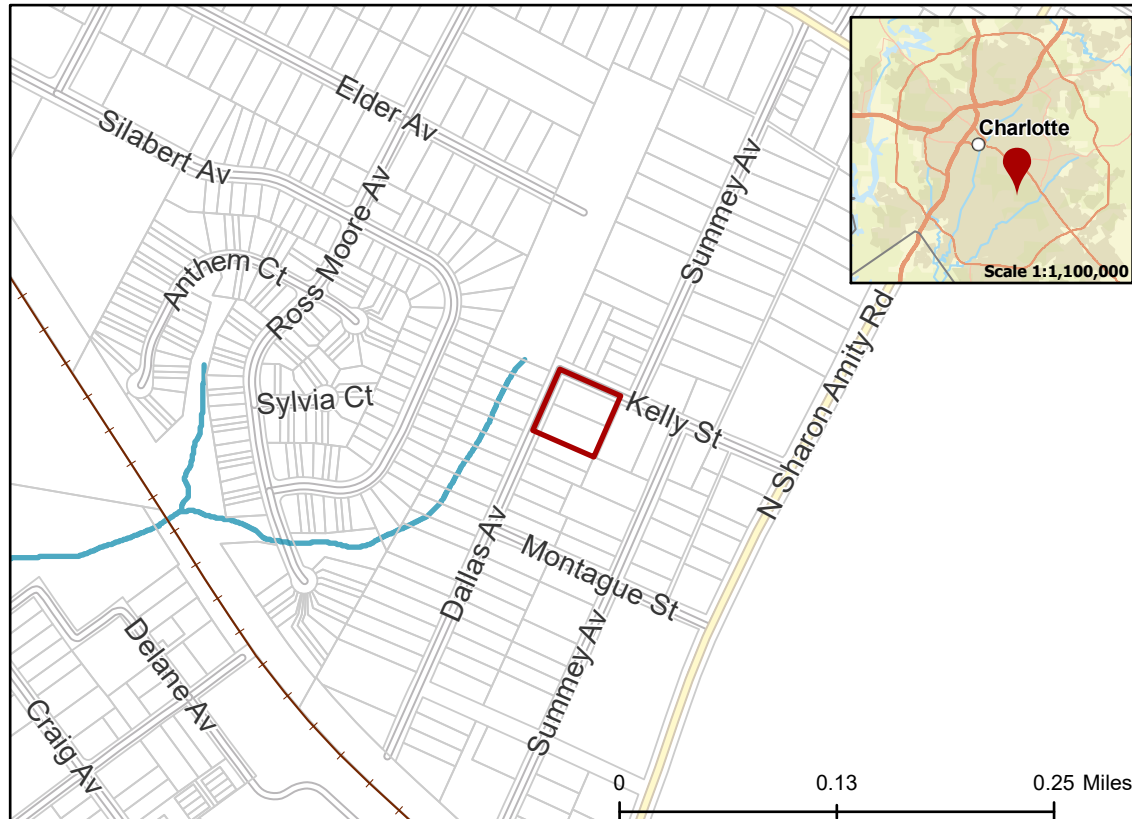
**Current Zoning** R-5(Single Family Residential)

**Requested Zoning** UR-2(CD)(Urban Residential, Conditional)

Approximately .72 acres

### Location of Requested Rezoning

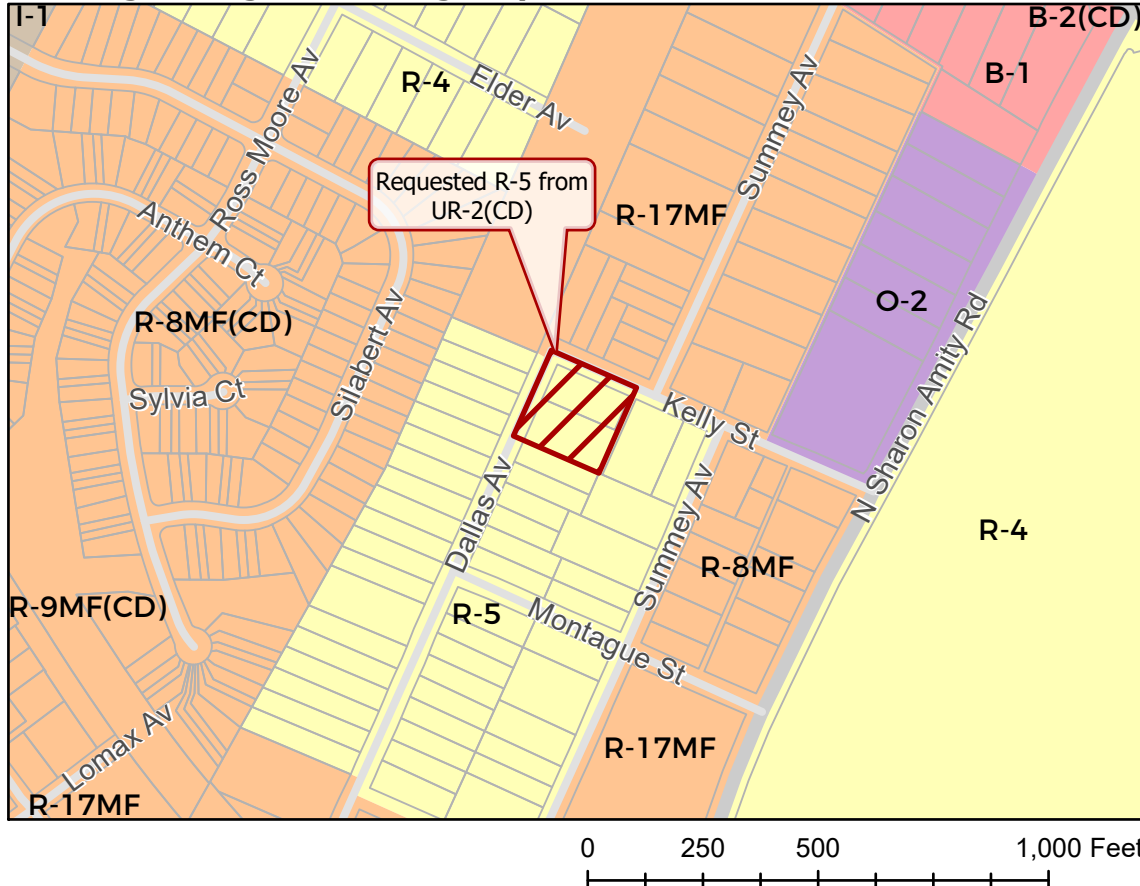
## Rezoning Map



- 2018-008
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 5-Matt Newton



### Existing Zoning & Rezoning Request

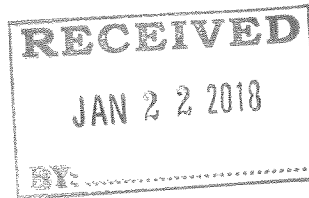


- Requested R-5 from UR-2(CD)
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial



Map Created 1/24/2018





208-009

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: \_\_\_\_\_  
Date Filed: 1/22/2018  
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Syd Howell, HOWELL FAMILY PROPERTIES, LLC  
Owner's Address: 9233 Magnolia Est Dr City, State, Zip: Cornelius, NC 28031  
Date Property Acquired: Nov. 27, 2001  
Property Address: 8821 JW Clay Blvd  
Tax Parcel Number(s): 04720148  
Current Land Use: COMMERCIAL Size (Acres): 2.19  
Existing Zoning: CC Proposed Zoning: BI TS  
Overlay: BI TS (Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with: Sonja Sanders  
Date of meeting: 11/11/2018

(\*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: \_\_\_\_\_

Andrew Kalinoski

Name of Rezoning Agent

7750 Orchard Park Cir.

Agent's Address

Harrisburg, NC 28075

City, State, Zip

704.615.9990

Telephone Number

Fax Number

andy.kalinoski@gmail.com

E-Mail Address

[Signature]

Signature of Property Owner

Syd B. Howell

(Name Typed / Printed)

Andrew J. Kalinoski

Name of Petitioner(s)

7750 Orchard Park Circle

Address of Petitioner(s)

Harrisburg, NC 28075

City, State, Zip

704.615.9990

Telephone Number

Fax Number

andy.kalinoski@gmail.com

E-Mail Address

[Signature]

Signature of Petitioner

Andrew J. Kalinoski

(Name Typed / Printed)

**2018-009: Andrew J. Kalinoski**

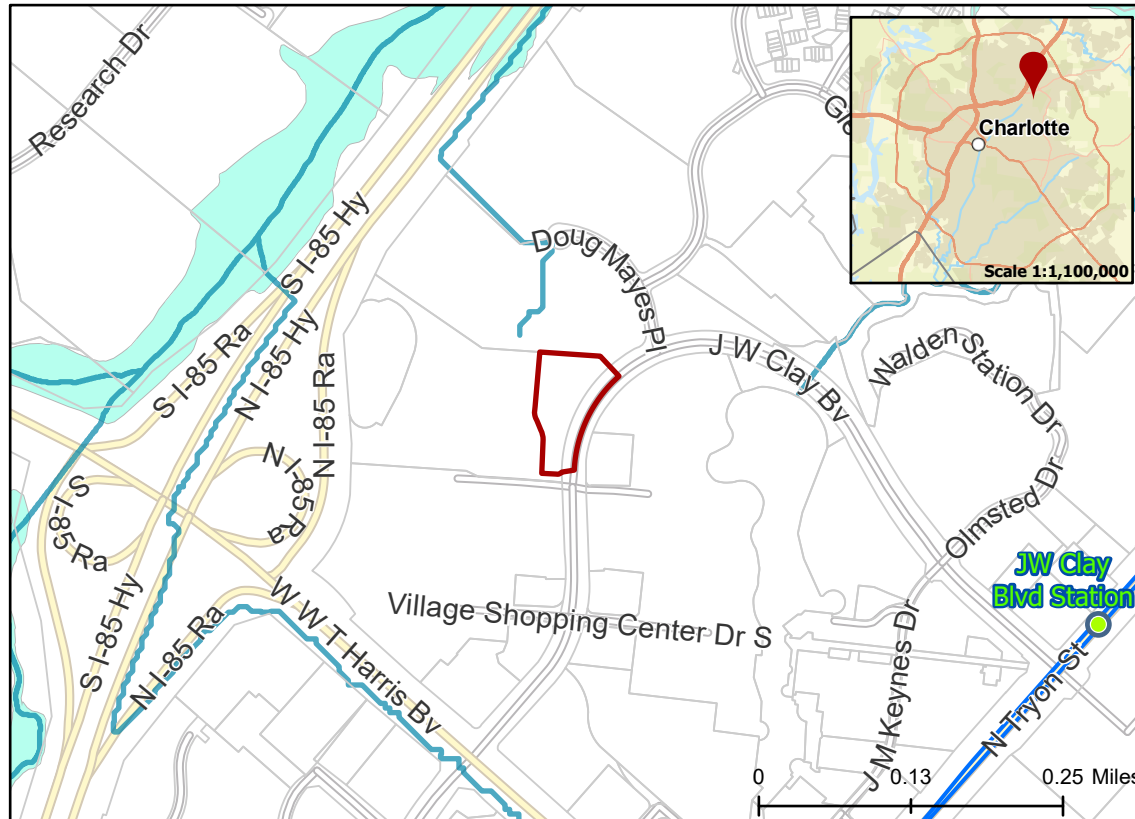
**Current Zoning** CC(Commercial Center)

**Requested Zoning** B-1 TS(Neighborhood Business, Transit Supportive Overlay)

Approximately 2.19 acres

**Location of Requested Rezoning**

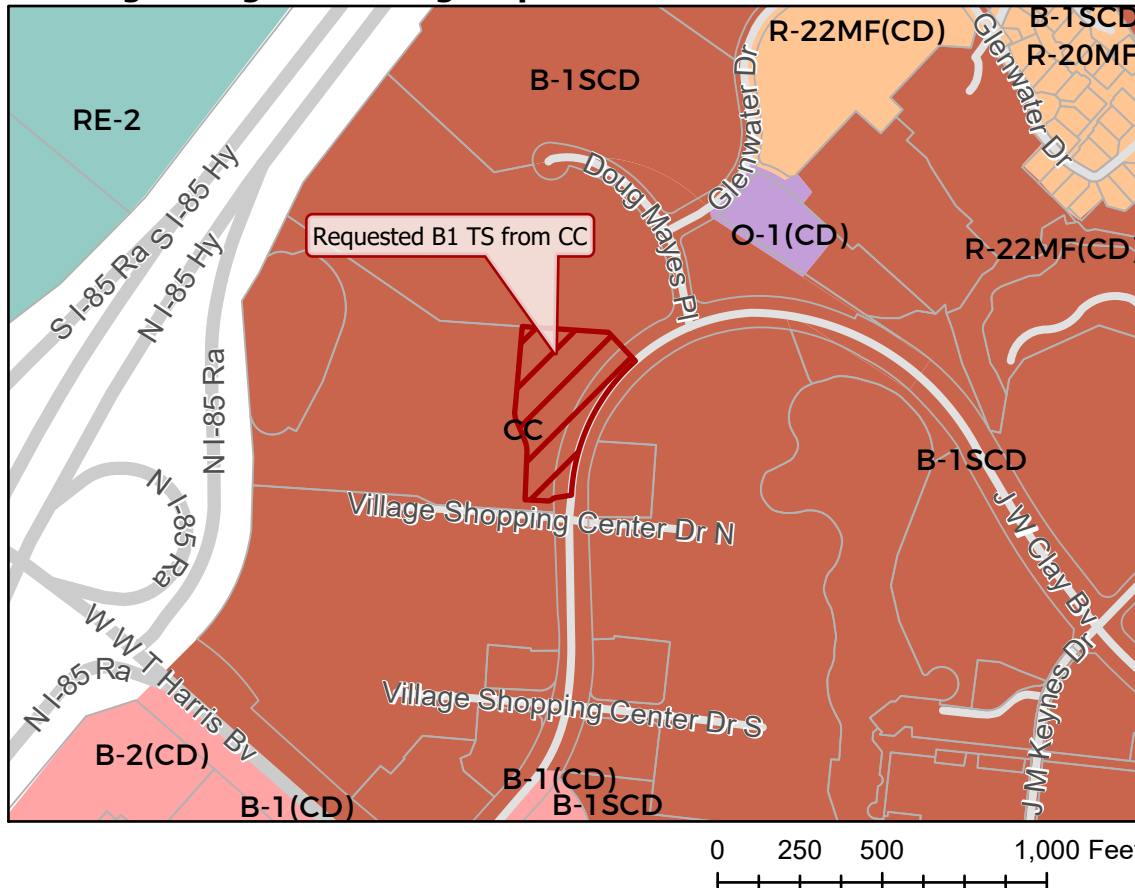
## Rezoning Map



- 2018-009
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- City Council District
- 4-Gregory A. Phipps



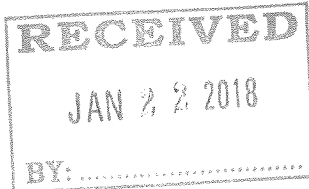
## Existing Zoning & Rezoning Request



- Requested B1 TS from CC
- Zoning Classification
- Multi-Family
- Research
- Office
- Business
- Commercial Center



Map Created 1/25/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2018-010

Petition #:	_____
Date Filed:	1/22/2018
Received By:	Bt

**Complete All Fields (Use additional pages if needed)**

Property Owner: Callon Gillespie

Owner's Address: 415 E 21st City, State, Zip: Charlotte, NC 28206

Date Property Acquired: Under Contract 11/14/17 With Harrison Tucker

Property Address: 415 E 21st St, Charlotte, NC 28206

Tax Parcel Number(s): 08304403

Current Land Use: Residential Size (Acres): 0.251 Acres

Existing Zoning: Industrial I - 2 Proposed Zoning: TOD - Mixed

Overlay: Parkwood Transit Station Plan (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with:

Sonja Sanders and Mandy Rosen

Date of meeting: 12/21/18

(\*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: \_\_\_\_\_

Russell Fergusson  
Name of Rezoning Agent

PO Box 5646  
Agent's Address

Charlotte, NC 28299  
City, State, Zip

704-234-7488  
Telephone Number Fax Number

russellfergusson@russellwfergusson.com  
E-Mail Address

Harrison Tucker and John Perovich  
Name of Petitioner(s)

364 Page St. Apt 9  
Address of Petitioner(s)

San Francisco, CA 94102  
City, State, Zip

704-995-2254  
Telephone Number Fax Number

harrison.s.tucker@gmail.com  
E-Mail Address

Calton D. Gillespie  
Signature of Property Owner

CALTON D. GILLESPIE  
(Name Typed / Printed)

Harrison Tucker  
Signature of Petitioner

Harrison Tucker  
(Name Typed / Printed)

## II. Rezoning Application Checklist

Any Petitioner filing for rezoning is required to discuss the proposal with a Charlotte Mecklenburg Planning Department "CMPD" Rezoning Team member prior to the filing of the petition. Upon submittal of the petition, all required items must be verified by the rezoning gatekeeper before an application is considered completed and filed for processing. Incomplete applications can be returned to the petitioner (see Section 6.202). No applications will be accepted after the closing deadline for each month's cases. There is a limit of 16 cases per month.

### SUBMITTAL REQUIREMENTS:

#### **All petitions:**

1. Two signed official applications;
2. If only a portion of a lot is being rezoned, and/or if the rezoning boundaries do not follow property lines, and/or if there is more than one requested zoning classification that does not follow a property line; submit a survey map delineating the property or area in question;
3. Filing Fee.

#### **Conditional Petitions Only:**

- A. Items 1-3 above
- B. All property owners must sign the conditional rezoning application.
- C. A tree survey of all trees within the street rights-of-way.
- D. A site plan must accompany each conditional rezoning application and be submitted as follows (If you are not able to provide this information, please contact the CMPD at 704-336-2205):
  - drawn to scale
  - a maximum size of 24" x 36"
  - two (2) copies, folded to 8½" x 11"
  - a digital version on R-CD (PDF format) of a site plan with an 8 ½ x 11 copy included
  - a "Word" version of the site plan notes on the CD
- E. A "determination" letter as to the presence of jurisdictional Wetlands on the site may be needed. If one is required, it will be listed in the "site plan comments" and sent to the petitioner from a rezoning team member. The petitioner will be notified if one is required. If not provided by the date of the Public Hearing, the Public Hearing will be automatically deferred to the next Council-zoning meeting.

*For Staff Use:*

(Circle One) **Complete**      **Incomplete**      \_\_\_\_\_  
Staff signature and date

*If deemed incomplete, agent or petitioner will be contacted with a deadline to provide the required information. If the information is not submitted as requested, the petition will not be processed.*

## 2018-010: Harrison Tucker and John Perovich

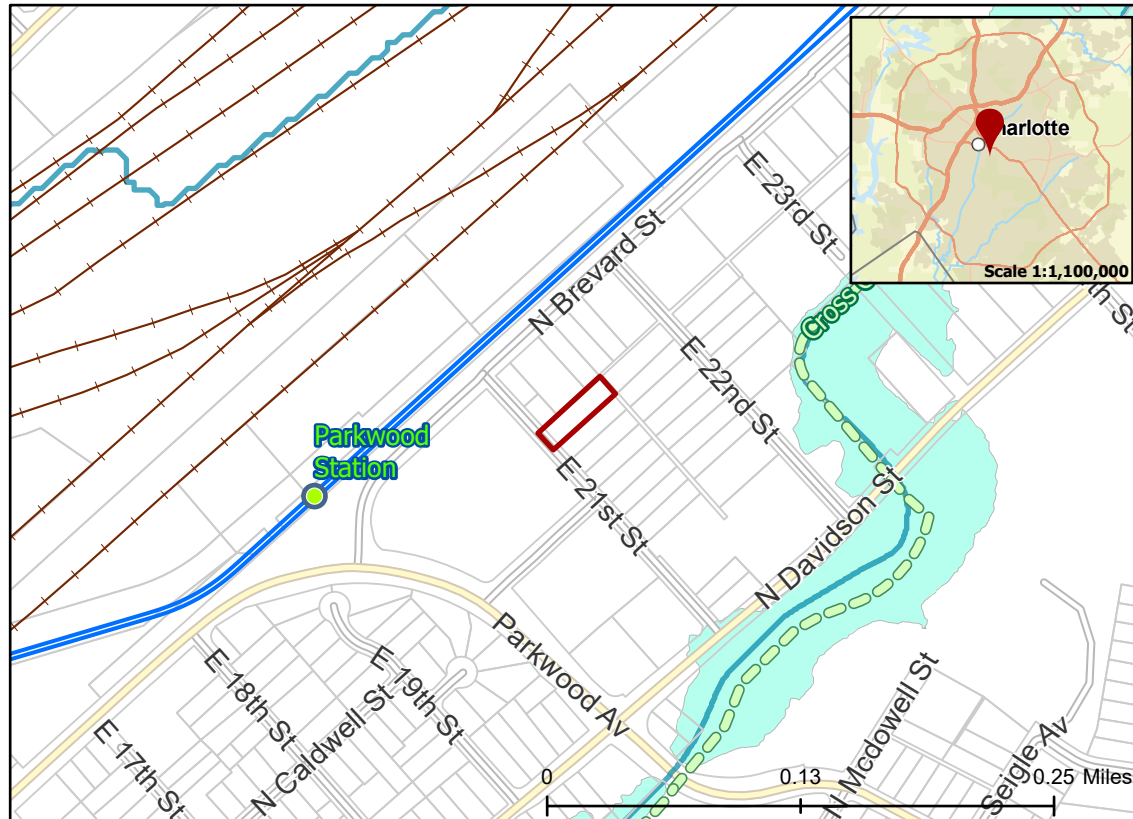
**Current Zoning** I-2(General Industrial)

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

Approximately 0.251 acres

### Location of Requested Rezoning

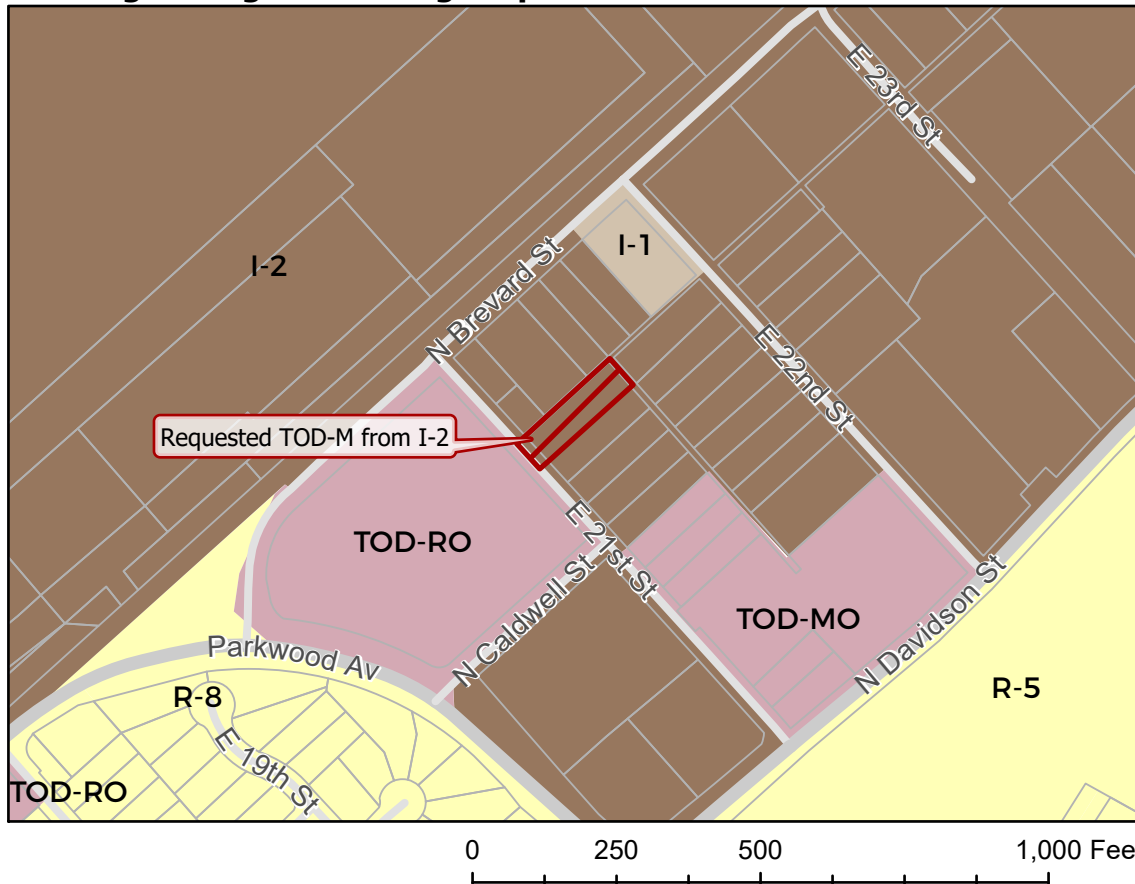
## Rezoning Map



- 2018-010
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested TOD-M from I-2
- Zoning Classification
- Single Family
- Light Industrial
- General Industrial
- Transit-Oriented

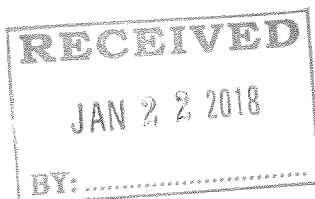


Map Created 1/25/2018





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-011

Petition #:	_____
Date Filed:	1/22/2018
Received By:	[Signature]

**Complete All Fields (Use additional pages if needed)**

Property Owner: David Signorello

Owner's Address: 59 Northam Ave City, State, Zip: San Carlos, CA 94070

Date Property Acquired: 6/2/2017

Property Address: 801 E 17th St Charlotte, NC 28205

Tax Parcel Number(s): 08110601

Current Land Use: Vacant Lot Size (Acres): .17

Existing Zoning: R-5 Proposed Zoning: UR-2 (CD)

Overlay: Belmont Area Rev. Plan & Center City 2020 Vision Plan (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Mandy Rosen Date of meeting: 6/15/17

(\*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): 5

Purpose/description of Conditional Zoning Plan: Develop 5 residential units

Russell Fergusson  
Name of Rezoning Agent: \_\_\_\_\_  
PO Box 5646  
Agent's Address: \_\_\_\_\_  
Charlotte, NC 28299  
City, State, Zip: \_\_\_\_\_  
704-234-7488  
Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
russellfergusson@russellwfergusson.com  
E-Mail Address: \_\_\_\_\_  
[Signature]  
Signature of Property Owner  
David Signorello  
\_\_\_\_\_  
(Name Typed / Printed): David Signorello

Harrison Tucker and John Perovich  
Name of Petitioner(s): \_\_\_\_\_  
364 Page St Apt 9  
Address of Petitioner(s): \_\_\_\_\_  
San Francisco, CA 94102  
City, State, Zip: \_\_\_\_\_  
704-995-2254  
Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
harrison.s.tucker@gmail.com  
E-Mail Address: \_\_\_\_\_  
[Signature]  
Signature of Petitioner  
Harrison Tucker  
\_\_\_\_\_  
(Name Typed / Printed): \_\_\_\_\_

## 2018-011: Harrison Tucker and John Perovich

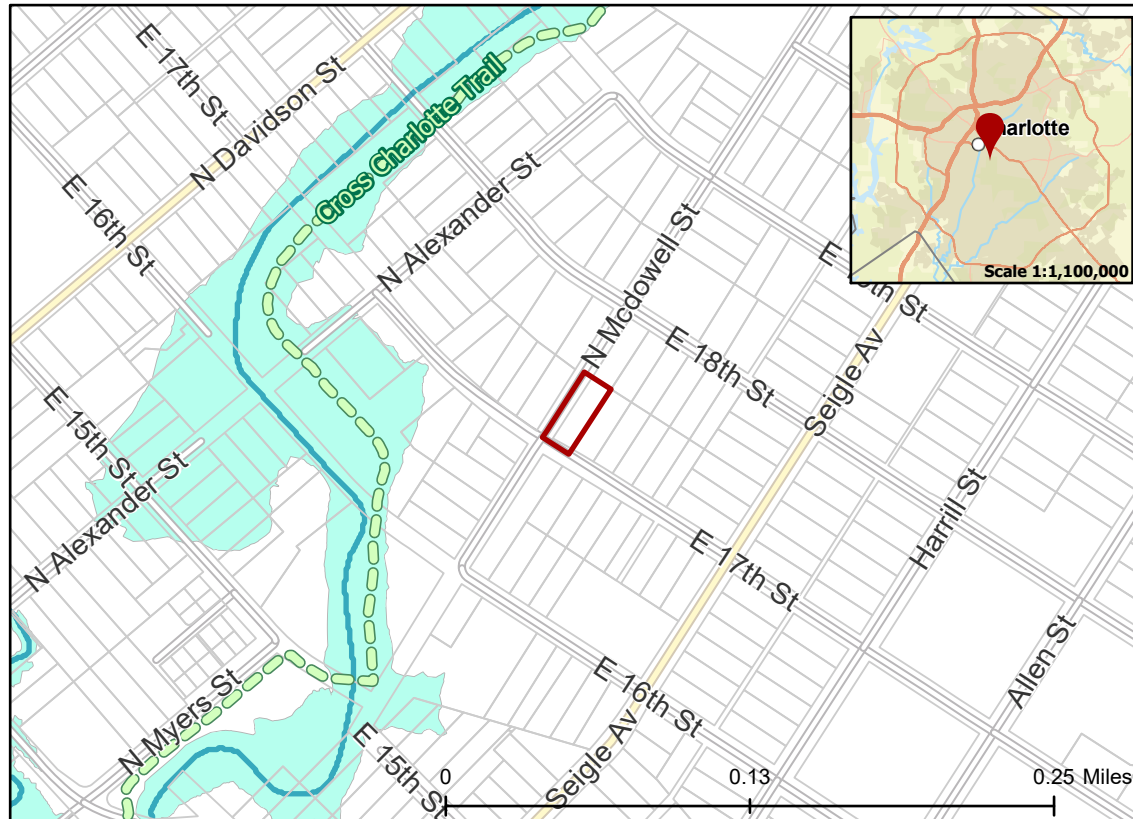
**Current Zoning** R-5 (Single Family Residential)

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

Approximately 17 acres

### Location of Requested Rezoning

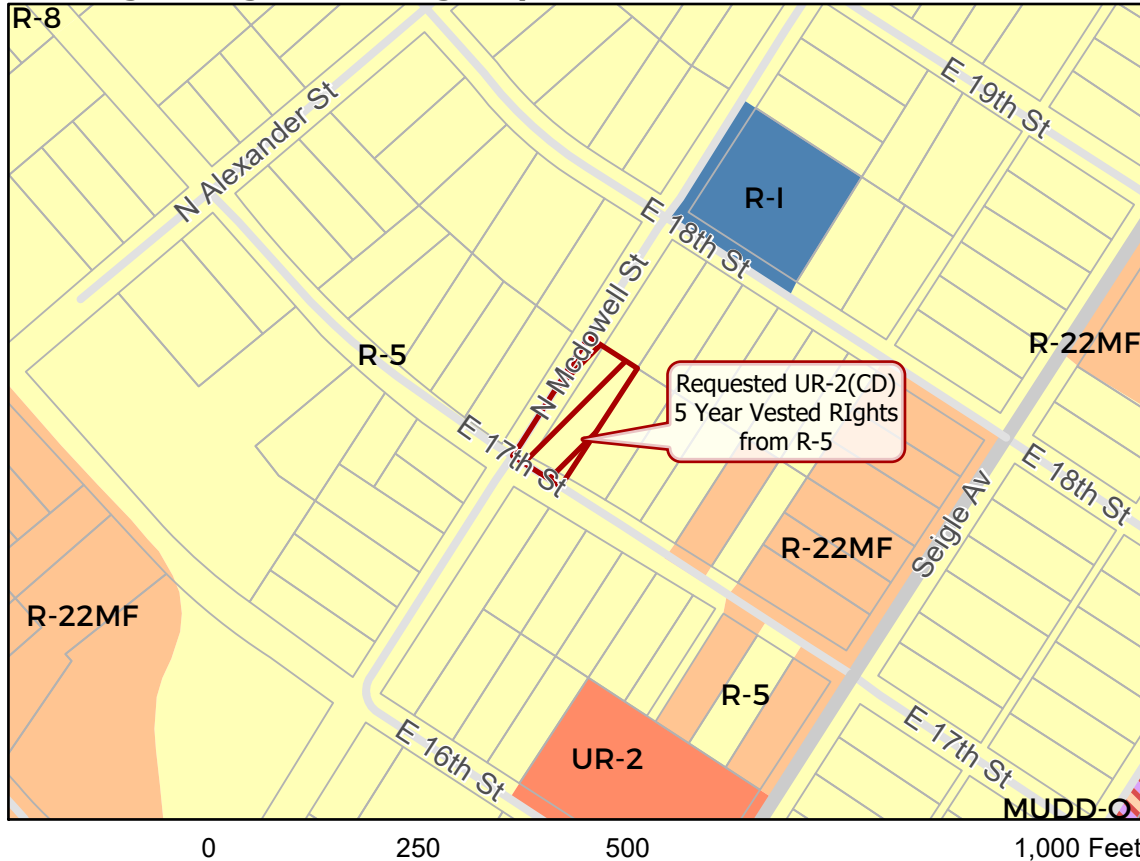
## Rezoning Map



- 2018-011
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested UR-2(CD)
- 5 Year Vested RIGHTS from R-5

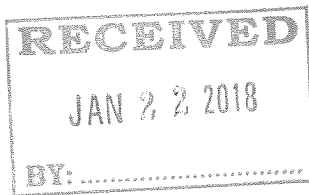
### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Mixed Use



Map Created 1/25/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-012

Petition #:	_____
Date Filed:	1/22/2018
Received By:	

**Complete All Fields (Use additional pages if needed)**

Property Owner: Harrison Tucker and David Signorello

Owner's Address: 364 Page St. Apt 9 City, State, Zip: San Francisco, CA 94102

Date Property Acquired: 7/18/2017

Property Address: 1401 North Davidson

Tax Parcel Number(s): 08107205 and 08107204

Current Land Use: Single Family Home Size (Acres): .1124 + .0522 = .1646

Existing Zoning: R-8 Proposed Zoning: UR-2 (CD)

Overlay: Optimist Park Neighborhood Plan, Parkwood Station, Center City 2020 Vision Plan (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders and Mandy Rosen, et al

Date of meeting: 11/9/17

(\*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): 5

Purpose/description of Conditional Zoning Plan: Develop 5 residential units

Same as petitioner  
Name of Rezoning Agent

Same as petitioner  
Agent's Address

Same as petitioner  
City, State, Zip

Same as petitioner  
Telephone Number      Fax Number

Same as petitioner  
E-Mail Address

Signature of Property Owner

Harrison Tucker and David Signorello  
(Name Typed / Printed)

Harrison Tucker and John Perovich  
Name of Petitioner(s)

364 Page St Apt 9  
Address of Petitioner(s)

San Francisco, CA 94102  
City, State, Zip

704-995-2254  
Telephone Number      Fax Number

harrison.s.tucker@gmail.com  
E-Mail Address

Signature of Petitioner

Harrison Tucker  
(Name Typed / Printed)

## 2018-012: Harrison Tucker and John Perovich

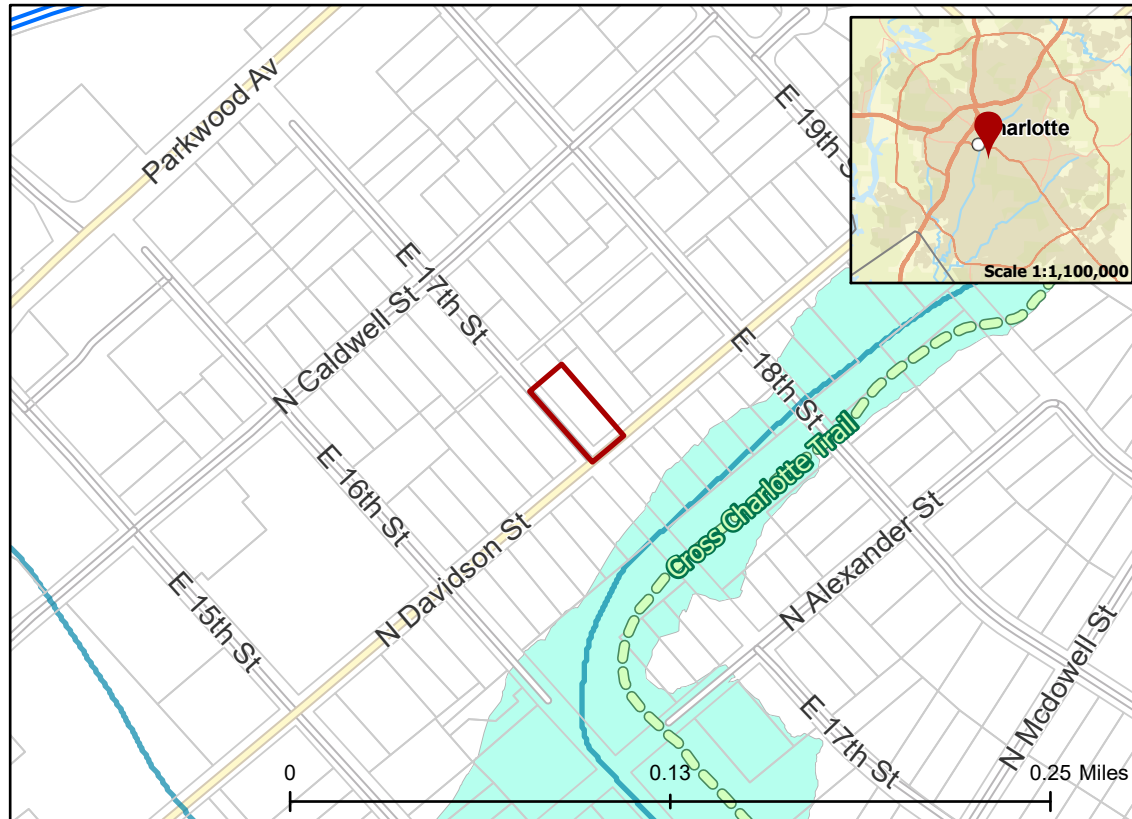
**Current Zoning** R-8 (Single Family Residential)

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

Approximately .1646 acres

### Location of Requested Rezoning

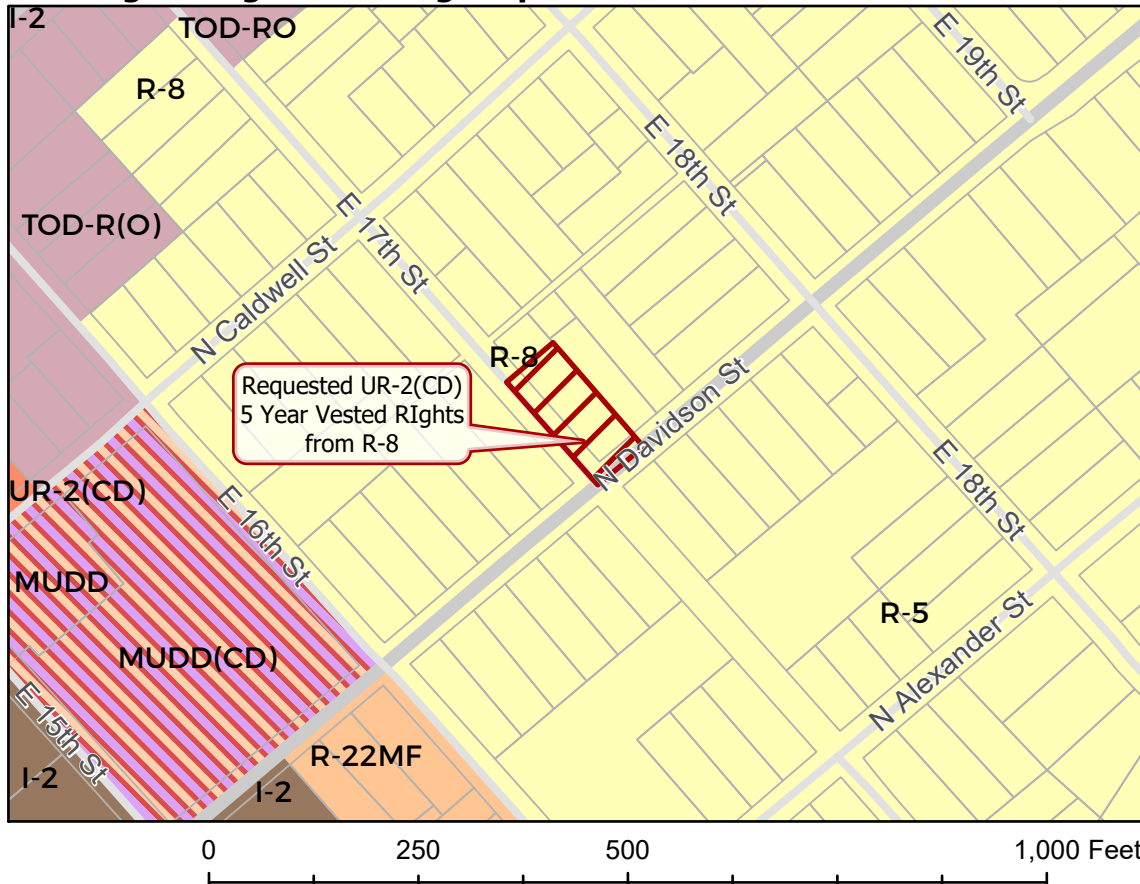
## Rezoning Map



- 2018-012
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Eggleston



### Existing Zoning & Rezoning Request



- Requested UR-2(CD)
- 5 Year Vested RIGhts from R-8

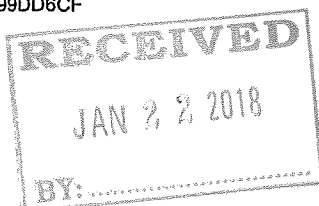
### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 1/25/2018

# I. REZONING APPLICATION CITY OF CHARLOTTE



2018-063

Petition #: \_\_\_\_\_

Date Filed: 1/22/2018

Received By: BH

**Complete All Fields (Use additional pages if needed)**

Property Owner: Strawberry Corvette, LLC

Owner's Address: 2533 Penninger Circle City, State, Zip: Charlotte, NC 28262

Date Property Acquired: June 6, 2002

Property Address: 2609 Penninger Circle and 2533 Penninger Circle

Tax Parcel Number(s): 047-331-06 and 047-331-07

Current Land Use: Single Family Residential Size (Acres): +/- 6.275 acres

Existing Zoning: Institutional (CD) Proposed Zoning: RE-1 (CD)

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Josh Weaver et al.

Date of meeting: January 9, 2018

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

## For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a surface parking lot on the site that will be utilized as accessory parking for the uses located on Tax Parcel No. 047-112-03. and Tax

Parcel No. 047-112-04.

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

**STRAWBERRY CORVETTE, LLC**

By: Lisa Padgett

Signature of Property Owner

Lisa Padgett

(Name Typed / Printed)

Westcore Properties AC, LLC (c/o Nick Markos)

Name of Petitioner(s)

4350 La Jolla Drive, Suite 900

Address of Petitioner(s)

San Diego, CA 92122

City, State, Zip

858-367-7173

Telephone Number

Fax Number

nmarkos@westcore.net

E-Mail Address

**WESTCORE PROPERTIES AC, LLC**

By: Robert S. Bjek

Signature of Petitioner

ROBERT S. BJEK

(Name Typed / Printed)



## 2018-013: Westcore Properties AC, LLC

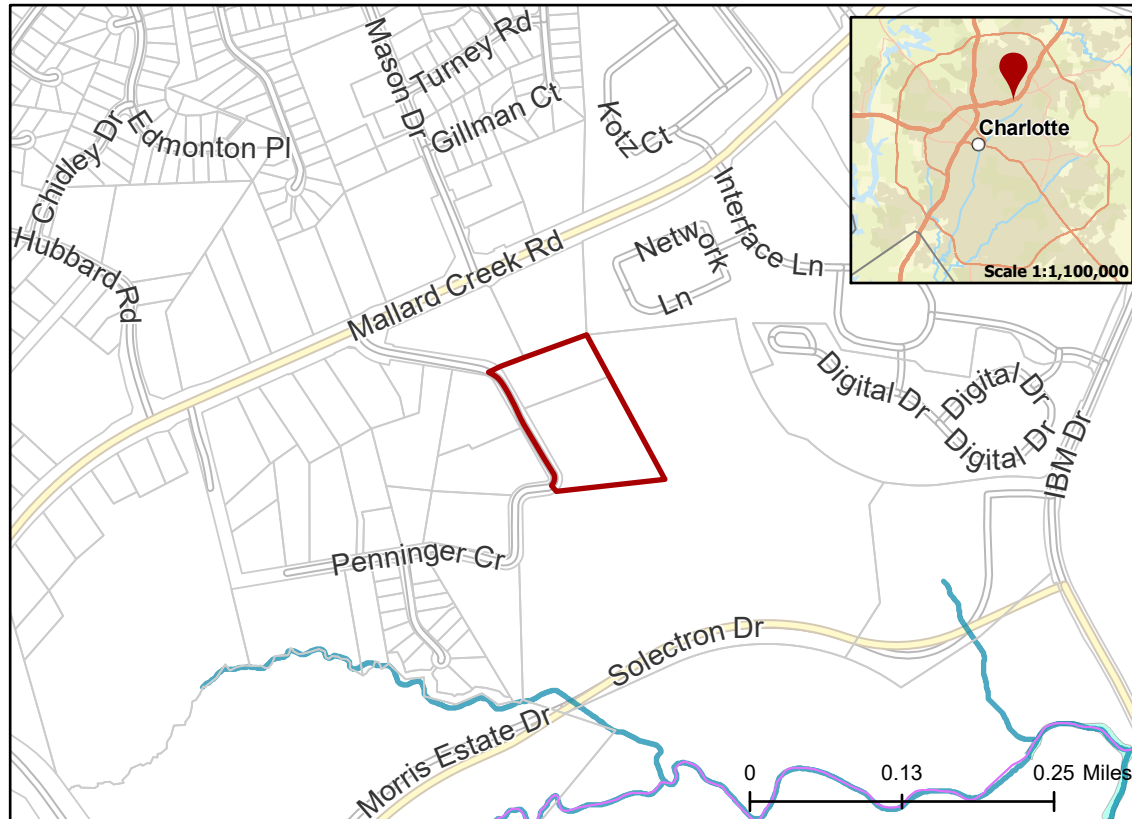
**Current Zoning** INST (CD)(Institutional, Conditional)

**Requested Zoning** RE-1(CD)(Research, Conditional)

Approximately 6.275 acres

### Location of Requested Rezoning

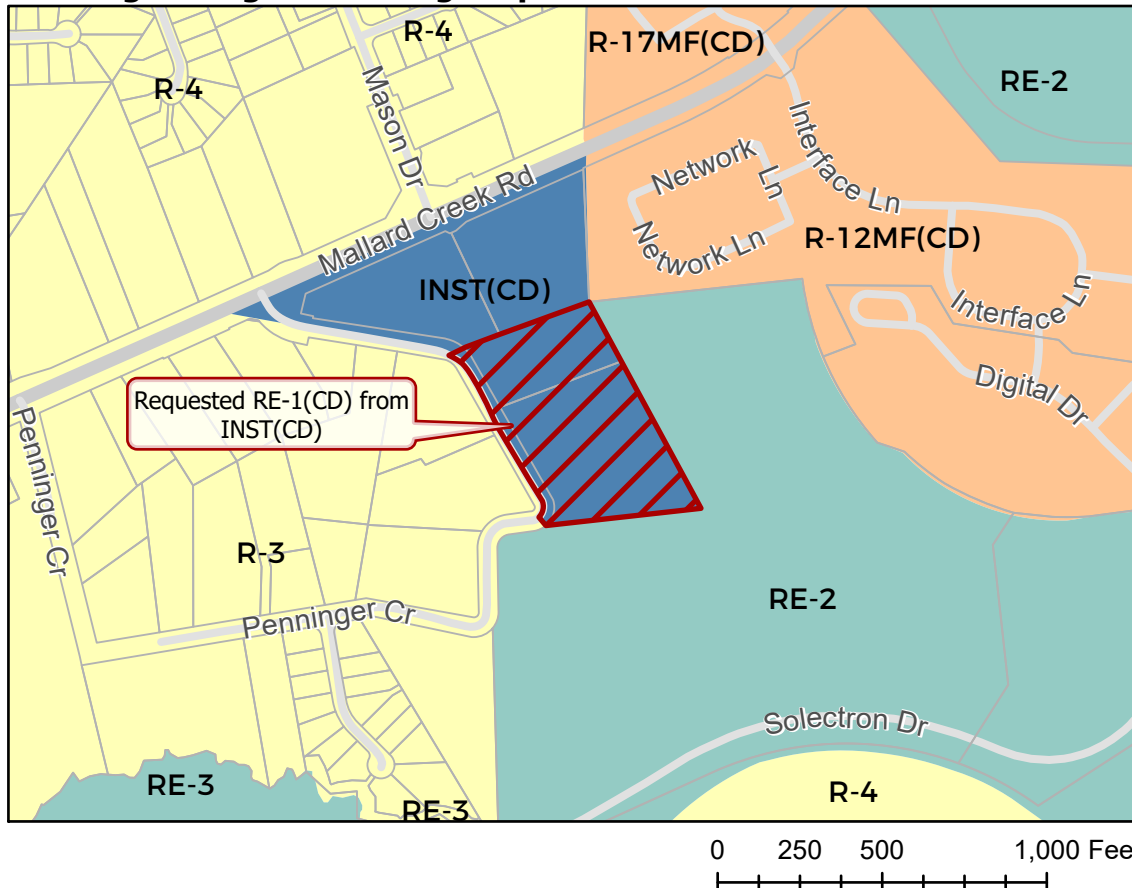
## Rezoning Map



- 2018-013
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 2-Justin Harlow



### Existing Zoning & Rezoning Request



- Requested RE-1(CD) from INST(CD)

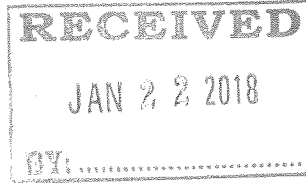
#### Zoning Classification

- Single Family
- Multi-Family
- Research
- Institutional



Map Created 1/25/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-014

Petition #:	_____
Date Filed:	<u>1/22/2018</u>
Received By:	<u>[Signature]</u>

Property Owners: Grace Christian Center

Owner's Addresses: PO Box 49208, Charlotte, NC 28277

Date Properties  
Acquired: 01/08/1997

Property Addresses: 15825 Marvin Road, Charlotte, NC 28227

Tax Parcel Numbers: portion of 223-132-17

Current Land Use: Religious Institution (Acres): ± 18.95

Existing Zoning: INST and INST(CD) Proposed Zoning: Institutional (CD) & Inst.(CD)SPA

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

Required Rezoning Pre-Application Meeting\* with: Kent Main, John Kinley, Carlos Alzate, and Jason Prescott

Date of meeting: 1/9/2018

(\*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 a medical office complex with a variety of medical related 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**

Signature of Property Owner

**Novant Health, Inc. (Attn: Matthew Stiene)**

Name of Petitioner

**PO Box 33549**

Address of Petitioner

**Charlotte, NC 28233**

City, State, Zip

**704.316.4351**

Telephone Number Fax Number

**mhstiene@novanthealth.org**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

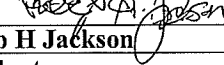
**REZONING PETITION NO. 2018-\_\_\_\_\_**  
**Novant Health, Inc.**

**OWNER JOINDER AGREEMENT**  
**Grace Christian Center**

The undersigned, as the owner of the parcel of land located at 15825 Marvin Road, Charlotte, NC 28227 that is designated as a portion of Tax Parcel No. 223-132-17 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 INST and INST(CD) zoning district to the INST (CD) zoning 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 18 day of January, 2018.

**Grace Christian Center**

By:   
Name: Phillip H Jackson  
Its: President



**ATTACHMENT B**

**REZONING PETITION NO. 2018-  
Novant Health, Inc.**

**Petitioner:**

**Novant Health, Inc.**

By: 

Name: MATTHEW STIENE

Title: VICE PRESIDENT

## 2018-014: Novant Health, Inc.

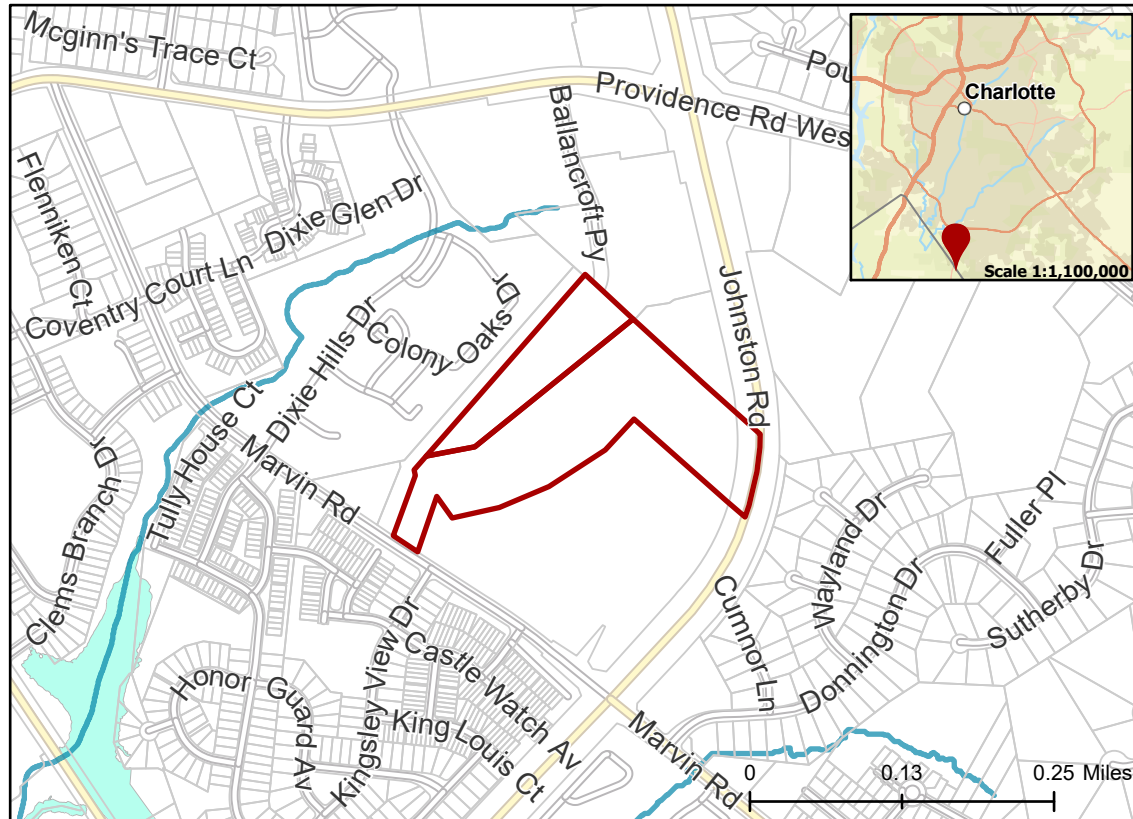
**Current Zoning** INST, INST (CD)(Institutional, Institutional Conditional)

**Requested Zoning** INST (CD), INST (CD) SPA (Institutional Conditional, Institutional Conditional, Site Plan Amendment)

Approximately 18.95 acres

### Location of Requested Rezoning

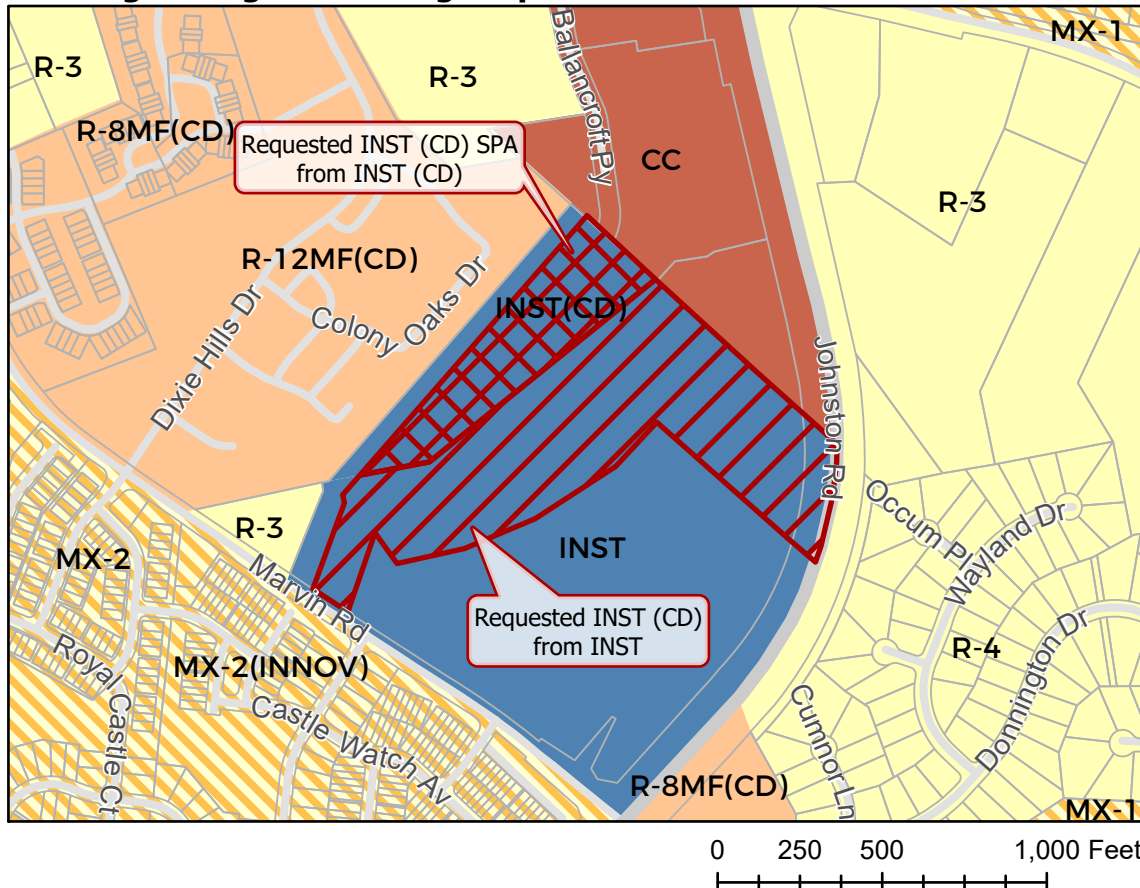
## Rezoning Map



- 2018-014
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



### Existing Zoning & Rezoning Request



- Requested INST (CD) from INST
- Requested INST (CD) SPA from INST (CD)

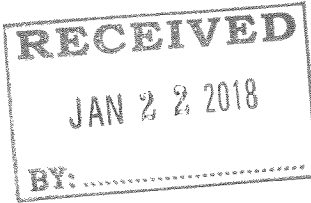
### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Commercial Center



Map Created 1/25/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: \_\_\_\_\_  
Date Filed: 1/22/2018  
Received By: RH

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: vacant/residential (Acres): ± 66.50

Existing Zoning: UR-2(CD) & R-4 Proposed Zoning: UR-2(CD) SPA & UR-2(CD)

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Rick Grochoske, Joshua Weaver, Grant Meacci, and Julia Lund

Date of meeting: 12/19/2017

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

**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 amend the previously approved rezoning site plan to change the unit mix, decrease the number of allowed units, and revise the site Plan.

**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

**NVR Inc.(Attn: Mallie Colavita)**

Name of Petitioner

**10710 Sikes Place, Ste. 200**

Address of Petitioner

**Charlotte, NC 28277**

City, State, Zip

**704.815.3519**

Telephone Number

Fax Number

**mcolavit@nvrinc.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**SCHEDULE 1**

Parcel	Property Address	Owner	Owner's Address	Date Acquired
041-131-93	2601 Cindy Ln, Charlotte, NC 28269	Cindy Lane Development, LLC	4601 Charlotte Park Dr, Charlotte, NC 28217	10/19/2016
041-141-01	2701 Cindy Ln, Charlotte, NC 28269			11/19/2015
041-153-01	2837 Cindy Ln, Charlotte, NC 28269			08/01/2017
P.O. 041- 156-02	4927 Statesville Rd, Charlotte, NC 28269			11/19/2015
041-156-04	3100 Cochrane Dr, Charlotte, NC 28269			11/19/2015

**ATTACHMENT A**

**REZONING PETITION NO. 2018-\_\_\_\_\_  
NVR Inc.**

**OWNER JOINDER AGREEMENT  
Cindy Lane Development, LLC**

The undersigned, as the owner of the parcel of land located at

1. 2601 Cindy Ln, Charlotte, NC 28269 that is designated as Tax Parcel No. 041-131-93
2. 2701 Cindy Ln, Charlotte, NC 28269 that is designated as Tax Parcel No. 041-141-01
3. 2837 Cindy Ln, Charlotte, NC 28269 that is designated as Tax Parcel No. 041-153-01
4. 4927 Statesville Rd, Charlotte, NC 28269 that is designated as a portion of Tax Parcel No. 041-156-02
5. 3100 Cochrane Dr, Charlotte, NC 28269 that is designated as Tax Parcel No. 041-156-04

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 UR-2(CD) and R-4 zoning districts to the UR-2(CD)SPA and UR-2(CD) zoning districts 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 19th day of January, 2018.

Cindy Lane Development, LLC

By: 

Name: JULIE A. FORTNER

Its: PRESIDENT

**ATTACHMENT B**

**REZONING PETITION NO. 2018-  
NVR Inc.**

**Petitioner:**

**NVR Inc.**

By: 

Name: Mark A. Charvat

Title: Raw Lands Manager

## 2018-015: NVR, Inc.

**Current Zoning** R-4, UR-2(CD)(Single Family Residential, Urban Residential, Conditional)

**Requested Zoning** UR-2(CD), UR-2(CD) SPA (Urban Residential, Conditional, Urban Residential, Conditional, SPA)

Approximately 66.50 acres

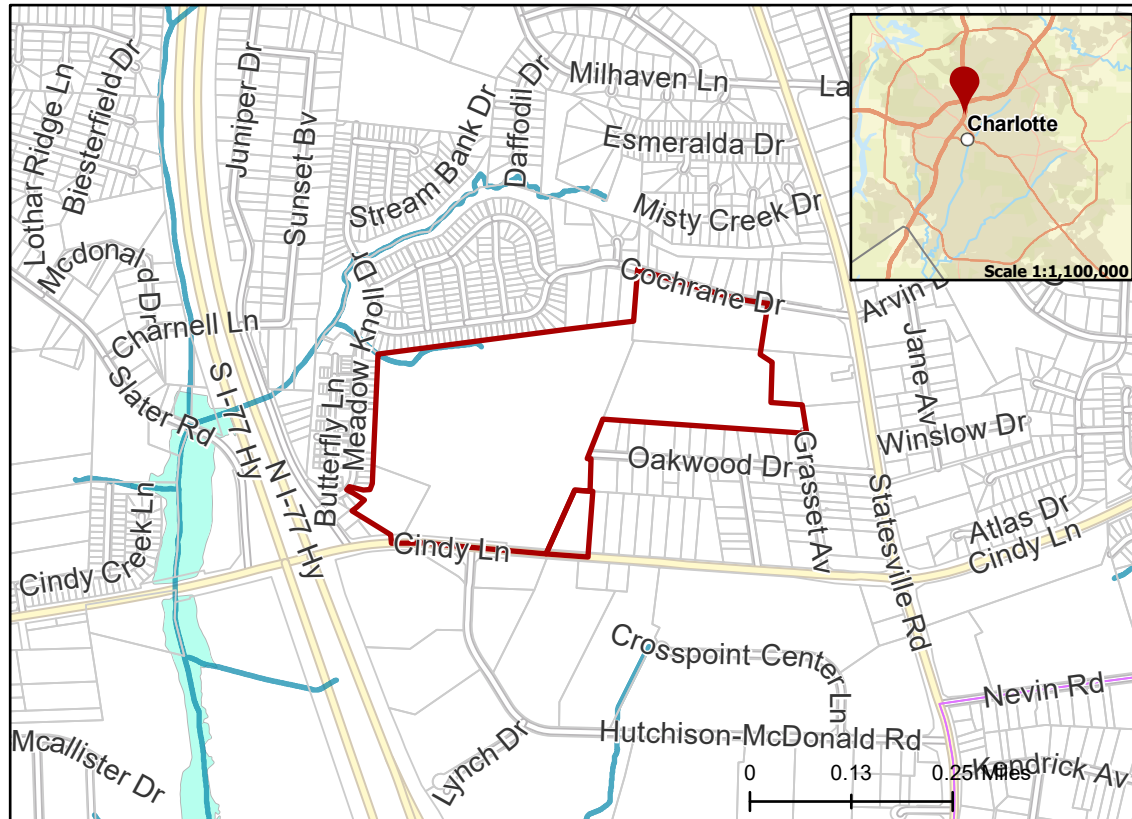
### Location of Requested Rezoning

## Rezoning Map



CHARLOTTE

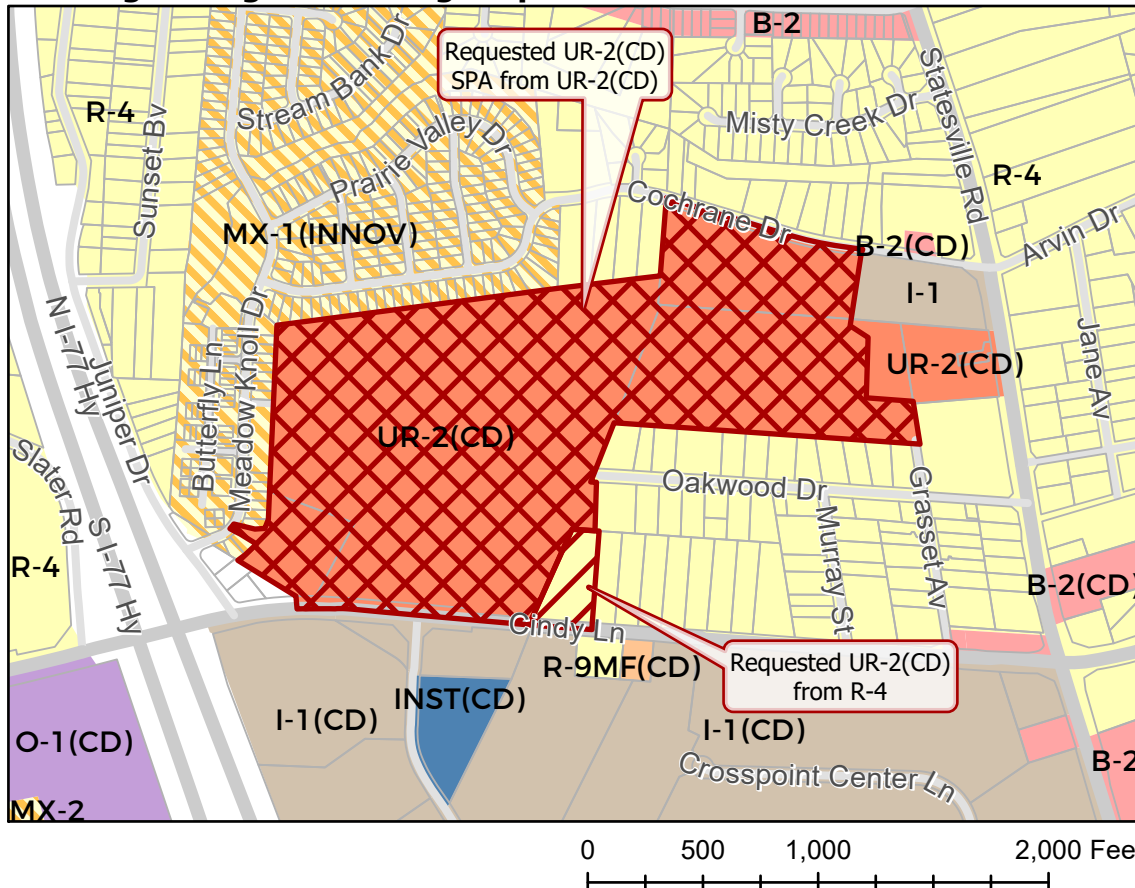
CHARLOTTE-MECKLENBURG  
PLANNING



- 2018-015
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 2-Justin Harlow



### Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-4
- Requested UR-2(CD) SPA from UR-2(CD)

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Office
- Business
- Light Industrial



Map Created 1/25/2018