

Rezoning Petition Packet

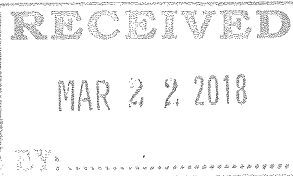
Petitions: 2018-048 through 2018-063

Petitions that were submitted by April 23, 2018

Staff Review Meeting: **May 10, 2018**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-248

Petition #: _____
Date Filed: 3/22/2018
Received By: Bj

Complete All Fields (Use additional pages if needed)

Property Owner: Charlotte-Mecklenburg Housing Partnership, Inc.

Owner's Address: 4601 Charlotte Park Drive Suite 350 City, State, Zip: Charlotte, NC 28217

Date Property Acquired: January 14, 2016

Property Address: 2701 Statesville Avenue, Charlotte, NC 28206

Tax Parcel Number(s): 077-07-901

Current Land Use: Vacant Size (Acres): +/- 1.50

Existing Zoning: R-22MF Proposed Zoning: O-1 (CD)

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: 11.09.17

(*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): No

Purpose/description of Conditional Zoning Plan: Rezone a portion of parcel 077-07-901 to allow for development of a neighborhood clinic and associated infrastructure.

EMH&T
Name of Rezoning Agent

301 McCullough Drive Suite 109
Agent's Address

Charlotte, NC 28262
City, State, Zip

704-548-0333 704-548-0334
Telephone Number Fax Number

jmangas@emht.com
E-Mail Address

[Signature]
Signature of Property Owner

Julie A. Porter
(Name Typed / Printed)

PRESIDENT

Novant Health, Inc.
Name of Petitioner(s)

3600 Country Club Road Suite 201
Address of Petitioner(s)

Winston Salem, NC 27104
City, State, Zip

336-277-8617
Telephone Number Fax Number

dgpark@novanthealth.org
E-Mail Address

[Signature]
Signature of Petitioner

David Park
(Name Typed / Printed)

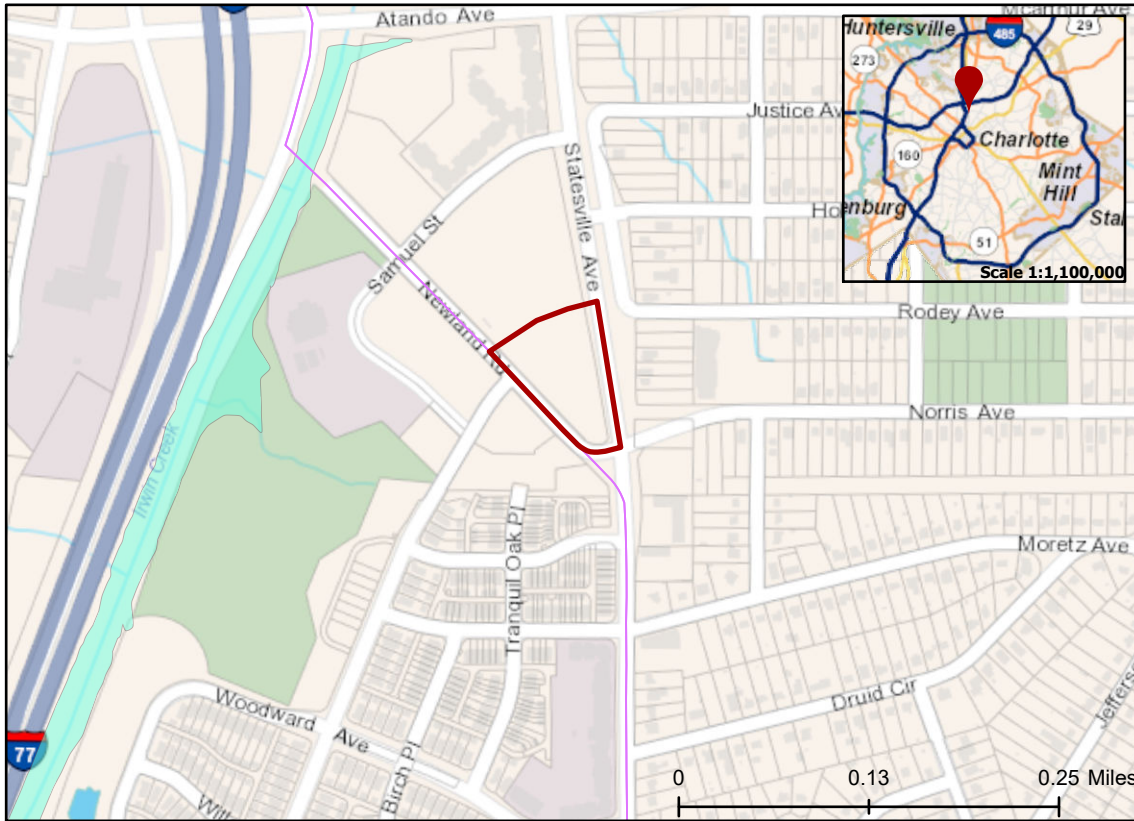
2018-048: Novant Health, Inc

Current Zoning R-22MF (Multi-Family Residential)

Requested Zoning O-1(CD) (Office, Conditional)

Approximately 1.52 acres

Location of Requested Rezoning



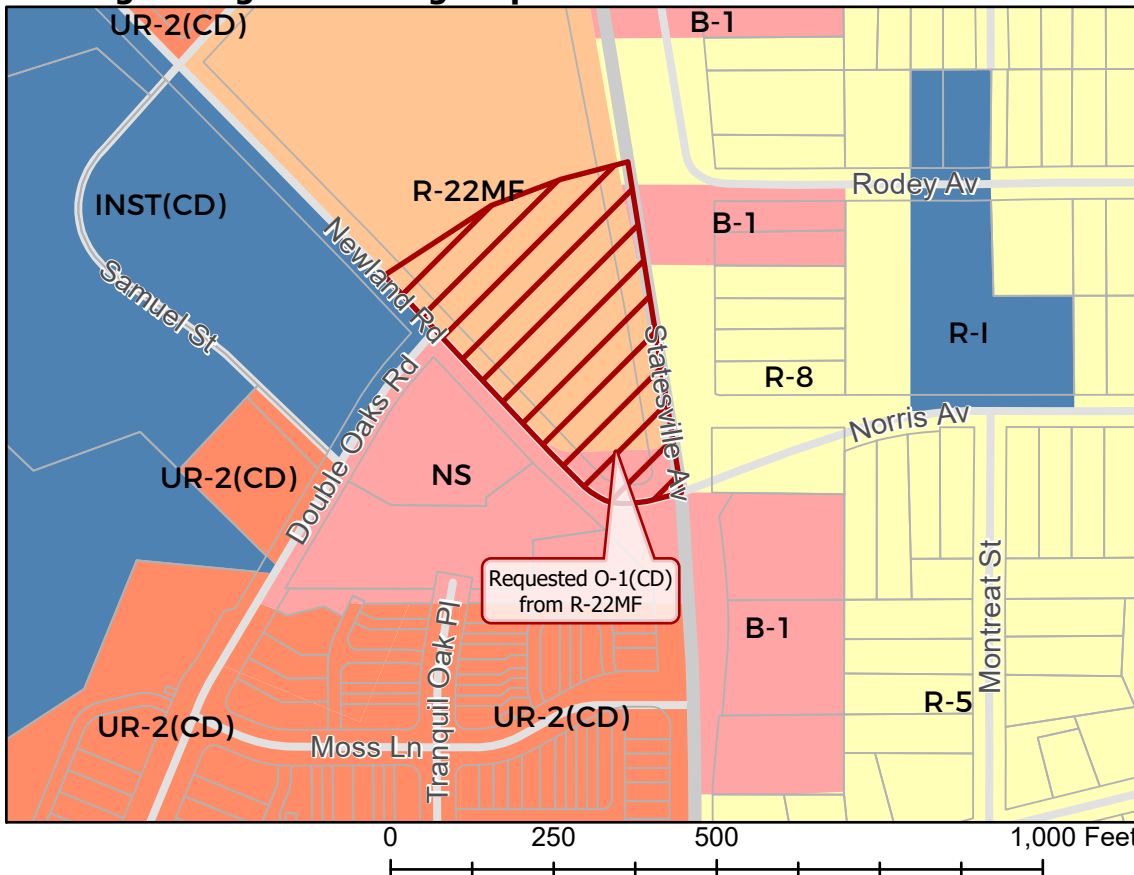
Rezoning Map



- 2018-048
- Inside City Limits
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



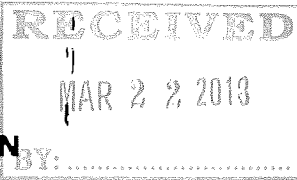
- Requested O-1(CD) from R-22MF

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Business



Map Created 5/18/2018



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2018-049

Petition #: _____
Date Filed: 3/22/2018
Received By: Bjt

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/church (Acres): * 2.57

Existing Zoning: R-5 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Mandy Rosen, Monica Holmes, and Carlos Alzate
Date of meeting: March 15, 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 development of the Site with residential units in conjunction with preservation of an existing building on the site.

Bridget Grant
Name of Rezoning Agent

Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700
Agent's Address

Charlotte, NC 28202

704.331.2379 (BG) 704-378-1973(BG)

Telephone Number Fax Number

bridgetgrant@mvalaw.com;
E-mail Address

SEE ATTACHMENT A
Signature of Property Owner

Revolve Residential - Tim McCollum
Name of Petitioner

1930 Abbott St Suite 403
Address of Petitioner

Charlotte NC 28203
City, State, Zip

704-965-2535

Telephone Number Fax Number

tim@RevolveResidential.com
E-mail Address

SEE ATTACHMENT B
Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Date Acquired
083-126-20	N/A	New Life Theological Seminary	PO Box 790106 Charlotte, NC 28206	06/28/2002
083-126-19	N/A			
083-126-01	3124 Clemson Avenue Charlotte, NC 28205			
083-126-08	3117 Whiting Avenue Charlotte, NC 28205			

ATTACHMENT A

**REZONING PETITION NO. [2018-____]
Revolve Residential**

**OWNER JOINDER AGREEMENT
*New Life Theological Seminary***

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

1. Tax Parcel No. 083-126-20 on the Mecklenburg County Tax Map
2. Tax Parcel No. 083-126-19 on the Mecklenburg County Tax Map
3. 3124 Clemson Ave, Charlotte, NC that is designated as Tax Parcel No. 083-126-01 on the Mecklenburg County Tax Map
4. 3117 Whiting Avenue, Charlotte, NC that is designated as Tax Parcel No. 083-126-08 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 R-5 zoning district to the MUDD-O zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 22 day of March, 2018.

New Life Theological Seminary

By:

Name: Eddie G. Grogg

Its: President

ATTACHMENT B

REZONING PETITION NO. [2018-]
Revolve Residential

Petitioner:

Revolve Residential

By: 

Name: TIMOTHY McELHIN

Title: Manager

2018-049: Revolve Residential
 Current Zoning R-5 (Single Family Residential)
 Requested Zoning MUDD-O (Mixed Use Development District-Optional)
 Approximately 257 acres
 Location of Requested Rezoning

Rezoning Map



- 2018-049
- Inside City Limits
- Transit Supportive Overlay
- City Council District
- 1-Larken Egleston

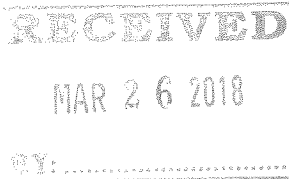


Existing Zoning & Rezoning Request



- Requested MUDD-O from R-5
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-050
Petition #: _____
Date Filed: 3/26/2018
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Somera Lancaster Retail, Inc.

Owner's Address: 130 W 42nd Street, 10th Floor City, State, Zip: New York, NY 10036

Date Property Acquired: 3/2/2018

Property Address: 11930 Providence Road

Tax Parcel Number(s): 22313557/22313558/22313559/22313560

Current Land Use: Commercial Shopping Center Size (Acres): +/- 10.63 ac

Existing Zoning: NS Proposed Zoning: NS SPA

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

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

Date of meeting: 3/22/18

(*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 update permitted uses in existing conditional site plan for approved Rezoning Petition 2005-156.

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

Telephone Number

704-353-3231

Fax Number

Collin.Brown@klgates.com

E-Mail Address

Fergus Campbell
Signature of Property Owner

Fergus Campbell

(Name Typed / Printed)

WMRQDogs, LLC

Name of Petitioner(s)

176 Mine Lake Ct #100

Address of Petitioner(s)

Raleigh, NC 27615

City, State, Zip

314-817-2194

Telephone Number

Fax Number

wayne.miller@dogtopia.com

E-Mail Address

Joseph Wayne Miller
Signature of Petitioner

Joseph Wayne Miller

(Name Typed / Printed)

2018-050 WMRODogs, LLC

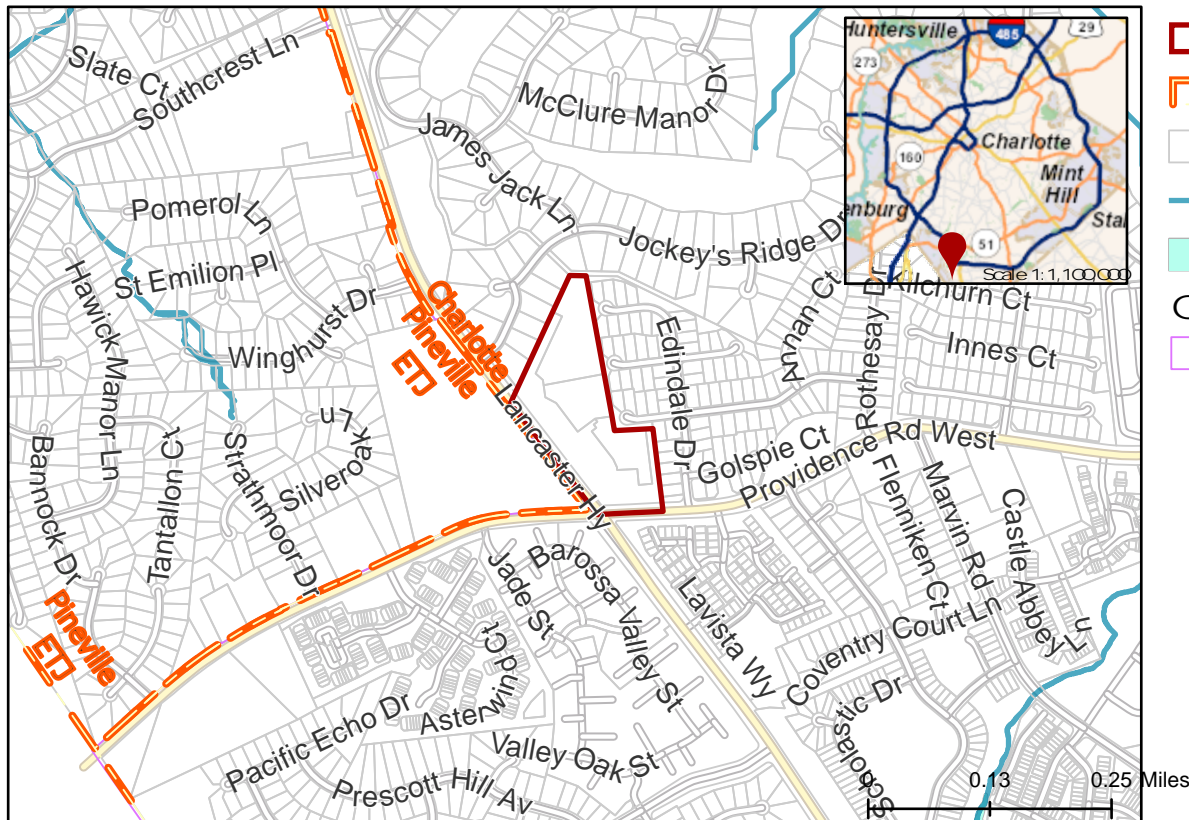
Current Zoning NS (Neighborhood Services)

Requested Zoning NS SPA (Neighborhood Services, Site Plan Amendment)

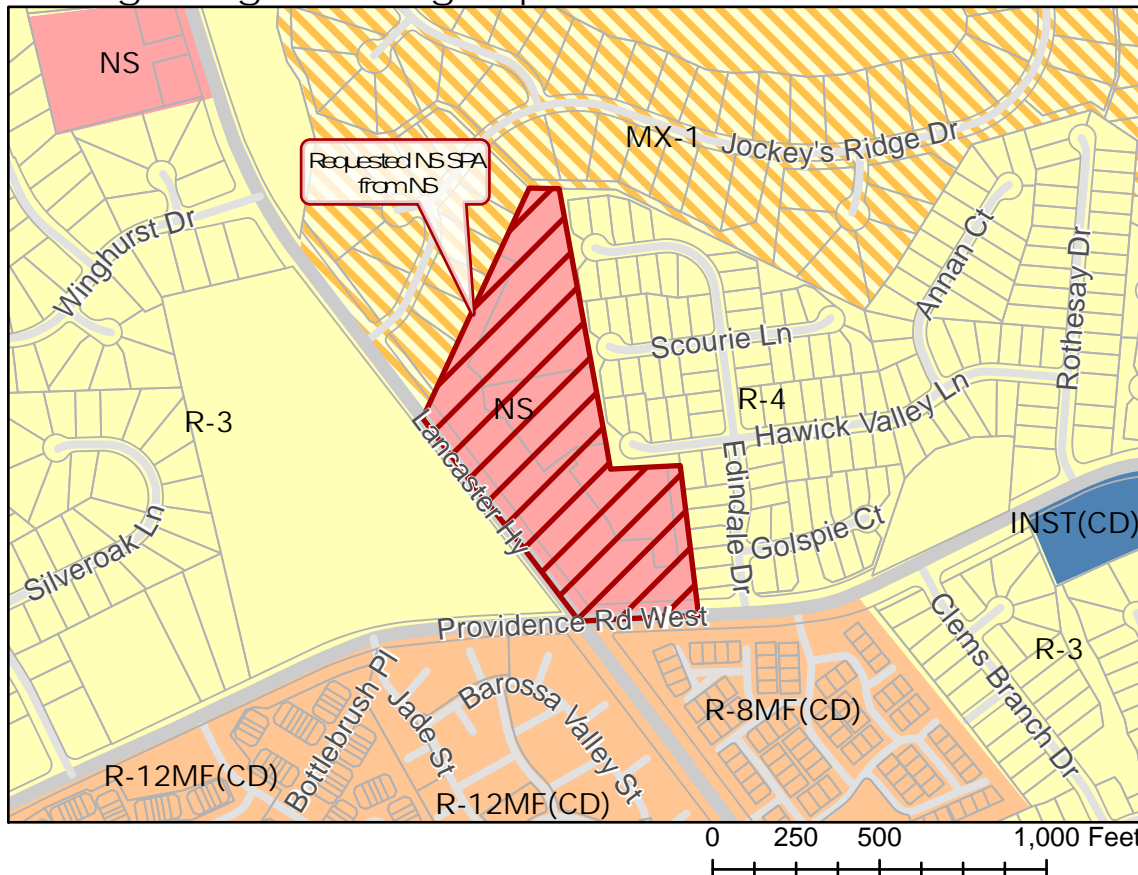
Approximately 1063 acres

Location of Requested Rezoning

Rezoning Map



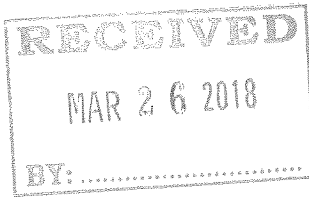
Existing Zoning & Rezoning Request



- Requested NS SPA from NS
- Zoning Classification
 - Single Family
 - Multi-Family
 - Mixed Residential
 - Institutional
 - Business

Map Created 4/30/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-051
Petition #: _____
Date Filed: 3/26/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Odell School Highway Investment Traders, LLC

Owner's Address: 1355 Greenwood Cliff, Suite 150 City, State, Zip: Charlotte, NC 28201

Date Property Acquired: 03/03/1998

Property Address: 3101 Odell School Road

Tax Parcel Number(s): 02919108

Current Land Use: Vacant - Raw Land Size (Acres): ±2.85

Existing Zoning: CC Proposed Zoning: B-2(CD)

Overlay: Not applicable (ETJ) (Specify PED, Watershed, Historic District, etc.)

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

Date of meeting: 03/20/2018

(*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): 5 yrs

Purpose/description of Conditional Zoning Plan: To allow certain uses permitted within the B-2 zoning district, including a car wash with a fuel canopy, together with the current uses allowed within the existing CC zoning district.

Anthony Fox / Parker Poe Adams & Bernstein, LLP

Name of Rezoning Agent

401 South Tryon Street, Suite 3000

Agent's Address

Charlotte, NC 28202

City, State, Zip

704.372.9000 704.334.4706

Telephone Number Fax Number

anthonyfox@parkerpoe.com

E-Mail Address

[Signature]
Signature of Property Owner

J. Bart Hopper, Odell School Highway Investment Traders, LLC

(Name Typed / Printed)

SXCW Properties, LLC

Name of Petitioner(s)

7935 Council Place, Suite 200

Address of Petitioner(s)

Matthews, NC 28105-1007

City, State, Zip

704.504.7667 704.405.8633

Telephone Number Fax Number

jhahl@samsholdings.com

E-Mail Address

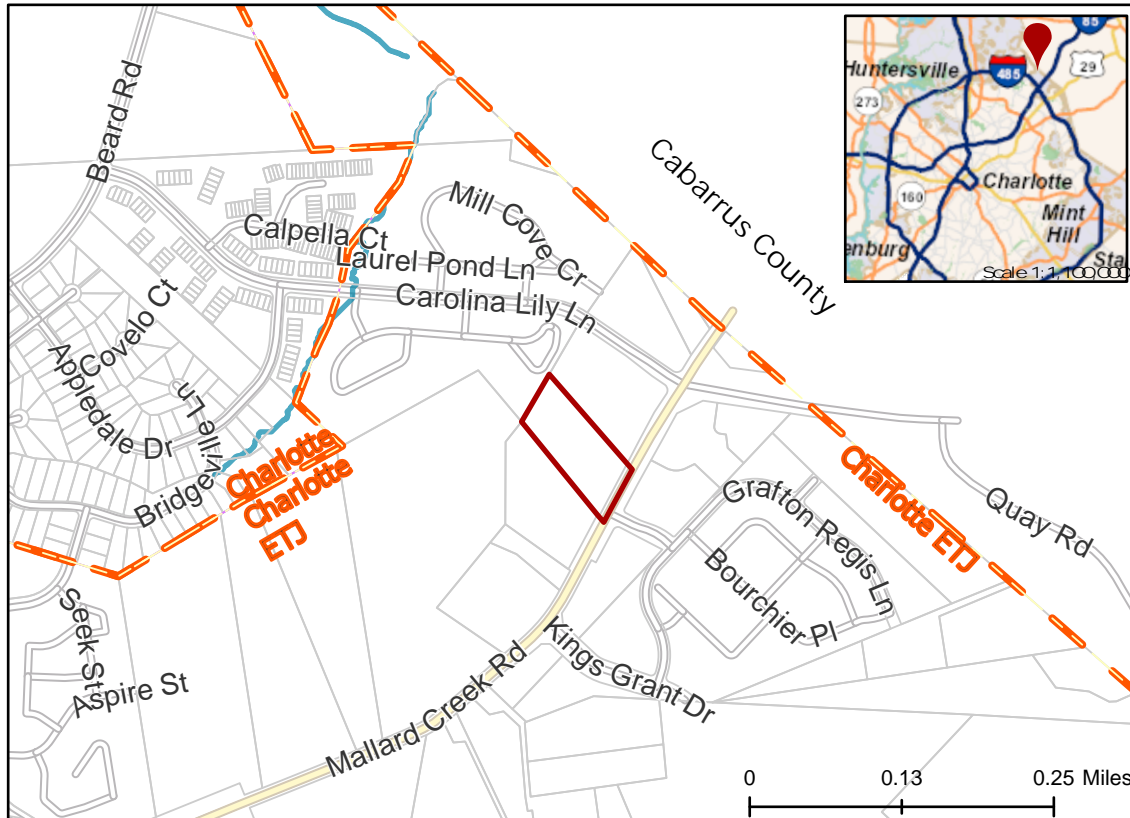
[Signature]
Signature of Petitioner

Sami I. Nafisi, Manager of SXCW Properties, LLC

(Name Typed / Printed)

2018-051: SXCWProperties, LLC
 Current Zoning CC (Commercial Center)
 Requested Zoning B-2(CD) 5Year Vested (General Business, Conditional,
 5Year Vested Rights)
 Approximately 285acres
 Location of Requested Rezoning

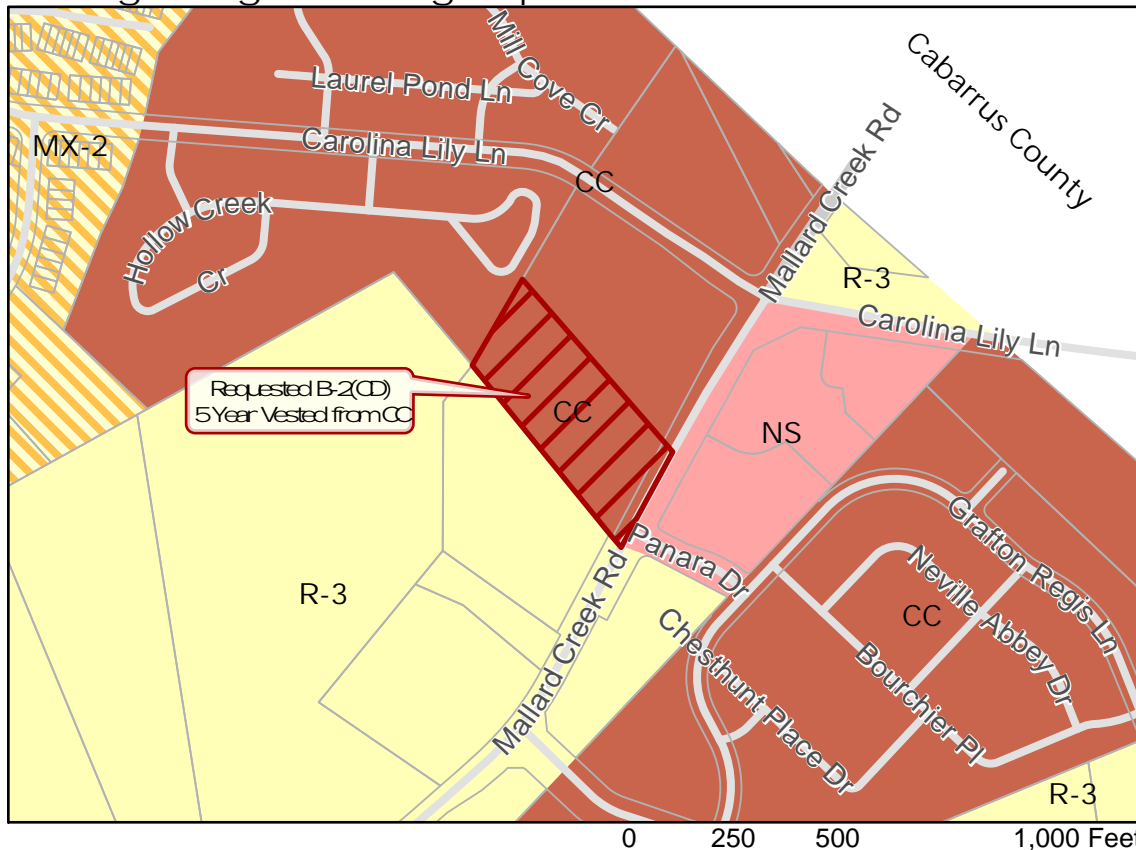
Rezoning Map



- 2018-051
- Outside City Limits
- Parcel
- Streams

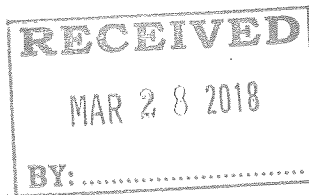


Existing Zoning & Rezoning Request



- Requested B-2(CD)
5Year Vested from CC
- Zoning Classification**
- Single Family
- Mixed Residential
- Business
- Commercial Center

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-052

Petition #:	_____
Date Filed:	3/28/2018
Received By:	

Complete All Fields (Use additional pages if needed)

Property Owner: Pasta & Provisions (Tommy George)

Owner's Address: 1528 Providence Rd City, State, Zip: Charlotte, NC 28207

Date Property Acquired: 8/23/2017

Property Address: 1600 S MINT ST CHARLOTTE, NC 28203

Tax Parcel Number(s): 119-07-137

Current Land Use: Retail Size (Acres): 0.22

Existing Zoning: R-5 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: 21 Feb 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: Addition of exterior deck to existing non-conforming use of contributing structure in Wilmore historic district.

Debra Glennon
Name of Rezoning Agent

610 E. Morehead Street, Suite 106
Agent's Address

Charlotte, NC 28203
City, State, Zip

704.749.1432
Telephone Number Fax Number

dglennon@orsborn-eng.com
E-Mail Address

Signature of Property Owner

Tommy George
(Name Typed / Printed)

Pasta & Provisions (Tommy George)
Name of Petitioner(s)

1528 Providence Road
Address of Petitioner(s)

Charlotte, NC 28207
City, State, Zip

704.231.3742
Telephone Number Fax Number

pastapro@pastaprovisions.com
E-Mail Address

Signature of Petitioner

Tommy George
(Name Typed / Printed)

2018-052 Pasta & Provisions
 Current Zoning R-5 (Single Family Residential) HD (Historic District Overlay)
 Requested Zoning MUDD-O (Mixed Use Development District, Optional)
 HD (Historic District Overlay)
 Approximately 0.22 acres
 Location of Requested Rezoning

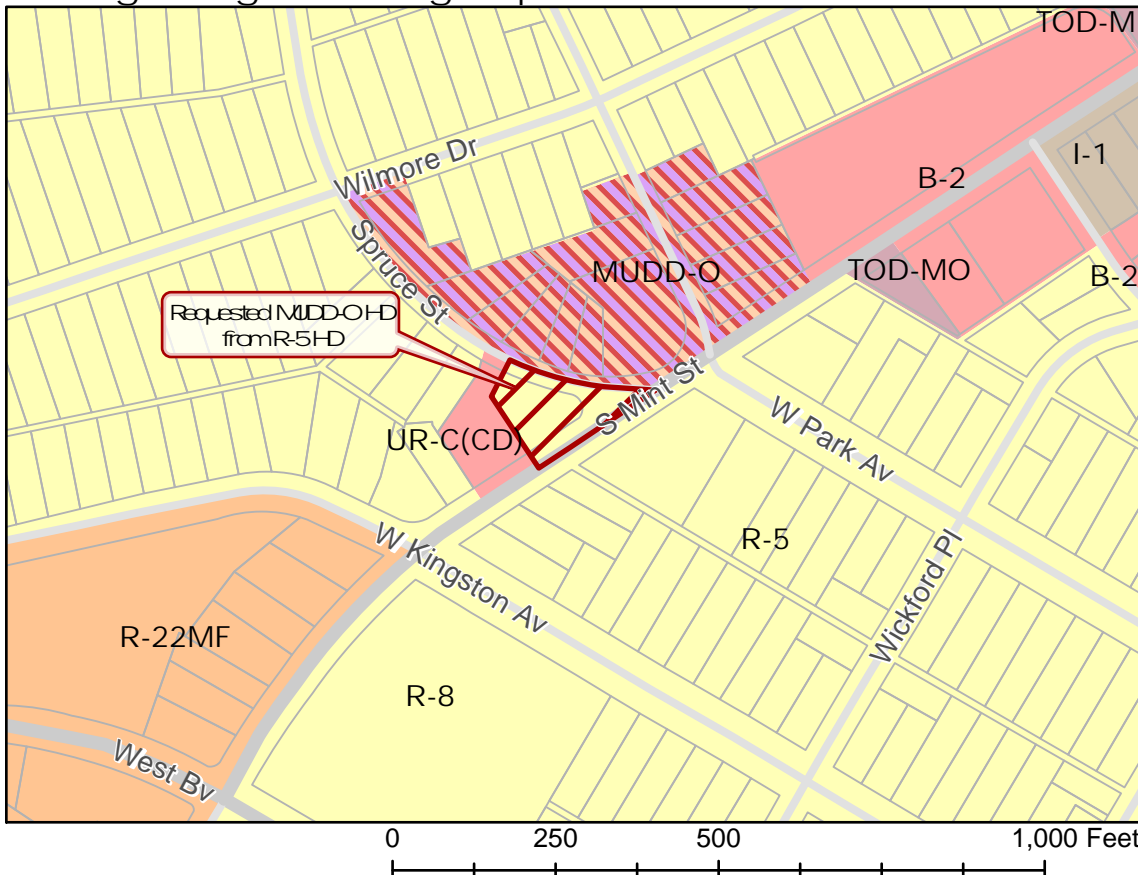
Rezoning Map



- 2018-052
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- Historic Districts
- City Council District
- 3-LaVerna Mayfield

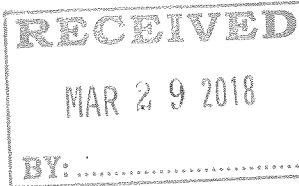


Existing Zoning & Rezoning Request



- Requested MUDD-O/HD from R-5/HD
- Zoning Classification
- Single Family
- Multi-Family
- Business
- Light Industrial
- Mixed Use
- Transit-Oriented

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-053
Petition #: _____
Date Filed: 3/29/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Presson Properties, LLC

Owner's Address: 102 Farm Knoll Way City, State, Zip: Mooreville, NC 28117

Date Property Acquired: August 10, 2017

Property Address: See Exhibit A attached hereto

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

Current Land Use: Industrial, Commercial and Residential Size (Acres): +/- 3.169 acres

Existing Zoning: I-2, I-1, B-1 and R-5 Proposed Zoning: TOD-M

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune 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 Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: 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)

Exhibit A to Rezoning Application Filed by Boulevard Real Estate Advisors, LLC

Tax Parcel Numbers, Property Owners Information and Site Addresses

Tax Parcel No. 149-012-11

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: 3605 South Tryon Street

Tax Parcel No. 149-012-41

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: 324 Yorkshire Drive

Tax Parcel No. 149-012-12

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: 3603 South Tryon Street

Tax Parcel No. 149-012-15

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: 330 Yorkshire Drive

Tax Parcel No. 149-012-13

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: 3707 South Tryon Street

Tax Parcel No. 149-012-14

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: 336 Yorkshire Drive

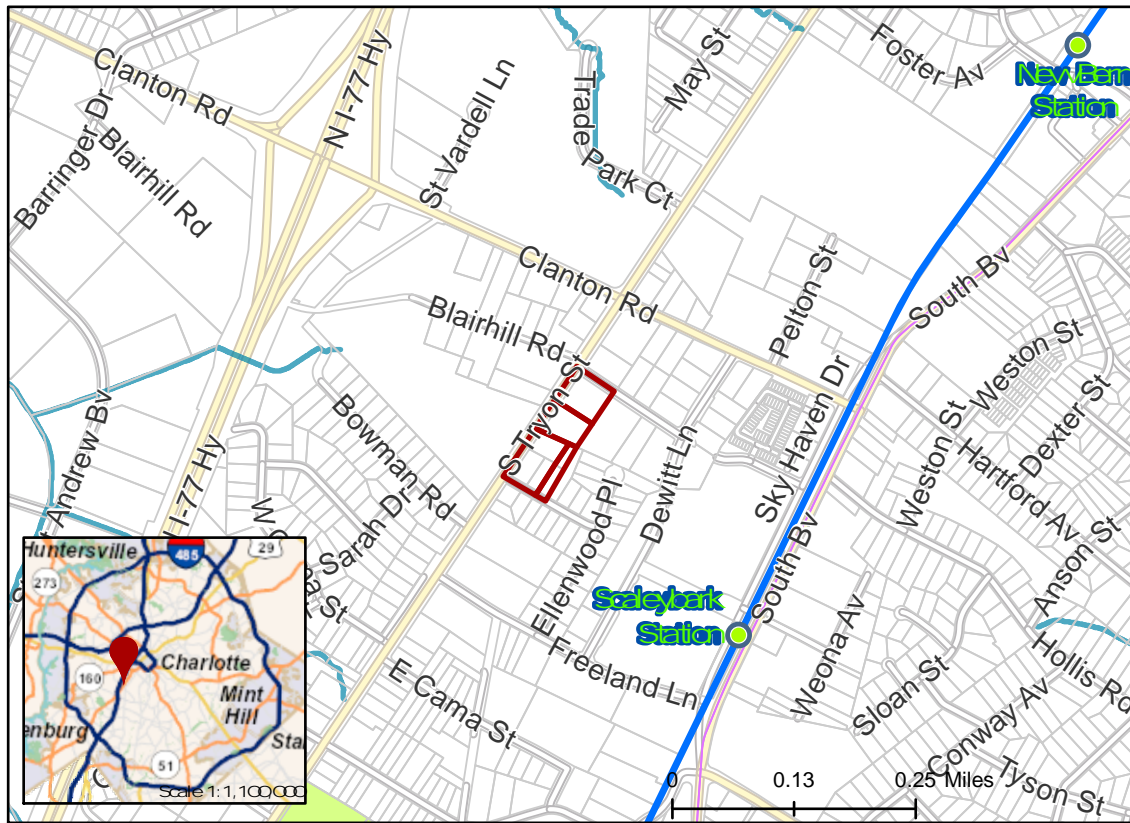
Tax Parcel No. 149-012-16

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: Yorkshire Drive

2018-053 Boulevard Real Estate Advisors LLC
 Current Zoning R-5(Single Family Residential), B-1(Neighborhood Business),
 I-2(General Industrial), I-1(Light Industrial)
 Requested Zoning TOD-M(Transit Oriented Development-Mixed Use)
 Approximately 317 acres
 Location of Requested Rezoning

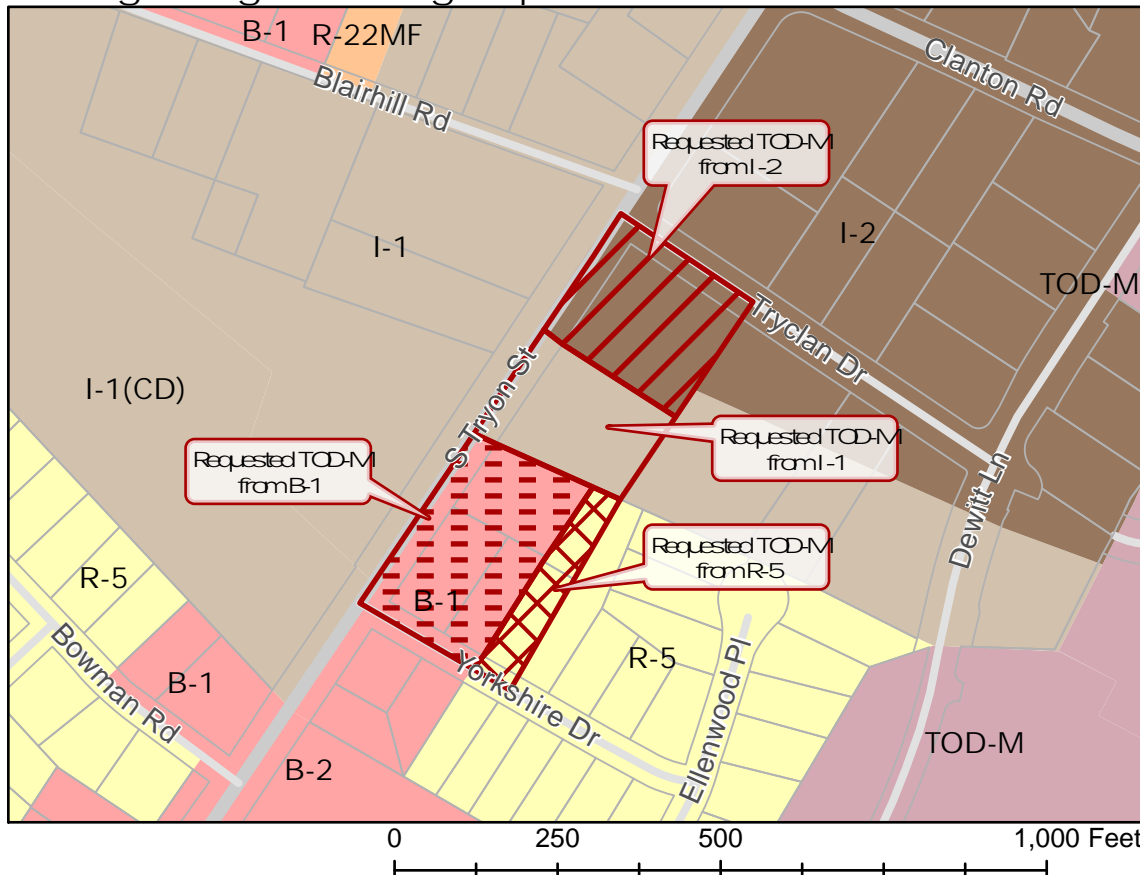
Rezoning Map



- 2018-053
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- Transit Supportive Overlay
- City Council District
- 3-LaVera Mayfield



Existing Zoning & Rezoning Request



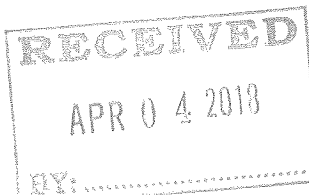
- Requested TOD-M from R-5
- Requested TOD-M from B-1
- Requested TOD-M from I-1
- Requested TOD-M from I-2

Zoning Classification

- Single Family
- Multi-Family
- Business
- Light Industrial
- General Industrial
- Transit-Oriented

Map Created 5/1/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2018-054
Date Filed: 4/4/2018
Received By: AK

Complete All Fields (Use additional pages if needed)

Property Owner: THE ESTATE OF DORIS McALISTER

Owner's Address: 2541 S. SANDY PORTER RD City, State, Zip: CHARLOTTE, NC 28273

Date Property Acquired: 01/01/1975

Property Address: 4842 PRICE LN CHARLOTTE NC 28217

Tax Parcel Number(s): 14314102, 14314103

Current Land Use: Residential Size (Acres): 9.8 ac

Existing Zoning: R3 Proposed Zoning: UR-2(c0)

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte Graham, Alberto Gonzalez and others.

Date of meeting: 1/30/2018

(*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): No

Purpose/description of Conditional Zoning Plan: To create a new for sale Townhome neighborhood with direct pedestrian access to public open space, parks and trails.

Matt Gallagher
Name of Rezoning Agent

442 S. Main St. Suite 100
Agent's Address

Davidson, NC 28036
City, State, Zip

704-634-7740
Telephone Number

matth@blueheldevelopment.com
E-Mail Address

Todd McAlister
Signature of Property Owner

TODD McALISTER
(Name Typed / Printed)

Blue Hel Development
Name of Petitioner(s)

442 S. Main St. Suite 100
Address of Petitioner(s)

Davidson, NC 28036
City, State, Zip

704-634-5140
Telephone Number

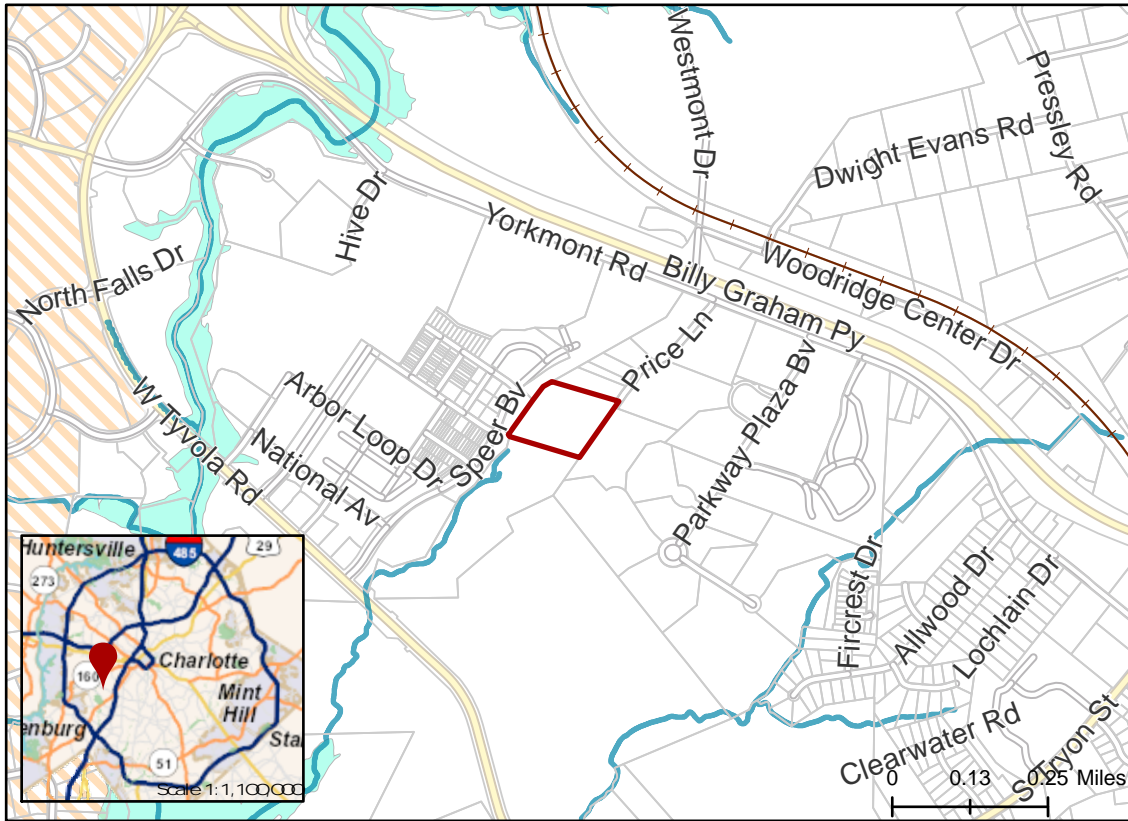
matth@blueheldevelopment.com
E-Mail Address

Matt Gallagher
Signature of Petitioner

Matthew Gallagher
(Name Typed / Printed)

2018-054: Blue Heel Development
 Current Zoning R-4(Single Family Residential), B-1(Neighborhood Business),
 I-2(General Industrial), I-1(Light Industrial)
 Requested Zoning UR-2(CD) (Urban Residential, Conditional)
 Approximately 9.8 acres
 Location of Requested Rezoning

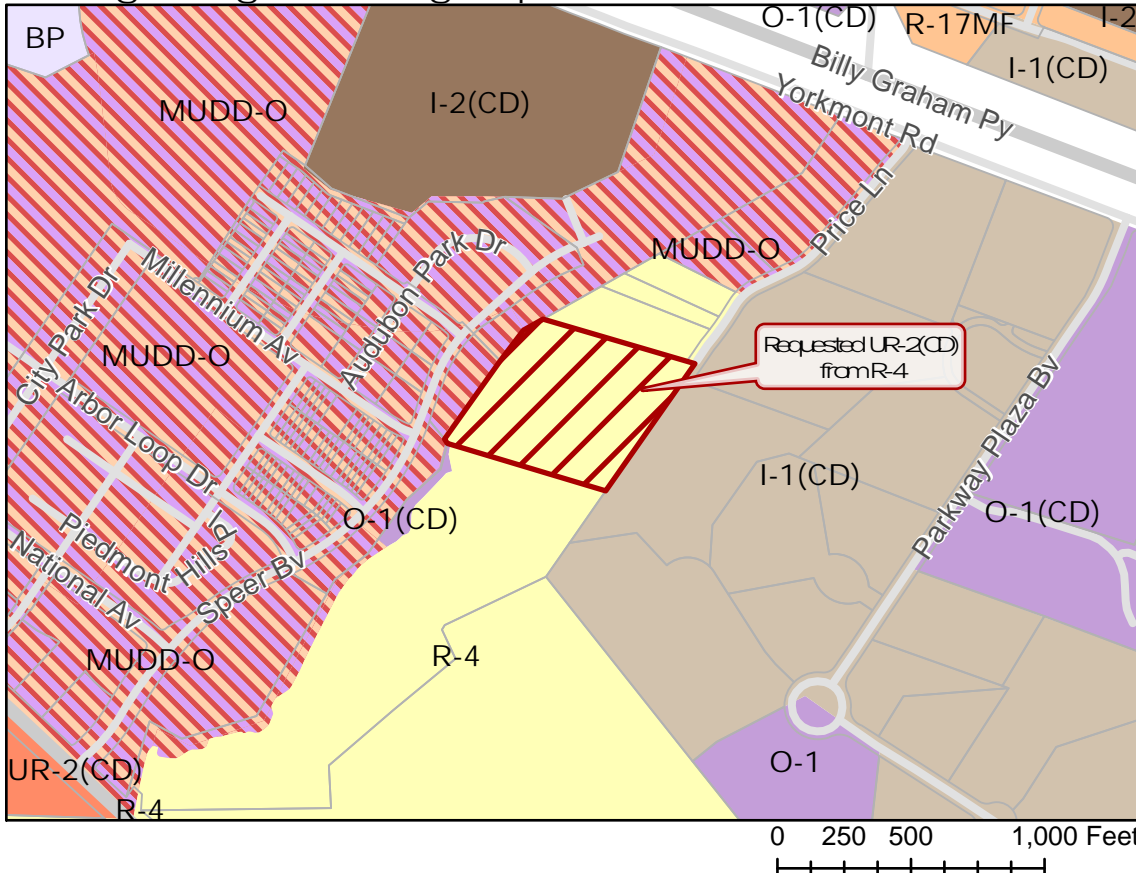
Rezoning Map



- 2018-054
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
- 3LaVana Mayfield



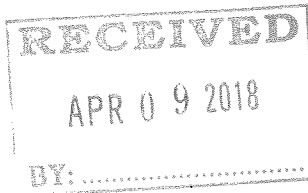
Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-4
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business Park
- Light Industrial
- General Industrial
- Mixed Use

Map Created 5/4/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-055

Petition #:	_____
Date Filed:	4/9/2018
Received By:	

Complete All Fields (Use additional pages if needed)

Property Owner: Riverbend Charlotte LLC

Owner's Address: 1450 Environ Way City, State, Zip: Chapel Hill, NC 27517

Date Property Acquired: 12/08/17

Property Address: 10607 Rozzelles Ferry Road, Charlotte NC

Tax Parcel Number(s): 03119115

Current Land Use: Vacant Size (Acres): 3.185

Existing Zoning: R-8MF (CD) Petition Proposed Zoning: R-5

Overlay: Lake Wylie Watershed PA (Specify PED, Watershed, Historic District, etc.)

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

Date of meeting: 2/13/18

(*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: _____

Marc A Houle
Name of Rezoning Agent

PO Box 1198
Agent's Address

Pineville, NC 28134
City, State, Zip

704-556-1990 704-556-0505
Telephone Number Fax Number

march@y-wh.com
E-Mail Address

Signature of Property Owner

Dennis E. Rochelle III
(Name Typed / Printed)

Riverbend Charlotte LLC
Name of Petitioner(s)

1450 Environ Way
Address of Petitioner(s)

Chapel Hill, NC 27517
City, State, Zip

919-929-0660 704-556-1990
Telephone Number Fax Number

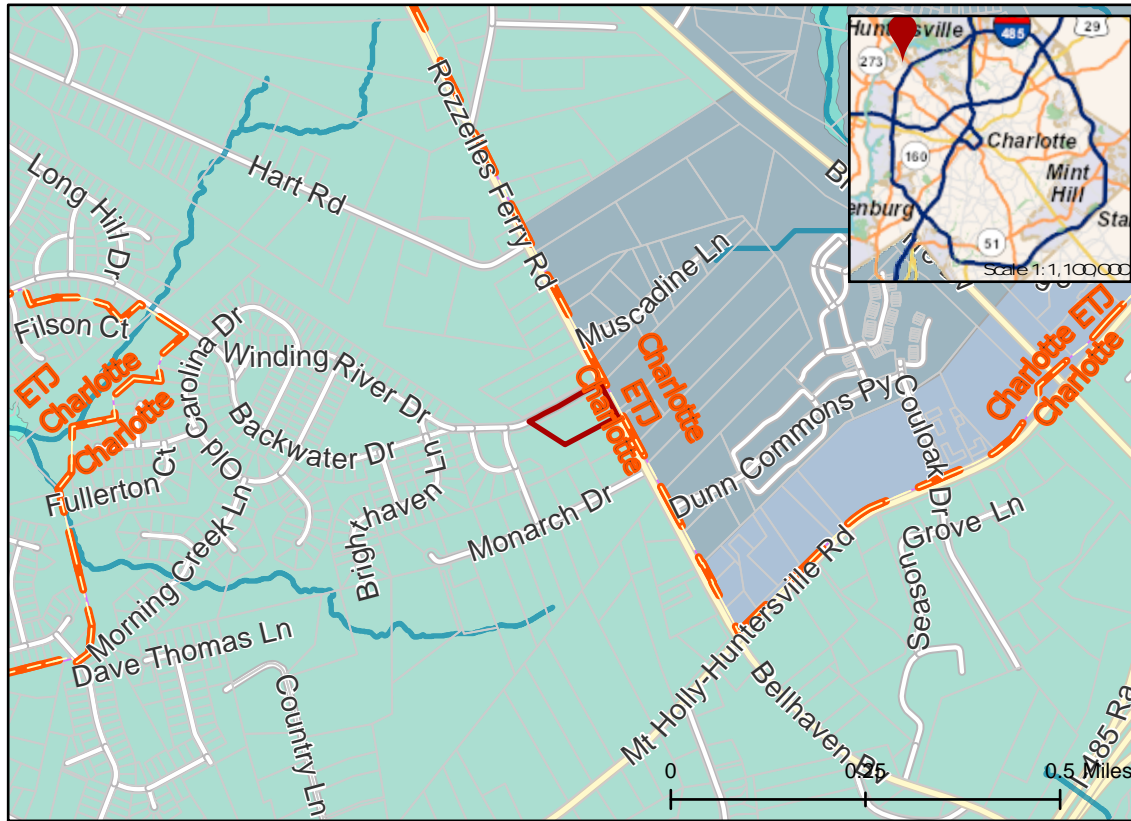
drochelle@ewp-nc.com
E-Mail Address

Signature of Petitioner

Dennis E. Rochelle III
(Name Typed / Printed)

2018-055 Riverbend Charlotte LLC
 Current Zoning R-8MF(CD) LVPA (Multi-Family Residential, Conditional, Lake Wylie Protected Area)
 Requested Zoning R-5LVPA (Single Family Residential, Lake Wylie Protected Area)
 Approximately 319 acres
 Location of Requested Rezoning

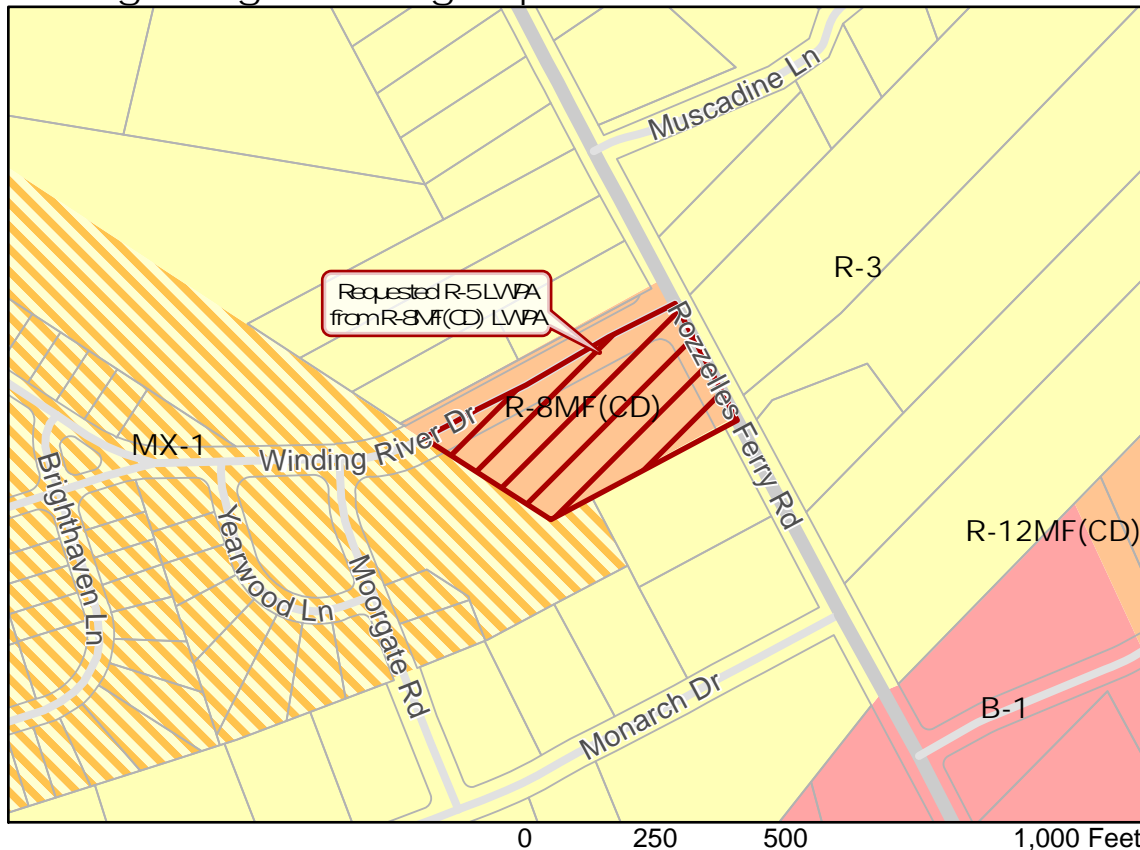
Rezoning Map



- 2018-055
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Watershed Overlay**
 - Lake Wylie - Protected Area
 - Mtn Island Lake - Protected Area
 - Mtn Island Lake - Critical Area
- City Council District**
 - 3-Lake Wylie Mayfield

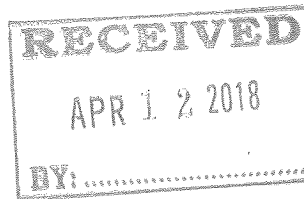


Existing Zoning & Rezoning Request



- Requested R-5LVPA from R-8MF(CD) LVPA
- Zoning Classification**
 - Single Family
 - Multi-Family
 - Mixed Residential
 - Business

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-056

Petition #:

Complete All Fields (Use additional pages if needed)

Received By:

Owner: Wallace Lane, LLC

4/12/2018

Property

Owner's Address: 7305 Wallace Lane; 1009 Leigh Ave City, State, Zip: Charlotte, NC 28212; 28205

Date Property Acquired: 10/05/2017; 10/23/2017

Property Address: 7305, 7309, 7315, 7319, 7321, 7325, 7331, 7333, and 7401 Wallace Lane

Tax Parcel Number(s): 16507103, 16507104, 16507128, 16507105, 16507130, and 16507106

Current Land Use: Residential Size (Acres): +/- 9.3 acres

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

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

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

Date of meeting: 1/11/2018

(*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? No.

Purpose/description of Conditional Zoning Plan: To accommodate the development of up to 165 "for-sale" 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

Telephone Number

704-353-3231

Fax Number

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

E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

Wallace Lane, LLC

Name of Petitioner(s)

7305 Wallace Lane

Address of Petitioner(s)

Charlotte, NC 28212

City, State, Zip

800-746-3175

Telephone Number

800-746-3175

Fax Number

andrew@capstoneapts.com

E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

2018-056 Wallace Lane, LLC

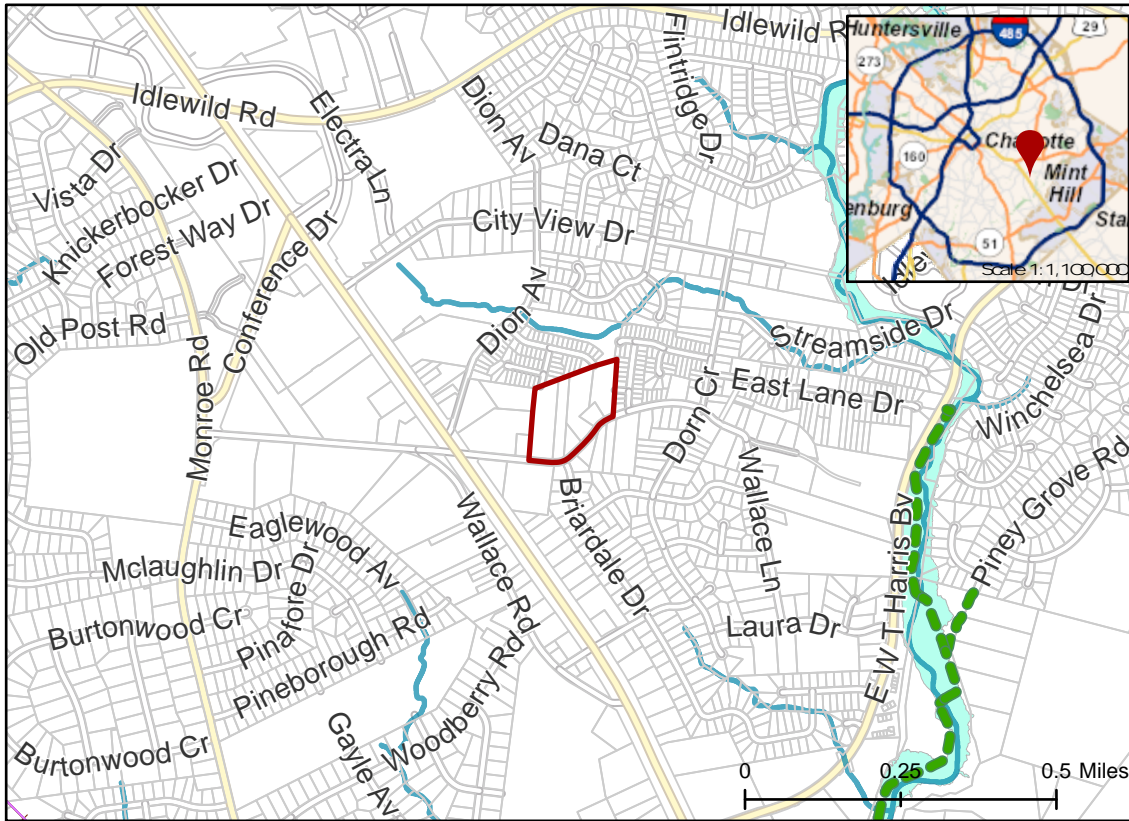
Current Zoning R-4 (Single Family Residential)

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

Approximately 9.3 acres

Location of Requested Rezoning

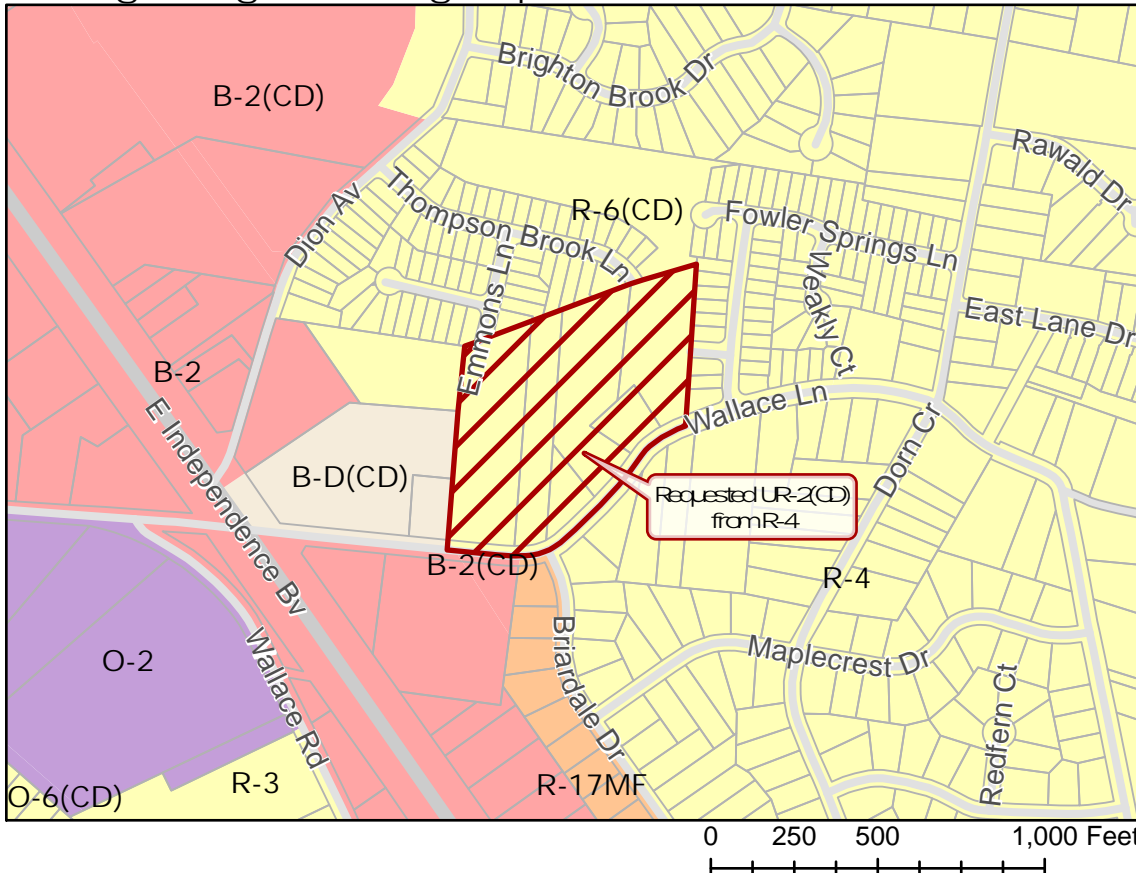
Rezoning Map



- 2018-056
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 5 Matt Newton



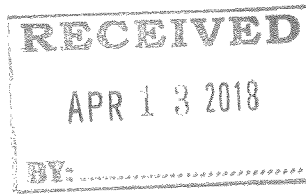
Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-4
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Business-Distribution

Map Created 5/1/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-057

Petition #: _____
Date Filed: 4/13/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Neighbors Restorations LLC; Tetrad Development LLC

Owner's Address: 6000 Monroe Road, Suite 350 City, State, Zip: Charlotte NC 28212

Date Property Acquired: 7/13/2007, 9/13/2005

Property Address: 403, 401, 341, 337, 333, 543, 223, unnumbered parcels South Bruns Ave.

Tax Parcel Number(s): 07107451, 07107456, 07107450, 07107449, 07107454, 07107455, 07107460, 07107459, 07107448, 07107461, 07107445

Current Land Use: Vacant Size (Acres): +/- 3.51 ac

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

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

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

Date of meeting: 3/13/2018

(*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): No.

Purpose/description of Conditional Zoning Plan: to accommodate the development of up to 50 for-sale single-family attached (townhome) dwelling units [[with enhanced pedestrian experience and tree save commitments]]

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

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

Charlotte, NC 28202
City, State, Zip

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

Collin.Brown@klgates.com
E-Mail Address

[Signature]
Signature of Property Owner

Brian H. Nolan, as a manager
(Name Typed / Printed)

Shea Homes
Name of Petitioner(s)

8008 Corporate Center Drive, Suite 300
Address of Petitioner(s)

Charlotte, NC 28226
City, State, Zip

704-319-5000
Telephone Number Fax Number

mike.shea@sheahomes.com
E-Mail Address

[Signature]
Signature of Petitioner

Michael Shea
(Name Typed / Printed)

2018-057: Shea Homes

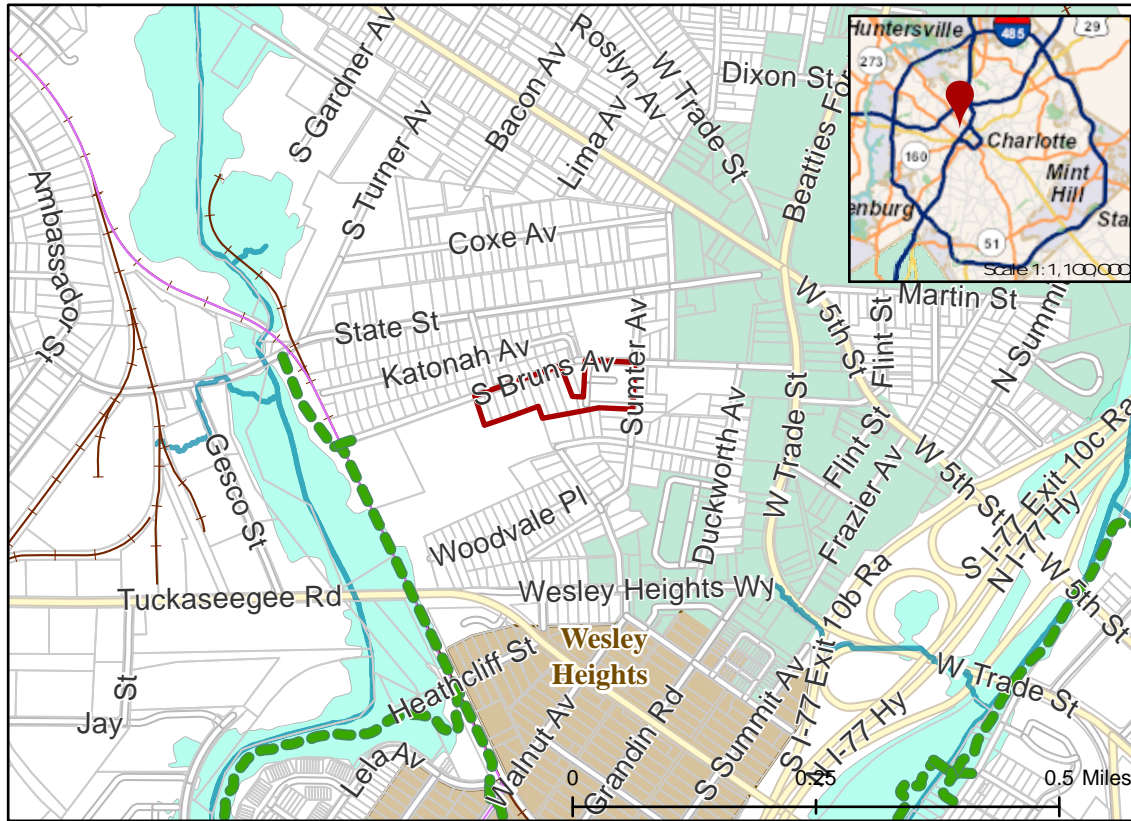
Current Zoning UR-2(CD) (Urban Residential, Conditional)

Requested Zoning UR-2(CD) SPA (Urban Residential, Conditional, Site Plan Amendment)

Approximately 351 acres

Location of Requested Rezoning

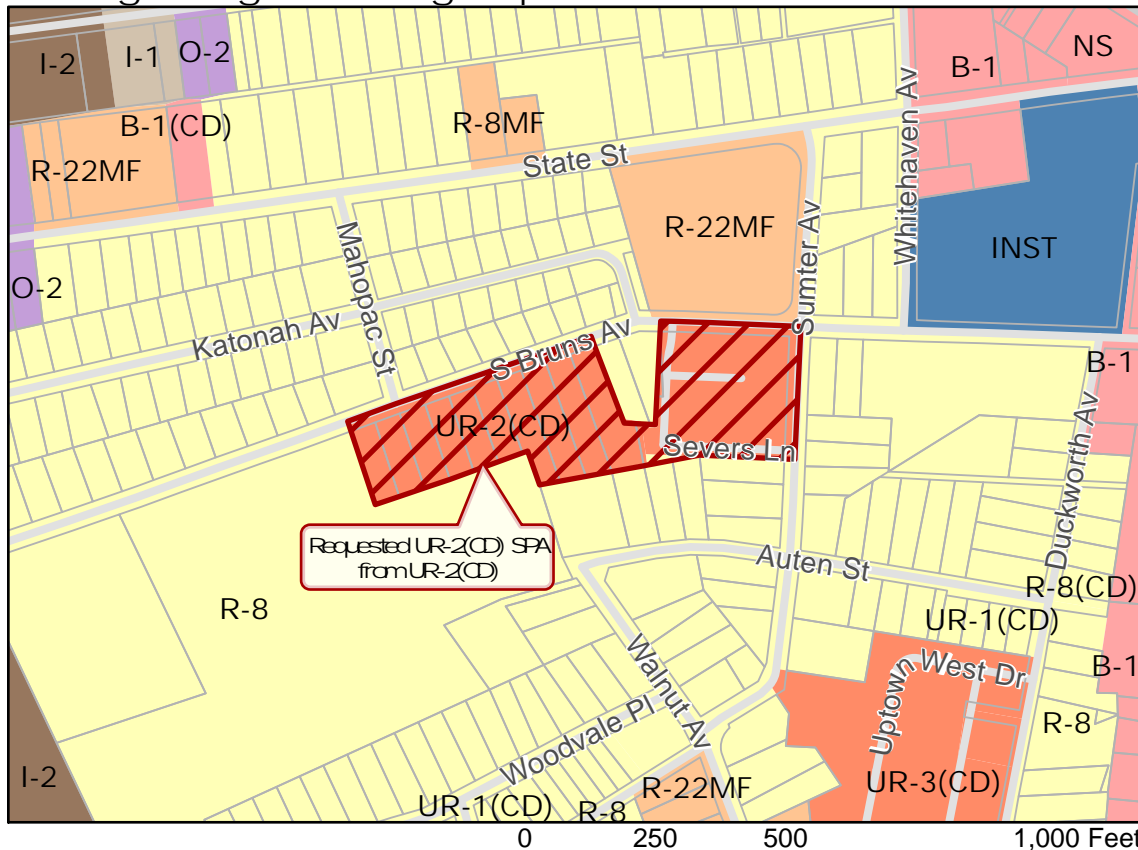
Rezoning Map



- 2018-057
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West End Land Use and Redscape
- Historic Districts
- City Council District
- 2-Justin Harlow



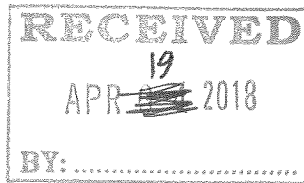
Existing Zoning & Rezoning Request



- Requested UR-2(CD) SPA from UR-2(CD)
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- Light Industrial
- General Industrial

Map Created 5/1/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: _____
Date Filed: 4/19/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: White Oak Manor - Charlotte, Inc. and White Oak Manor, Inc.

Owner's Address: P.O. Box 3347 City, State, Zip: Spartanburg, SC 29304

Date Property Acquired: February 13, 2006, August 2, 2011, August 16, 2011 and June 24, 2016

Property Address: 4101 Craig Avenue, 4105 Craig Avenue, 4109 Craig Avenue and 4113 Craig Avenue

Tax Parcel Number(s): Portions of 157-162-01, 157-162-02, 157-162-03 and 157-162-04

Current Land Use: Single family residential Size (Acres): +/- .764 acres

Existing Zoning: R-17 MF Proposed Zoning: O-1 (CD)

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Mandy Rosen, Shannon Frye et al.

Date of meeting: August 22, 2017 / April 19, 2018 Isiah Washington

(*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 a surface parking lot that will serve White Oak of Charlotte, which is a skilled nursing and independent living facility located on Tax Parcel No. 157-166-15.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

White Oak Management, Inc. (c/o Robert Painter)
Name of Petitioner(s)

130 East Main Street
Address of Petitioner(s)

Spartanburg, SC 29303
City, State, Zip

828-817-7476 864-573-9107
Telephone Number Fax Number

rpainter@whiteoakmanor.com
E-Mail Address

WHITE OAK MANAGEMENT, INC.
By: [Signature]
Signature of Petitioner

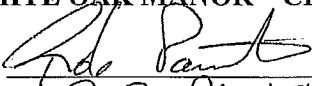
Robert PAINTER
(Name Typed / Printed)

**REZONING APPLICATION FILED BY WHITE OAK MANAGEMENT, INC.
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by White Oak Management, Inc. that are designated as Tax Parcel Nos. 157-162-01, 157-162-02 and 157-162-03 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portions of the Site from the R-17 MF zoning district to the O-1 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

This 3rd day of April, 2018.

WHITE OAK MANOR - CHARLOTTE, INC.

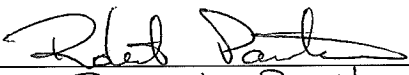
By: 
Name: ROB PAINTER
Title: Project Manager

**REZONING APPLICATION FILED BY WHITE OAK MANAGEMENT, INC.
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by White Oak Management, Inc. that is designated as Tax Parcel No. 157-162-04 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portion of the Site from the R-17 MF zoning district to the O-1 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

This 19 day of March, 2018.

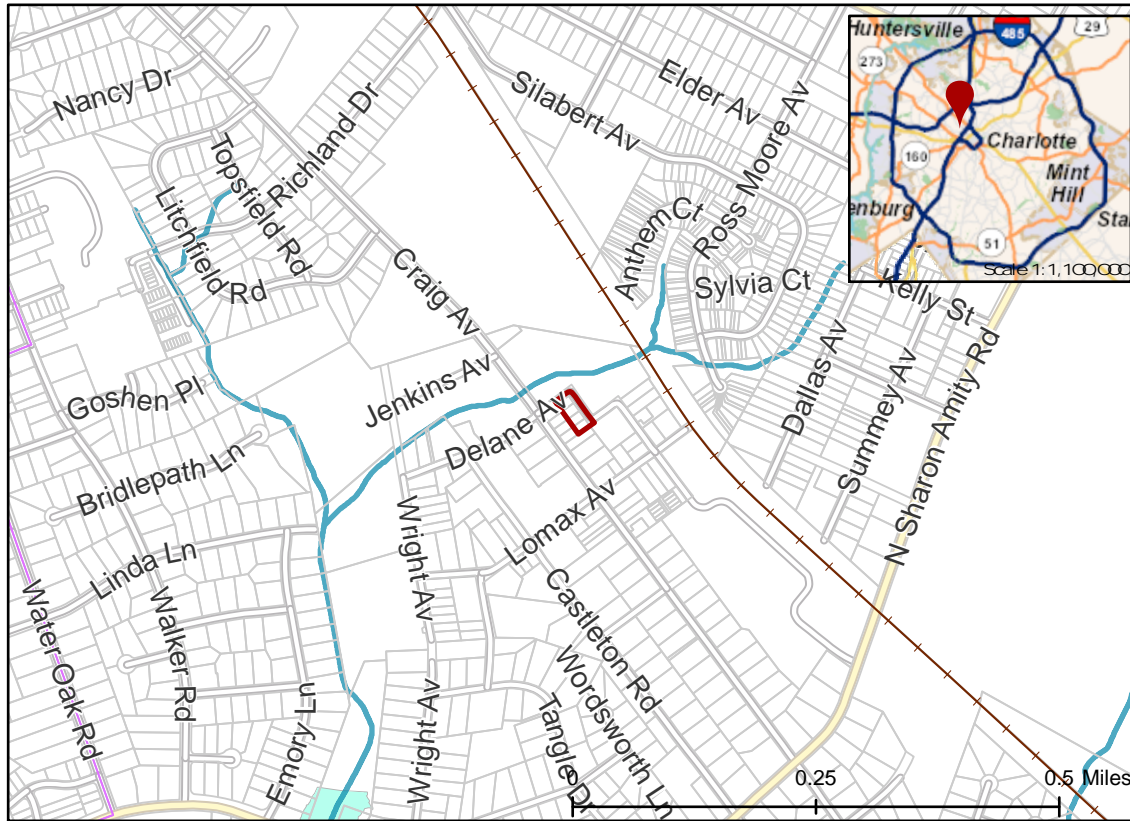
WHITE OAK MANOR, INC.

By: 
Name: ROBERT PAINTER
Title: PROJECT MANAGER

2018-058 White Oak Management, Inc.
 Current Zoning R-17MF (Multi-Family Residential)
 Requested Zoning O-1(CD) (Office, Conditional)
 Approximately 0.76 acres

Location of Requested Rezoning

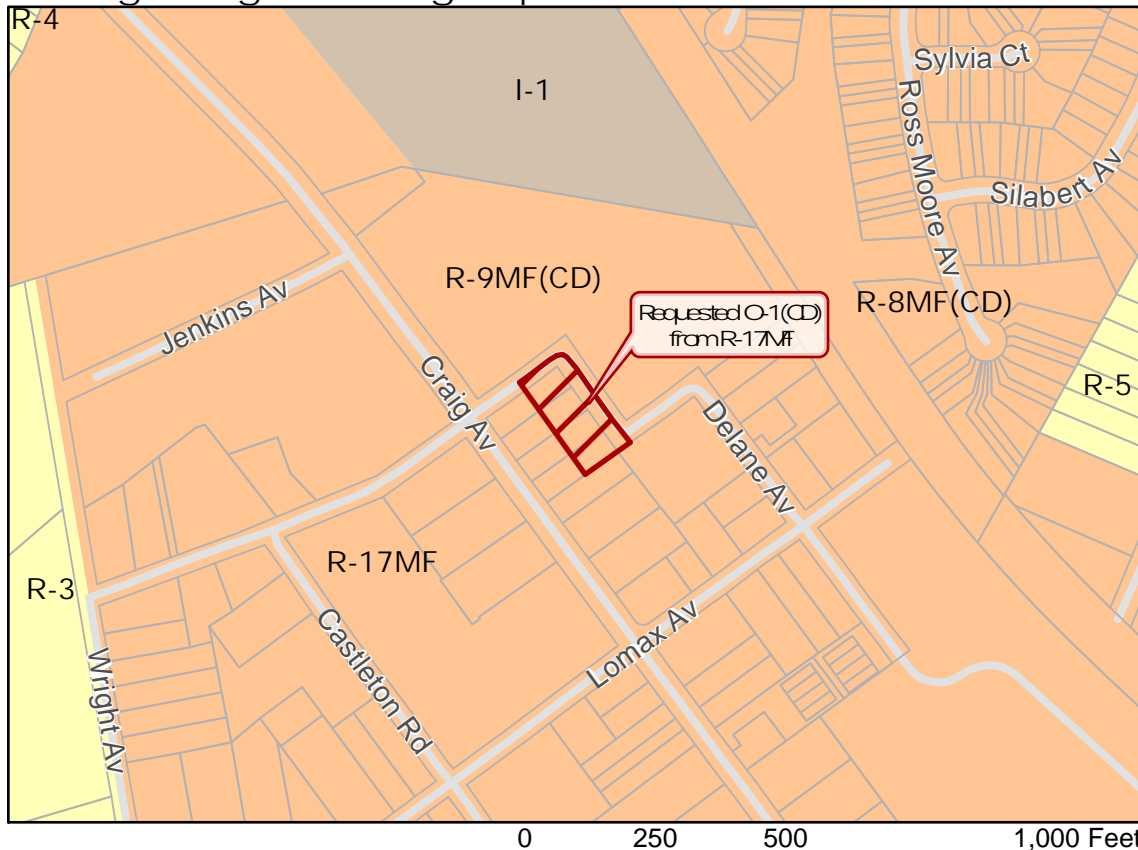
Rezoning Map



- 2018-058
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 5 Matt Newton



Existing Zoning & Rezoning Request



- Requested O-1(CD) from R-17MF
- Zoning Classification
- Single Family
- Multi-Family
- Light Industrial

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018 - 059

Petition #:	
Date Filed:	4/19/2018
Received By:	Be

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 073-267-06, 073-267-15 and 073-267-17

Current Land Use: Industrial Size (Acres): +/- 1.013 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, Carlos Alzate et al.

Date of meeting: March 14, 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: _____

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 Jointer Agreements
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 of Petitioner

Christopher I. Branch
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Boulevard Real Estate Advisors, LLC

Property Owners Information, Acquisition Dates and Site Addresses

Tax Parcel No. 073-267-06

Jim Griffin Roofing Company, Inc.
P.O. Box 288
Huntersville, NC 28070

Acquisition Date: March 27, 1981

Site Address: 1120 South Mint Street

Tax Parcel No. 073-267-15

Jim Griffin Roofing Company, Inc.
P.O. Box 288
Huntersville, NC 28070

Acquisition Date: July 2, 1984

Site Address: South Mint Street

Tax Parcel No. 073-267-17

Lillian W. Griffin, Trustee of the Lillian W. Griffin Revocable Trust U/A
dated May 30, 2017
P.O. Box 288
Huntersville, NC 28070

Acquisition Date: June 9, 2017

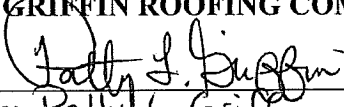
Site Address: South Mint Street

**REZONING APPLICATION FILED BY
BOULEVARD REAL ESTATE ADVISORS LLC
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Boulevard Real Estate Advisors LLC that are designated as Tax Parcel Nos. 073-267-06 and 073-267-15 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the I-2 zoning district to the TOD-M zoning district.

This 14th day of April, 2018.

JIM GRIFFIN ROOFING COMPANY, INC.

By: 
Name: Patsy L. Griffin
Title: VP

**REZONING APPLICATION FILED BY
BOULEVARD REAL ESTATE ADVISORS LLC
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Boulevard Real Estate Advisors LLC that is designated as Tax Parcel No. 073-267-17 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the I-2 zoning district to the TOD-M zoning district.

This 19th day of April, 2018.

**LILLIAN W. GRIFFIN, TRUSTEE OF THE LILLIAN W.
GRIFFIN REVOCABLE TRUST U/A DATED MAY 30, 2017**

By: Dath L. Griffin POA
Name: Dath L. Griffin
Title: Power of Attorney

2018-059: Boulevard Real Estate Advisors LLC

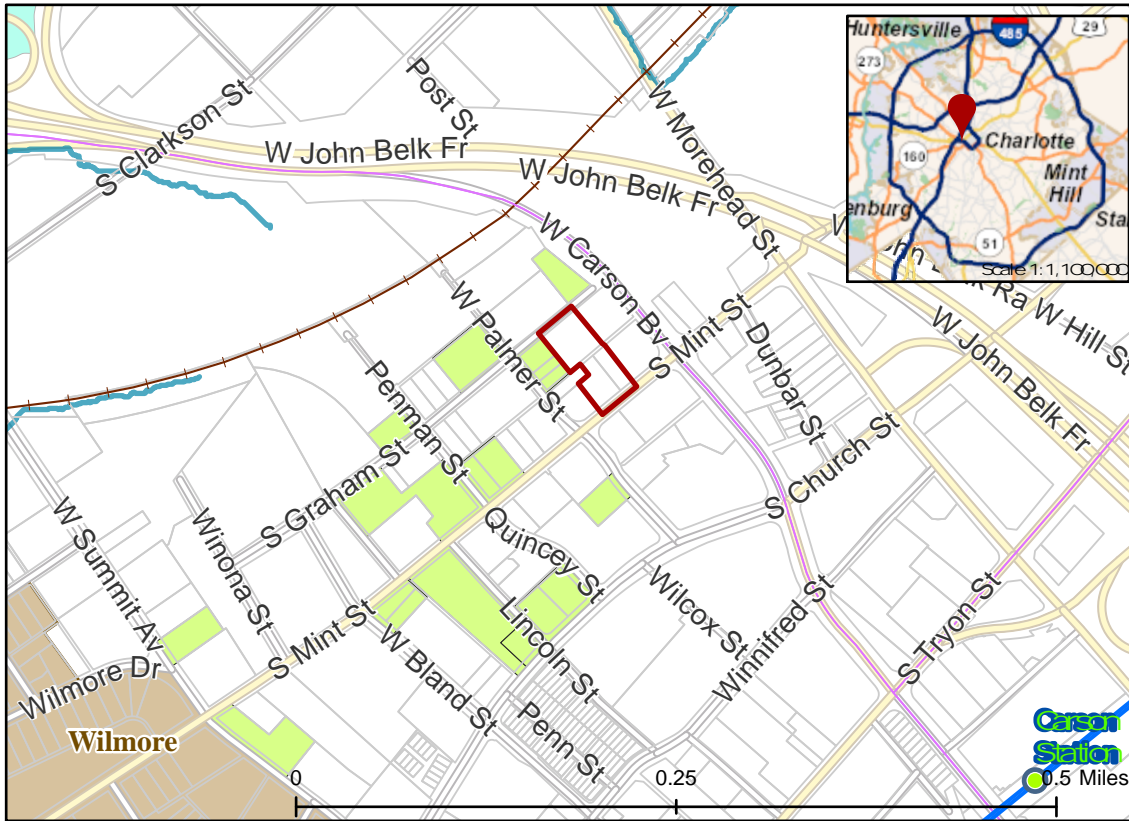
Current Zoning I-2 (General Industrial)

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

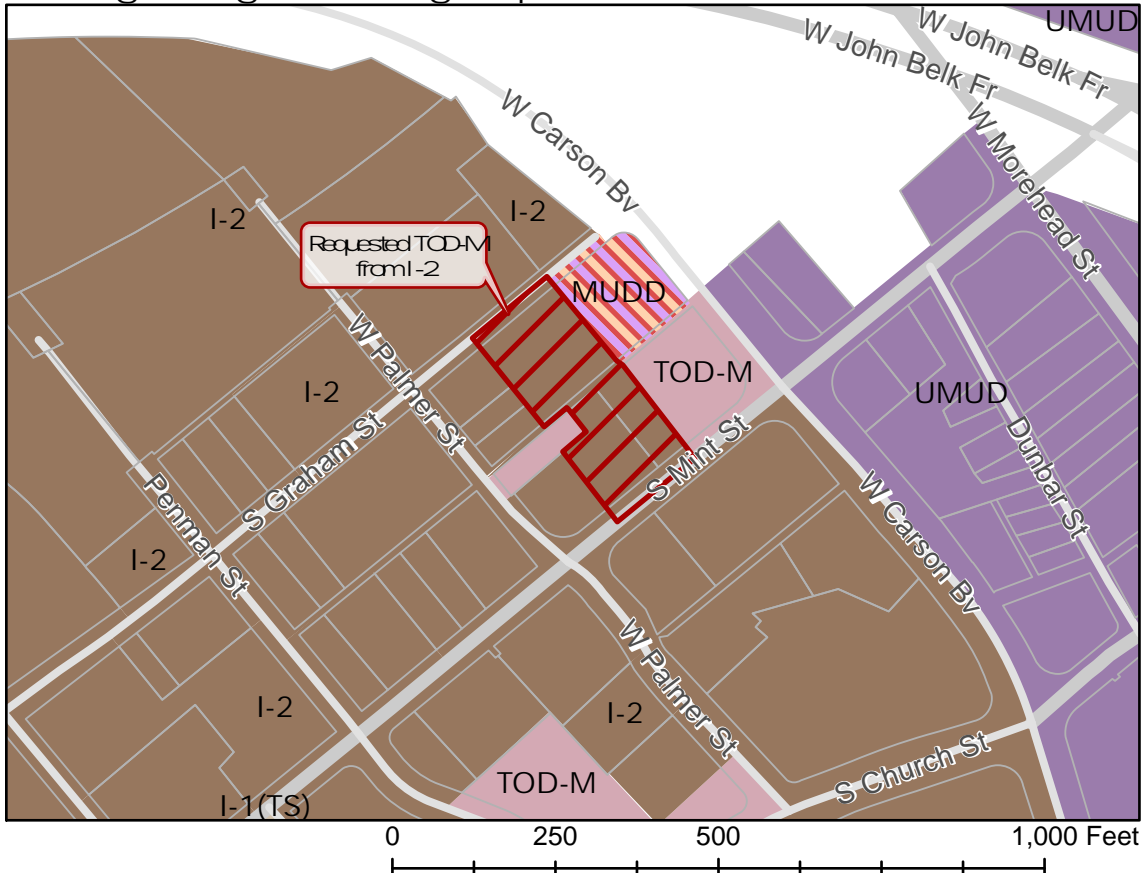
Approximately 1.01 acres

Location of Requested Rezoning

Rezoning Map

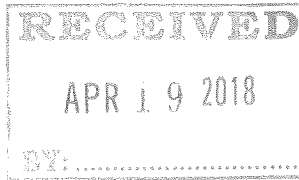


Existing Zoning & Rezoning Request



Map Created 5/4/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-060

Petition #:	_____
Date Filed:	<u>4/19/2018</u>
Received By:	<u>Bj</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Eid Refaey, A and E Rental Homes, LLC

Owner's Address: 3426 Spencer Street City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 10/19/2017

Property Address: 1007, 1009 & 1017 Parkwood Avenue, Charlotte, NC 28205

Tax Parcel Number(s): 083-093-07, 083-093-08, 083-093-09

Current Land Use: Vacant Size (Acres): +/- 1.04

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

Overlay: Belmont Area Revitalization Plan (Specify PED, Watershed, Historic District, etc.)
Blue Line Extension-Parkwood Station

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: March 27, 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): No

Purpose/description of Conditional Zoning Plan: To allow the site to be developed with a combination duplex and condo community

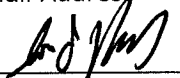
Brian D. Smith, Urban Design Partners, PLLC
Name of Rezoning Agent

1318 Central Avenue, Suite E-6
Agent's Address

Charlotte, NC 28205
City, State, Zip

704-334-3303 704-334-3305
Telephone Number Fax Number

brian@urbandesignpartners.com
E-Mail Address


Signature of Property Owner

Eid Refaey
(Name Typed / Printed)

Eid Refaey
Name of Petitioner(s)

3426 Spencer Street
Address of Petitioner(s)

Charlotte, NC 28205
City, State, Zip

704-930-5633
Telephone Number Fax Number

Eid.Refaey@hotmail.com
E-Mail Address


Signature of Petitioner

Eid Refaey
(Name Typed / Printed)

2018-060 Eid Refaey

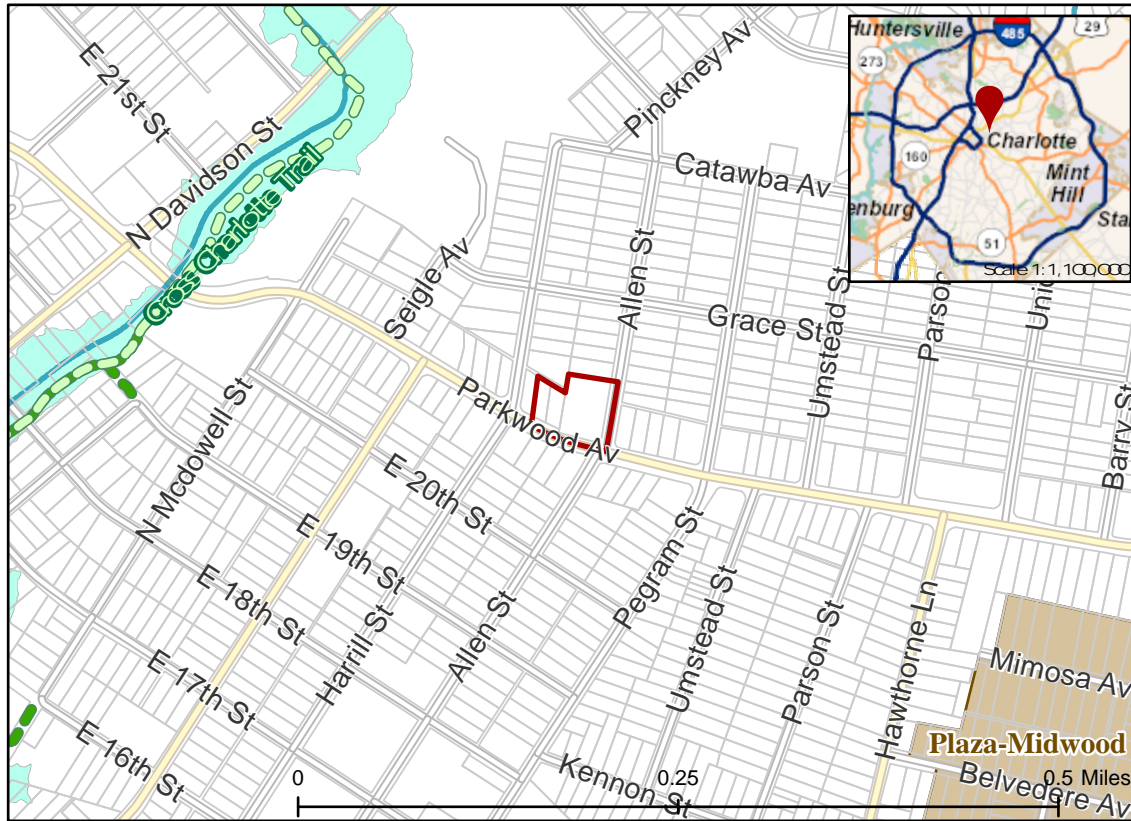
Current Zoning R-5 (Single Family Residential)

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

Approximately 1.04 acres

Location of Requested Rezoning

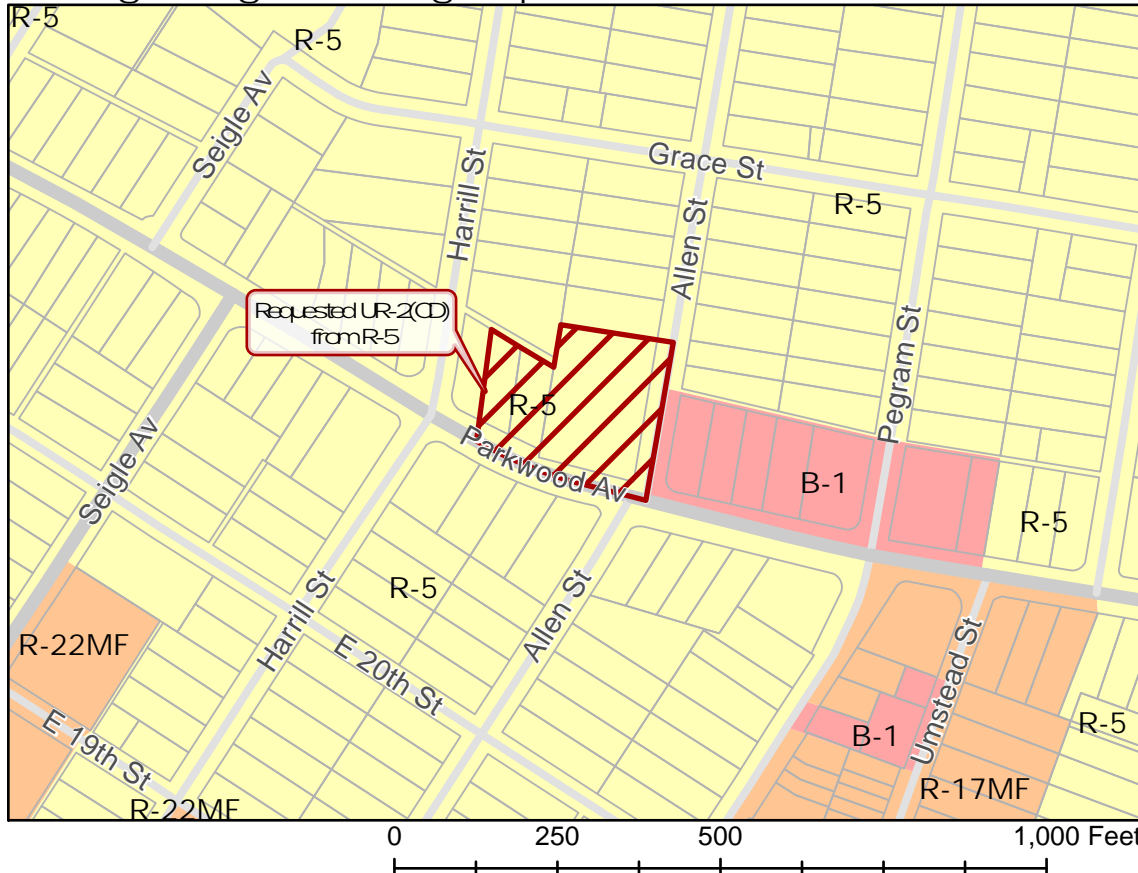
Rezoning Map



- 2018-060
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District
- 1-Larken Egerton



Existing Zoning & Rezoning Request



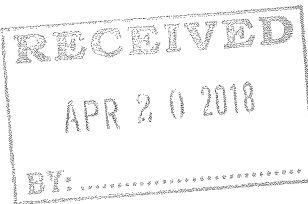
- Requested UR-2(CD) from R-5
- Single Family
- Multi-Family
- Business

Zoning Classification

- Single Family
- Multi-Family
- Business

Map Created 5/4/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-061

Petition #: _____
Date Filed: 4/20/2018
Received By: Bt

Property Owners: GRE Charlotte Inc

Owner's Addresses: 4601 Sheridan St, Ste. 600, Hollywood, FL 33021

Date Properties
Acquired: 01/26/2007

Property Addresses: 4801 Randolph Road, Charlotte, NC 28211

Tax Parcel Numbers: a portion of 185-033-01

Current Land Use: vacant (Acres): ± 2.192

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

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Shannon Frye, Mandy Rosen, Isaiah Washington, Monica Holmes

Date of meeting: 4/17/18

(*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 building.

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

MPV Properties (Attn: George Macon)

Name of Petitioner

2400 South Boulevard, #300

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.561.5308

Telephone Number

Fax Number

gmacon@mpvre.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

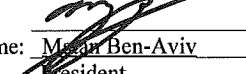
**REZONING PETITION NO. 2018-____
MPV Properties**

**OWNER JOINDER AGREEMENT
GRE Charlotte Inc**

The undersigned, as the owner of the parcel of land located at 4801 Randolph Road that is designated as a portion of Tax Parcel No. 185-033-01 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 R-3 zoning district to the O-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 18 day of April, 2018.

GRE Charlotte Inc

By: 
Name: Meir Ben-Aviv
Its: President

ATTACHMENT B

**REZONING PETITION NO. 2018-
MPV Properties**

Petitioner:

MPV Properties

By: 

Name: James E. Martfield

Title: Manager

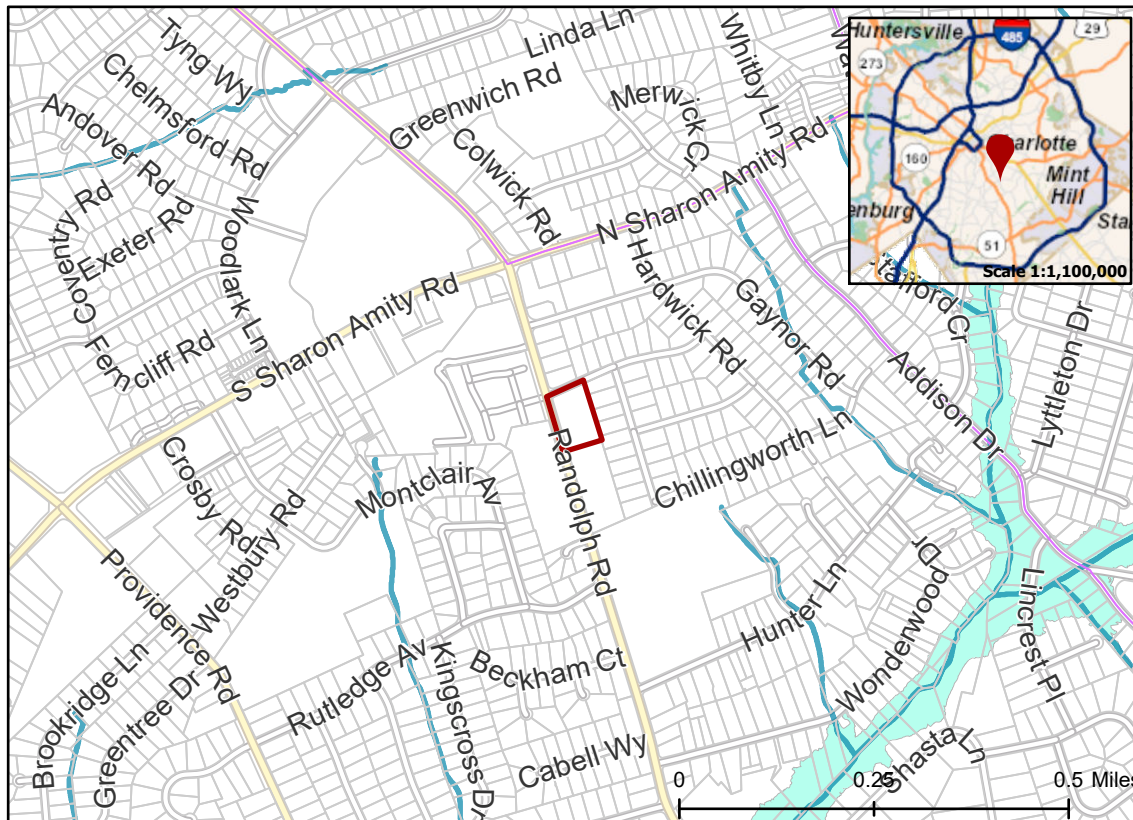
2018-061: MPV Properties

Current Zoning R-3 (Single Family Residential)

Requested Zoning O-1(CD) (Office, Conditional)

Approximately 2.19 acres

Location of Requested Rezoning



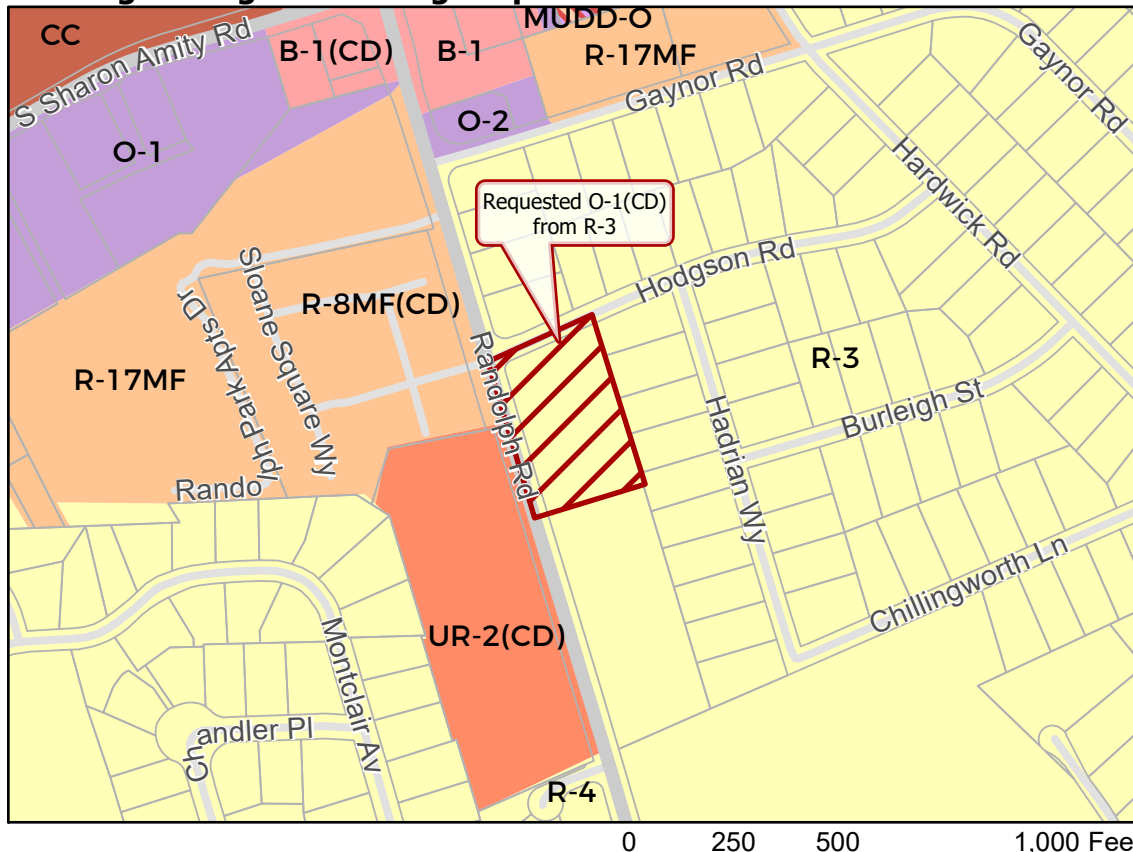
Rezoning Map



- 2018-061
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested O-1(CD) from R-3

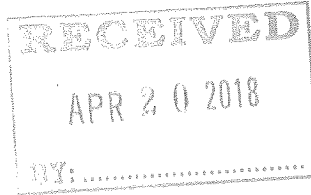
Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Commercial Center
- Mixed Use



Map Created 5/18/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-062
Petition #: _____
Date Filed: 4/20/2018
Received By: Bh

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 125-023-05, 125-023-04 and 125-023-03

Current Land Use: Commercial Size (Acres): +/- .358 acres

Existing Zoning: UMUD Proposed Zoning: UMUD-O

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Carlos Alzate, Grant Meacci, et al.

Date of meeting: April 11, 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 accommodate the development of a hotel on the site utilizing certain optional provisions that are more particularly described on the related conditional rezoning plan.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

BPR Properties, LLC (c/o Bhupen Patel)
Name of Petitioner(s)

2485 Penny Road, Suite 140
Address of Petitioner(s)

High Point, NC 27265
City, State, Zip

336-294-2353
Telephone Number Fax Number

Bhupen.Patel@bpr-properties.com
E-Mail Address

BPR PROPERTIES, LLC
By: Bhupen Patel
Signature of Petitioner

04/16/18
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by BPR Properties, LLC

Property Owners Information, Acquisition Dates and Site Addresses

Tax Parcel No. 125-023-05

Roy T Number Thirteen, LLC
132 Brevard Court
Charlotte, NC 28202

Acquisition Date: September 3, 2015

Site Address: 125 South Brevard Street

Tax Parcel Nos. 125-023-04 & 125-023-03

Roy T Number Three, LLC
132 Brevard Court
Charlotte, NC 28202

Acquisition Date: September 3, 2015

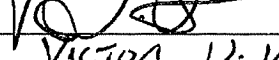
Site Addresses: 119 South Brevard Street and 115 South Brevard Street

**REZONING APPLICATION FILED BY BPR PROPERTIES, LLC
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by BPR Properties, LLC that is designated as Tax Parcel No. 125-023-05 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the UMUD zoning district to the UMUD-O zoning district.

This 16TH day of April, 2018.

ROY T NUMBER THIRTEEN, LLC

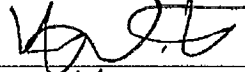
By: 
Name: VICTOR D. WELLS
Title: MANAGER

**REZONING APPLICATION FILED BY BPR PROPERTIES, LLC
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by BPR Properties, LLC that are designated as Tax Parcel Nos. 125-023-04 and 125-023-03 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the UMUD zoning district to the UMUD-O zoning district.

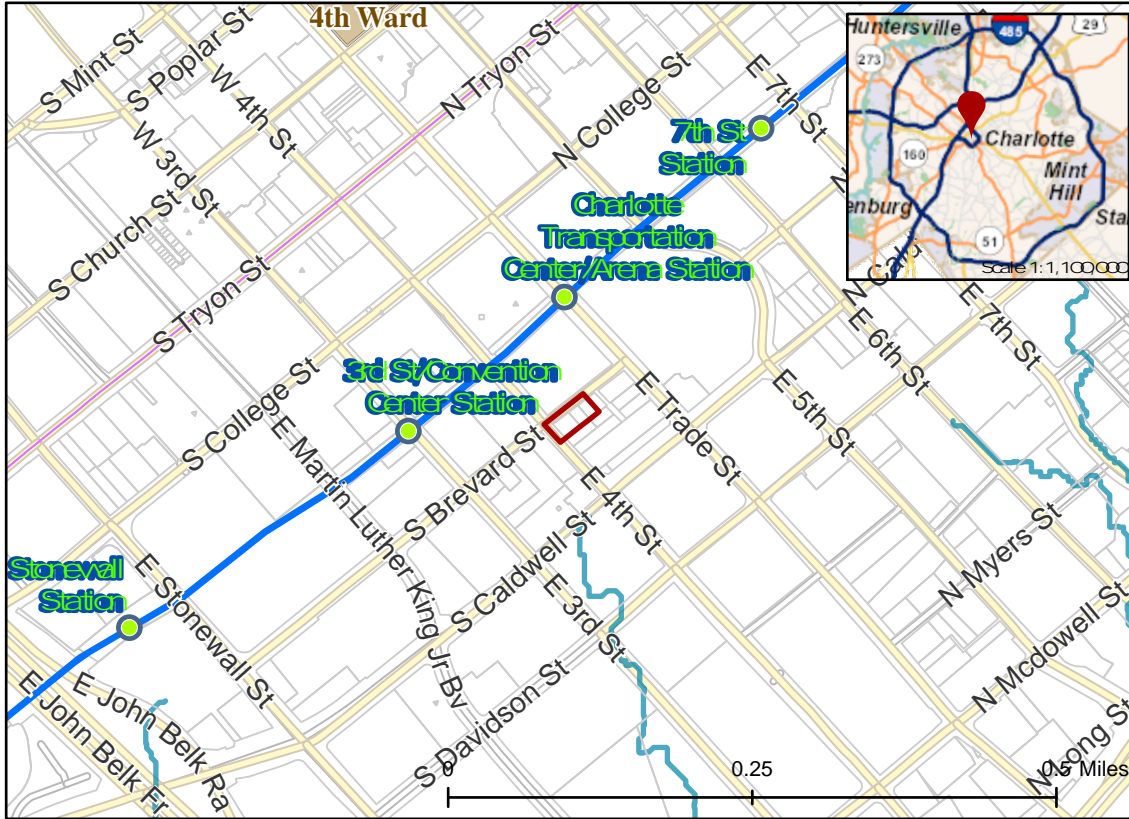
This 16TH day of April, 2018.

ROY T NUMBER THREE, LLC

By: 
Name: VICTOR W. WELLS
Title: MANAGER

2018-062 BPR Properties, LLC
 Current Zoning UMUD (Uptown Mixed Use)
 Requested Zoning UMUD-O (Uptown Mixed Use, Optional)
 Approximately 0.36 acres
 Location of Requested Rezoning

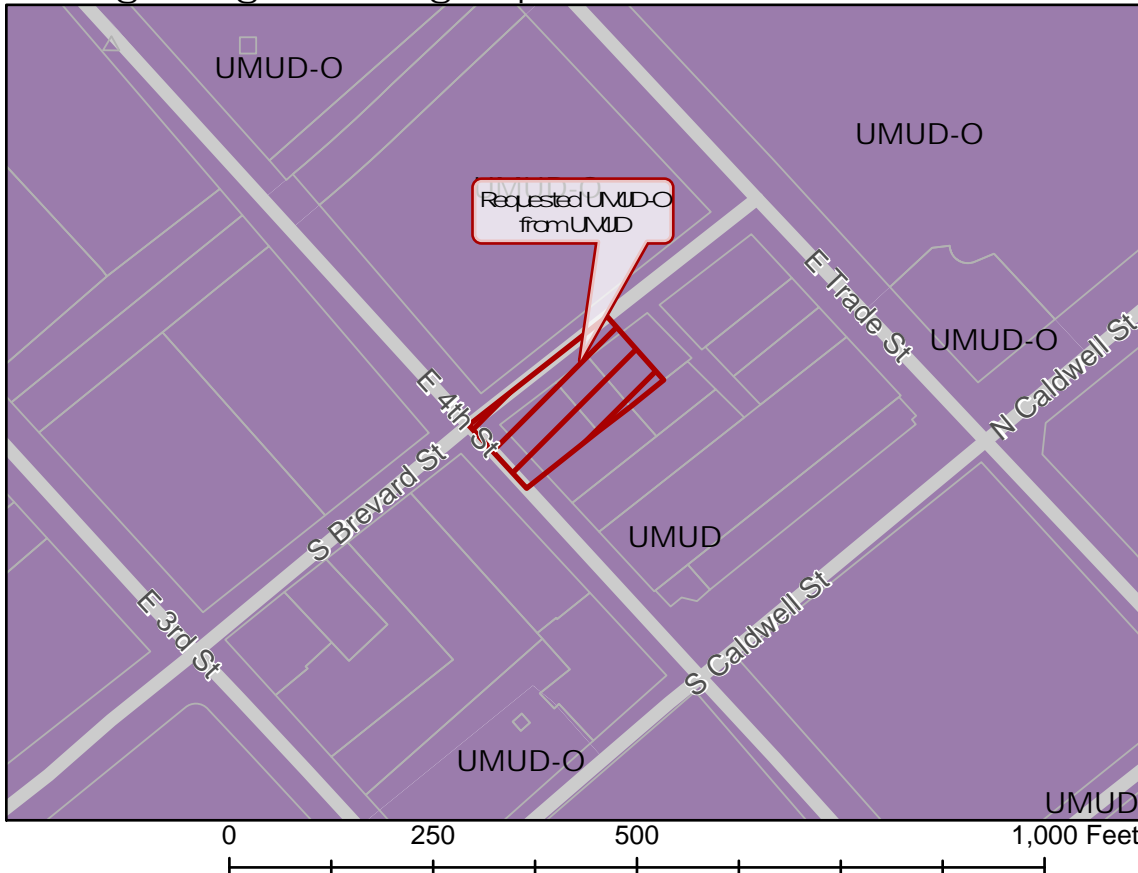
Rezoning Map



- 2018-062
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- Historic Districts
- City Council District
- 1-Larken Egerton



Existing Zoning & Rezoning Request



- Requested UMUD-O from UMUD
- Zoning Classification
- Uptown Mixed Use

**ZONING ORDINANCE
TEXT AMENDMENT APPLICATION**

CITY OF CHARLOTTE



Petition #:	<u>2018-063</u>
Date Filed:	<u>4/20/2018</u>
Received By:	<u>[Signature]</u>
Office Use Only	

Section #: 9.406. Urban Residential Districts; area, yard and height regulations
(Title)

Purpose of Change:

To remove the 400 square foot private open space requirement for Urban Residential districts.

More specifically, the Petitioner proposes to eliminate the following language in Section 9.406(2) and 9.406(3):

- 2 Where the sale of individual dwelling units within a single family attached structure is to include a certain amount of land directly associated with the unit, a subplot having less than 3,000 square feet may be created. In such cases, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an association of homeowners. For purposes of this Section a "subplot" is a platted parcel of land which is a divided unit of a lot for which zoning approval has been granted for the development of a single family attached structure with the intention of sale of individual units and associated land. ~~Sublots must include a minimum of 400 square feet of private open space.~~ Sublots do not have to meet the minimum lot width requirement.

Collin W. Brown & Bailey Patrick, Jr.
Name of Agent

214 N 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

Collin Brown /BNL
Signature of Agent

LandDesign, Inc.
Name of Petitioner(s)

223 N Graham Street
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-333-0325
Telephone Number Fax Number

stooley@landdesign.com
E-Mail Address

[Signature]
Signature

Petitioner: LandDesign, Inc.

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

- A. CHAPTER 9: GENERAL DISTRICTS
1. PART 4: URBAN RESIDENTIAL DISTRICTS

9.406. Urban Residential Districts; area, yard and height regulations.

Amend Sections 9.406(2) and 9.406(3) to delete the sentence “Sublots must include a minimum of 400 square feet of private open space.”

The new subparagraph shall read as follows:

Where the sale of individual dwelling units within a single family attached structure is to include a certain amount of land directly associated with the unit, a subplot having less than 3,000 square feet may be created. In such cases, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an association of homeowners. For purposes of this Section a "subplot" is a platted parcel of land which is a divided unit of a lot for which zoning approval has been granted for the development of a single family attached structure with the intention of sale of individual units and associated land. Sublots do not have to meet the minimum lot width requirement.

Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

City Attorney

I, _____ City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 20____, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book _____, Page(s)_____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the _____ day of _____, 20____.
