

Rezoning Petition Packet

Petitions:
2018-126 through 2018-136

Petitions that were submitted in October 2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-126

Petition #:	
Date Filed:	9/25/2018
Received By:	RH

Complete All Fields (Use additional pages if needed)

Property Owner: State of North Carolina c/o State Property Office

Owner's Address: 116 West Jones Street, Room 4055 City, State, Zip: Raleigh, NC 27603

Date Property Acquired: November 1, 1925

Property Address: 4101 Meadow Oak Drive

Tax Parcel Number(s): 143-261-12

Current Land Use: Former Prison Camp Size (Acres): +/- 47.46 acres

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

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

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Josh Weaver, Carlos Alzate et al.

Date of meeting: September 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 an office/warehouse and distribution park on the site that could contain up to 525,000 square feet of gross floor area.

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 Agreement
Signature of Property Owner

(Name Typed / Printed)

Exeter Meadow Oak, LLC (c/o Matt Cochrane)
Name of Petitioner(s)

831 Baxter Street, Suite 230
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-258-9147
Telephone Number Fax Number

mcochrane@exeterpg.com
E-Mail Address

EXETER MEADOW OAK, LLC
By: Matt Cochrane
Signature of Petitioner

MATT COCHRANE
(Name Typed / Printed)

2018-126: Exeter Meadow Oak, LLC

Current Zoning R-22MF AIR (Multi-Family Residential, Airport Noise Overlay)

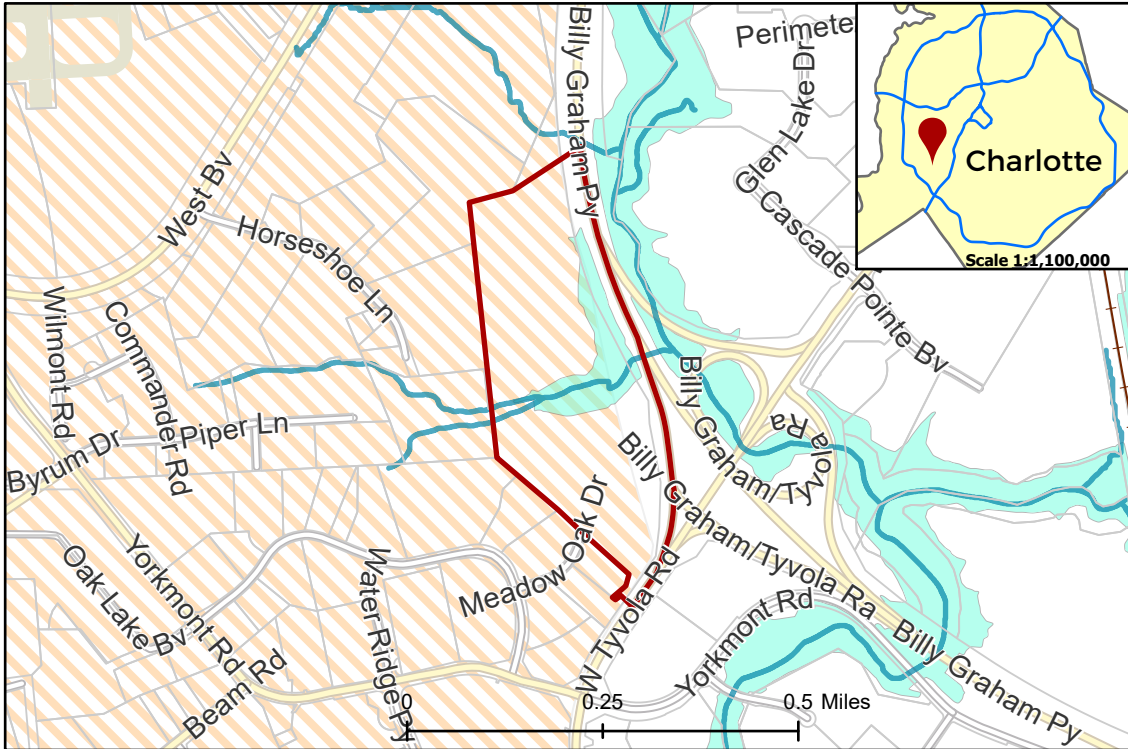
Requested Zoning I-1(CD) AIR (Light Industrial, Conditional, Airport Noise Overlay)

Approximately 47.46 acres

Rezoning Map



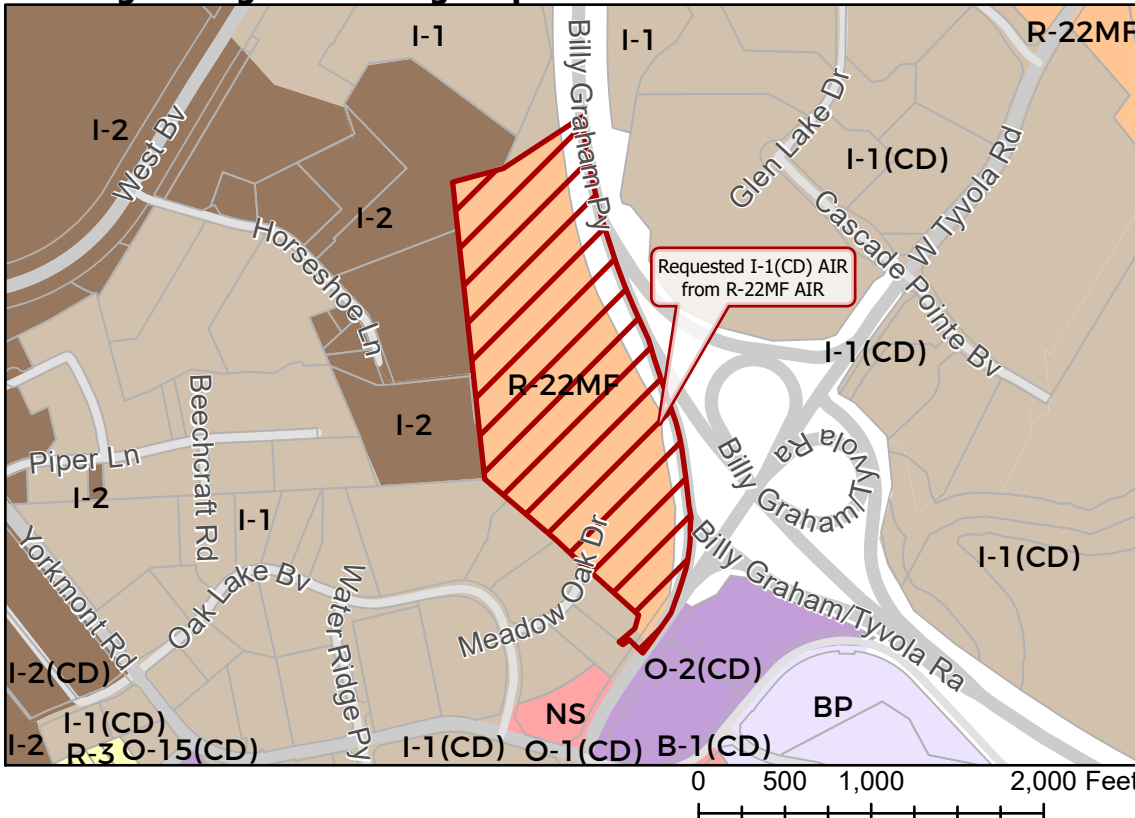
Location of Requested Rezoning



- 2018-126
- Inside City Limits
- Parcel
- Railway
- Streams
- Airport
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested I-1(CD) AIR from R-22MF AIR

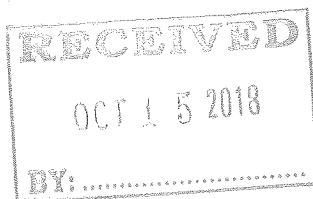
Zoning Classification

- Single Family
- Multi-Family
- Office
- Business Park
- Business
- Light Industrial
- General Industrial



Map Created 10/30/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-127

Petition #: _____
Date Filed: 10/15/2018
Received By: PJ

Complete All Fields (Use additional pages if needed)

Property Owner: Susanne Marie Robicsek

Owner's Address: 1701 Scott Ave City, State, Zip: Charlotte NC 28203

Date Property Acquired: 5/27/05, 4/1/92, 9/23/04

Property Address: 1514 Providence Dr., 1506 Providence Dr., and 2042 Vernon Dr, Charlotte, NC

Tax Parcel Number(s): 181-062-19, 181-062-17, 181-062-18

Current Land Use: Residential Size (Acres): 1.08

Existing Zoning: R-3 Proposed Zoning: R-8

Overlay: _____ Tree Survey Provided: Yes: N/A: x

Required Rezoning Pre-Application Meeting* with: Jason Prescott / Solomon Fortune

Date of meeting: June 6, 2018

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan:

JOE DI ZAZZO
Name of Rezoning Agent

15318 CANNORE ST.
Agent's Address

CHARLOTTE, NC 28277
City, State, Zip

704-578-8698
Telephone Number

jdizazzo@blueazalea.net
E-Mail Address

Signature of Property Owner

SUSANNE MARIE ROBICSEK
(Name Typed / Printed)

Blue Azalea - Providence LLC
Name of Petitioner(s)

6420 Rea Rd, Suite A1-362,
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

704-578-8698
Telephone Number

jdizazzo@blueazalea.net
E-Mail Address

Signature of Petitioner

JOSEPH DI ZAZZO
(Name Typed / Printed)

2018-127: Blue Azalea-Providence LLC

Current Zoning R-3 (Single Family Residential)

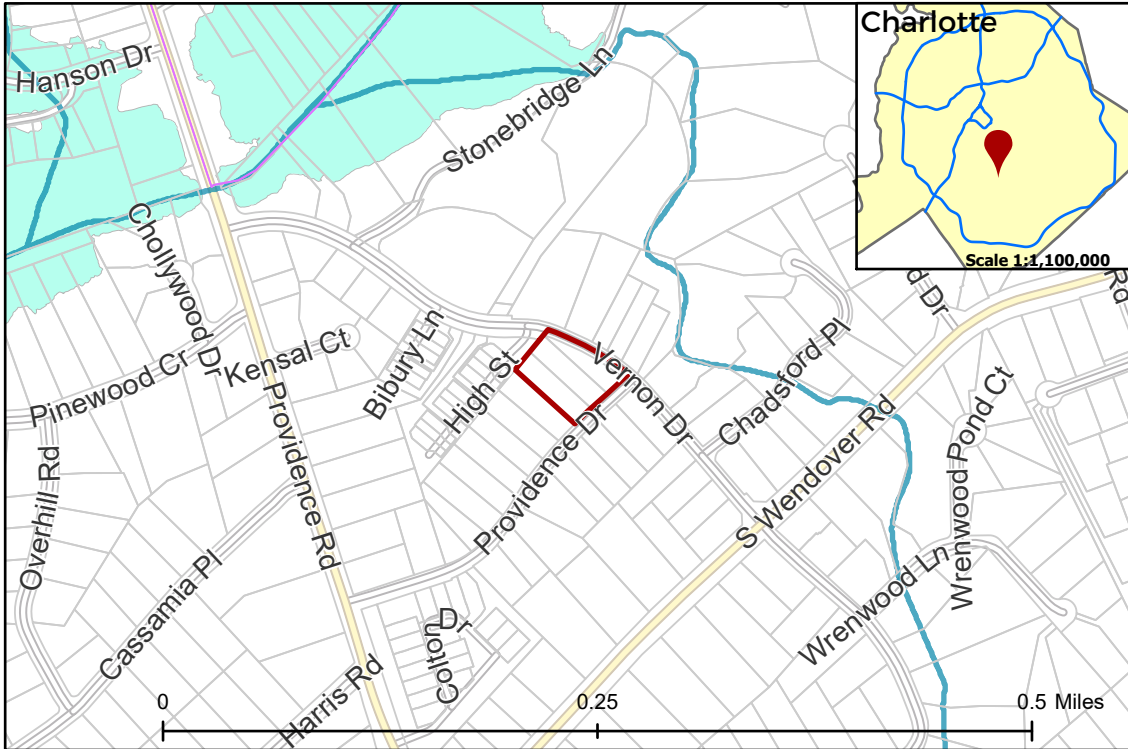
Requested Zoning R-8 (Single Family Residential)

Approximately 1.08 acres

Rezoning Map



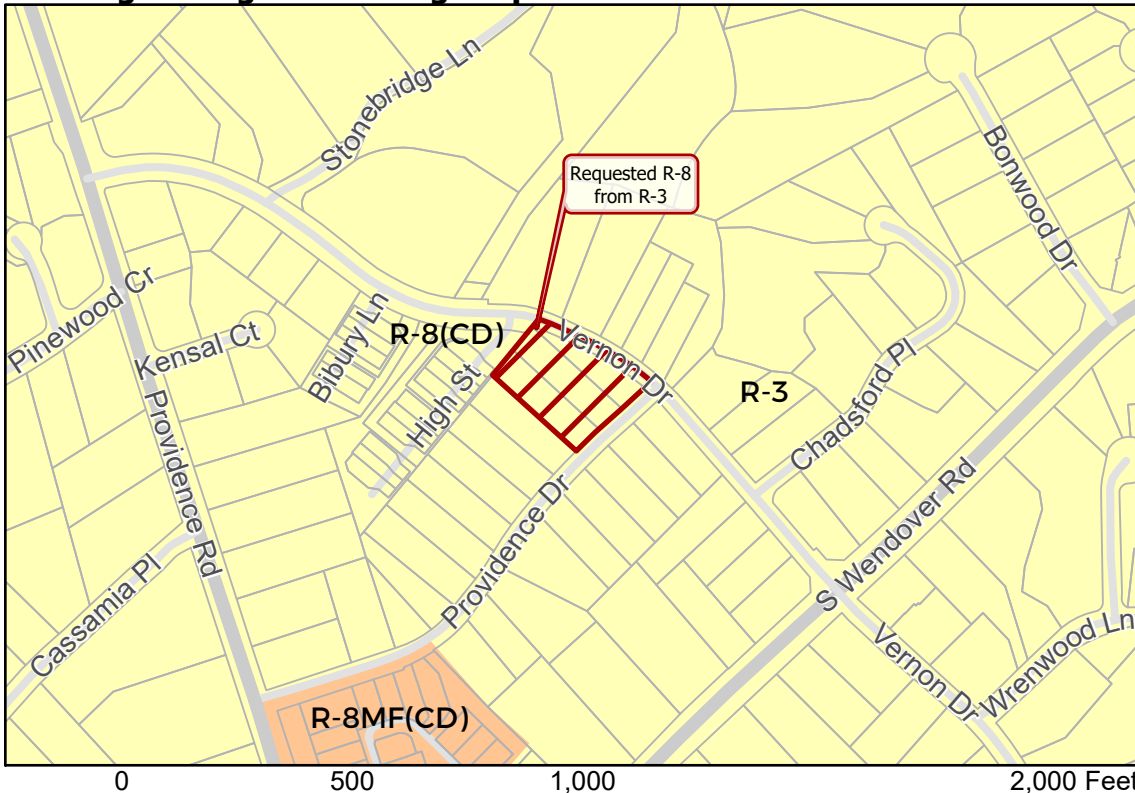
Location of Requested Rezoning



- 2018-127
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested R-8 from R-3

Zoning Classification

- Single Family
- Multi-Family



Map Created 10/30/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-128

Petition #: _____
Date Filed: 10/15/2018
Received By: Bf

Complete All Fields (Use additional pages if needed)

Property Owner: Catherine E. Paige; James F. and Virginia P. Poutier

Owner's Address: 4422 Mt Holly-Huntersville Road; 2625 Lilly Mill Rd

City, State, Zip: Charlotte, NC 28216; 28210

Date Property Acquired: 1/29/1988; 12/23/1987

Property Address: 4400 and 4422 Mt Holly-Huntersville Rd

Tax Parcel Number(s): 033-041-12 and 033-041-08

Current Land Use: Single-family Residential Size (Acres): +/- 5.5 acres

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

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

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

Date of meeting: 8/7/2018

(*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): 5

Purpose/description of Conditional Zoning Plan: to accommodate a townhome community

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)

James Poutier
Name of Petitioner(s)

4400 Mt Holly-Huntersville Road
Address of Petitioner(s)

Charlotte, NC 2821
City, State, Zip

312-485-2722
Telephone Number Fax Number

overlookRB@gmail.com
E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	
Complete All Fields (Use additional pages if needed)	
Date:	
Owner:	Robert E. Paige; James F. Virginia P. Poutier

Property and _____

Owner's Address: 4422 Mt Holly-Huntersville Road; 2625 Lilly Mill Rd

City, State, Zip: Charlotte, NC 28216; 28210

Date Property Acquired: 1/29/1988; 12/23/1987

Property Address: 4400 and 4422 Mt Holly-Huntersville Rd

Tax Parcel Number(s): 033-041-12 and 033-041-08

Current Land Use: Single-family Residential Size (Acres): +/- 5.5 acres

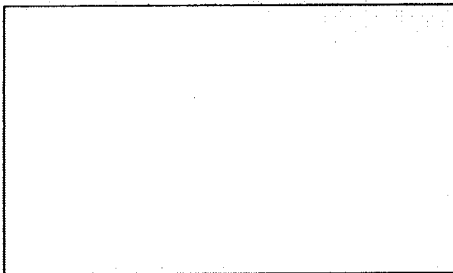
Existing Zoning: R-3 Proposed Zoning: UR-2(CD)

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

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

Date of meeting: 8/7/2018

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



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)

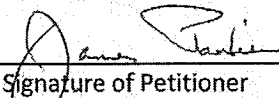
James Poutier
Name of Petitioner(s)

4400 Mt Holly-Huntersville Road
Address of Petitioner(s)

Charlotte, NC 2821
City, State, Zip

312-485-2722
Telephone Number Fax Number

overlookRB@gmail.com
E-Mail Address


Signature of Petitioner

James Poutier
(Name Typed / Printed)

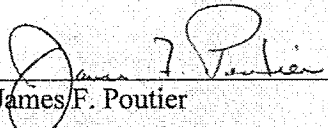
REZONING PETITION NO. 2018-xxx

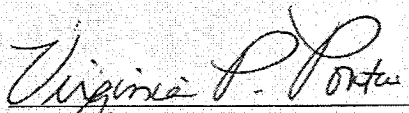
JAMES POUTIER, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of this parcel of land located at 4400 Mt Holly-Huntersville Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-041-12 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 on the associated conditional rezoning plan.

This 8 day of October, 2018


James F. Poutier


Virginia P. Poutier

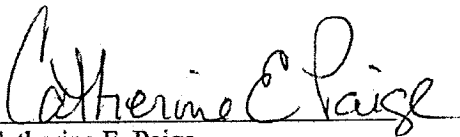
REZONING PETITION NO. 2018-xxx

JAMES POUTIER, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of this parcel of land located at 4422 Mt Holly-Huntersville Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-041-08 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 2 day of October, 2018


Catherine E. Paige

2018-128: James Poutier

Current Zoning R-3 LWPA (Single Family Residential, Lake Wylie Protected Area)

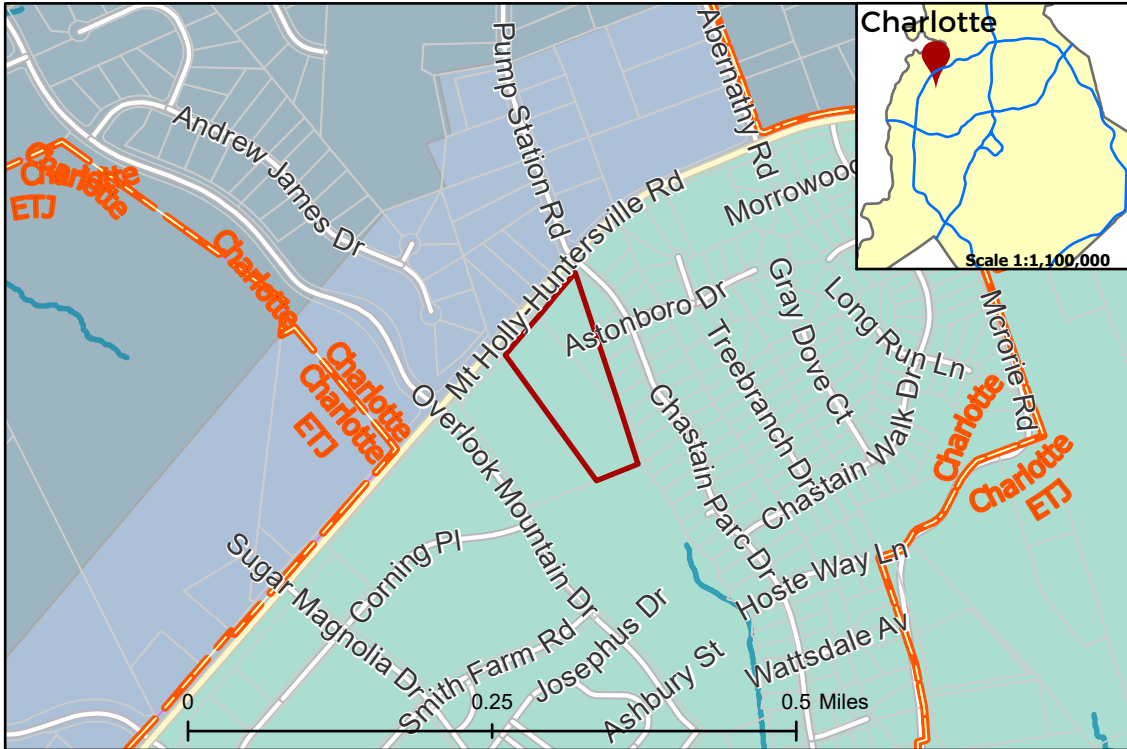
Requested Zoning UR-2(CD) LWPA (Urban Residential, Conditional, Lake Wylie Protected Area) with 5 Year Vested Rights

Approximately 5.5 acres

Rezoning Map



Location of Requested Rezoning



2018-128

Inside City Limits

Parcel

Streams

Watershed Overlay

Lake Wylie - Protected Area

Mtn. Island Lake - Protected Area

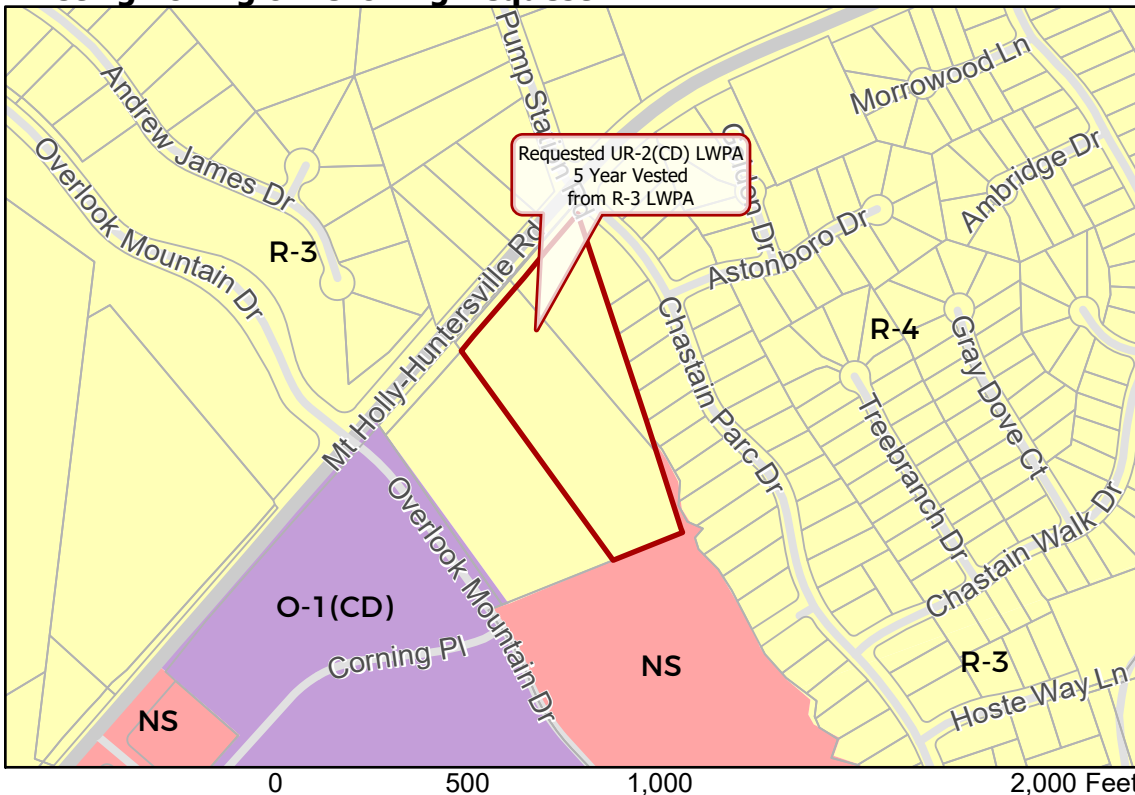
Mtn. Island Lake - Critical Area

City Council District

2-Justin Harlow



Existing Zoning & Rezoning Request



Requested UR-2(CD) LWPA
5 Year Vested
from R-3 LWPA

Zoning Classification

Single Family

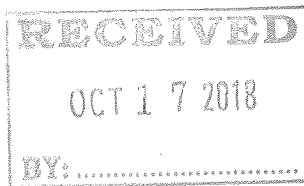
Office

Business



Map Created 10/30/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-129

Petition #:	_____
Date Filed:	10/17/2018
Received By:	[signature]

Complete All Fields (Use additional pages if needed)

Property Owner: REULE INDUSTRIAL DEVELOPERS, LLC

Owner's Address: 2200 CORTELYOU ROAD

CHARLOTTE, NC 28211

Date Property Acquired: 06/20/2018;12/22/2017

Property Address: 8502 AND 8416 OLD DOWD ROAD CHARLOTTE NC 28214

Tax Parcel Number(s): 113-111-24 & 113-111-19

Current Land Use: INDUSTRIAL

Size (Acres): $6.48 + .52 = +/- 7.00$ AC

Existing Zoning: I-1 INDUSTRIAL

Proposed Zoning: I-2 (CD)

Overlay: WATERSHED OVERLAY, LOWER LAKE WYLIE

Tree Survey Provided: Yes: N/A: x

Required Rezoning Pre-Application Meeting* with: CLAIRE LYTE-GRAHAM & ALBERTO GONZALES

Date of meeting: 8/25/18

(*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): NO

Purpose/description of Conditional Zoning Plan: PETITIONER BEING RELOCATED FROM CURRENT LOCATION FOR THE AIRPORT GATEWAY PROJECT; REZONE PROPERTY TO ALLOW FOR INSTALLATION AND OPERATION OF CONCRETE PLANT

JOHNSTON ALLISON & HORD BY

R. SUSANNE TODD

Name of Rezoning Agent

1065 EAST MOREHEAD STREET

CHARLOTTE NC 28204

City, State, Zip

704.998.2306

Telephone Number

704-323-4506

Fax Number

STODD@JAHLAW.COM

E-Mail Address

THOMAS CONCRETE OF CAROLINA, INC.

Name of Petitioner(s)

2500 CUMBERLAND PARKWAY SUITE 200

Address of Petitioner(s)

ATLANTA GA 30339

City, State, Zip

Mobile: 205-335-9942

Telephone Number

Fax Number

ALAN.WESSEL@THOMASCONCRETE.COM

E-Mail Address

REULE INDUSTRIAL DEVELOPERS, LLC
By: Reule Corporation, Manager - Member

By: _____

David P. Reule
President

Signature of Property Owner

(Name Typed / Printed)

THOMAS CONCRETE OF CAROLINA, INC.

By _____

Signature of Petitioner

(Name Typed / Printed)

II. Rezoning Application Checklist

PRE-SUBMITTAL REQUIREMENTS:

Any Petitioner filing for rezoning is required to discuss the proposal with a Charlotte Mecklenburg Planning Department "CMPD" Rezoning Team member within six months of filing of the petition. To schedule a pre-submittal meeting go to www.rezoning.org and click on the image to the left, fill out the form and submit. You will then be contacted regarding a pre-submittal meeting.



Pre-Submittal Meeting Request

SUBMITTAL REQUIREMENTS:

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. Case submitted after the limit, if complete, will be counted toward the next month's case load.

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. A tree survey of all trees within the street rights-of-way as per Section 2191 of the Tree Ordinance. (This is not required for detached single family residential).
4. Filing Fee.

Conditional Petitions Only:

- A. Items 1-3 above
- B. All property owners must sign the conditional rezoning application.
- C. If the request is for a site plan amendment (SPA), a list of changes to the site plan must be provided.
- 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"
 - one (1) copy, 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.

REULE INDUSTRIAL DEVELOPERS, LLC

THOMAS CONCRETE OF CAROLINA, INC.

By _____
Signature of Property Owner

By Alan Wessel
Signature of Petitioner

(Name Typed / Printed)

Alan Wessel
(Name Typed / Printed)

II. Rezoning Application Checklist

PRE-SUBMITTAL REQUIREMENTS:

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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. A tree survey of all trees within the street rights-of-way as per Section 2191 of the Tree Ordinance. (This is not required for detached single family residential).
4. Filing Fee.

Conditional Petitions Only:

- A. Items 1-3 above
- B. All property owners must sign the conditional rezoning application.
- C. If the request is for a site plan amendment (SPA), a list of changes to the site plan must be provided.
- 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"
 - one (1) copy, 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.

2018-129: Thomas Concrete of Carolina, Inc.

Current Zoning I-1 LLWCA (Light Industrial, Lower Lake Wylie Critical Area)

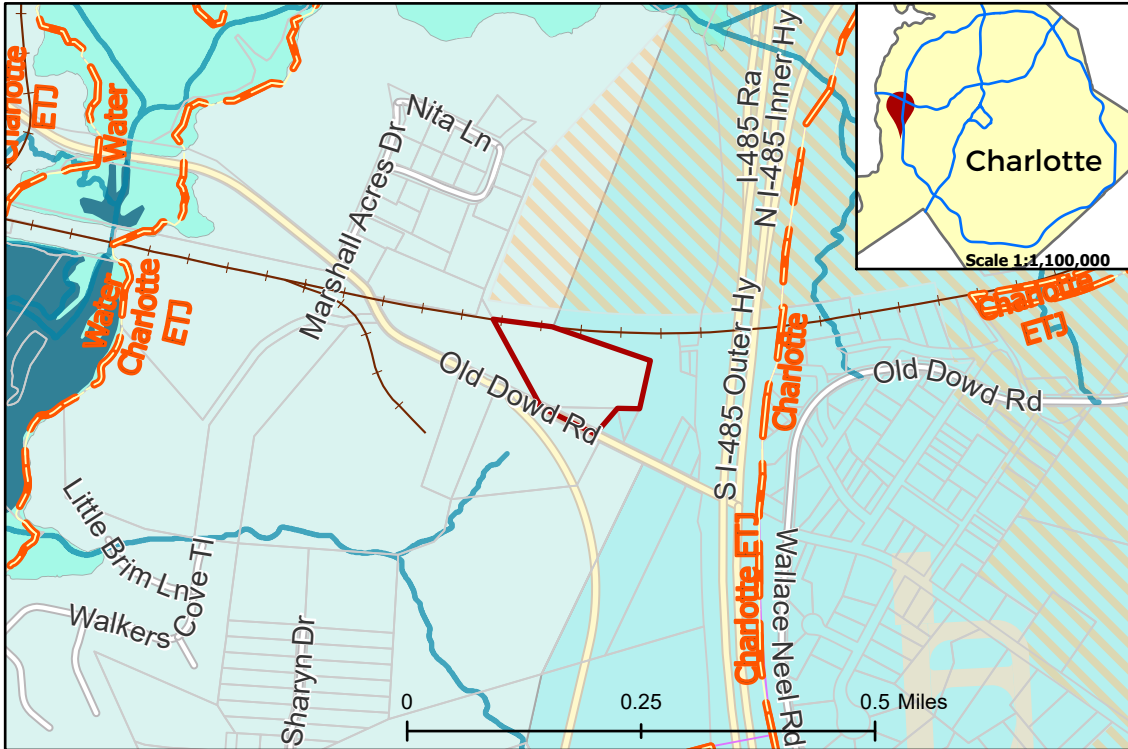
Requested Zoning I-2(CD) LLWCA (General Industrial, Conditional, Lower Lake Wylie Critical Area)

Approximately 7 acres

Rezoning Map



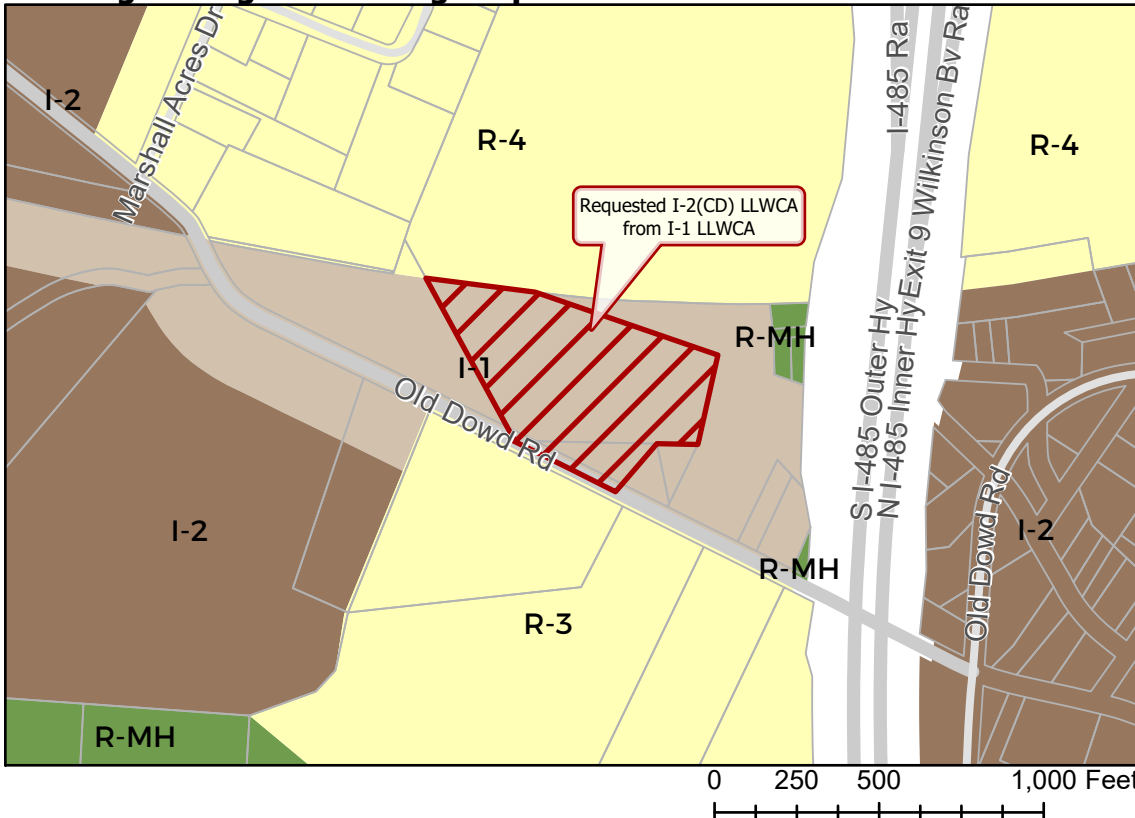
Location of Requested Rezoning



- 2018-129
- Outside City Limits
- Parcel
- Railway
- Streams
- Airport
- Lakes & Ponds
- FEMA Flood Plain
- Airport Noise Overlay
- Watershed Overlay
 - Lower Lake Wylie - Critical Area
 - Lower Lake Wylie - Protected Area



Existing Zoning & Rezoning Request

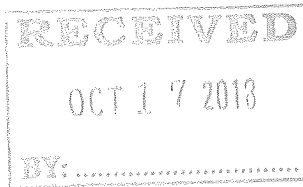


- Requested I-2(CD) LLWCA from I-1 LLWCA
- Zoning Classification
 - Single Family
 - Manufactured Home
 - Light Industrial
 - General Industrial



Map Created 10/30/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-130

Petition #: _____
Date Filed: 11/17/2018
Received By: B+

Complete All Fields (Use additional pages if needed)

Property Owner: 2301 Distribution, LLC
Owner's Address: 610 E. Morehead St., Suite 100 City, State, Zip: Charlotte, NC 28202
Date Property Acquired: June 15, 2018
Property Address: 2301 Distribution St.
Tax Parcel Number(s): 121-042-01
Current Land Use: Industrial Size (Acres): 0.97 +/-
Existing Zoning: I-2 Proposed Zoning: TOD-MO
Overlay: N/A Tree Survey Provided: Yes: _____ N/A: x
Required Rezoning Pre-Application Meeting* with: Solomon Fortune
Date of meeting: 9/13/18

(*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): 5
Purpose/description of Conditional Zoning Plan: To change the zoning from I-2 to TOD-MO. See attached plans.

Aston Properties, Inc.
Name of Rezoning Agent
610 E. Morehead St., Suite 100
Agent's Address
Charlotte, North Carolina 28202
City, State, Zip
(704) 366-7337 (704) 365-3215
Telephone Number Fax Number
lkpartee@astonprop.com
E-Mail Address
L. Karen Partee
Signature of Property Owner
L. Karen Partee
(Name Typed / Printed)

2301 Distribution, LLC
Name of Petitioner(s)
610 E. Morehead St., Suite 100
Address of Petitioner(s)
Charlotte, NC 28202
City, State, Zip
(704) 366-7337 (704) 365-3215
Telephone Number Fax Number
lkpartee@astonprop.com
E-Mail Address
L. Karen Partee
Signature of Petitioner
L. Karen Partee
(Name Typed / Printed)

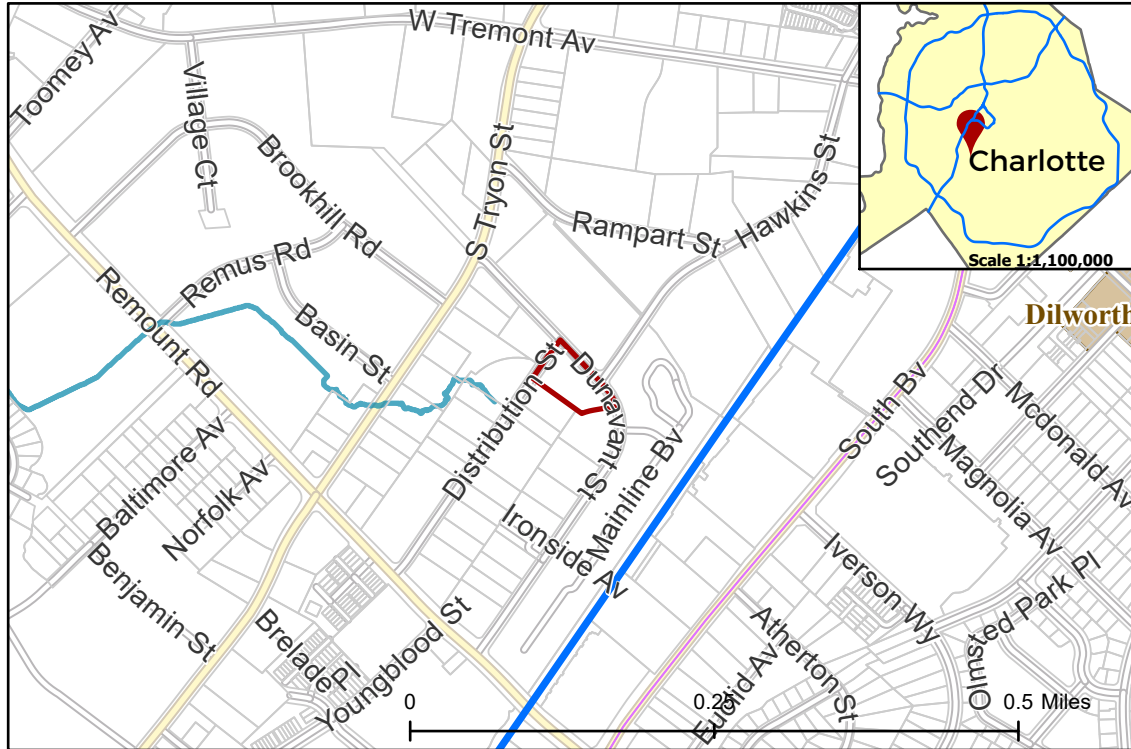
2018-130: 2301 Distribution, LLC

Current Zoning I-2 (General Industrial)

Requested Zoning TOD-M(O) (Transit Oriented Development- Mixed Use, Optional)
with 5 Year Vested Rights

Approximately .97 acres

Location of Requested Rezoning



Rezoning Map



- 2018-130
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- East Blvd Pedscape Plan
- Historic Districts
- City Council District
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested TOD-M(O)
- 5 Year Vested from I-2

Zoning Classification

- Multi-Family
- Urban Residential
- Business
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 10/30/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-131

Petition #:	_____
Date Filed:	<u>10/18/2018</u>
Received By:	<u>B</u>

Property Owners: HCBV LLC

Owner's Addresses: 204-C West Woodlawn Road, Charlotte, NC 28217

Date Properties
Acquired: 12/20/2017

Property Addresses: 1420 S. Mint Street, Charlotte, NC 28203

Tax Parcel Numbers: 073-262-14

Current Land Use: industrial (Acres): ± 1.465

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, Alberto Gonzalez, and Catherine Mahoney

Date of meeting: 8/29/18

(*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: N/A

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

HCBV, LLC (Attn: Randy Smith)

Name of Petitioner

204 West Woodlawn Road, Ste C

Address of Petitioner

Charlotte, NC 28217

City, State, Zip

704.532.0028

Telephone Number

Fax Number

rs@landmarkdp.com

E-mail Address

SEE ATTACHMENT A

Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2018-

HCBV LLC

OWNER JOINDER AGREEMENT

HCBV LLC

The undersigned, as the owner of the parcel of land located at 1420 S. Mint Street that is designated as Tax Parcel No. 073-262-14 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from I-2 zoning district to the TOD-M 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 9 day of Oct, 2018.

HCBV LLC

By: BV. Belk Jr

Name: BV BELK JR

Its: Managing Member

2018-131: HCBV, LLC

Current Zoning I-2 (General Industrial)

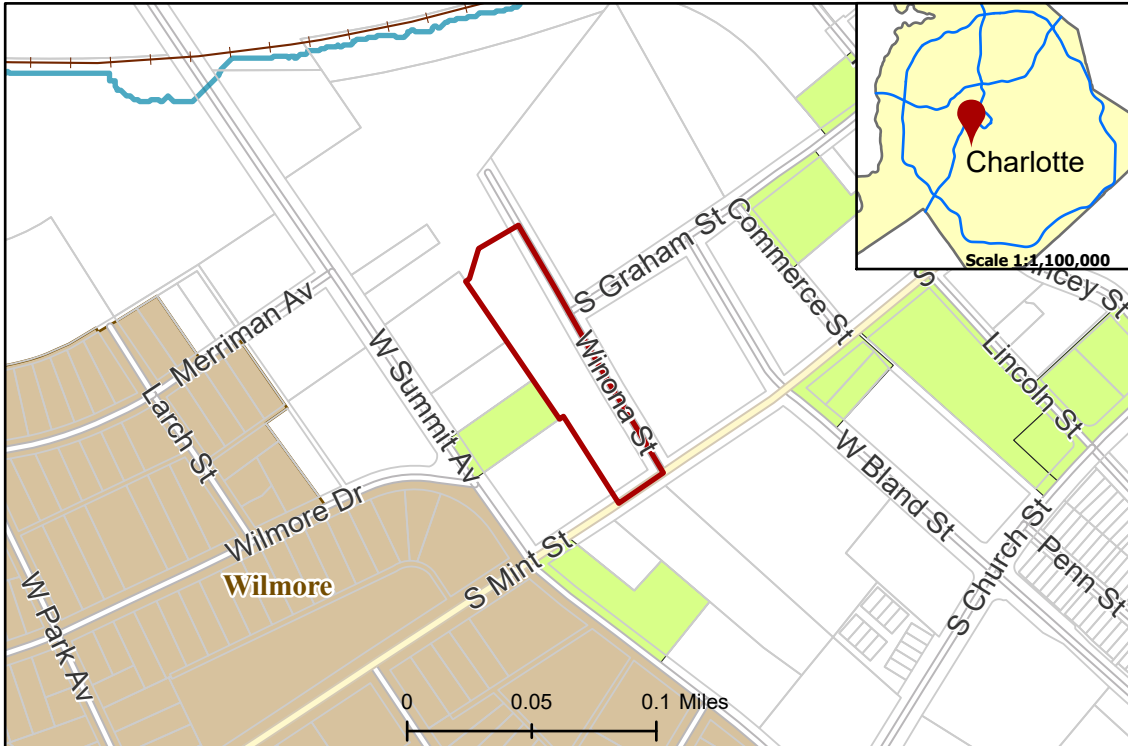
Requested Zoning TOD-M (Transit Oriented Development - Mixed Use)

Approximately 1.465 acres

Rezoning Map



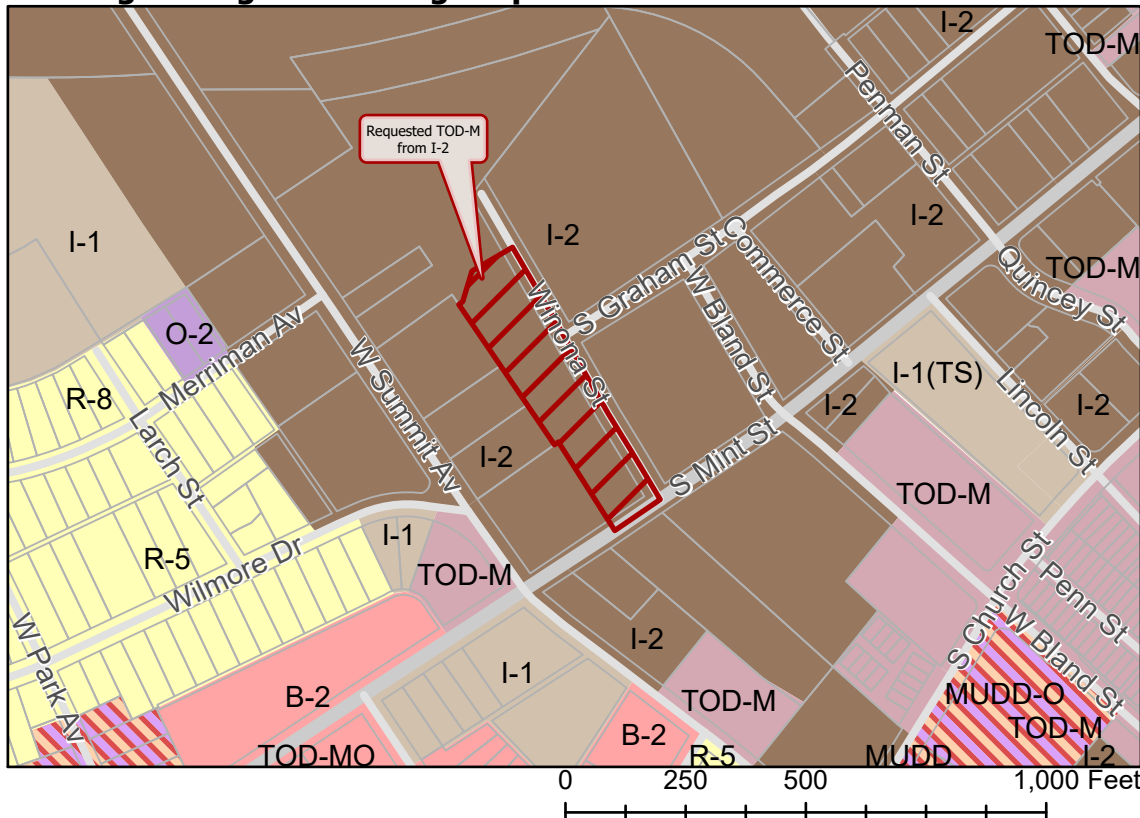
Location of Requested Rezoning



- 2018-131
- Inside City Limits
- Parcel
- Railway
- Streams
- Transit Supportive Overlay
- Historic Districts
- City Council District**
 - 3-LaWana Mayfield



Existing Zoning & Rezoning Request

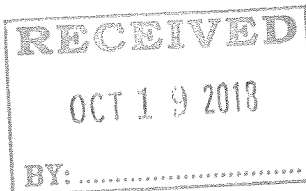


- Requested TOD-M from I-2
- Zoning Classification**
 - Single Family
 - Office
 - Business
 - Light Industrial
 - General Industrial
 - Mixed Use
 - Transit-Oriented



Map Created 10/29/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-132

Petition #:

Date Filed:

10/19/2018

Received By:

[Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Mallard Creek Optimist Club, Inc.

Owner's Address: 5502 McChesney Drive City, State, Zip: Charlotte, NC 28269

Date Property Acquired: 10-15-1979

Property Address: 5050 Ridge Road

Tax Parcel Number(s): 029-411-10

Current Land Use: Vacant Size (Acres): +/- 10.5 acres

Existing Zoning: R-3 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Grant Meacci, Josh Weaver, Claire Lyte-Graham, Rick Grochoske

Date of meeting: 9/25/2018

(*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): 5

Purpose/description of Conditional Zoning Plan: to accommodate the development of a multi-family residential community with potential commercial components and pedestrian amenities.

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 / brittany.lins@klgates.com
E-Mail Address

[Signature]
Signature of Property Owner

A. Stewart Mallard Jr.
(Name Typed / Printed)

Alliance Residential Company
Name of Petitioner(s)

200 Providence Rd., Suite 250
Address of Petitioner(s)

Charlotte, NC 28207
City, State, Zip

772-530-2350
Telephone Number Fax Number

cplatt@allresco.com
E-Mail Address

[Signature]
Signature of Petitioner

Chad Platt, Development Manager
(Name Typed / Printed)

2018-132: Alliance Residential Company

Current Zoning R-3 (Single Family Residential)

Requested Zoning MUDD-O (Mixed Use Development, Optional) with 5 Year Vested Rights

Approximately 10.5 acres

Rezoning Map



Location of Requested Rezoning



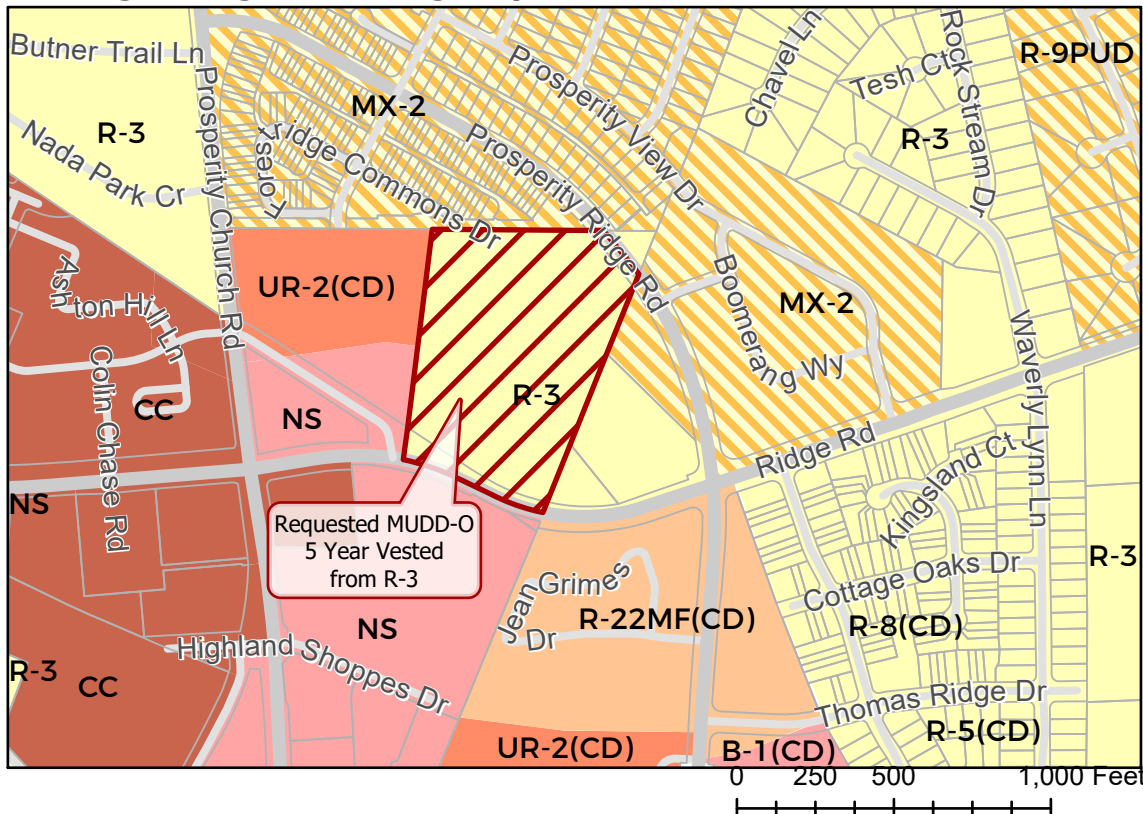
- 2018-132
- Inside City Limits
- Parcel
- Streams

City Council District

- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



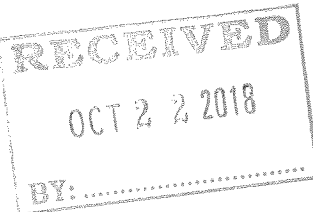
- Requested MUDD-O
- 5 Year Vested from R-3

Zoning Classification

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



Map Created 10/30/2018



2018-133

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____
Date Filed: 10/22/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)Property Owner: City of CharlotteOwner's Address: 600 East Fourth Street City, State, Zip: Charlotte, NC 28262Date Property Acquired: September, 2018 (09/24/2018)Property Address: 11217 Providence Road West, Charlotte, NC 28277Tax Parcel Number(s): 22313208Current Land Use: Vacant Size (Acres): 7.512 acresExisting Zoning: R-3 Proposed Zoning: NS (Neighborhood Services)

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

Required Rezoning Pre-Application Meeting* with: Kent MainDate of meeting: September 11, 2018

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

For Conditional Rezonings Only:Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): NoPurpose/description of Conditional Zoning Plan: CMPD Police Division OfficeJoseph Humphrey, AIA
Name of Rezoning Agent1000 West Morehead Street, Suite 170
Agent's AddressCharlotte, NC 28208
City, State, Zip704-333-0093 _____
Telephone Number Fax Numberjhumphrey@cdesigninc.com
E-Mail Address[Signature]
Signature of Property OwnerM. Woodside for City of Charlotte
(Name Typed / Printed)City of Charlotte
Name of Petitioner(s)600 East Fourth St.
Address of Petitioner(s)Charlotte, NC 28202
City, State, Zip704.336.2291 _____
Telephone Number Fax NumberMWOODSIDE@CHARLOTTE.NC.GOV
E-Mail Address[Signature]
Signature of PetitionerMonica Hendrickson-Woodside
(Name Typed / Printed)

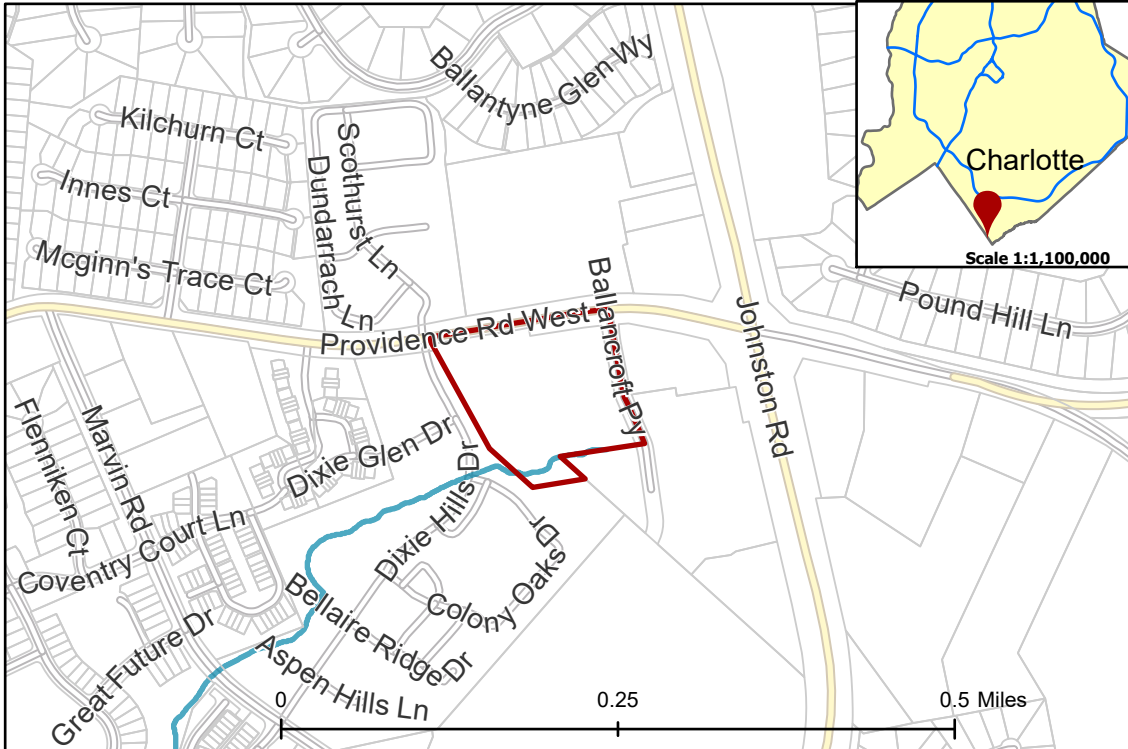
2018-133: City of Charlotte

Current Zoning R-3 (Single Family Residential)

Requested Zoning NS (Neighborhood Services)

Approximately 7.512 acres

Location of Requested Rezoning



Rezoning Map

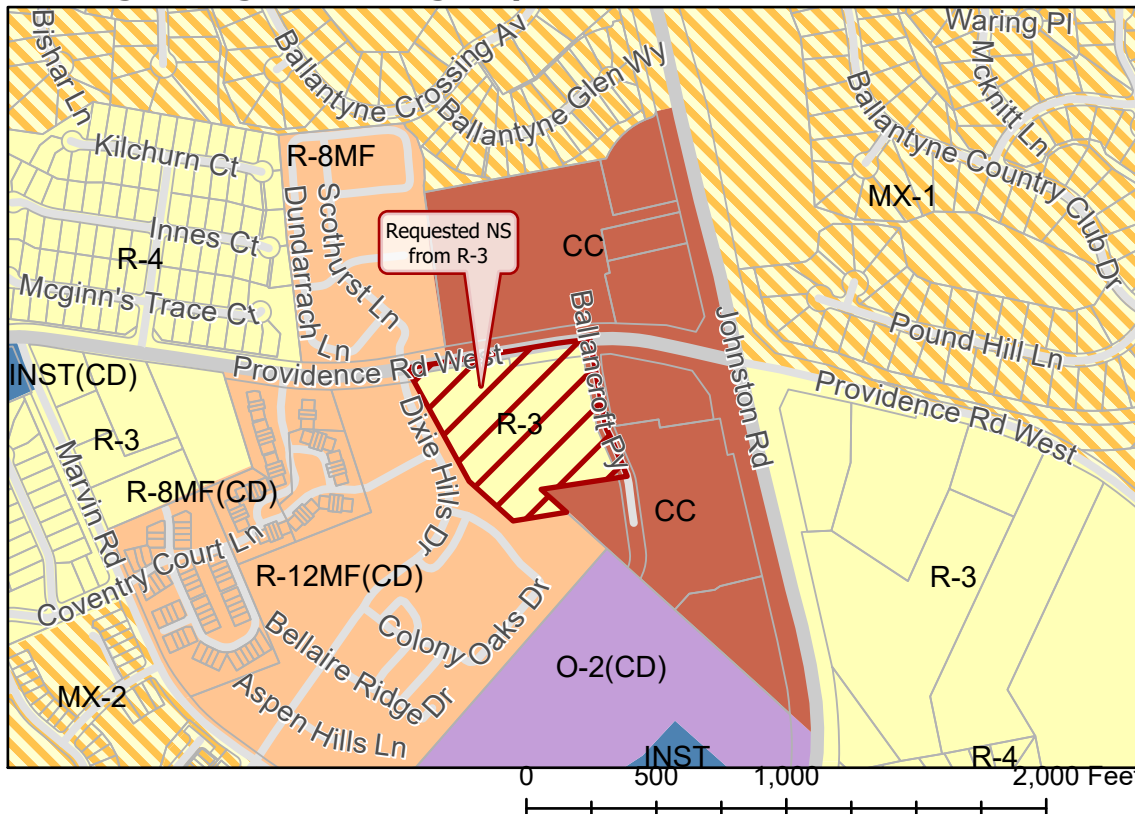


- 2018-133
- Inside City Limits
- Parcel
- Streams

City Council District
7-Edmund H. Driggs



Existing Zoning & Rezoning Request



Requested NS
from R-3

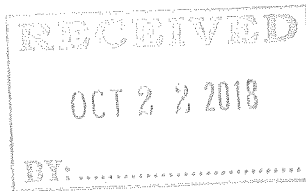
Zoning Classification

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



Map Created 10/29/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	<u>2018-134</u>
Date Filed:	<u>10/22/2018</u>
Received By:	<u>BH</u>

Property Owners: Liberty Crossing I, LLC

Owner's Addresses: 13334 Bally Bunnion Way, Davidson, NC 28036

Date Properties Acquired: 12/31/1992

Property Addresses: N/A

Tax Parcel Numbers: portion of 019-331-05

Current Land Use: vacant (Acres): ± 19.61

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

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Joshua Weaver, Grant Meacci, Charlotte Lamb

Date of meeting: 10/16/18

(*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 development of the site with a multi-family residential community.

Keith MacVean, Dujuana Keys & 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)
704-331-2371 (DK) 704-339-5888 (DK)
704-331-1144 (JB) 704-378-1925 (JB)
Telephone Number Fax Number

keithmacvean@mvalaw.com; dujuanakeys@mvalaw.com;
jeffbrown@mvalaw.com
E-mail Address

SEE ATTACHMENT A
Signature of Property Owner

HHHunt (Attn: Elam Hall)
Name of Petitioner

1401 Sunday Drive, Ste 109
Address of Petitioner

Raleigh, NC 27607
City, State, Zip

919.461.0587
Telephone Number Fax Number

rehall@hhhunt.com
E-mail Address

SEE ATTACHMENT B
Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2018-____
HHHunt

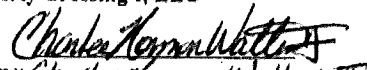
OWNER JOINDER AGREEMENT
Liberty Crossing I, LLC

The undersigned, as the owner of the parcel of land located at the northwest intersection of Old Statesville Road and Independence Hill Road that is designated as a portion of Tax Parcel No. 019-331-05 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-4 zoning district to the UR-2(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 October, 2018.

Liberty Crossing I, LLC

By:



Name:

Charles Norman Walters II

Its:

manager

ATTACHMENT B

**REZONING PETITION NO. 2018-
HHHunt**

Petitioner:

HHHunt

By:

R. Elam Hall

Name: R. Elam Hall

Title: Director of Acquisitions and Development

2018-134: HHHunt

Current Zoning R-4 (Single Family Residential)

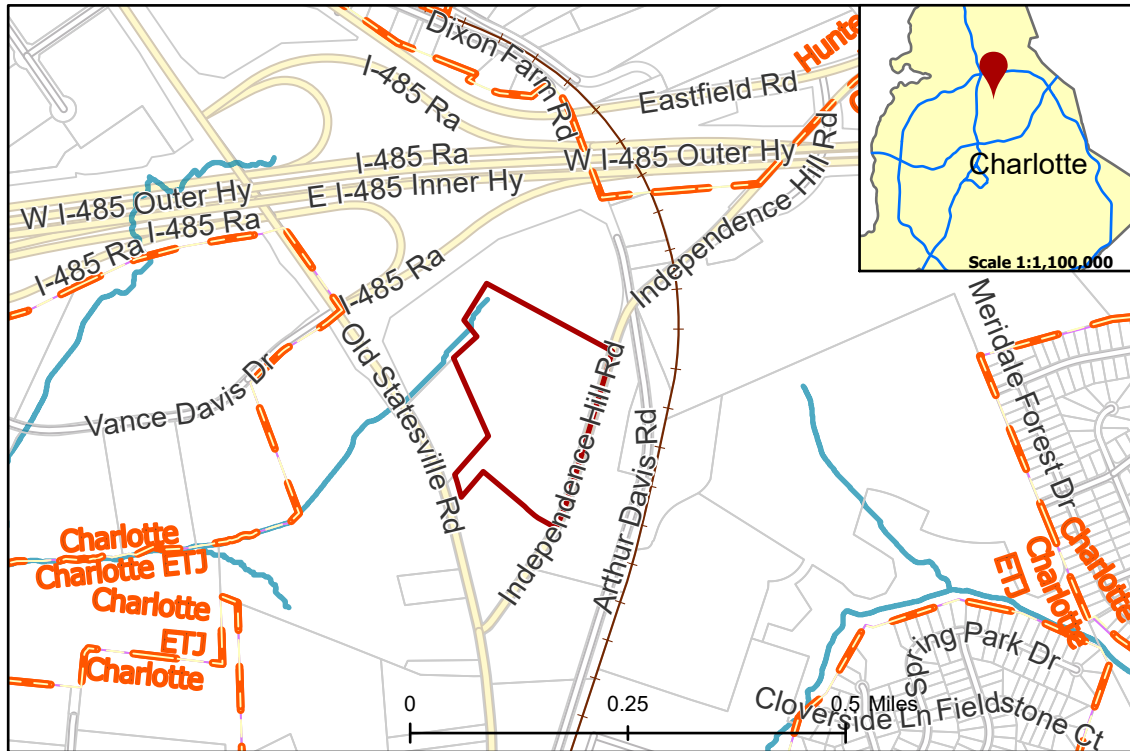
Requested Zoning UR-2(CD)(Urban Residential, Conditional)

Approximately 19.61 acres

Rezoning Map



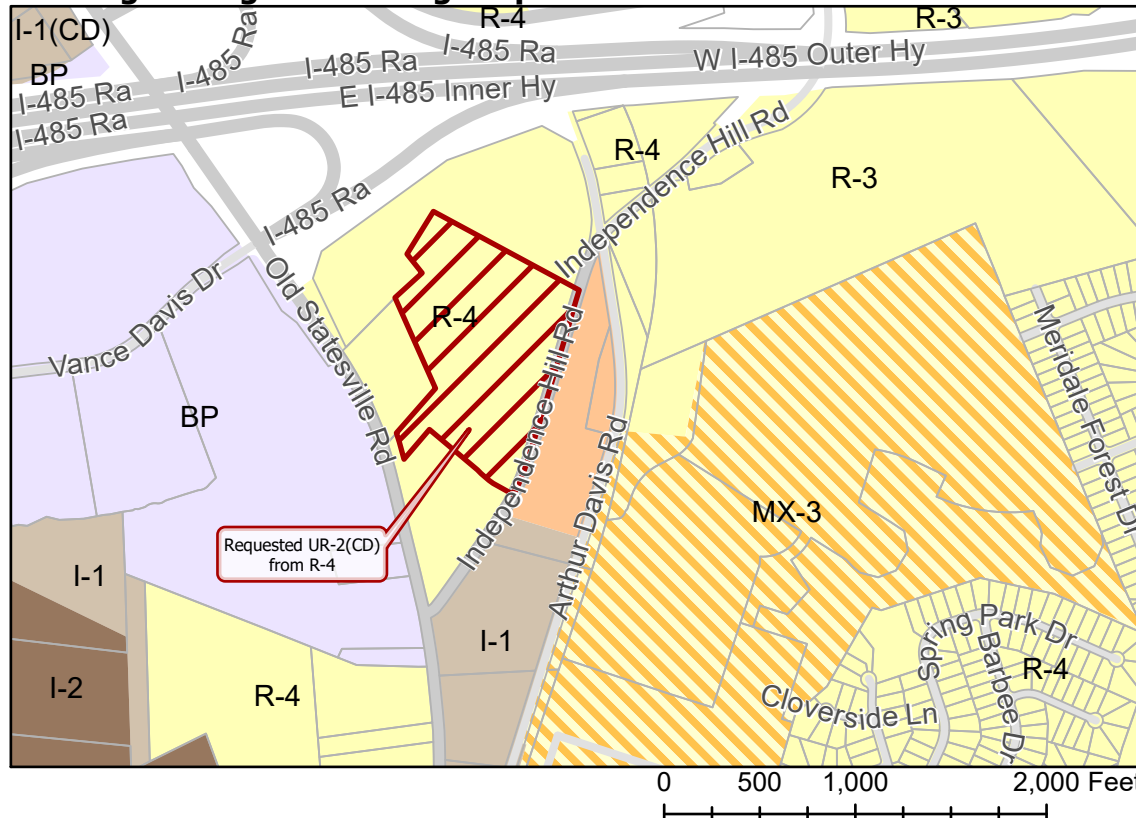
Location of Requested Rezoning



- 2018-134
- Inside City Limits
- Parcel
- Railway
- Streams



Existing Zoning & Rezoning Request



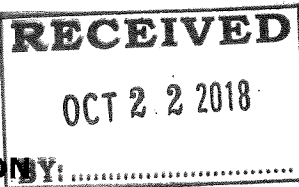
- Requested UR-2(CD) from R-4

Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Business Park
- Light Industrial
- General Industrial



Map Created 10/29/2018



2018-135

I. REZONING APPLICATION BY:
CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>10/22/2018</u>
Received By:	<u>P</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Woodlawn Station Holdings LLC

Owner's Address: 1310 South Tryon Street, Suite 104 City, State, Zip: Charlotte, NC 28203

Date Property Acquired: September 7, 2018

Property Address: 4806 Old Pineville Road

Tax Parcel Number(s): 169-011-10

Current Land Use: Industrial

Size (Acres): +/- 1.49 ~~1.447~~ acres

Existing Zoning: I-2

Proposed Zoning: TOD-RO

Overlay: N/A

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

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

Date of meeting: August 28, 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 45 single family attached dwelling units on the site, and up to 10,000 square feet of Commercial Space.

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

WOODLAWN STATION HOLDINGS LLC

By: [Signature]
Signature of Property Owner

Ralph H. Falls III

(Name Typed / Printed)

Woodlawn Station Holdings LLC (c/o Ralph Falls)
Name of Petitioner(s)

1310 South Tryon Street, Suite 104
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704-333-4244
Telephone Number Fax Number

ralph@pacecommercial.com
E-Mail Address

WOODLAWN STATION HOLDINGS LLC

By: [Signature]
Signature of Petitioner

Ralph H. Falls III

(Name Typed / Printed)

2018-135: Woodlawn Station Holdings LLC

Current Zoning I-2 (General Industrial)

Requested Zoning TOD-RO (Transit Oriented Development - Residential, Optional)

Approximately 1.49 acres

Rezoning Map



Location of Requested Rezoning



- 2018-135
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams

City Council District

- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested TOD-RO from I-2

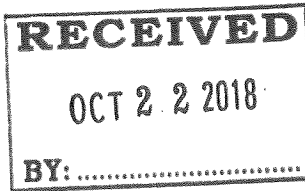
Zoning Classification

- Business
- Commercial Center
- General Industrial
- Transit-Oriented



Map Created 10/29/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-136

Petition #:	_____
Date Filed:	<u>10/22/2018</u>
Received By:	<u>RH</u>

Property Owners: AP 436 E 36th Street LP c/o Asana Partners LP

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

Date Properties
Acquired: 04/19/2018

Property Addresses: 436 E 36th Street, Charlotte, NC 28205

Tax Parcel Numbers: 083-084-08

Current Land Use: vacant/warehouse (Acres): ± 1.103

Existing Zoning: TOD-M(O) Proposed Zoning: TOD-M(O)SPA

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

Required Rezoning Pre-Application Meeting* with: Mandy Rosen, Sonja Sanders, Carlos Alzate, Michael Russell, and Monica Holmes

Date of meeting: 9/6/18

(*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 amend the approved conditional plan to allow the adaptive re-use of the existing building on the Site, and to allow the existing parking to meet the standards of the TOD-M zoning district.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704.331.3531(KM) 704-378-1954(KM)

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

Telephone Number Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Asana Partners LP (Attn: Welch Liles)

Name of Petitioner

1616 Camden Road, Ste 210

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704-423-1721

Telephone Number

Fax Number

wliles@asanapartners.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

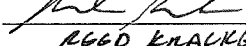
REZONING PETITION NO. 2018-____
Asana Partners LP

OWNER JOINDER AGREEMENT
AP 436 E 36th Street LP c/o Asana Partners LP

The undersigned, as the owner of the parcel of land located at 436 E 36th Street, Charlotte, NC that is designated as Tax Parcel No. 083-084-08 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 TOD-M(O) zoning district to the TOD-M(O) SPA 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 19TH day of OCTOBER, 2018.

AP 436 E 36th Street LP c/o Asana Partners LP

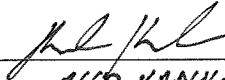
By: 
Name: REED KRACKE
Its: MD

ATTACHMENT B

**REZONING PETITION NO. 2018-
Asana Partners LP**

Petitioner:

Asana Partners LP

By: 
Name: ROCCO KRAUSE
Title: MR

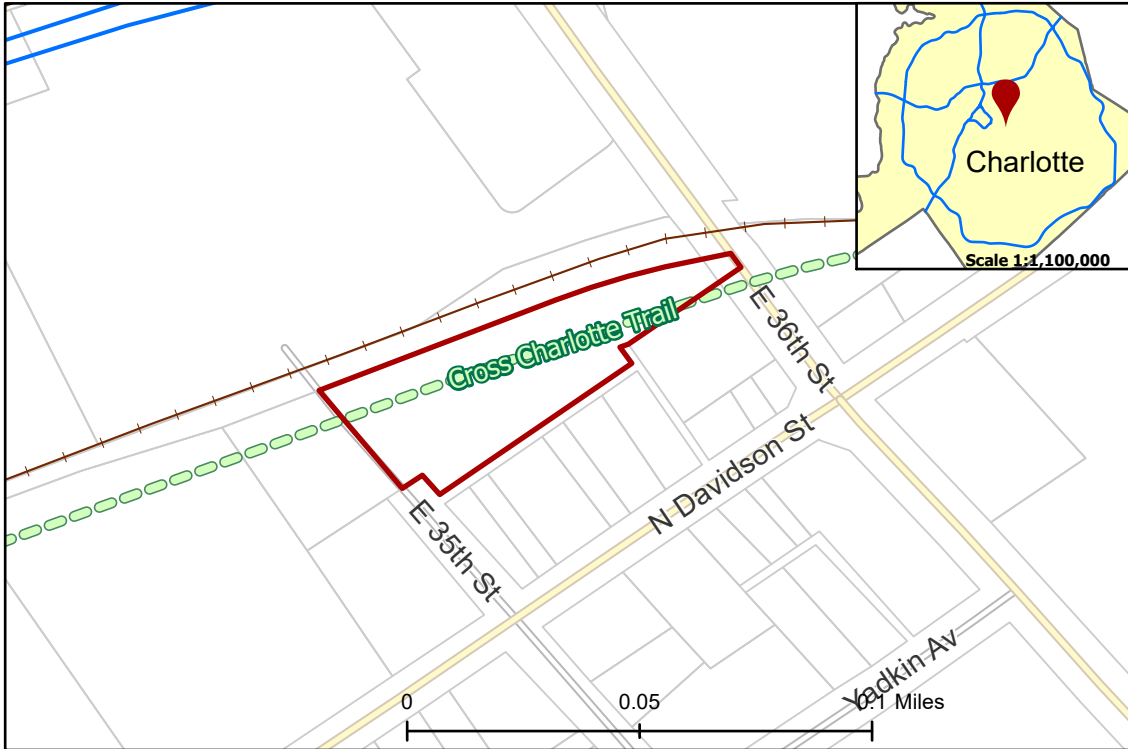
2018-136: Asana Partners LP

Current Zoning TOD-M(O) (Transit Oriented Development - Mixed Use, Optional)

Requested Zoning TOD-M(O) SPA (Transit Oriented Development - Mixed Use, Optional, Site Plan Amendment)

Approximately 1.103 acres

Location of Requested Rezoning



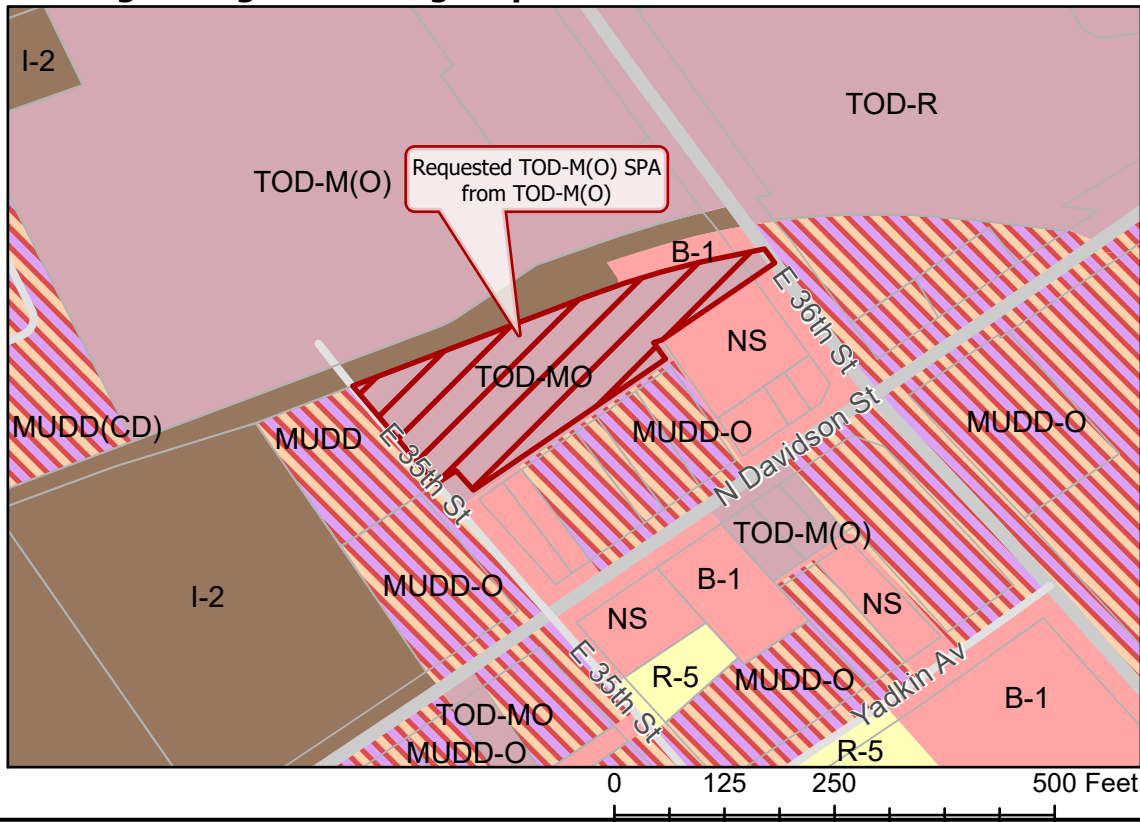
Rezoning Map



- 2018-136
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- City Council District
- 1-Larken Eggleston



Existing Zoning & Rezoning Request



- Requested TOD-M(O) SPA from TOD-M(O)

Zoning Classification

- Single Family
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 10/29/2018