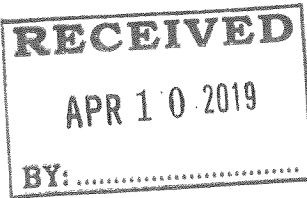


Rezoning Petition Packet

Petitions:
2019-065 through 2019-069

Petitions that were submitted in May 2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-065

Petition #:	
Date Filed:	4/16/2019
Received By:	BT

Complete All Fields (Use additional pages if needed)

Property Owner: City of Charlotte

Owner's Address: 600 East Fourth St City, State, Zip: Charlotte, NC 28208

Date Property Acquired: 07/02/1997

Property Address: 8474 Tuckaseegee Rd.

Tax Parcel Number(s): 05537121 (portion to be bordered by Wilkinson Blvd, Todd Road and Tuckaseegee Road)

Current Land Use: Vacant Size (Acres): +/- 15.17 acres

Existing Zoning: B-2 Proposed Zoning: I-2

Overlay: Lower Lake Wylie, PA and West Side Strategic Plan Tree Survey Provided: Yes: yes N/A:

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Jason Prescott, Grant Meacci, and Carlos Alzate
Date of meeting: February 5, 2019

(*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:

Stuart Hair
Name of Rezoning Agent

5601 Wilkinson Blvd.
Agent's Address

Charlotte, NC 28208
City, State, Zip

704-359-4895
Telephone Number Fax Number

sphair@cltairport.com
E-Mail Address

[Signature]
Signature of Property Owner

Stuart Hair
(Name Typed / Printed)

Charlotte Douglas International Airport
Name of Petitioner(s)

5601 Wilkinson Blvd.
Address of Petitioner(s)

Charlotte, NC 28208
City, State, Zip

704-359-4895
Telephone Number Fax Number

sphair@cltairport.com
E-Mail Address

Brent Cagle
Signature of Petitioner

Brent Cagle
(Name Typed / Printed)

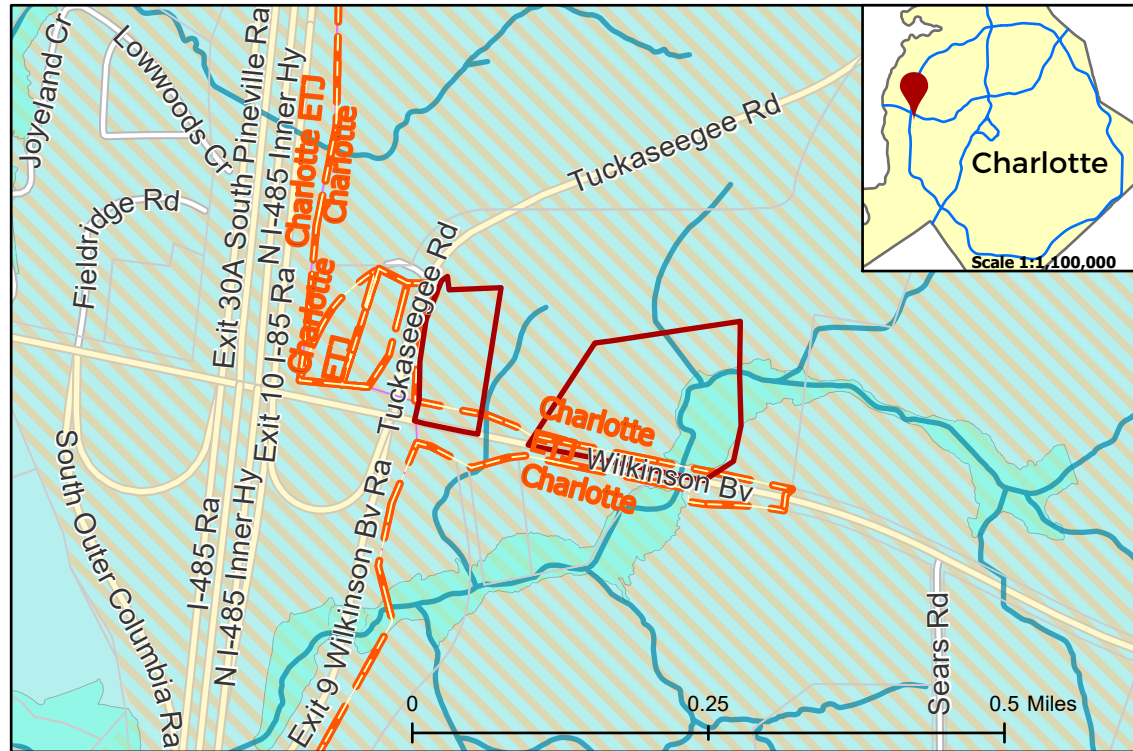
2019-065 : Charlotte Douglas International Airport

Current Zoning B-2 LLWPA AIR (General Business, Lower Lake Wylie Protected Area, Airport Noise Overlay)

Requested Zoning I-2 LLWPA AIR (General Industrial, Lower Lake Wylie Protected Area, Airport Noise Overlay)

Approximately 15.17 acres

Location of Requested Rezoning



Rezoning Map



- 2019-065
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- Airport Noise Overlay

Watershed Overlay

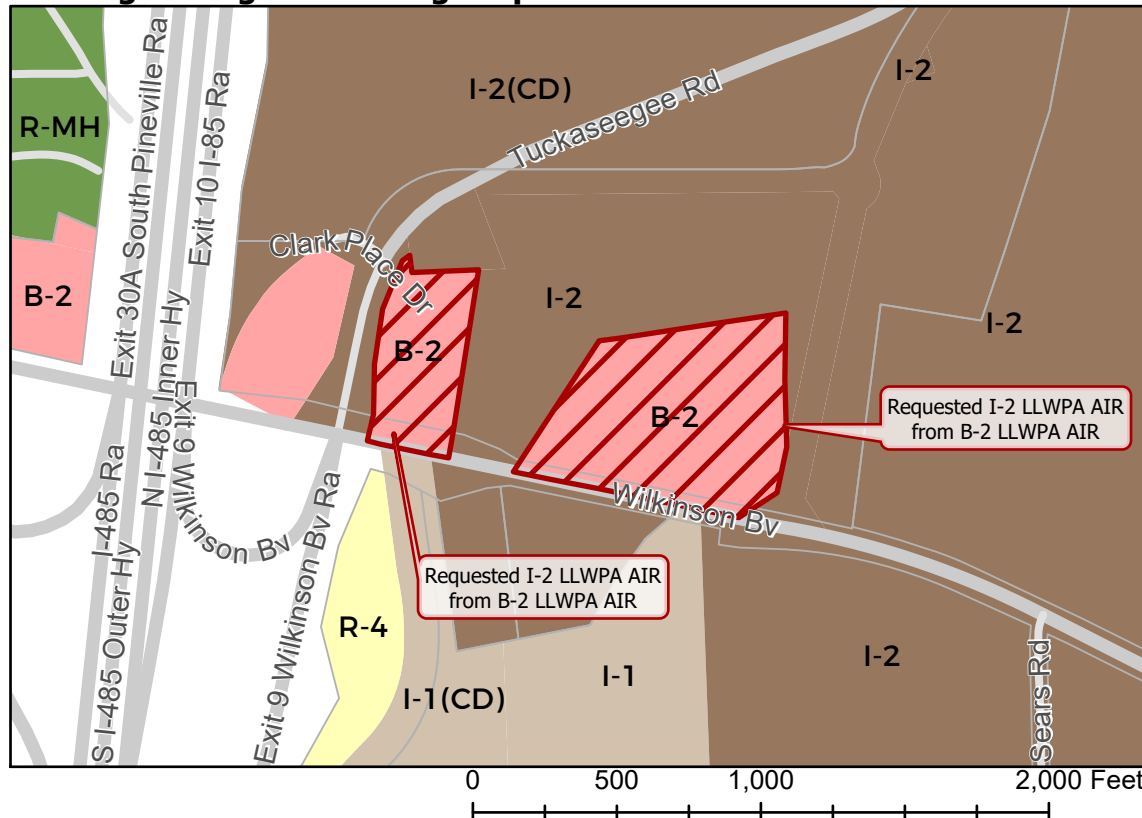
- Lower Lake Wylie - Critical Area
- Lower Lake Wylie - Protected Area

City Council District

- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested I-2 LLWPA AIR from B-2 LLWPA AIR

Zoning Classification

- Single Family
- Manufactured Home
- Business
- Light Industrial
- General Industrial



Map Created 5/31/2019

RECEIVED

APR 15 2019

BY:

2019-066

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:

Date Filed:

Received By:

4/15/2019

h

Property Owners: TCB NODA Mills, LLC

Owner's Addresses: 1003 K St NW, Ste 700, Washington, DC 20001

Date Properties
Acquired: 07/18/2011

Property Addresses: 405 R 36th Street, Charlotte, NC 28205

Tax Parcel Numbers: portion of 091-101-54

Current Land Use: vacant (Acres): ±.177

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

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

Required Rezoning Pre-Application Meeting* with: Sonia Sanders, Mandi Rosen, Carlos Alzate, and Grant Meacci

Date of meeting: March 19, 2019

(*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

Bridget Grant, Dujuana Keys, & Jeff Brown
Name of Rezoning Agent

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

Charlotte, NC 28202
City, State, Zip

704.331.2379 (BG) 704-378-1973(BG)
704-331-2371 (DK) 704-339-5888 (DK)
704-331-1144 (JB) 704-378-1925 (JB)
Telephone Number Fax Number

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


Signature of Property Owner

FCP (Attn: Ross Magette)
Name of Petitioner

4445 Willard Avenue, Ste 900
Address of Petitioner

Chevy Chase, MD 20815
City, State, Zip

240.395.2035
Telephone Number Fax Number

rmagette@fcpcdc.com
E-mail Address


Signature of Petitioner

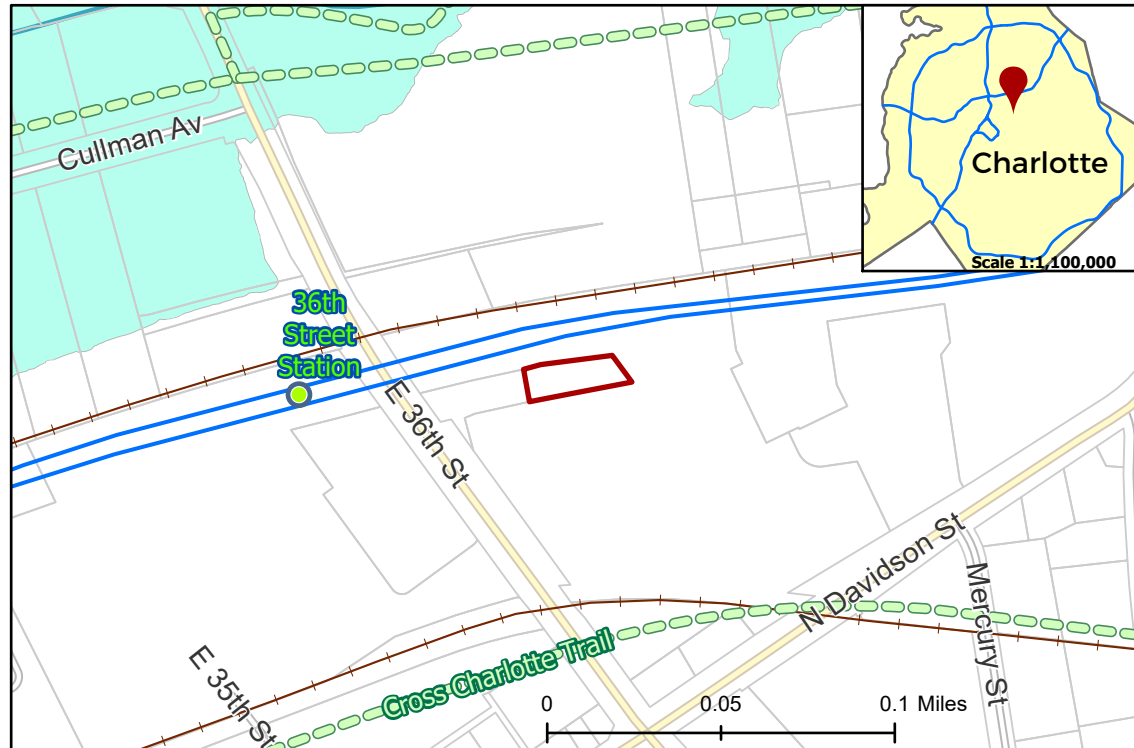
2019-066 : FCP

Current Zoning I-2 (General Industrial)

Requested Zoning TOD-CC (Transit Oriented Development, Community Center)

Approximately .177 acres

Location of Requested Rezoning



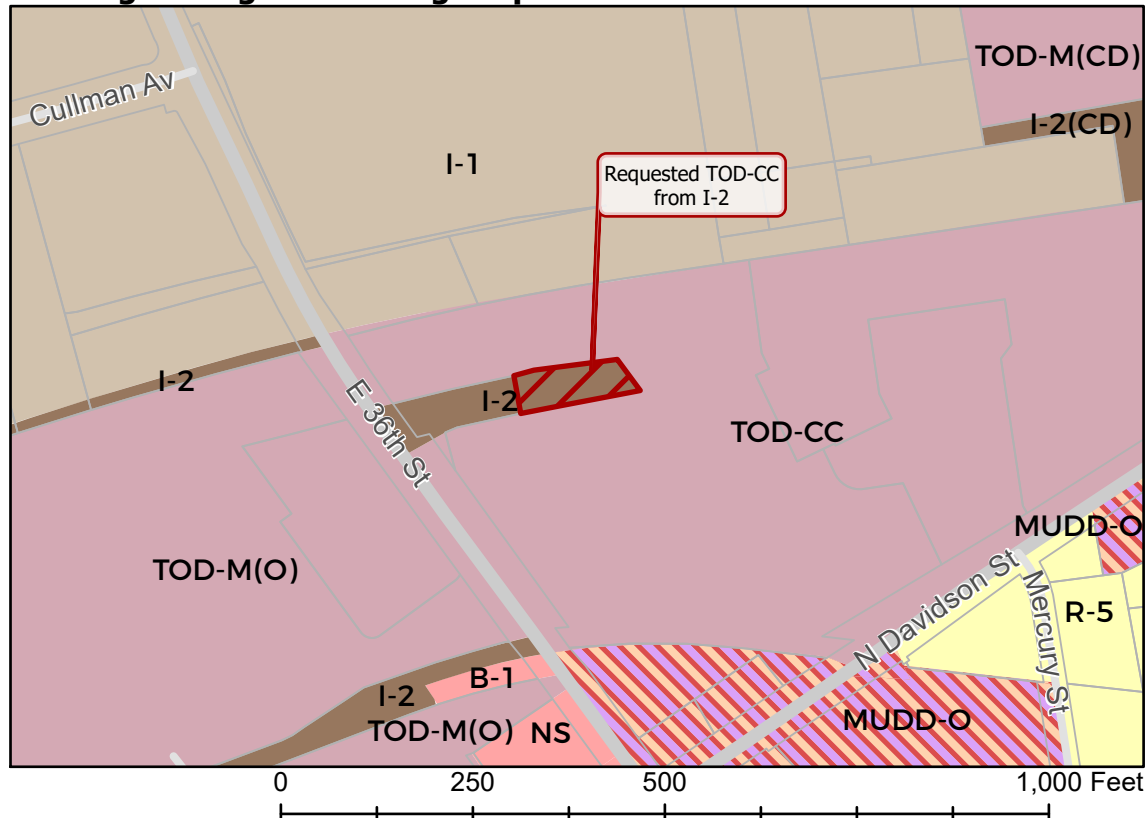
Rezoning Map



- 2019-066
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested TOD-CC from I-2

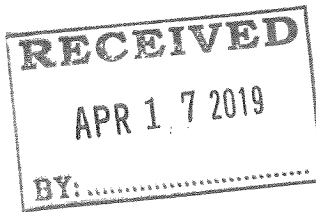
Zoning Classification

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



Map Created 5/31/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-067

Petition #: _____
Date Filed: 4/17/2019
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Worthington Avenue Partners

Owner's Address: 215 E Worthington Avenue City, State, Zip: Charlotte, NC 28203

Date Property Acquired: April 26, 2013

Property Address: 215 E Worthington Avenue

Tax Parcel Number(s): 12105402

Current Land Use: Iron Tribe Fitness Size (Acres): .15 acres

Existing Zoning: B-1 Proposed Zoning: TOD-UC

Overlay: Southend Transit Station Area Plan / DILWORTH H.D. Tree Survey Provided: Yes: _____ N/A: X

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Carlos Alzate, Grant Meacci, Catherine Mahoney, Kirsty Sanchez

Date of meeting: April 10, 2019

(*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: _____

Caren Wingate

Name of Rezoning Agent

1201 S Graham Street

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-641-2154

Telephone Number

Fax Number

cwingate@wingadgroup.com

E-Mail Address

[Signature]

Signature of Property Owner

Caren Wingate

(Name Typed / Printed)

J D Brooks

Name of Petitioner(s)

215 E Worthington Avenue

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

704-562-3754

Telephone Number

Fax Number

jdbrooks@irontribefitness.com

E-Mail Address

[Signature]

Signature of Petitioner

J D Brooks

(Name Typed / Printed)

2019-067 : JD Brooks

Current Zoning B-1 HD (Neighborhood Business, Historic District)

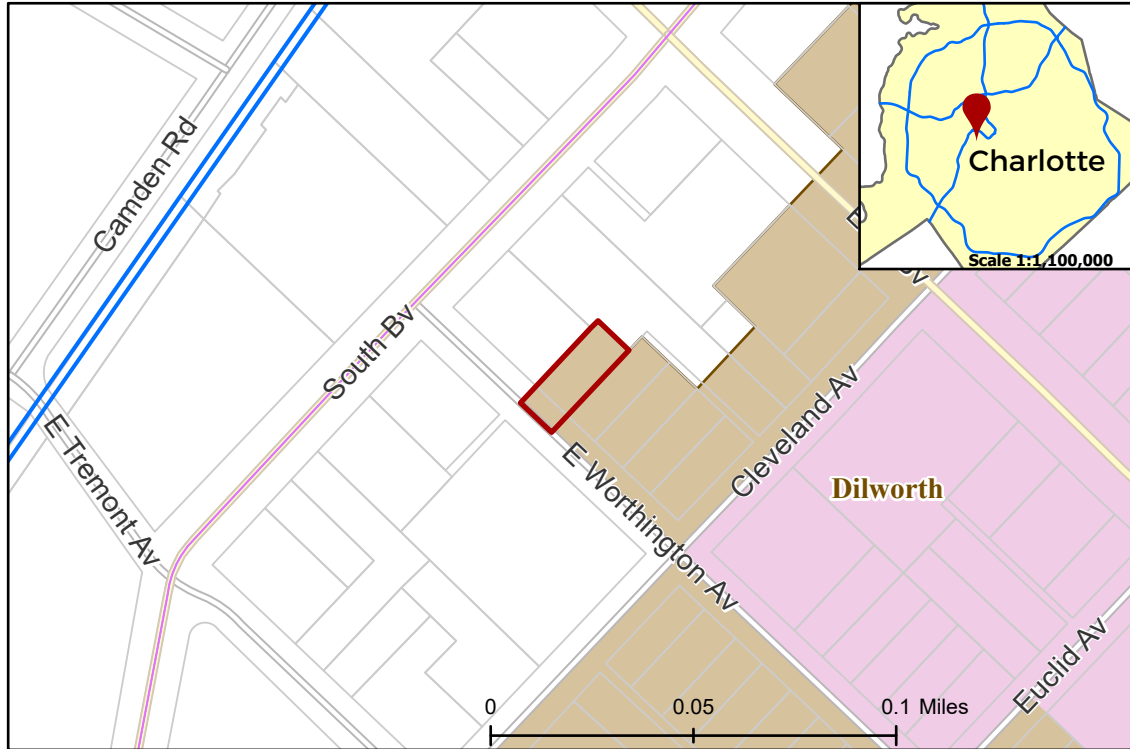
Requested Zoning TOD-UC HD(Transit Oriented Development, Urban Center, Historic District)

Approximately .15 acres

Rezoning Map



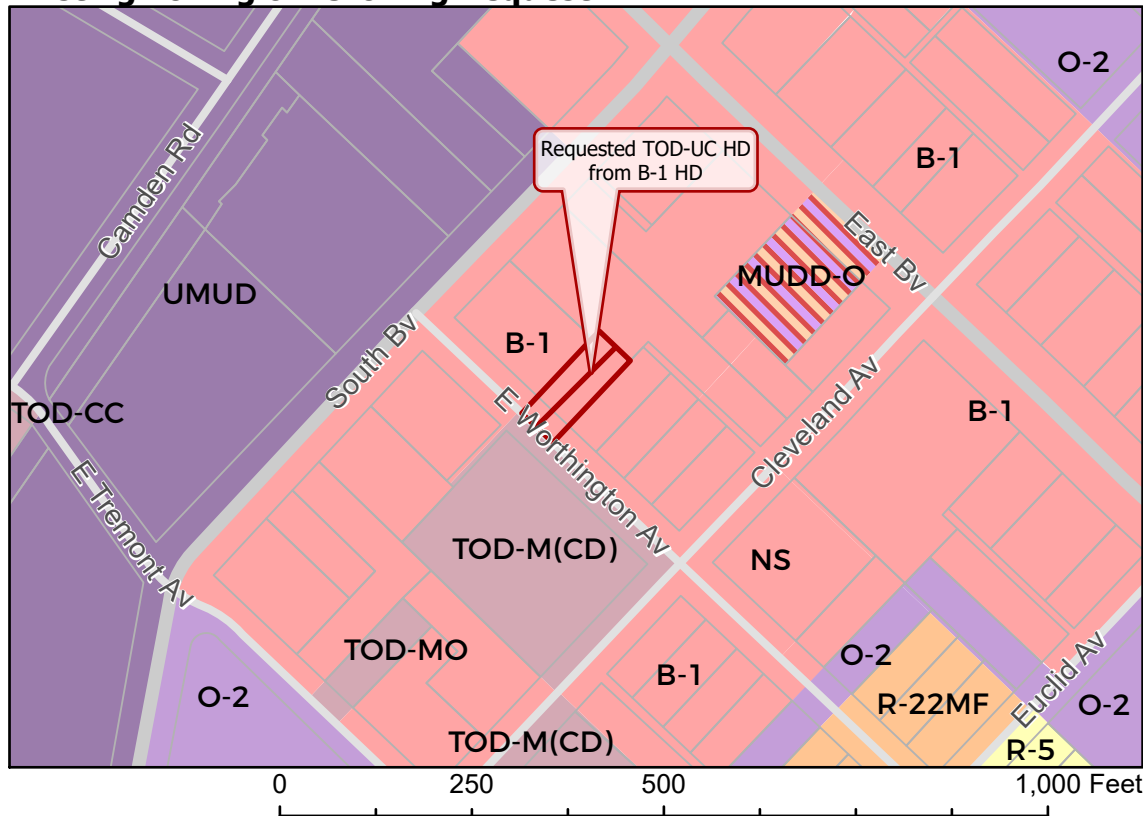
Location of Requested Rezoning



- 2019-067
- Inside City Limits
- Parcel
- LYNX Blue Line
- East Blvd Pedscape Plan
- Historic Districts
- City Council District**
 - 1-Larken Egleston



Existing Zoning & Rezoning Request

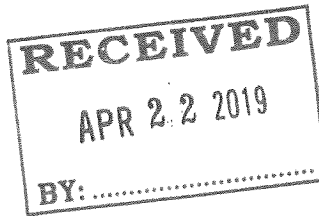


- Requested TOD-UC HD from B-1 HD
- Zoning Classification**
 - Single Family
 - Multi-Family
 - Office
 - Business
 - Uptown Mixed Use
 - Mixed Use
 - Transit-Oriented



Map Created 5/31/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-068

Petition #:	
Date Filed:	4/22/2019
Received By:	PH

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): 205-102-07, 205-102-08, 205-102-09, 205-102-10 and 205-102-06

Current Land Use: Vacant Single Family Residential Size (Acres): +/- 6.167 acres

Existing Zoning: R-4 Proposed Zoning: R-8

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Jason Prescott, Carlos Alzate et al.

Date of meeting: March 26, 2019

(*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: _____

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)

Chelsea Building Group, LLC (c/o Joe Fontana)
Name of Petitioner(s)

131 Matthews Station Street, Suite 2A
Address of Petitioner(s)

Matthews, NC 28105
City, State, Zip

980-221-0500
Telephone Number Fax Number

jfontana@chelseabuildinggroup.com
E-Mail Address

CHELSEA BUILDING GROUP, LLC
By: [Signature]
Signature of Petitioner

Joe Fontana
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Chelsea Building Group, LLC

Property Owners Information, Acquisition Dates and Site Addresses

Tax Parcel No. 205-102-07

Robert Eugene Davis
9725 China Grove Church Road
Pineville, NC 28134

Acquisition Date: August 30, 1967 Per Polaris

Site Address: None

Tax Parcel No. 205-102-08

Frances Elizabeth Davis Webb
c/o Robert Davis
9725 China Grove Church Road
Pineville, NC 28134

Acquisition Date: August 30, 1967 Per Polaris

Site Address: 9733 China Grove Church Road

Tax Parcel No. 205-102-09

Robert S. Webb and Frances D. Webb
3606 Wabash Avenue
Baltimore, MD 21215

Acquisition Date: September 21, 1965

Site Address: 9739 China Grove Church Road

Tax Parcel No. 205-102-10

Walter Lewis Davis
9725 China Grove Church Road
Pineville, NC 28134

Acquisition Date: August 30, 1967 Per Polaris

Site Address: 9819 Packard Street

Tax Parcel No. 205-102-06

Frances Elizabeth Davis Webb
3606 Wabash Avenue
Baltimore, MD 21215

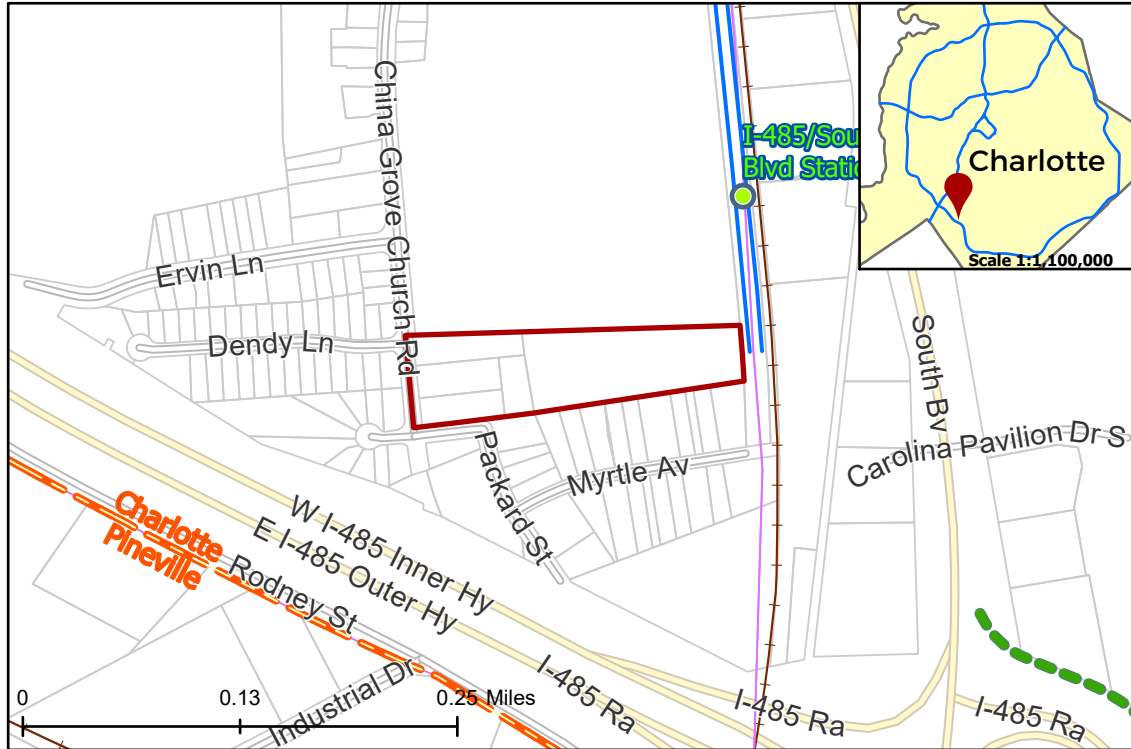
Acquisition Date: No information on Polaris

Site Address: None

2019-068 : Chelsea Building Group, LLC
Current Zoning R-4 (Single Family Residential)
Requested Zoning R-8 (Single Family Residential)

Approximately 6.167 acres

Location of Requested Rezoning



Rezoning Map

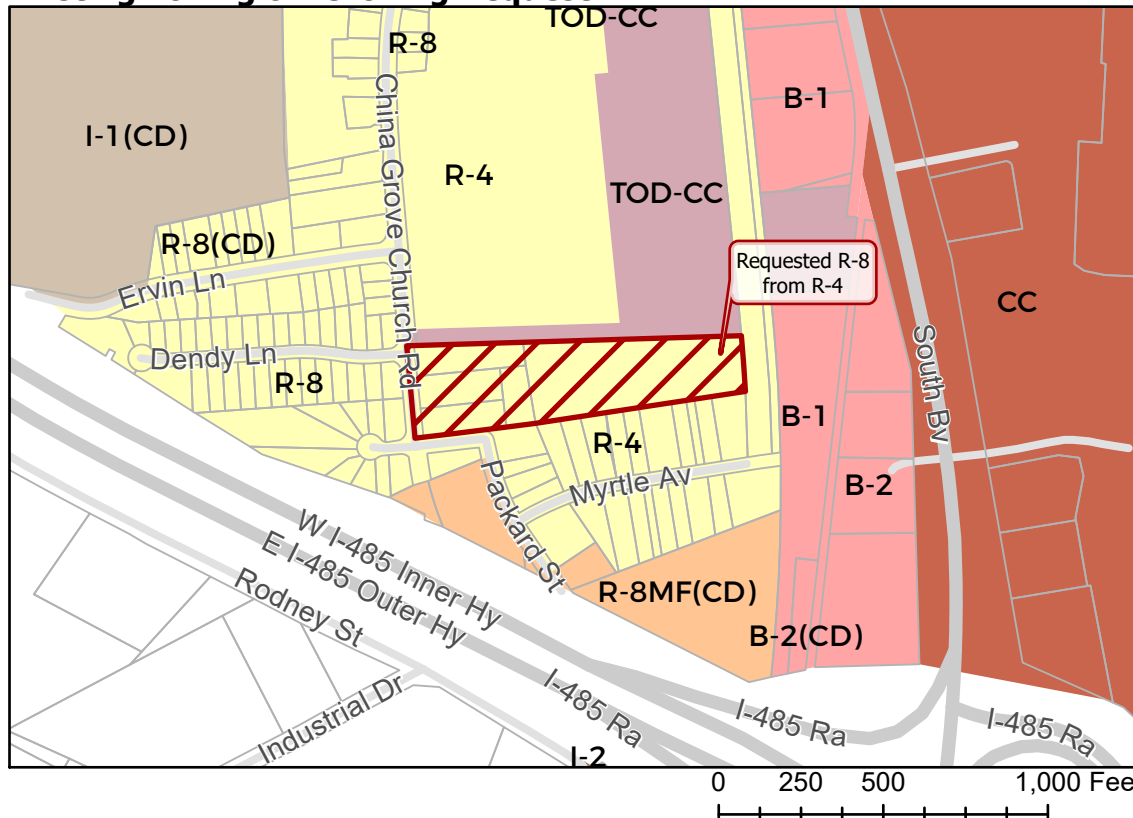


- 2019-068
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- - - Greenway
- + + + Railway

City Council District
 3-LaWana Mayfield



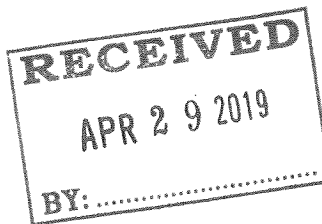
Existing Zoning & Rezoning Request



- Requested R-8 from R-4
- Zoning Classification**
- Single Family
 - Multi-Family
 - Business
 - Commercial Center
 - Light Industrial
 - General Industrial
 - Transit-Oriented

Map Created 5/31/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-069

Petition #:	_____
Date Filed:	4/29/2019
Received By:	BH

Complete All Fields (Use additional pages if needed)

Property Owner: Roma Homes LLC & Lien Thi Bragg

Owner's Address: 3415 Holt Street City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 6/14/2018

Property Address: 720, 724 & 730 East 36th Street Charlotte, NC 28105

Tax Parcel Number(s): 083-087-08, 083-087-07, 083-087-06

Current Land Use: Vacant and Single Family Residential Size (Acres): .9ac

Existing Zoning: R-5 Proposed Zoning: TOD-NC

Overlay: n/a Tree Survey Provided: Yes: _____ N/A: X

Required Rezoning Pre-Application Meeting* with: Grant Meacci, Sonja Sanders, Molly Haynes
Date of meeting: 4/11/2019

(*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: _____

Paul Pennell - Urban Design Partners
Name of Rezoning Agent

1318-e6 Central Ave
Agent's Address

Charlotte, NC 28205
City, State, Zip

704-334-3303
Telephone Number Fax Number

Paul@Urbandesignpartners.com
E-Mail Address

[Signature]
Signature of Property Owner

Bill Katsaros - Roma Homes LLC
(Name Typed / Printed)

Harrison Tucker - CoHab LLC
Name of Petitioner(s)

1918 Beverly Drive
Address of Petitioner(s)

Charlotte, NC 28207
City, State, Zip

704-995-2254
Telephone Number Fax Number

HTucker@cohabdev.com
E-Mail Address

[Signature]
Signature of Petitioner

Harrison Tucker
(Name Typed / Printed)

Attachment A
Rezoning Petition Joinder Agreement

CoHab LLC

The undersigned, as the owner of the parcel of land that is designated as Tax Parcel #: 083-087-07 & 083-087-07 in Mecklenburg County, North Carolina and which is subject of the attached Rezoning Application, hereby joins in this Rezoning Application as more particularly depicted on the related Rezoning Site Plan and to subsequent changes to the rezoning plan as part of this Rezoning Application.

Lien Thi Bragg:

Signature: _____

Name (Printed): _____

Title: _____

Date: _____

2019-069 : Harrison Tucker - CoHab, LLC

Current Zoning R-5 (Single Family Residential)

Requested Zoning TOD-NC (Transit Oriented Development, Neighborhood Center)

Approximately .9 acres

Location of Requested Rezoning



Rezoning Map

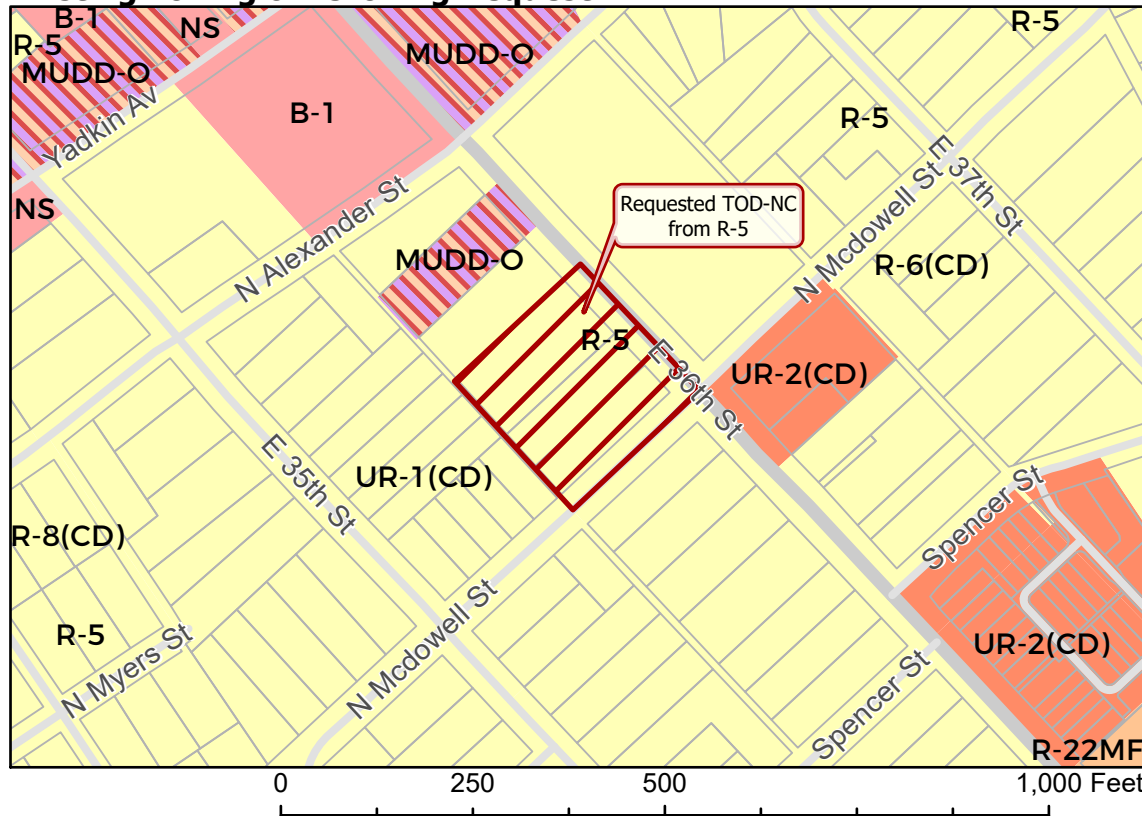


- 2019-069
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams

City Council District
1-Larken Egleston



Existing Zoning & Rezoning Request



Requested TOD-NC
from R-5

Zoning Classification

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



Map Created 5/31/2019