

Rezoning Petition Packet

Petitions:
2019-086 through 2019-104

Petitions that were submitted in July 2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-086

Petition #: _____
Date Filed: 5/20/2019
Received By: Rf

Complete All Fields (Use additional pages if needed)

Property Owner: JOHNSTON ROAD STORAGE OWNER, LLC
Owner's Address: 128 SOUTH TRYON, 21st FLOOR City, State, Zip: CHARLOTTE, NC 28202
Date Property Acquired: 10/5/2018
Property Address: 10609 Johnston Road, Charlotte, NC 28226
Tax Parcel Number(s): 20924304
Current Land Use: Self storage (Under construction) Size (Acres): .72 Acres
Existing Zoning: MUDD-D Proposed Zoning: MUDD-D SRA
Overlay: _____ Tree Survey Provided: Yes: _____ N/A: N/A
Required Rezoning Pre-Application Meeting* with: Solomon Fortune
Date of meeting: 5/16/2019

(*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: No Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: to allow signage above the third floor

Stephen F. Overcash
Name of Rezoning Agent
2010 South Tryon St., Ste 1A
Agent's Address
Charlotte, NC 28203
City, State, Zip
704.926.3369 704.332.0117
Telephone Number Fax Number
SOVERCASH@ODA.US.COM
E-Mail Address

[Signature]
Signature of Property Owner
JW MCADAMS II
(Name Typed / Printed)

JW MCADAMS II
Name of Petitioner(s)
116 South Tryon, Suite 2100
Address of Petitioner(s)
Charlotte, NC 28209
City, State, Zip
704 390 5580
Telephone Number Fax Number
Wmcadams@abacuscapitalusa.com
E-Mail Address

[Signature]
Signature of Petitioner
JW MCADAMS II
(Name Typed / Printed)

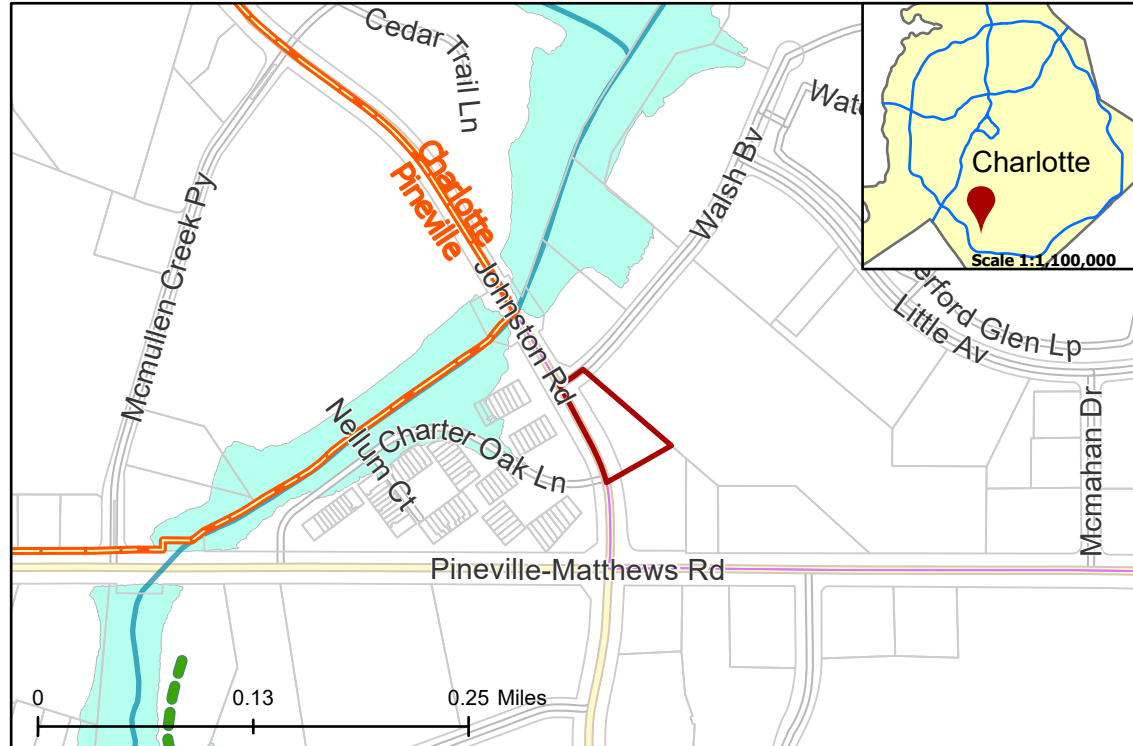
2019-086 : JW McAdams II

Current Zoning MUDD-O (Mixed Use Development District, Optional)

Requested Zoning MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)

Approximately 0.72 acres

Location of Requested Rezoning



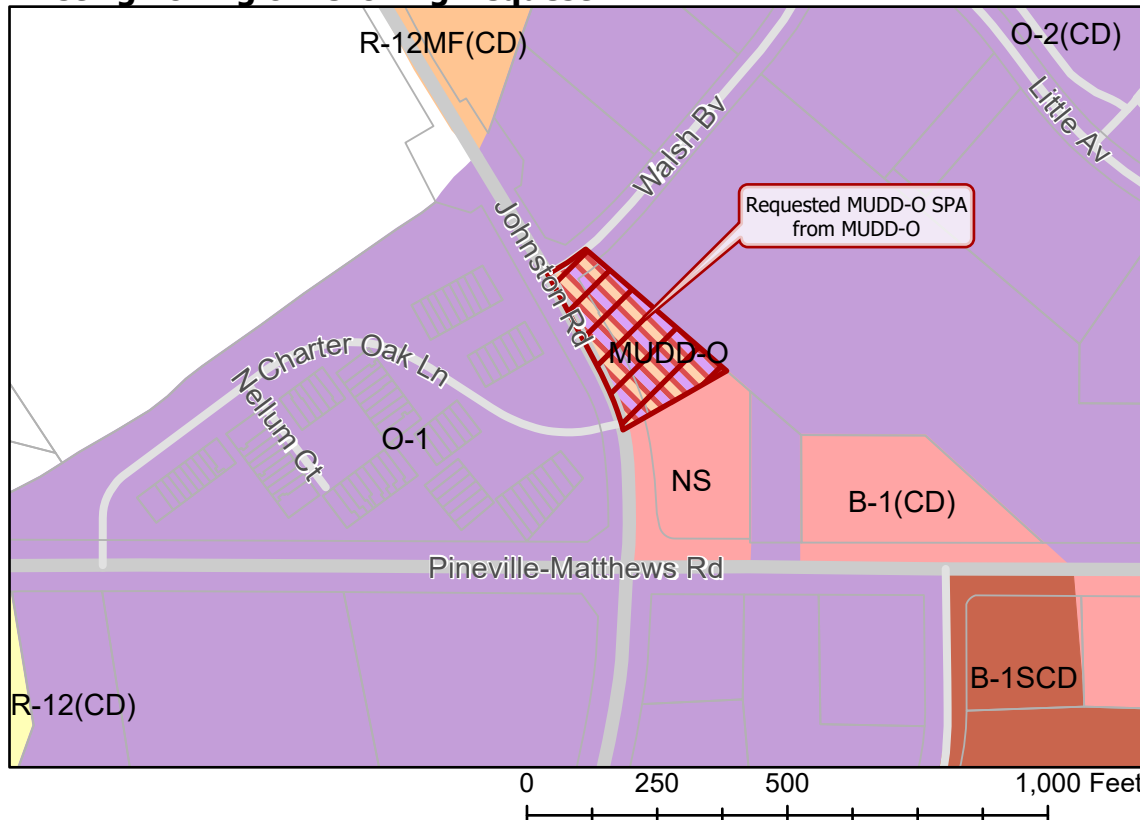
Rezoning Map



- 2019-086
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O

Zoning Classification

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



Map Created 7/5/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:

Date Filed:

Received By:

2019-087

5/20/2019

81

Complete All Fields (Use additional pages if needed)

Property Owner: The Mulvaney Group, Ltd

Owner's Address: PO Box 836

City, State, Zip: Lancaster SC 29721

Date Property Acquired: 1/16/2001

Property Address: XXX Harrisburg Rd at Starnes Randall Rd intersection

Tax Parcel Number(s): a portion of 10821105 - see enclosed

Current Land Use: Vacant Land

Size (Acres): ~~13.8~~ 14.25

Existing Zoning: NS

Proposed Zoning: R-8

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

Required Rezoning Pre-Application Meeting* with: East District Customer Service Group

Date of meeting: 11/21/18

(*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): _____

Purpose/description of Conditional Zoning Plan: _____

Judson Stringfellow

Name of Rezoning Agent

3515 Dovewood Dr

Agent's Address

Charlotte NC 28226

City, State, Zip

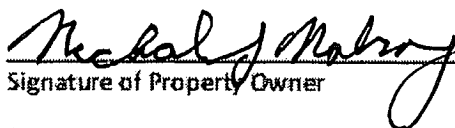
704-361-7777

Telephone Number

Fax Number

judsonstringfellow@gmail.com

E-Mail Address



Signature of Property Owner

Michael Mulvaney

(Name Typed / Printed)

JDSI, LLC

Name of Petitioner(s)

3515 Dovewood Dr

Address of Petitioner(s)

Charlotte NC 28226

City, State, Zip

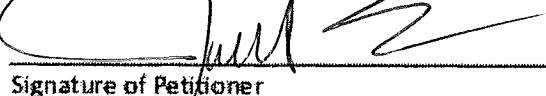
704-361-7777

Telephone Number

Fax Number

judsonstringfellow@gmail.com

E-Mail Address



Signature of Petitioner

Judson Stringfellow

(Name Typed / Printed)

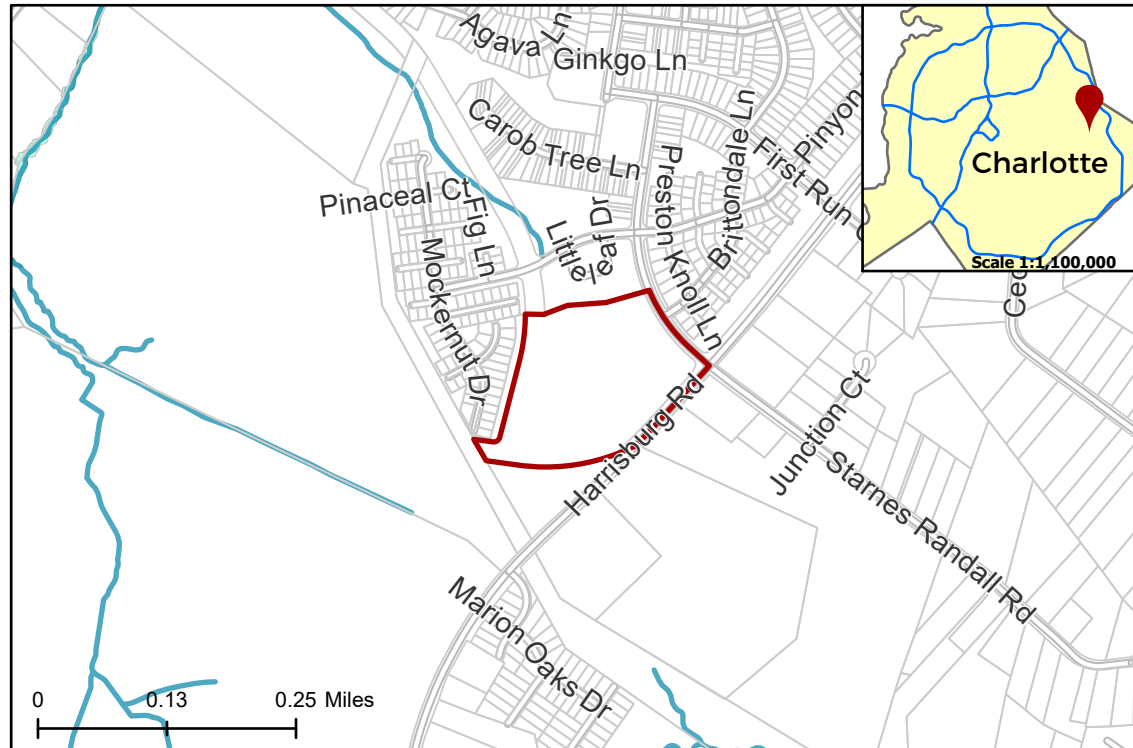
2019-087: JDSI, LLC

Current Zoning NS (Neighborhood Services)

Requested Zoning R-8 (Single Family Residential)

Approximately 14.2501 acres

Location of Requested Rezoning



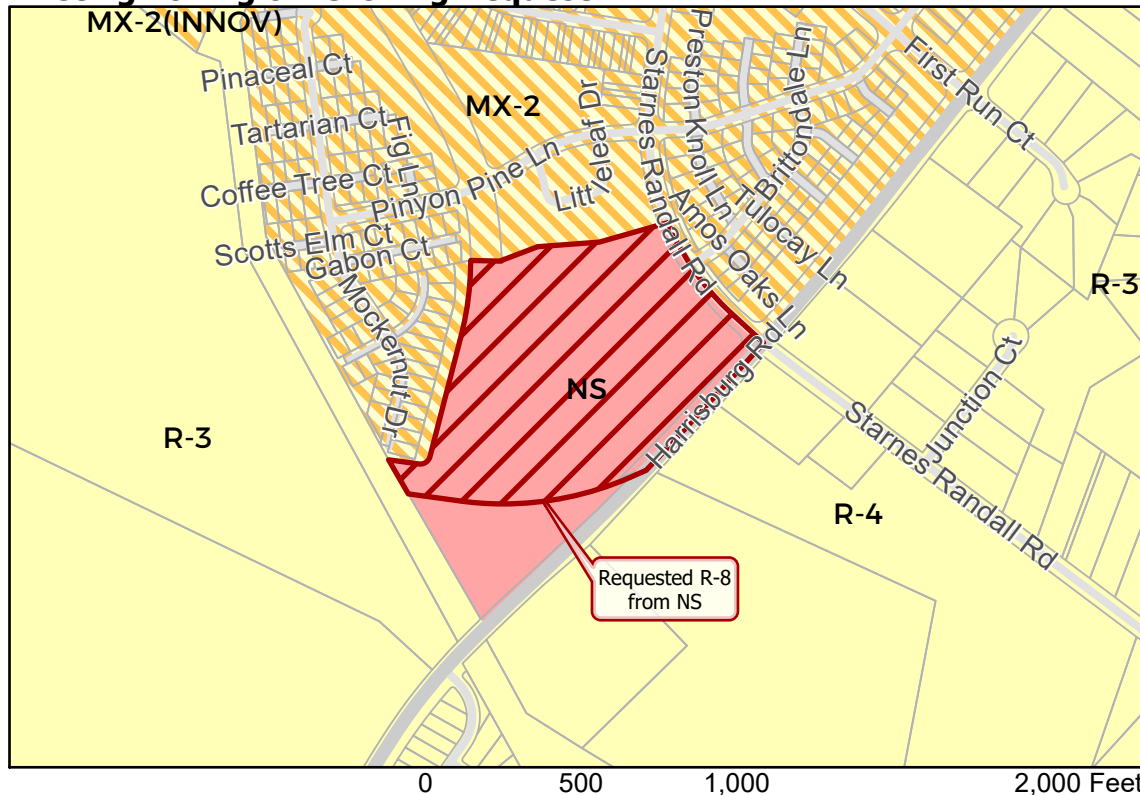
Rezoning Map



- 2019-087
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested R-8 from NS

Zoning Classification

- Single Family
- Mixed Residential
- Business



Map Created 7/16/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-088

Petition #:	_____
Date Filed:	5/20/2019
Received By:	BH

Complete All Fields (Use additional pages if needed)

Property Owner: Carol & Rodney Purser

Owner's Address: 8215 Hood Rd City, State, Zip: Charlotte NC 28215

Date Property Acquired: 1979

Property Address: 8215 & 8301 Hood Rd

Tax Parcel Number(s): 10812101 & 10812119

Current Land Use: Vacant Land & Single Family Home Size (Acres): 40.73

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

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

Required Rezoning Pre-Application Meeting* with: East District Customer Service Group

Date of meeting: 05/09/19

(*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: _____

Judson Stringfellow, JDSI, LLC
Name of Rezoning Agent
3515 Dovewood D
Agent's Address
Charlotte NC 28226
City, State, Zip
704-361-7777
Telephone Number Fax Number
judsonstringfellow@gmail.com
E-Mail Address

Carol F Purser Rodney L Purser
Signature of Property Owners
Carol F Purser, Rodney L. Purser
(Name Typed / Printed)

JDSI, LLC
Name of Petitioner(s)
3515 Dovewood Dr
Address of Petitioner(s)
Charlotte NC 28226
City, State, Zip
704-361-7777
Telephone Number Fax Number
judsonstringfellow@gmail.com
E-Mail Address

Judson Stringfellow
Signature of Petitioner
Judson Stringfellow
(Name Typed / Printed)

2019-088 : JDSI, LLC

Current Zoning R-3 (Single Family Residential)

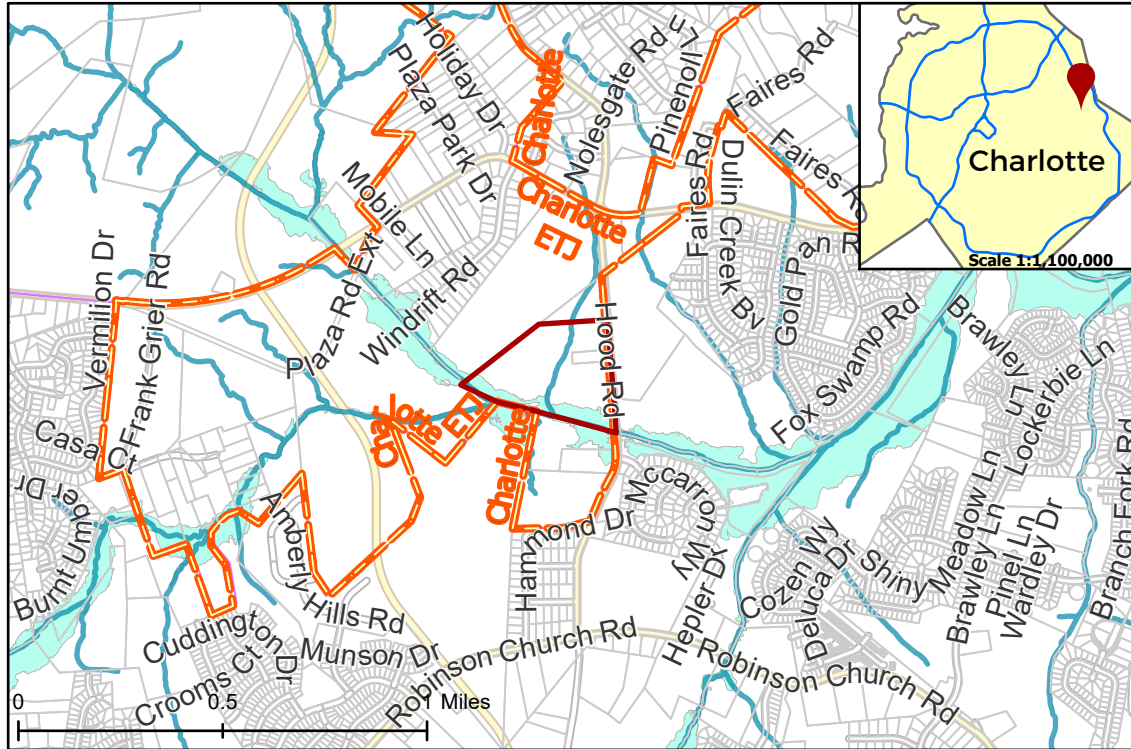
Requested Zoning R-8 (Single Family Residential)

Approximately 40.73 acres

Rezoning Map



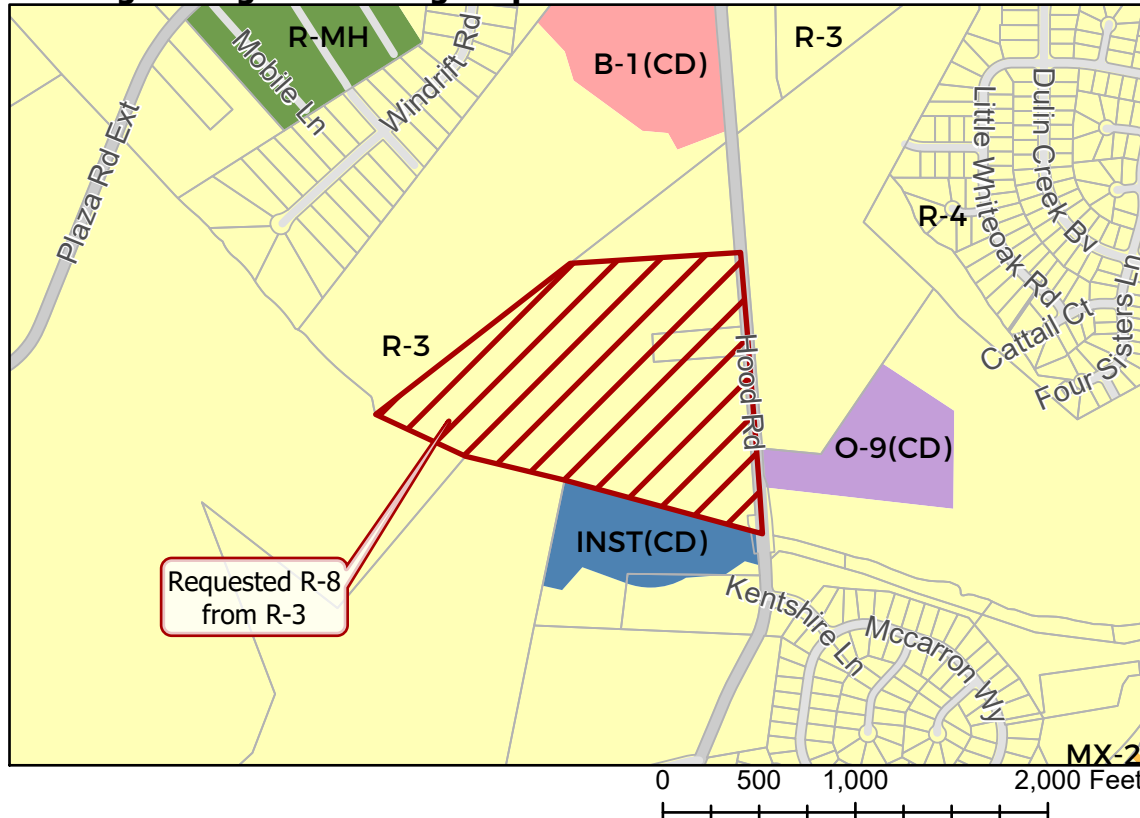
Location of Requested Rezoning



- 2019-088
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain



Existing Zoning & Rezoning Request



- Requested R-8 from R-3

Zoning Classification

- Single Family
- Manufactured Home
- Mixed Residential
- Institutional
- Office
- Business



Map Created 7/5/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-089
Date Filed: 5/31/2019
Received By: RH

Complete All Fields (Use additional pages if needed)

Property Owner: Royal Panthera LLC

Owner's Address: 604 Yarboro Street City, State, Zip: Mullins, SC

Date Property Acquired: December 9, 2016

Property Address: 3111 Grand Lake Drive

Tax Parcel Number(s): 06125112 (portion of)

Current Land Use: Vacant land Size (Acres): 16.7 ac.

Existing Zoning: R-17MF Proposed Zoning: B2 (CD)

Overlay: None Airport Noise Overlay Tree Survey Provided: Yes: N/A:

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Jason Prescott, Alberto Gonzalez, Grant Meacci, Eric Lemieux, Richard Hobbs, Stephen Overcash, Erica Kennedy

Date of meeting: April 23, 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): No

Purpose/description of Conditional Zoning Plan: To construct a hospitality village of hotels and restaurants.


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 of Property Owner

Alpa Parmar
(Name Typed / Printed)


Alpa Parmar
Name of Petitioner(s)

604 Yarboro Street
Address of Petitioner(s)

Mullins, SC 29574
City, State, Zip

843-997-5973
Telephone Number Fax Number

agparth@aol.com
E-Mail Address


Signature of Petitioner

Alpa Parmar
(Name Typed / Printed)

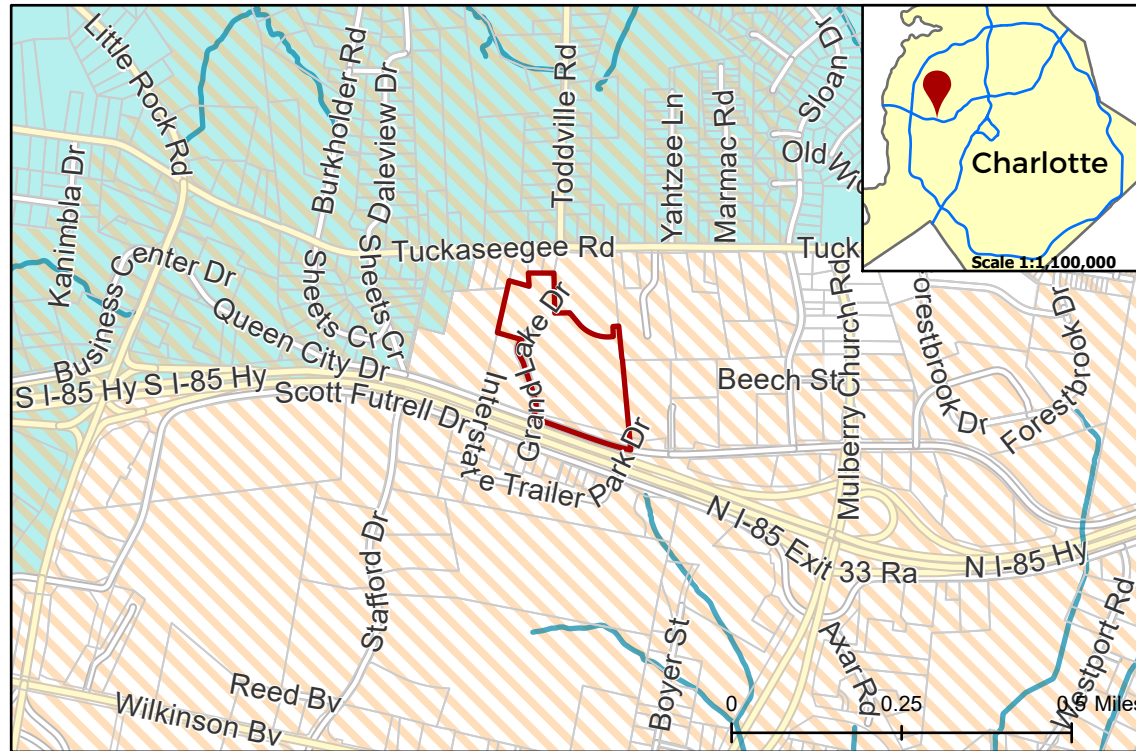
2019-089 : Alpa Parmar

Current Zoning R-17MF AIR (Multi-Family Residential, Airport Noise Overlay)

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

Approximately 20.09 acres

Location of Requested Rezoning



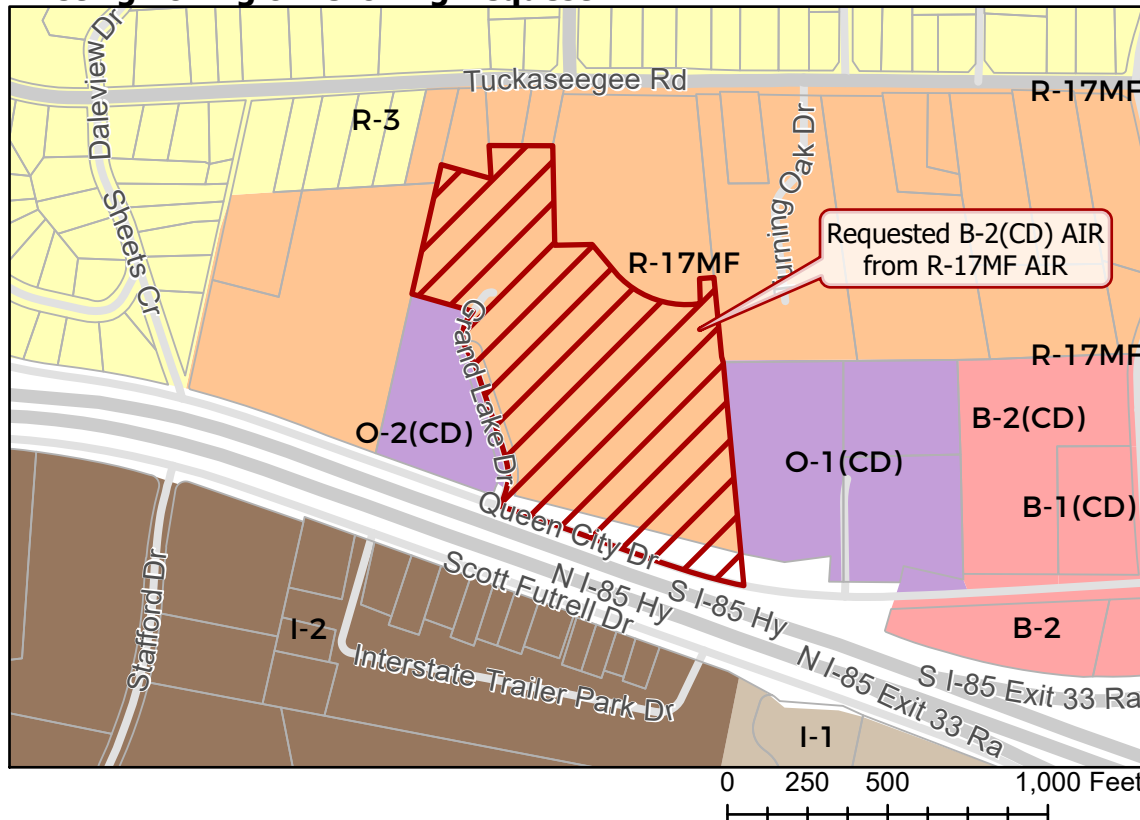
Rezoning Map



- 2019-089
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Watershed Overlay
 - Lower Lake Wylie - Protected Area
- City Council District
 - 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested B-2(CD) AIR from R-17MF AIR
- Zoning Classification
 - Single Family
 - Multi-Family
 - Office
 - Business
 - Light Industrial
 - General Industrial



Map Created 7/8/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-090
Petition #: _____
Date Filed: 6/4/2019
Received By: Bf

Complete All Fields (Use additional pages if needed)

Property Owners: Katherine F. Donahue & Issac St. Claire Freeman

Owner's Address: 135 W. Strother St. City, State, Zip: Marion, VA 24354

Date Property Acquired: December 30, 1974 and August 17, 1979

Property Address: 27.17 acres at 8329 Old Dowd Road and 7.43 acres on Old Dowd Road, Charlotte, NC

Tax Parcel Number(s): 11312255 and 11312256

Current Land Use: Single Family/Vacant Size (Acres): Approx. 34.6 acres

Existing Zoning: R-3 and R-MH Proposed Zoning: I-2 (CD)

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham; Alberto Gonzalez; Carlos Alzate

Date of meeting: April 16, 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. Number of years (maximum of 5 5 years requested)

Purpose/description of Conditional Zoning Plan: Contractor Offices and accessory storage, along with specific other uses and accessory uses allowed by right or under prescribed conditions in I-2 zoning.

Johnston, Allison & Hord

By: R. Susanne Todd
Name of Rezoning Agent

1065 East Morehead Street
Agent's Address

Charlotte, NC 28204
City, State, Zip

704-998-2306 704-323-4506
Telephone Number Fax Number

stodd@jahlaw.com
E-Mail Address

Culp Road Materials, LLC (Kojo Sapon)
Name of Petitioner(s)

1211 Culp Road
Address of Petitioner(s)


Pineville, NC 28234
City, State, Zip

704.426-0255
Telephone Number Fax Number

kojo119@yahoo.com
E-Mail Address

[SIGNATURES ON NEXT PAGE]

CULP ROAD MATERIALS, LLC


Signature of Petitioner

KATHERINE F. DONAHUE
(Name Typed / Printed)

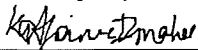
Signature of Property Owner

Katherine F. Donahue
(Name Typed / Printed)

Signature of Property Owner

Issac St. Claire Freeman
(Name Typed / Printed)

DocuSigned by:

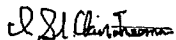


Signature of Property Owner

Katherine F. Donahue

(Name Typed / Printed)

DocuSigned by:



Signature of Property Owner

Issac St. Claire Freeman

(Name Typed / Printed)

CULP ROAD MATERIALS, LLC

Signature of Petitioner

(Name Typed / Printed)

2019-090: Culp Road Materials, LLC

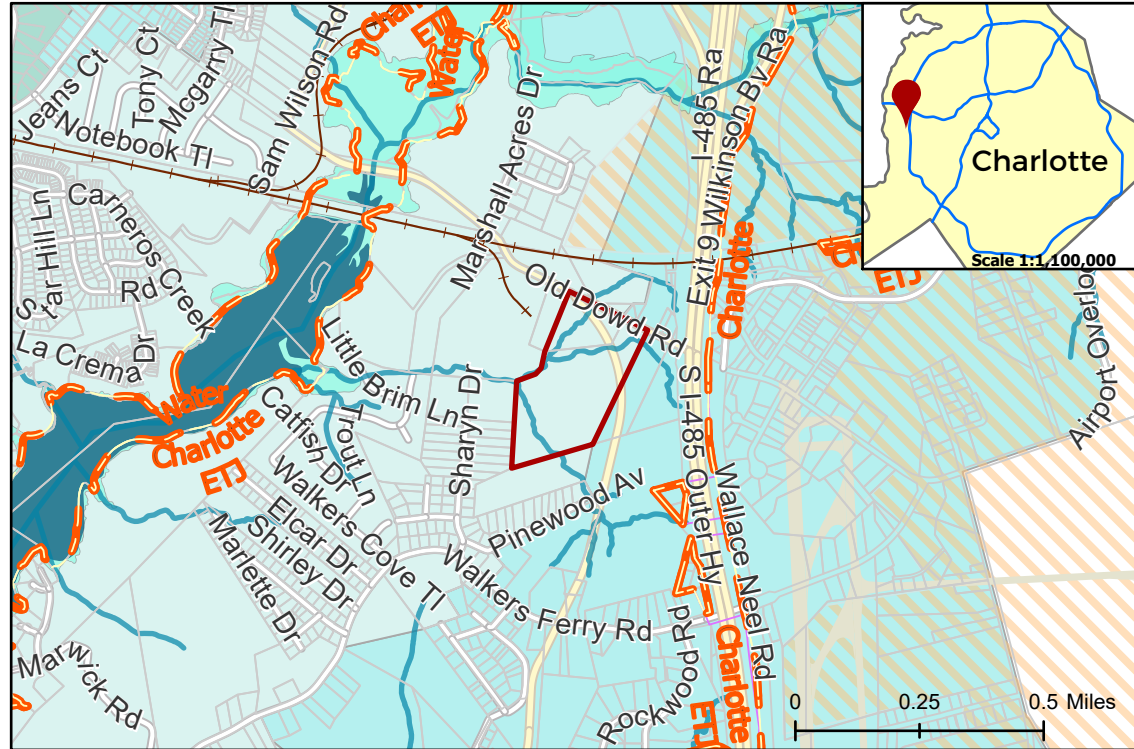
Current Zoning R-3 LLWCA (Single Family Residential, Lower Lake Wylie Critical Area)

R-MH LLWCA (Residential Manufactured Housing, Lower Lake Wylie Critical Area)

Requested Zoning I-2(CD) LLWCA (General Industrial, Conditional, Lower Lake Wylie Critical Area)
with 5-year vested rights

Approximately 34.6 acres

Location of Requested Rezoning



Rezoning Map

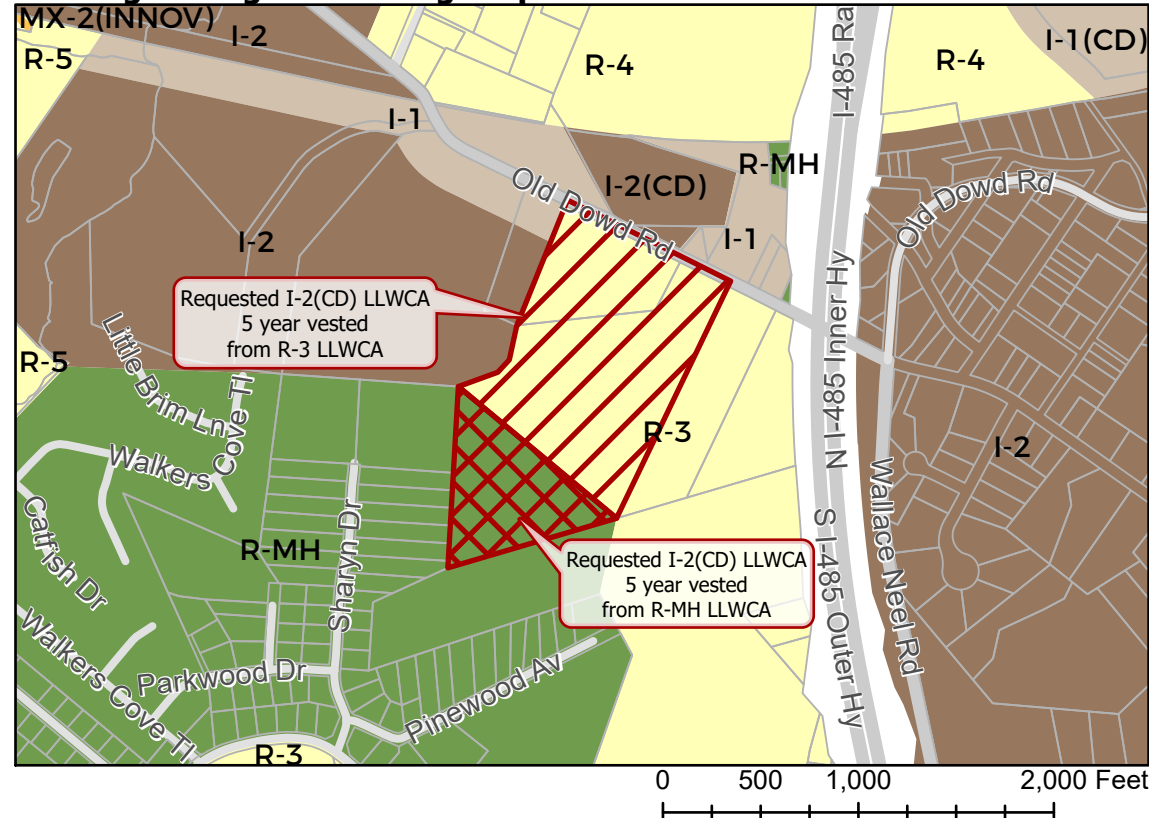


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- 2019-090
 - Outside City Limits
 - Parcel
 - Railway
 - Streams
 - Airport
 - Lakes & Ponds
 - FEMA Flood Plain
 - Airport Noise Overlay
- Watershed Overlay**
- Lake Wylie - Critical Area
 - Lake Wylie - Protected Area
 - Lower Lake Wylie - Critical Area
 - Lower Lake Wylie - Protected Area



Existing Zoning & Rezoning Request



- Requested I-2(CD) LLWCA
5 year vested
from R-3 LLWCA
 - Requested I-2(CD) LLWCA
5 year vested
from R-MH LLWCA
- Zoning Classification**
- Single Family
 - Manufactured Home
 - Mixed Residential
 - Business
 - Light Industrial
 - General Industrial



Map Created 7/8/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-091
Date Filed: 6/5/2019
Received By: RH

Complete All Fields (Use additional pages if needed)

Property Owner: RAMON ADAMES / RAMON RONSON
Owner's Address: 1833 and 1827 Mclean Rd City, State, Zip: Charlotte, NC 28213
Date Property Acquired: 4/13/2018 9/26/2018
Property Address: See above
Tax Parcel Number(s): 05129259 05129258
Current Land Use: Residential Size (Acres): ± 2.6
Existing Zoning: R-3 Proposed Zoning: R-6
Overlay: _____ Tree Survey Provided: Yes: _____ N/A: _____
Required Rezoning Pre-Application Meeting* with: Sonya Sanders
Date of meeting: May 9, 19

(*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: _____

RAMON ADAMES
Name of Rezoning Agent
1833 Mclean Rd
Agent's Address
Charlotte, NC 28213
City, State, Zip
980-337-7410
Telephone Number Fax Number
archadames@yahoo.com
E-Mail Address
see attachment
Signature of Property Owner

(Name Typed / Printed)

RAMON ADAMES
Name of Petitioner(s)
1833 Mclean Rd
Address of Petitioner(s)
Charlotte NC 28213
City, State, Zip
980-337-7410
Telephone Number Fax Number
archadames@yahoo.com
E-Mail Address
[Signature]
Signature of Petitioner
RAMON E. ADAMES
(Name Typed / Printed)

Attachment A

Rezoning Petition Joinder Agreement

Ramon Adames

The undersigned, as the owner of the parcel of land that is designated as Tax Parcel #: **051-292-59** 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.

Ramon Adames

Signature: _____



Name (Printed): _____

RAMON E. ADAMES

Date: _____

June 5th 2019

Attachment A
Rezoning Petition Joinder Agreement

Ramon Rondon

The undersigned, as the owner of the parcel of land that is designated as Tax Parcel #: **051-292-58** 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.

Ramon Rondon

Signature: Ramon Rondon

Name (Printed): RAMON RONDON

Date: 6/5/2019

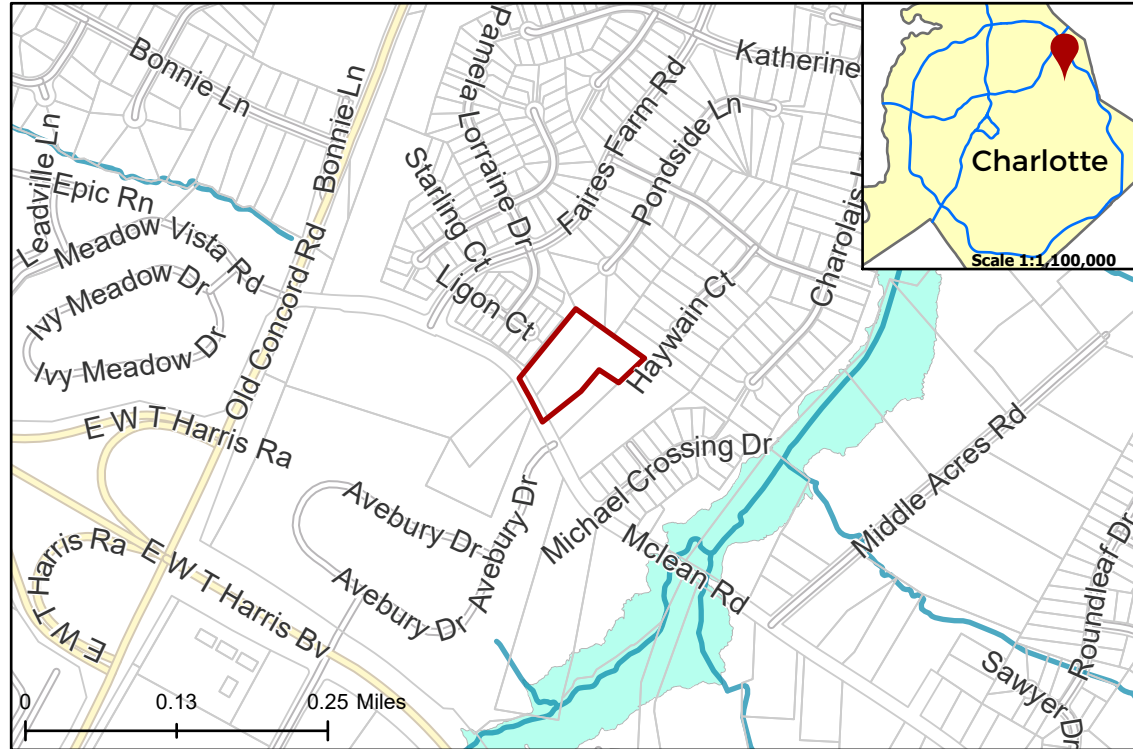
2019-091: Ramon Adams

Current Zoning R-3 (Single Family Residential)

Requested Zoning R-6 (Single Family Residential)

Approximately 2.6 acres

Location of Requested Rezoning



Rezoning Map

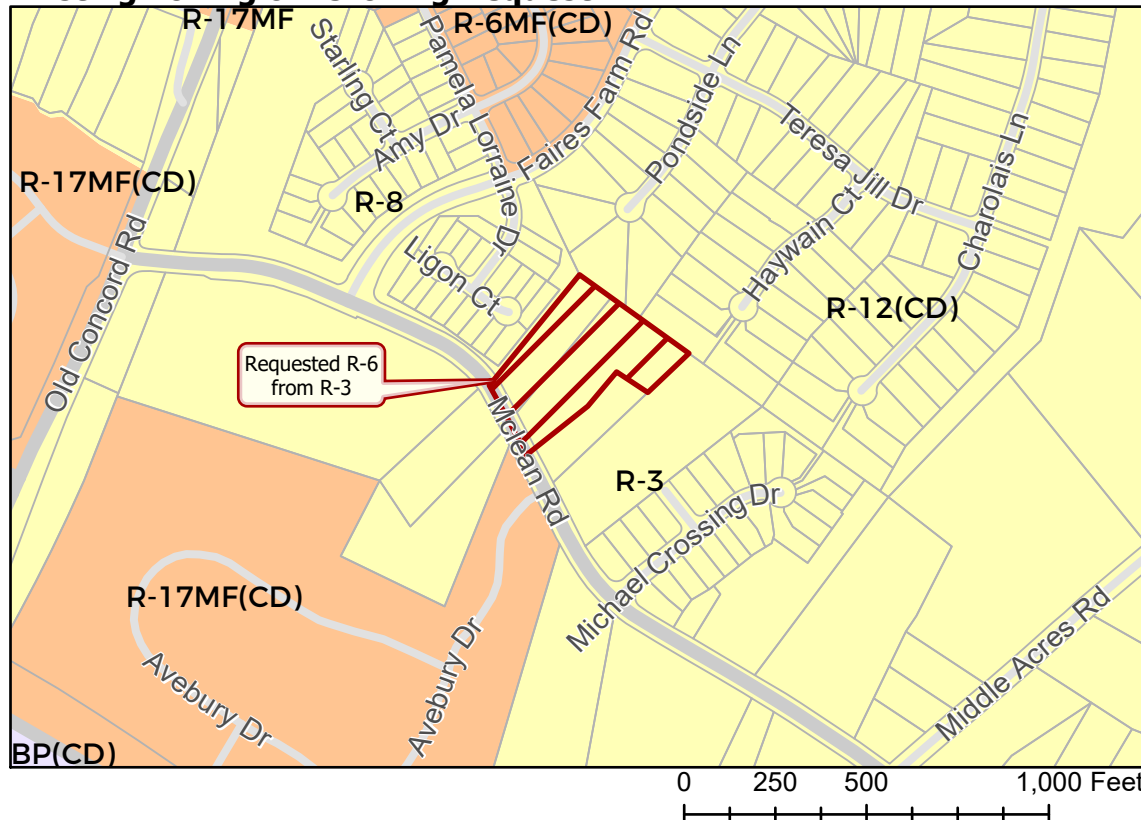


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- 2019-091
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



- Requested R-6 from R-3

Zoning Classification

- Single Family
- Multi-Family
- Business Park



Map Created 7/12/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-092
Date Filed: 6/7/2019
Received By: RH

Complete All Fields (Use additional pages if needed)

Property Owner: LKN Holdings, LLC

Owner's Address: 8119 Townley Road City, State, Zip: Huntersville, NC 28078

Date Property Acquired: 2017

Property Address: 712, 718, and 722 N. Smith Street

Tax Parcel Number(s): 07823101, 07823102, 07823103, 07823112

Current Land Use: Industrial Size (Acres): 0.98 ac

Existing Zoning: I-1 Proposed Zoning: UMUD-Optional

Overlay: None Tree Survey Provided: Yes: N/A: None

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Rick Grochoske, Grant Meacci
Date of meeting: May 8, 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? **No.** Number of years (maximum of 5):

Purpose/description of Conditional Zoning Plan: Proposed development of a mixed-use multifamily/commercial building, containing structured parking, up to 320 units and up to 5,000sf of commercial office space.

Matt Langston
Name of Rezoning Agent

7621 Little Avenue, Suite 111
Agent's Address

Charlotte, NC 28226
City, State, Zip

704-841-1604 x 701 704-841-1604
Telephone Number Fax Number

mlangston@landworkspa.com
E-Mail Address


Signature of Property Owner

Jeremy Yaekel
(Name Typed / Printed)

Carolina Development Group NC, LLC
Name of Petitioner(s)

10100 Park Cedar Drive, Suite 166
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-543-7474 704-540-8488
Telephone Number Fax Number

russ@sinacoribuilders.com
E-Mail Address


Signature of Petitioner

Russ Sinacori
(Name Typed / Printed)

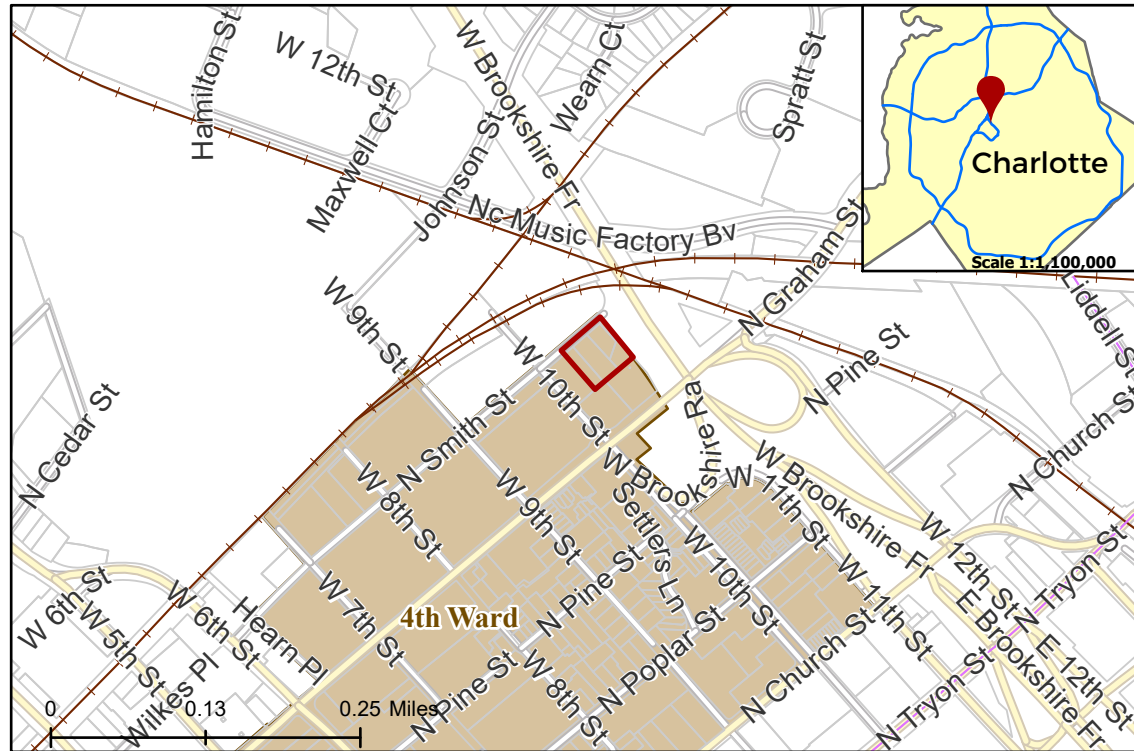
2019-092: Carolina Development Group NC, LLC

Current Zoning I-1 HD-O (Light Industrial, Historic District Overlay)

Requested Zoning UMUD-O HD-O (Uptown Mixed Use, Optional, Historic District Overlay)

Approximately 0.98 acres

Location of Requested Rezoning



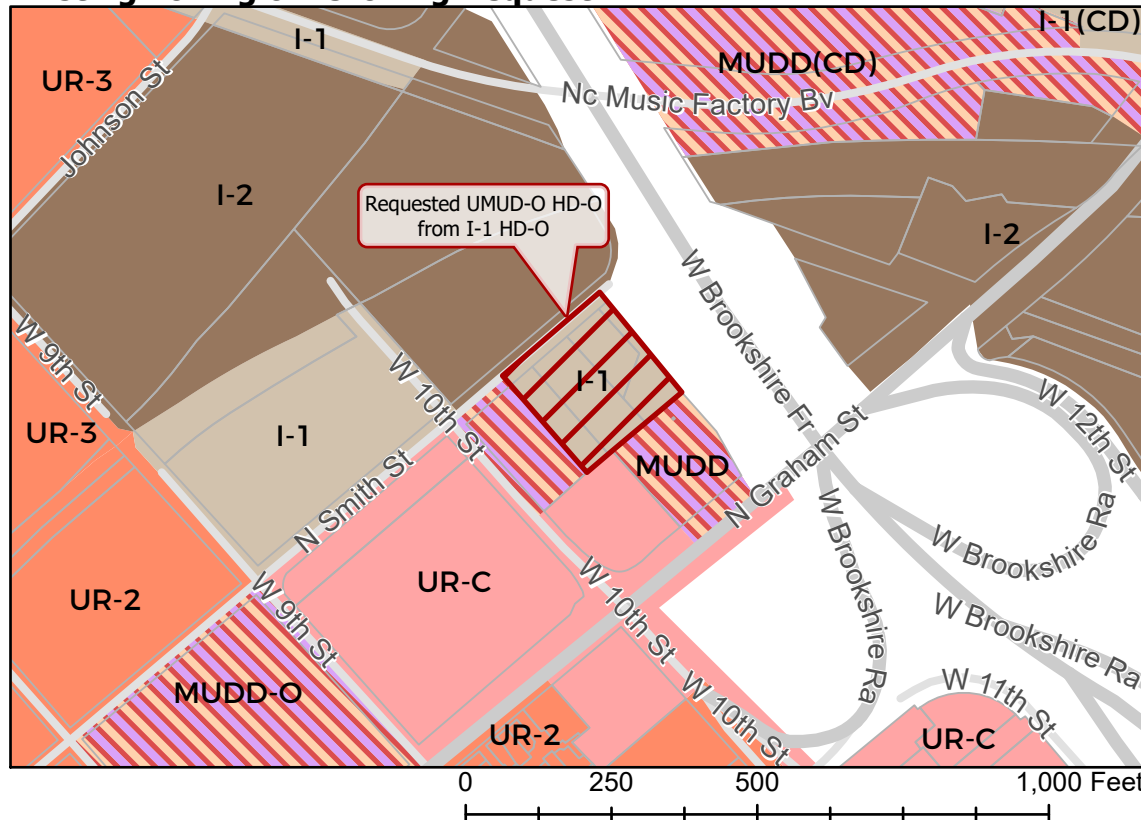
Rezoning Map



- 2019-092
- Inside City Limits
- Parcel
- Railway
- Historic Districts
- City Council District
- 2-Justin Harlow



Existing Zoning & Rezoning Request



- Requested UMUD-O HD-O from I-1 HD-O

Zoning Classification

- Urban Residential
- Business
- Light Industrial
- General Industrial
- Mixed Use



Map Created 7/12/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	<u>2019-793</u>
Date Filed:	<u>6/11/2019</u>
Received By:	<u>JK</u>

570-807

Complete All Fields (Use additional pages if needed)

Property Owner: 406 W 32ND, LLC

Owner's Address: 406 W. 32nd St City, State, Zip: Charlotte NC 28206

Date Property Acquired: May 10, 2019

Property Address: 406 W. 32nd St., Charlotte NC 28206

Tax Parcel Number(s): 08501417

Current Land Use: Warehouse/Distribution Size (Acres): 2.12

Existing Zoning: I-2 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Kent Main, Charlotte Lomb

Date of meeting: March 27, 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): N/A

Purpose/description of Conditional Zoning Plan: To allow for the adaptive reuse of the building as an EDEE Type II use
with

Russell W. Fergusson
Name of Rezoning Agent

PO Box 5645
Agent's Address

Charlotte NC 28299
City, State, Zip

704-234-7488
Telephone Number Fax Number

Russell.fergusson@russellwfergusson .com
E-Mail Address

D. Moyer
Signature of Property Owner

Rich Moyer, Manager of 406 W 32nd St, LLC
(Name Typed / Printed)

406 W 32ND, LLC
Name of Petitioner(s)

406 W. 32nd St,
Address of Petitioner(s)

Charlotte NC 28206
City, State, Zip

570-807-3443
Telephone Number Fax Number

rich@hoppinbrands .com
E-Mail Address

D. Moyer
Signature of Petitioner

Rich Moyer
(Name Typed / Printed)

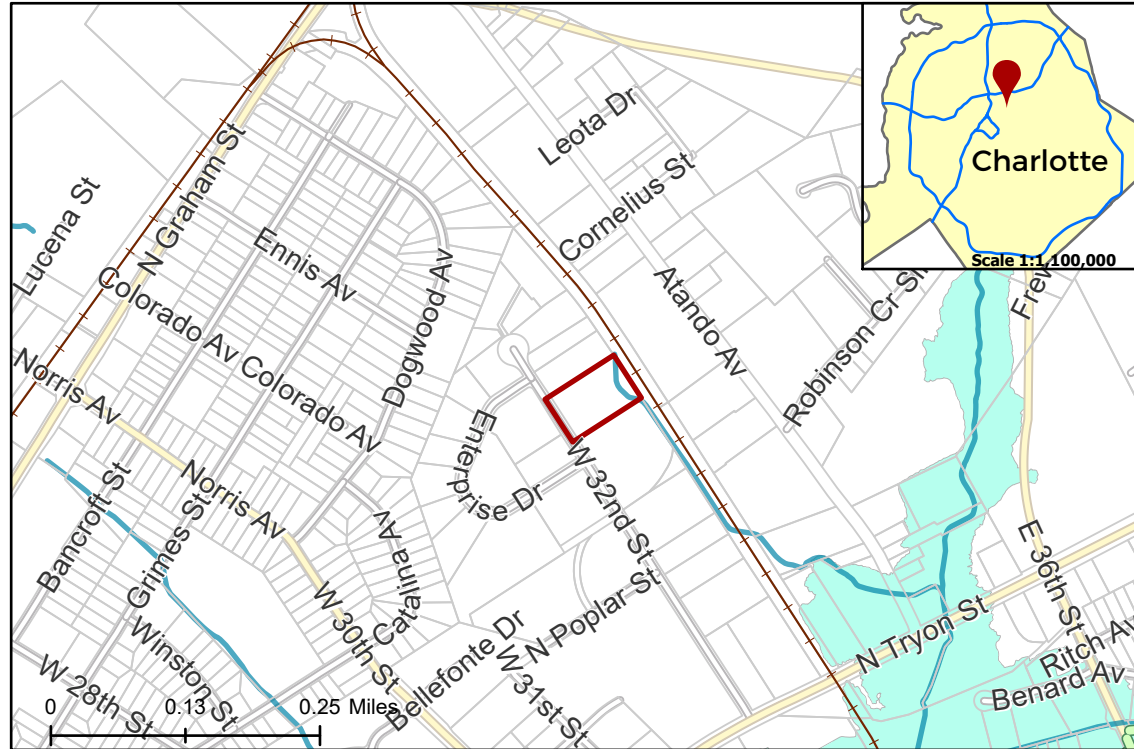
2019-093: 406 W 32nd, LLC

Current Zoning I-2 (General Industrial)

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

Approximately 2.12 acres

Location of Requested Rezoning



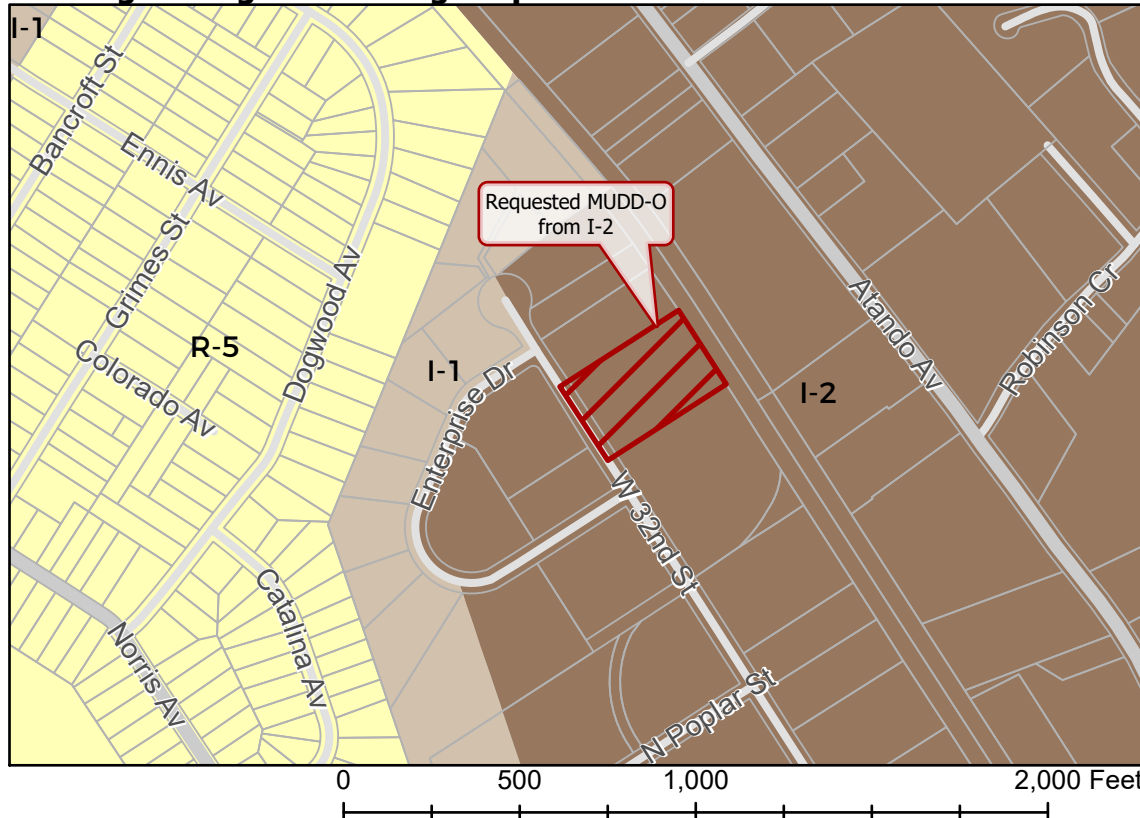
Rezoning Map



- 2019-093
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from I-2

Zoning Classification

- Single Family
- Multi-Family
- Light Industrial
- General Industrial



Map Created 7/12/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-094

Petition #:	_____
Date Filed:	<u>6/12/2019</u>
Received By:	<u>BH</u>

Complete All Fields (Use additional pages if needed)

Property Owner: JMPH Properties LLC

Owner's Address: 8715 Preserve Pond Road City, State, Zip: Cornelius, NC 28031

Date Property Acquired: 11/28/2012

Property Address: 2712 North Davidson Street, Charlotte, NC 28205

Tax Parcel Number(s): 08307301

Current Land Use: Single Family Residential Size (Acres): .41

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

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

Required Rezoning Pre-Application Meeting* with: Sonja S, Rick G, Brent W, Mandy R, Grant M

Date of meeting: 4/16/2019

(*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): NO

Purpose/description of Conditional Zoning Plan: Build six townhomes

Andrew Parker
Name of Rezoning Agent

5960 Fairview Road Suite 400
Agent's Address

Charlotte, NC 28210
City, State, Zip

704-231-7619
Telephone Number Fax Number

andrew@artisticnc.com
E-Mail Address

Patrick Hymes
Signature of Property Owner

Patrick Hymes, Manager
(Name Typed / Printed) JMPH Properties LLC

Andrew Parker
Name of Petitioner(s)

5960 Fairview Road Suite 400
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-231-7619
Telephone Number Fax Number

andrew@artisticnc.com
E-Mail Address

Andrew Parker
Signature of Petitioner

Andrew Parker
(Name Typed / Printed)

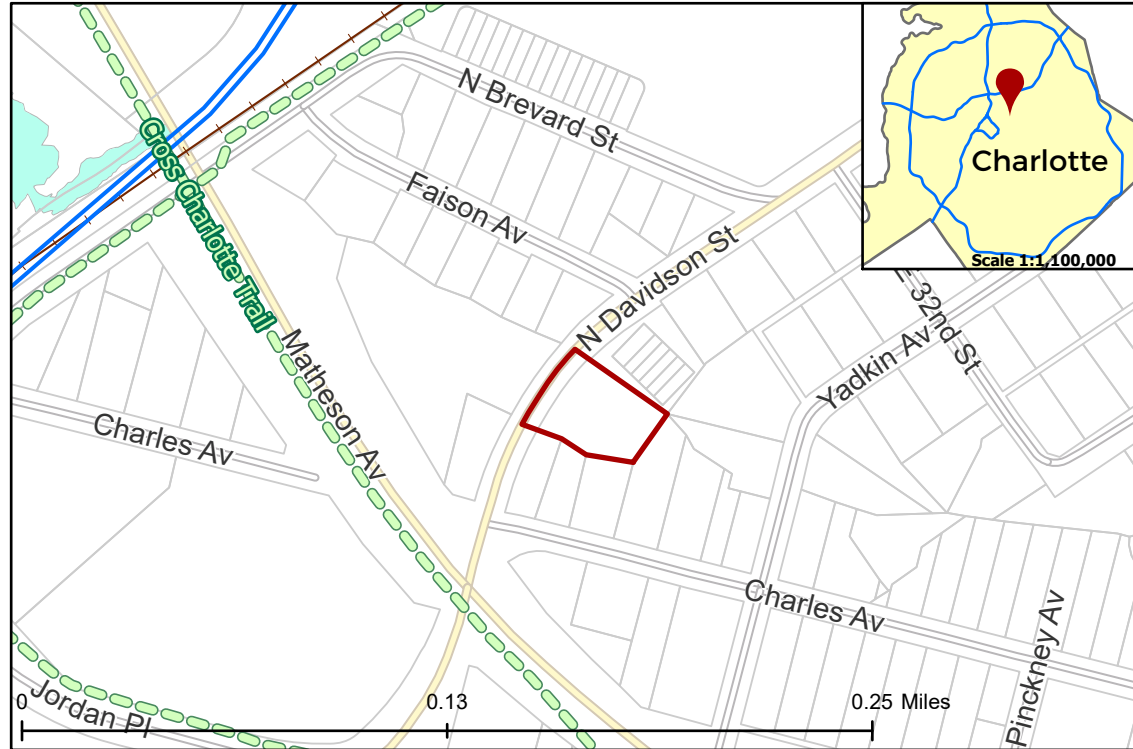
2019-094: Andrew Parker

Current Zoning R-5 (Single Family Residential)

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

Approximately 0.41 acres

Location of Requested Rezoning



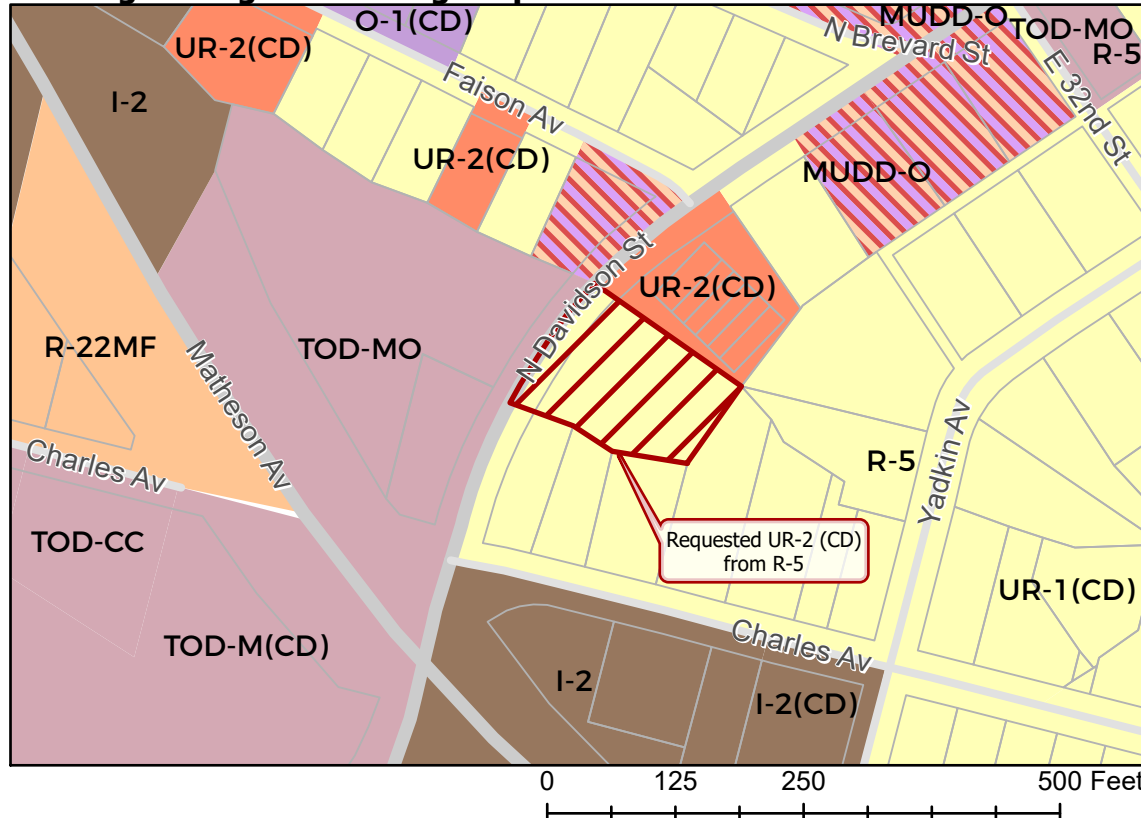
Rezoning Map



- 2019-094
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-2 (CD) from R-5

Zoning Classification

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



Map Created 7/12/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

2019-095

6/13/2019

BT

Complete All Fields (Use additional pages if needed)

Property Owner: Andy Thomas Dulin

Owner's Address: 3200 Wickersham Road

City, State, Zip: Charlotte, NC 28211

Date Property Acquired: 3/17/1989

Property Address: unnumbered parcel on Plaza Road Ext.

Tax Parcel Number(s): Portion of 108-121-02

Current Land Use: single-family residential/vacant

Size (Acres): +/- 39.46 acres

Existing Zoning: R-3

Proposed Zoning: R-8MF

Overlay: None

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Catherine Mahoney, Grant Meacci, Isaiah Washington

Date of meeting: 5/28/2019

(*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

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 / Brittany.Lins@klgates.com

E-Mail Address

Andy Dulin 6/12/19

Signature of Property Owner

Andy Dulin

(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

Michael Shea

Signature of Petitioner

Michael Shea

(Name Typed / Printed)

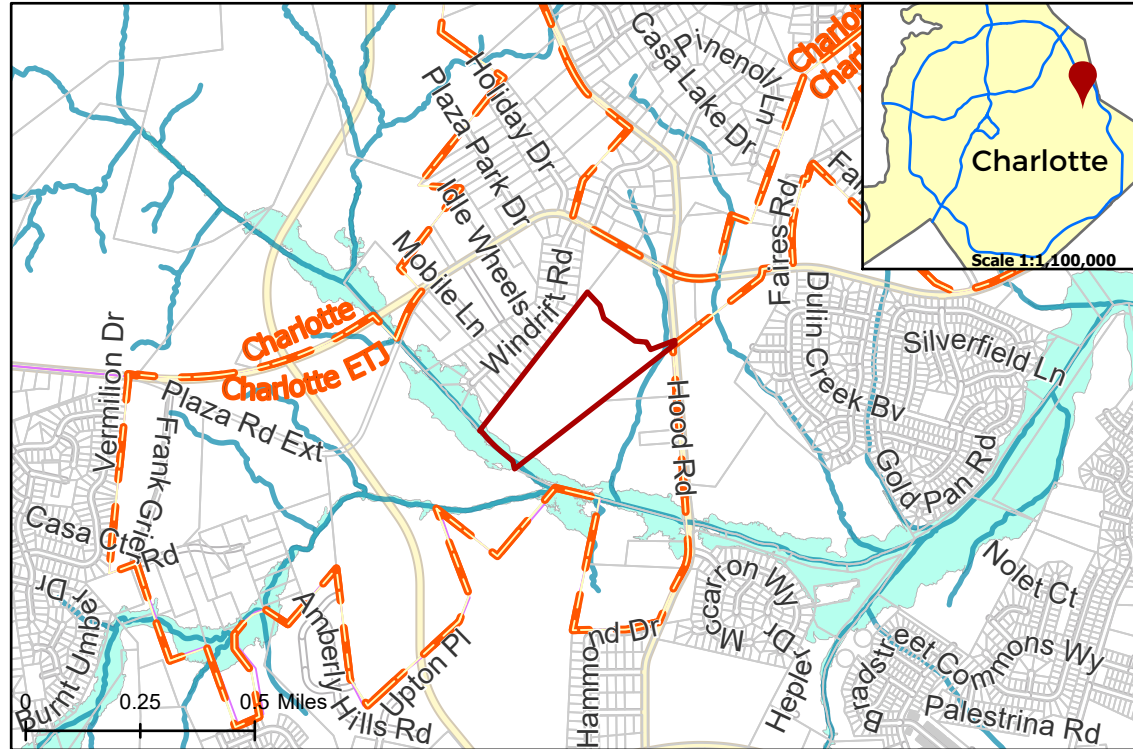
2019-095: Shea Homes

Current Zoning R-3 (Single Family Residential)

Requested Zoning R-8MF (Multi-Family Residential)

Approximately 40 acres

Location of Requested Rezoning



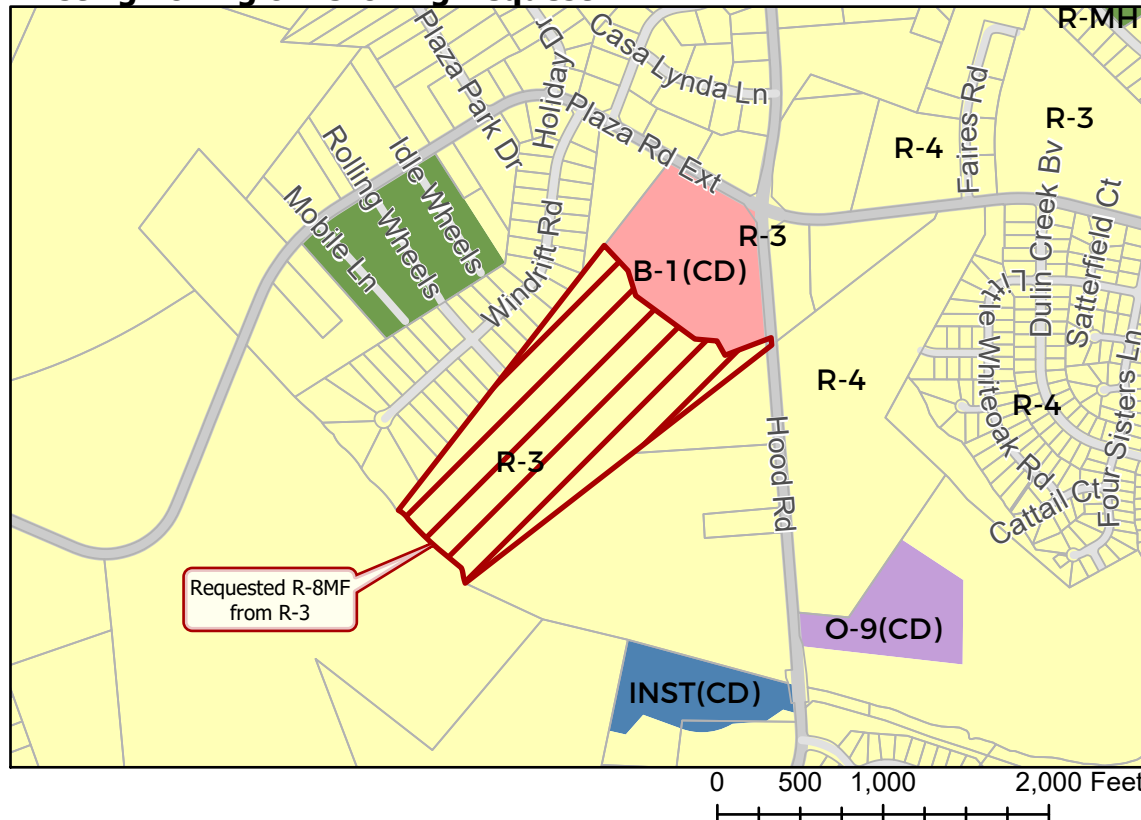
Rezoning Map



- 2019-095
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain



Existing Zoning & Rezoning Request



Map Created 7/12/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

2019-096

6/13/2019

[Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Charlotte Masonic Temple Association

Owner's Address: PO Box 221042

City, State, Zip: Charlotte, NC 28222

Date Property Acquired: 7/12/2001

Property Address: 500 N Sharon Amity Road

Tax Parcel Number(s): 163-082-23

Current Land Use: Civic/Institutional

Size (Acres): +/- 5 acres

Existing Zoning: R-3

Proposed Zoning: UR-2(CD)

Overlay: None
etc.)

(Specify PED, Watershed, Historic District,

Required Rezoning Pre-Application Meeting* with: John Kinley, Grant Meaccl, Isaiah Washington

Date of meeting: 4/2/2019

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate a for-sale single-family attached residential 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

Telephone Number

704-353-3231

Fax Number

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

E-Mail Address

Signature of Property Owner

[Signature]

(Name Typed / Printed)

JOHN HARDOE, PRESIDENT

CHARLOTTE MASONIC TEMPLE ASSOCIATION

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

(Name Typed / Printed)

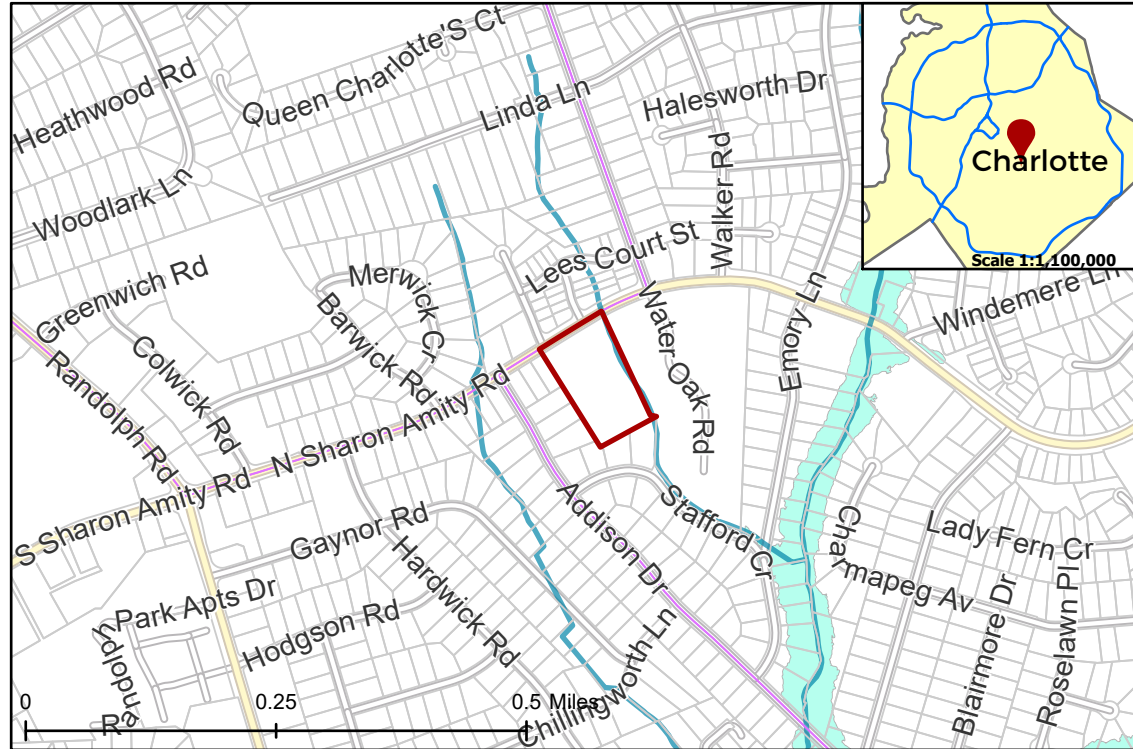
2019-096: Shea Homes

Current Zoning R-3 (Single Family Residential)

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

Approximately 5 acres

Location of Requested Rezoning



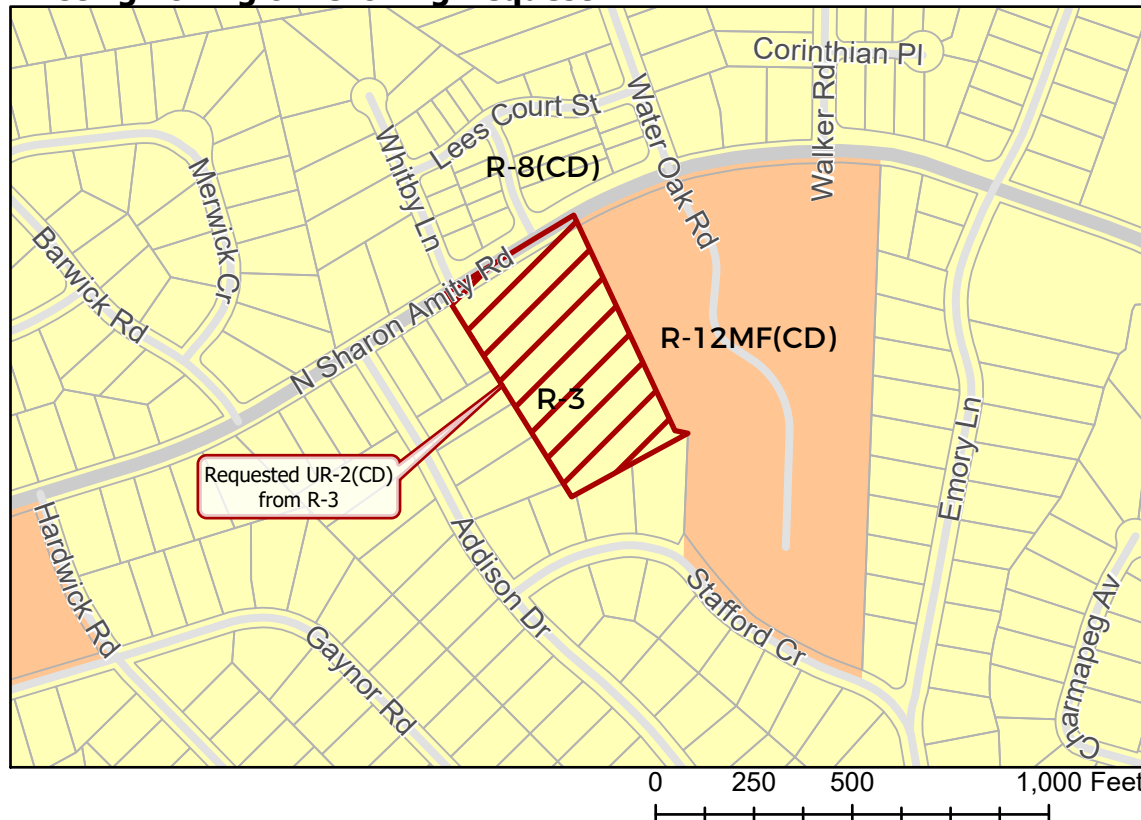
Rezoning Map



- 2019-096
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-3

Zoning Classification

- Single Family
- Multi-Family



Map Created 7/12/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-097
Petition #: _____
Date Filed: 6/13/2019
Received By: BK

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): 145-134-03, 145-134-27, 145-134-28, 145-134-22 and 145-134-01

Current Land Use: Commercial and Industrial Size (Acres): +/- 17.017 acres total
TOD-TR: 8.38 AC. TOD-CC: 8.84 AC

Existing Zoning: I-1 (CD) and I-1 Proposed Zoning: TOD-TR & TOD-CC

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Carlos Alzate, Grant Meacci et al.

Date of meeting: May 15, 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

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

Ardent Acquisitions LLC (c/o Tyson Reilly)
Name of Petitioner(s)

2100 Powers Ferry Road SE, Suite 350
Address of Petitioner(s)

Atlanta, GA 30339
City, State, Zip

248-361-8842
Telephone Number Fax Number

treilly@theardentcompanies.com
E-Mail Address

ARDENT ACQUISITIONS LLC

By: [Signature]
Signature of Petitioner

[Signature]
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Ardent Acquisitions LLC

Property Owners Information, Acquisition Dates and Site Addresses

Tax Parcel No. 145-134-03

Box Fight LLC
3722 South Tryon Street
Charlotte, NC 28217

Acquisition Date: July 20, 2018

Site Address: 3722 South Tryon Street

Tax Parcel No. 145-134-27

David C. Van Every
741 Ideal Way
Charlotte, NC 28203

Acquisition Date: April 28, 1993

Site Address: None

Tax Parcel Nos. 145-134-28, 145-134-22 & 145-134-01

Cardo Properties
P.O. Box 220329
Charlotte, NC 28222

Acquisition Dates: November 14, 1985, February 25, 1987 & December 24, 1980

Site Addresses: 503 Blairhill Road, 3608 South Tryon Street & 3600 South Tryon Street

**REZONING APPLICATION FILED BY
ARDENT ACQUISITIONS LLC
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Ardent Acquisitions LLC that is designated as Tax Parcel No. 145-134-03 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the TOD-TR and TOD-CC zoning districts.

This 12 day of June, 2019.

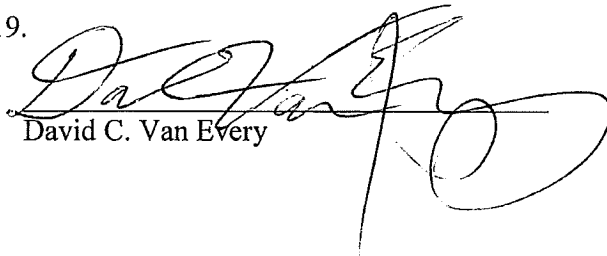
BOX FIGHT LLC

By: Eric McCoy
Name: Eric McCoy
Title: CEO

**REZONING APPLICATION FILED BY
ARDENT ACQUISITIONS LLC
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Ardent Acquisitions LLC that is designated as Tax Parcel No. 145-134-27 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the TOD-TR zoning district.

This 12 day of June, 2019.



David C. Van Every

**REZONING APPLICATION FILED BY
ARDENT ACQUISITIONS LLC
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Ardent Acquisitions LLC that is designated as Tax Parcel No. 145-134-28 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the TOD-TR and TOD-CC zoning districts.

This 11th day of June, 2019.

CARDO PROPERTIES

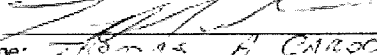
By: 
Name: Thomas A. CARDO
Title: General PARTNER

**REZONING APPLICATION FILED BY
ARDENT ACQUISITIONS LLC
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Ardent Acquisitions LLC that are designated as Tax Parcel Nos. 145-134-22 and 145-134-01 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the TOD-CC zoning district.

This 11th day of June, 2019.

CARDO PROPERTIES

By: 
Name: Thomas A. CARRO
Title: General Partner

2019-097: Ardent Acquisitions, LLC

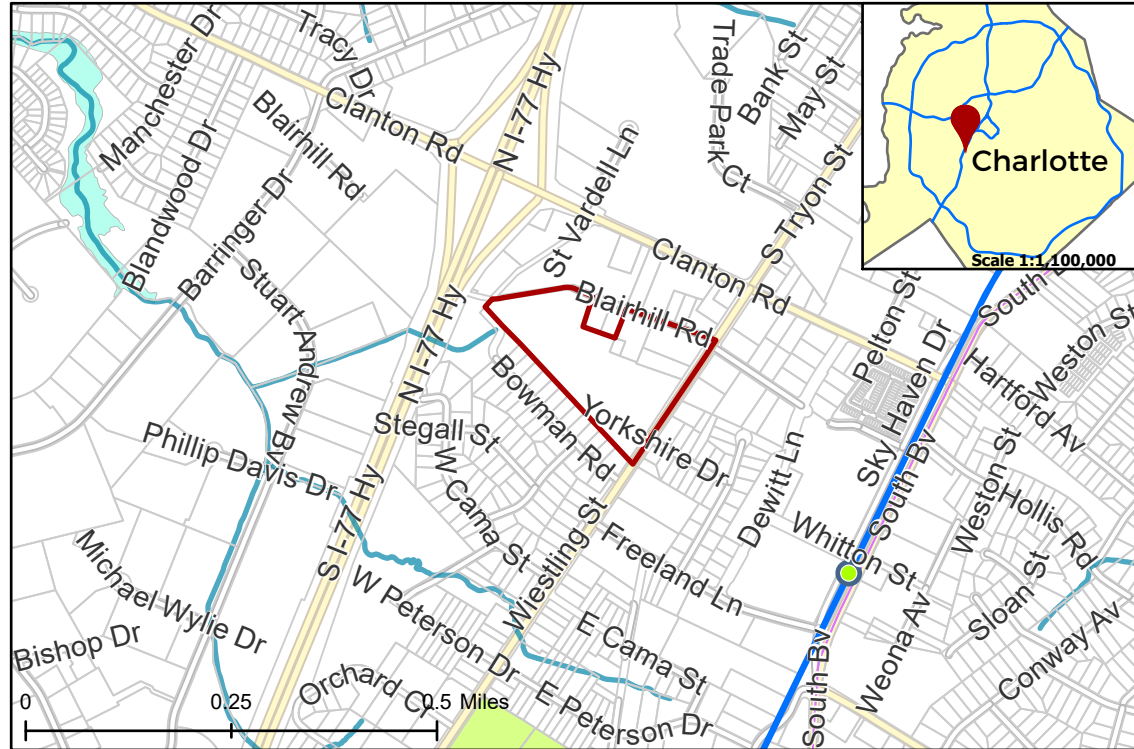
Current Zoning I-1(CD) (Light Industrial, Conditional) I-1 (Light Industrial)

Requested Zoning TOD-TR (Transit-Oriented Development - Transition)

TOD-CC (Transit-Oriented Development - Community Center)

Approximately 17.017 acres

Location of Requested Rezoning



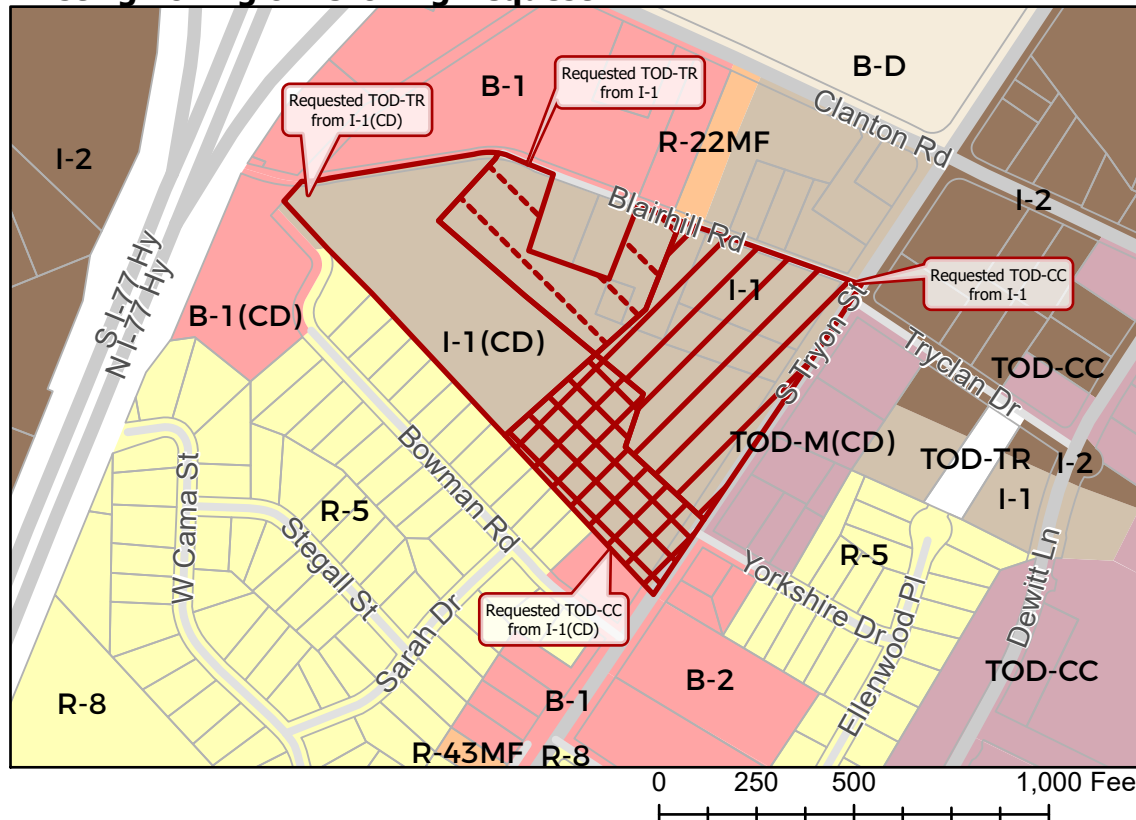
Rezoning Map



- 2019-097
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- City Council District**
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested TOD-CC from I-1
- Requested TOD-CC from I-1(CD)
- Requested TOD-TR from I-1
- Requested TOD-TR from I-1(CD)

Zoning Classification

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



Map Created 7/12/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-098

Date Filed: 6/17/2019

Received By: B+

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: Radio transmission tower (Acres): * 8.12

Existing Zoning: R-5 Proposed Zoning: NS

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Catherine Mahoney, Jennifer Frixen, Grant Meacci, Isaiah Washington, Eric Lemieux and David Pettine

Date of meeting: May 22, 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: To allow development of the site with residential uses a small office building and parking for adjacent existing office uses.

Keith MacVean, Dujana Keys & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704-331-1144 (JB) 704-378-1925 (JB)
704-331-3531 (KM) 704-378-1954 (KM)
704-331-2371 (DK) 704-339-5888 (DK)

Telephone Number Fax Number

jeffbrown@mvalaw.com; keithmacvean@mvalaw.com;
dujanakeys@mvalaw.com

E-mail Address

SEE ATTACHMENTS A

Signature of Property Owner

Flagship Healthcare Properties, LLC (Attn: Thorn Baccich)

Name of Petitioner

2701 Coltsgate Road, Ste 300

Address of Petitioner

Charlotte, NC 28211

City, State, Zip

704-442-0222

Telephone Number

704-367-0196

Fax Number

thorn@flagshiphp.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

CHAR202124867v1

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Date Acquired
157-016-29	2901 Sandlewood Rd, Charlotte, NC 28205	WHVN Inc.	1955 Cliff Valley Way NE, Ste 200, Atlanta, GA 30329	10/30/2014

ATTACHMENT A

**REZONING PETITION NO. 2019-_____
Flagship Healthcare Properties, LLC**

**OWNER JOINDER AGREEMENT
WHVN Inc.**

The undersigned, as the owner of the parcel of land located at 2901 Sandlewood Rd, Charlotte, NC that is designated as Tax Parcel No. 157-016-29 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 NS 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 29 day of MAY, 2019.

WHVN Inc.

By: [Signature]

Name: JACOB BOGAN

Its: VICE - PRESIDENT

ATTACHMENT B

**REZONING PETITION NO. 2019-
Flagship Healthcare Properties, LLC**

Petitioner:

Flagship Healthcare Properties, LLC

By: J. Brannen Edge
Name: J Brannen Edge III
Title: President

0 250 500 1,000 Feet

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-099

Petition #:	_____
Date Filed:	<u>6/17/2019</u>
Received By:	<u>Bf</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Northbrook Properties

Owner's Address: PO BOX 1287 City, State, Zip: Northbrook, IL 60065

Date Property Acquired: 01/07/1988

Property Address: 3000 S Tryon Street Charlotte, NC 28203

Tax Parcel Number(s): 14505201

Current Land Use: Industrial Size (Acres): 2.329

Existing Zoning: I-2 Proposed Zoning: TOD-NR NC

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: 4/17/19

(*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: _____

Townes Mozer
Name of Rezoning Agent


3000 S. Tryon Street
Agent's Address

Charlotte, NC 28217
City, State, Zip

980.585.1728
Telephone Number

_____ Fax Number

townes@discoverlennyboy.com
E-Mail Address


Signature of Property Owner

Townes Mozer
(Name Typed / Printed)

Townes Mozer
Name of Petitioner(s)

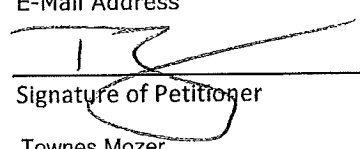
3000 S. Tryon Street
Address of Petitioner(s)

Charlotte, NC 28217
City, State, Zip

980.585.1728
Telephone Number

_____ Fax Number

townes@discoverlennyboy.com
E-Mail Address


Signature of Petitioner

Townes Mozer
(Name Typed / Printed)

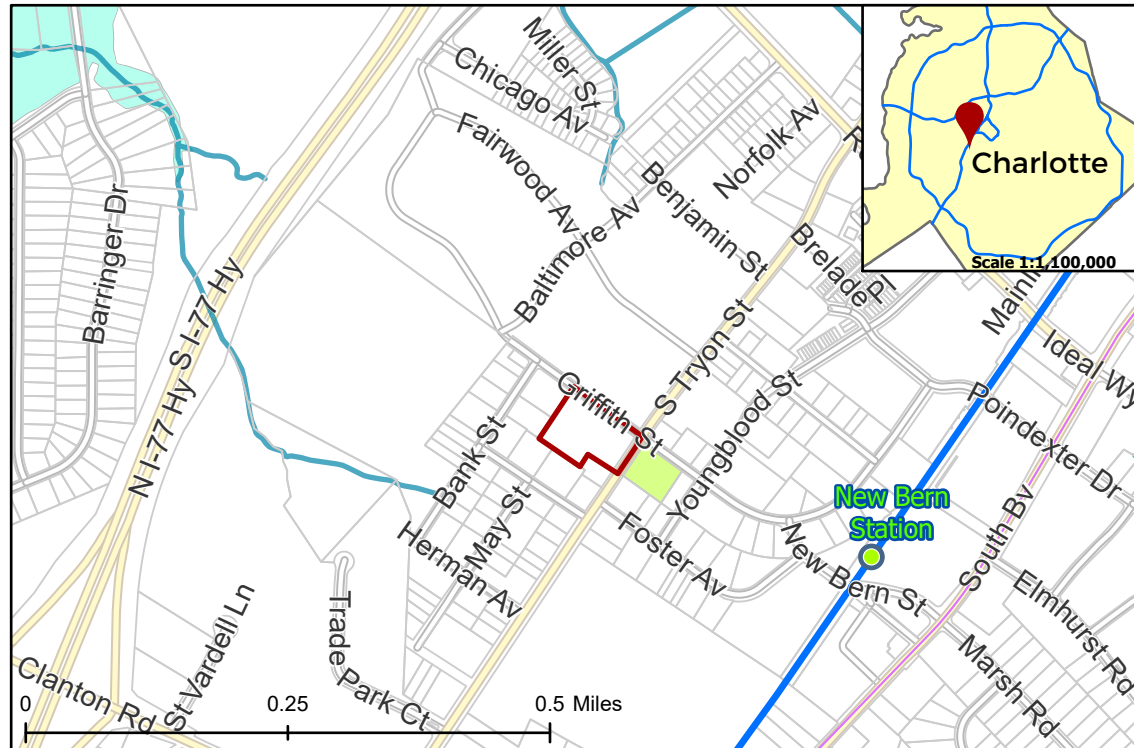
2019-099: Townes Mozer

Current Zoning I-2 (Light Industrial)

Requested Zoning TOD-NR (Transit-Oriented Development Neighborhood Center)

Approximately 2.329 acres

Location of Requested Rezoning



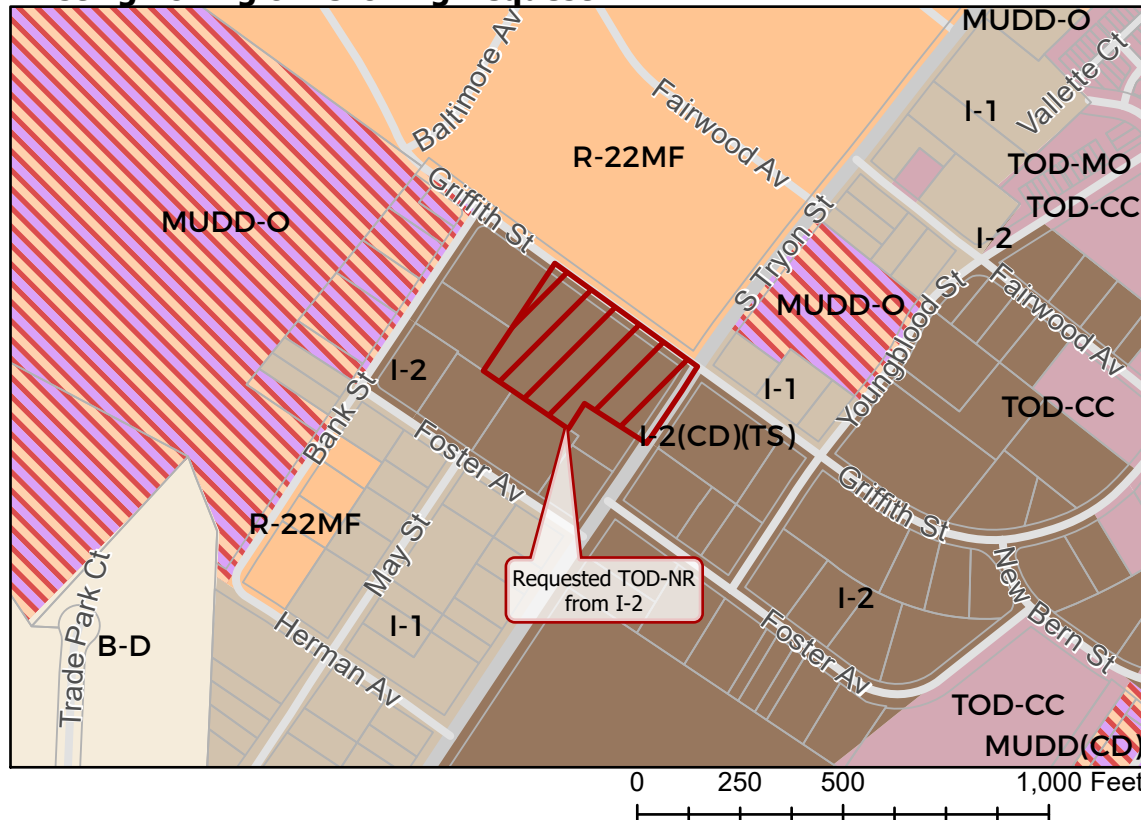
Rezoning Map



- 2019-099
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- City Council District
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested TOD-NR from I-2
- Zoning Classification**
- Multi-Family
- Business-Distribution
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 7/15/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	<u>2019-100</u>
Date Filed:	<u>6/17/2019</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: White Zombie, LLC

Owner's Address: 1401 Central Ave City, State, Zip: Charlotte, NC 28205

Date Property Acquired: September 7, 2018

Property Address: 955 955 & 961 Seigle Ave, Charlotte, NC 28205

Tax Parcel Number(s): ~~081-084-07, 081-084-08~~ 081-084-15

Current Land Use: Vacant Size (Acres): 1.01 AC

Existing Zoning: I-2 Proposed Zoning: MUDD(O)

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

Required Rezoning Pre-Application Meeting* with: Grant Meacci, Michael Russell, Isaiah Washington

Date of meeting: 05/28/2019

(*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): No

Purpose/description of Conditional Zoning Plan: To establish a Mixed-Use district which allows for the existing building at the corner of Van Every St and Seigle Ave to be located within the proposed setback.

Paul Pennell – Urban Design Partners
Name of Rezoning Agent

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

Charlotte, NC 28205
City, State, Zip

704-334-3303
Telephone Number

Paul@urbandesignpartners.com
E-Mail Address

[Signature]
Signature of Property Owner

Digitally signed by Matt Connolly
DN: cn=Matt Connolly, o, ou,
email=matt@pikeproperties.com,
c=US
Date: 2019.06.17 08:11:20 -05'00'

Matt Connolly – White Zombie, LLC
(Name Typed / Printed)

Matt Connolly – Pike Properties, LLC
Name of Petitioner(s)

1401 Central Ave
Address of Petitioner(s)

Charlotte, NC 28205
City, State, Zip

704-332-3332
Telephone Number

matt@pikeproperties.com
E-Mail Address

[Signature]
Signature of Petitioner

Digitally signed by Matt Connolly
DN: cn=Matt Connolly, o, ou,
email=matt@pikeproperties.com,
c=US
Date: 2019.06.17 08:11:37 -05'00'

Matt Connolly
(Name Typed / Printed)

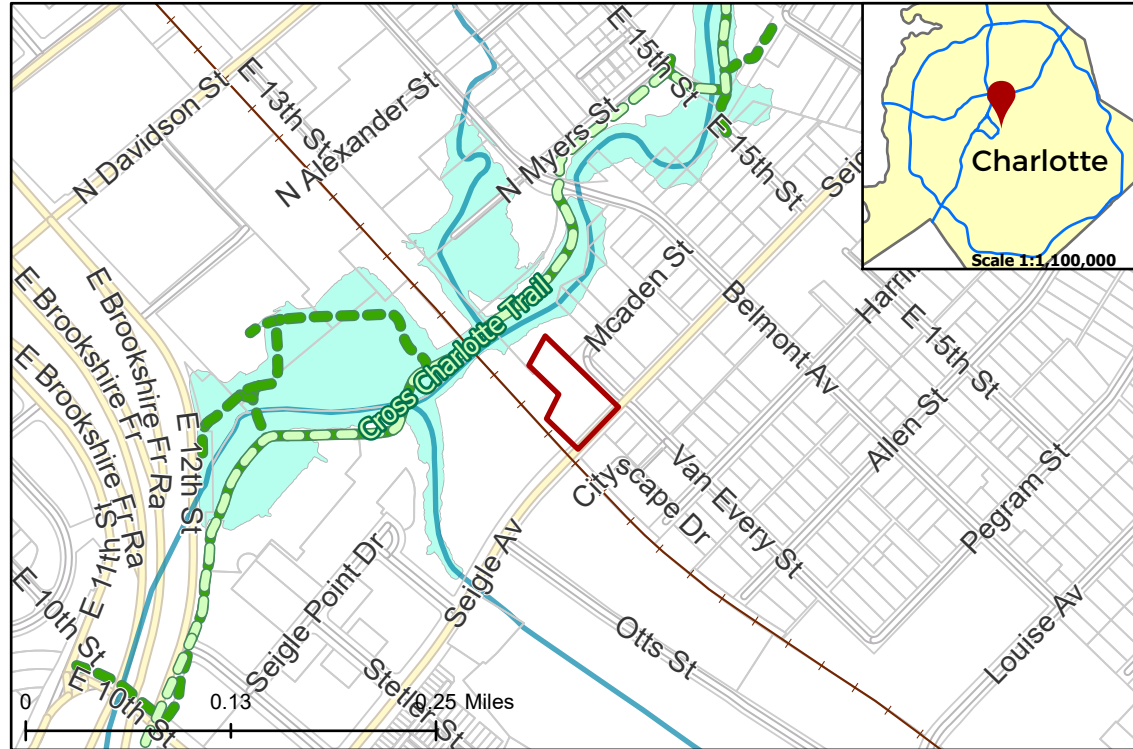
2019-100: Matt Connolly - Pike Properties, LLC

Current Zoning I-2 (Light Industrial)

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

Approximately 1.01 acres

Location of Requested Rezoning



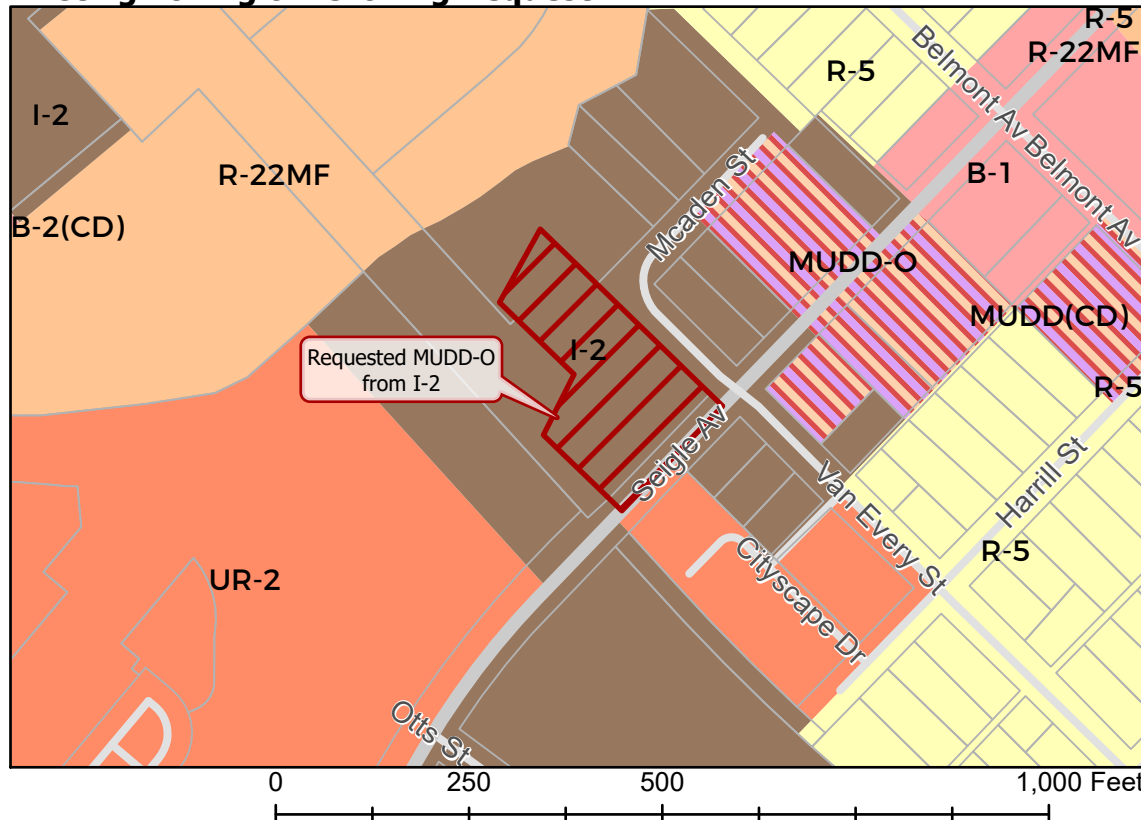
Rezoning Map



- 2019-100
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from I-2

Zoning Classification

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



Map Created 7/16/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-101
Date Filed: 6/17/2019
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: City of Charlotte

Owner's Address: 600 East 4th Street City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 1945

Property Address: 932 Seigle Ave Charlotte NC 28205

Tax Parcel Number(s): 08111501

Current Land Use: Industrial Size (Acres): 4.5

Existing Zoning: I-2 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: None per David Pettine

Date of meeting: _____

(*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): 2

Purpose/description of Conditional Zoning Plan: The purpose of this rezoning is to revise parking requirements for the site and to allow for this innovative development to be flexible in use in the future.

Patrick Cerri
Name of Rezoning Agent

600 East 4th Street
Agent's Address

Charlotte, NC 28202
City, State, Zip

980-505-9628
Telephone Number Fax Number

plcerri@charlottenc.gov
E-Mail Address

Patrick Cerri
Signature of Property Owner

Patrick Cerri
(Name Typed / Printed)

City of Charlotte
Name of Petitioner(s)

600 East 4th Street
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

980-505-9628
Telephone Number Fax Number

plcerri@charlottenc.gov
E-Mail Address

Patrick Cerri
Signature of Petitioner

Patrick Cerri
(Name Typed / Printed)

2019-101: City of Charlotte

Current Zoning I-2 (Light Industrial)

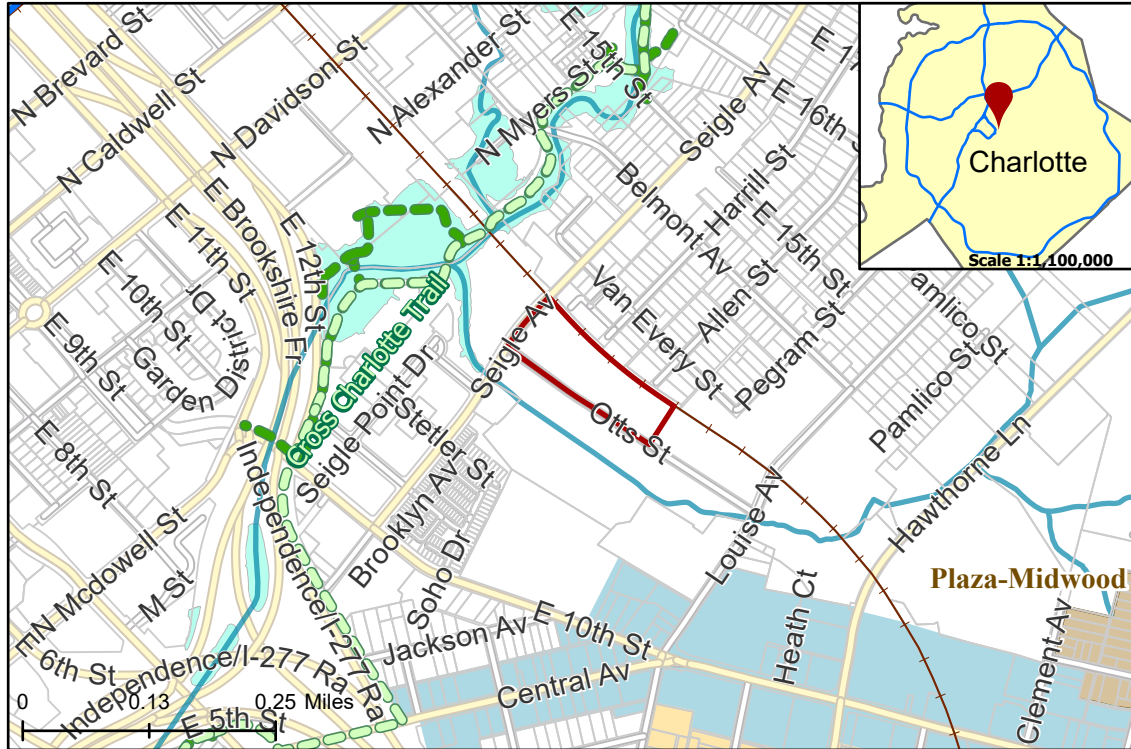
Requested Zoning MUDD-O (Mixed Use Development District, Optional)

Approximately 4.5 acres

Rezoning Map



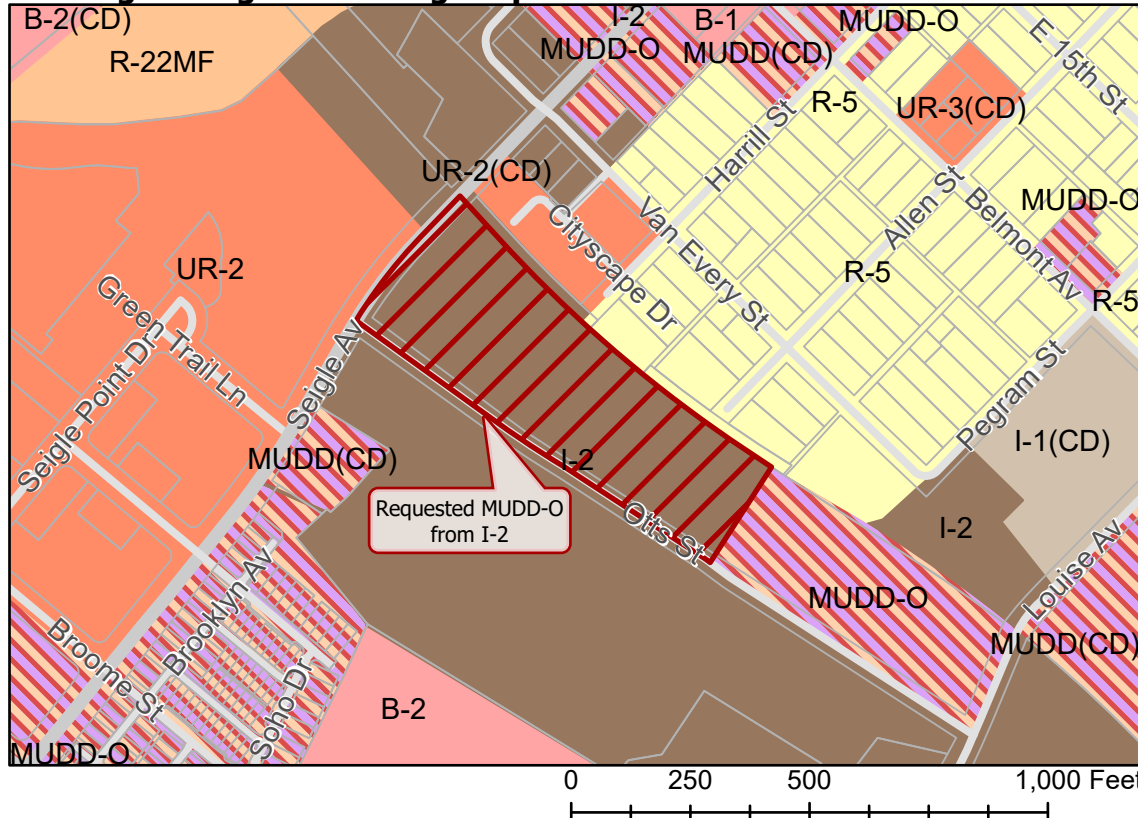
Location of Requested Rezoning



- 2019-101
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Plaza Central Pedscape
- Sunnyside Land Use and Pedscape
- Historic Districts
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from I-2

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Business
- Light Industrial
- General Industrial
- Mixed Use



Map Created 7/15/2019

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: 2019-102

Date Filed: 7/17/2019

Received By: RH

Complete All Fields (Use additional pages if needed)

Property Owner: (See attachment "A")

Owner's Address: (See attachment "A") City, State, Zip: (See attachment "A")

Date Property Acquired: N/A

Property Address: (See attachment "A")

Tax Parcel Number(s): (See attachment "A")

Current Land Use: (See attachment "B") Size (Acres): 1,915 (see Attachment "B")

Existing Zoning: (See attachment "A") Proposed Zoning: (See attachment "A")

Overlay: (See attachment "A") Tree Survey Provided: Yes: ___ N/A: ___x___

Required Rezoning Pre-Application Meeting* with: K. Main, L. Harmon, J. Kinley, C. Lyte-Graham, M. Russell

Date of meeting: 07-16-2019

(*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: _____

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number Fax Number

E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

City of Charlotte

Name of Petitioner(s)

600 East Fourth Street

Address of Petitioner(s)

Charlotte, NC 28202

City, State, Zip

704-336-2205

Telephone Number Fax Number

agoodwin@charlottenc.gov

E-Mail Address

Signature of Petitioner

Alan L. Goodwin

(Name Typed / Printed)

Attachment “B”

Existing Land Uses in Rezoning Petition 2019-102

Agriculture
Civic/Institutional
Industrial/ Warehouse/Distribution
Mixed Use – Horizontal/Vertical
Residential - Multi-Family
Residential - Single Family Attached/Detached
Office
Open Space/Recreation
Parking
Retail
Transportation & Utility
Vacant
Water

Area of Parcels in Rezoning Petition 2019-102

Total Area: 1,915 acres

TOD-UC: 355 acres (18.5%)
TOD-NC: 130 acres (6.8%)
TOD-CC: 711 acres (37.1%)
TOD-TR: 719 acres (37.5%)

ZONING ORDINANCE **TEXT AMENDMENT APPLICATION**

CITY OF CHARLOTTE

FY2019	
Petition #:	2019-103
Date Filed:	7/19/2019
Received By:	RH
<i>Office Use Only</i>	

<u>Section #</u>	<u>Title of Section</u>
Table of Contents	
2.201	Definitions
4.107	Delegated authority for development approval based upon existing conditions
9.404	Urban Residential Districts: uses permitted under prescribed conditions
9.407	Urban Residential Districts: development standards for various uses
9.503	Uses permitted under prescribed conditions (Institutional districts)
9.603	Uses permitted under prescribed conditions (Research districts)
9.606	Design Standards (Research districts)
9.703	Uses permitted under prescribed conditions (Office districts)
9.803	Uses permitted under prescribed conditions (Business districts)
9.805	Development standards for business districts
9.8503	Mixed Use Development District; uses permitted under prescribed conditions
9.8504	Mixed Use Development District; accessory uses
9.8506	Mixed Use Development District; urban design and development standards
9.8509	Mixed Use Development District (Optional); application
9.906	Uptown Mixed Use District; urban design and development standards
9.909	Uptown Mixed Use District (Optional); application
10.813	Urban design standards (Pedestrian Overlay District)
10.907	Development Standards (Transit Supportive Overlay District)
10.908	Urban design standards (Transit Supportive Overlay District)
10.909	Exceptions (Transit Supportive Overlay District)
11.203	Uses permitted under prescribed conditions (Mixed Use Districts)
11.508	Development standards of general applicability (Neighborhood Services District)
11.509	Sign requirements in NS (Neighborhood Services District)
11.706	Design Standards (RE-3 Research District)
12.106	Uses and structures prohibited and allowed in required setbacks and yards
12.109	Clear sight triangles at street intersections
12.408	Customary home occupations
12.413	Drive-in and drive-through service lanes/windows
12.414	Automobile, truck and trailer rental
12.418	Public flags on permanent flagpoles
12.502	Adult care homes, adult care centers, childcare centers, childcare centers in a Residence, family childcare homes, and large childcare centers
12.506	Religious institutions in residential districts
12.516	Open space recreational uses
12.519	Outdoor Seasonal Sales
12.520	Boarding houses
12.521	Bed and Breakfasts (B & B's)
12.522	Short-Term Care Facility
12.527	Single Room Occupancy (SRO) residences
12.531	Commercial Rooming Houses
12.532	Donation drop-off facilities
12.534	Periodic Retail Sales Events, Off-Premise
12.539	Outdoor Fresh Produce Stands or Mobile Produce Market
13.101	Intent and Purpose (Signs)
13.102	Definitions (Signs)
13.103	Procedures (Signs)
13.104	General provisions (Signs)
13.105	Prohibited Signs
13.106	Signs not requiring a permit
13.107	Temporary signs and banners requiring permits
13.108	Specifications for permanent signs requiring a permit (

<u>Section #</u>	<u>Title of Section</u>
13.108a	Specifications for permanent signs requiring a permit (UMUD, PED, TS districts)
13.108b	Information and advertising pillar signs
13.109	District regulations for permanent on-premise signs
13.110	Creation of Special Sign Regulations
13.111	Regulations for Outdoor Advertising Signs
13.112	Removal of Certain Signs
13.113	Enforcement
13.114	Variances and Appeals
Chapter 15 Table of Contents	Signs
15.4.10	Specific Architectural Features
15.7	Signs
Chapter 16	Subject Index

Purpose of Change: The Zoning Ordinance sign regulations have remained largely unchanged since adopted in 1992. Rapid growth, coupled with changes in the sign/advertising industry and the legal landscape, have made the update of Chapter 13, "Signs" the next chapter to update in the Unified Development Ordinance Process.

The proposed changes will:

- Create content-neutral standards, with the new regulations based on sign type and physical characteristics.
- Introduce new sign types, such as A-frame, roof, and skyline signs
- Provide consistency and uniformity in the regulations, both in and across districts.
- Make the standards easier to use and understand, include the use of more illustrative graphics.
- Eliminate the confusion of sign regulations scattered throughout the Zoning Ordinance, by bringing the sign regulations into one location.

The text amendment consists of two parts:

- 1) The text amendments in the Zoning Ordinance to align with the new sign regulations
- 2) An attachment with the new Chapter 13 in the new Unified Development Ordinance format.

Name of Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Signature of Agent

Charlotte Planning, Design and Development Department
Name of Petitioner(s)

600 E. Fourth Street, 8th floor
Address of Petitioner(s)

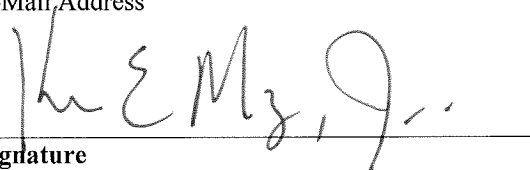
Charlotte, NC 28202
City, State, Zip

704 336-7811
Telephone Number

Fax Number

kevin.may@charlottenc.gov
E-Mail Address

Signature



PART 1: CHAPTER 21 -TREE ORDINANCE

&

PART 2: ZONING ORDINANCE

TEXT AMENDMENT APPLICATION CITY OF CHARLOTTE

Petition # 2019-104

Date Filed: 7/22/2019

Received By: BH

Office Use Only

PART 1: CHAPTER 21 – TREE ORDINANCE

<u>Section #</u>	<u>Title</u>
Article 1	IN GENERAL
21-2	Definitions
Article IV	GENERAL LAND DEVELOPMEN REQUIREMENTS
21-93	General tree save requirements
21-94	Tree save area and tree protection zone requirements for commercial development
21-96	Tree planting requirements

PART 2: ZONING ORDINANCE

<u>Section #</u>	<u>Title</u>
9.8506	Mixed Use Development District; urban design and development standards
9.906	Uptown Mixed Use Development District; urban design and development standards
10.812	Development standards (PED)
10.907	Development standards (TS)
15.4.9	On-Site Open Space (TOD)

Purpose of Change: As Charlotte is becoming more urban, application of the current Tree Ordinance standards to urban sites has been more challenging. This proposed text amendment is intended to make the Tree Ordinance work better on urban sites zoned UMUD, MUDD, TOD, UR, and NS, as well as any zoning district with a PED or TS overlay.

The proposed changes will achieve the following:

- Codify flexibility – Greater transparency and predictability can be expected by formalizing the flexible administration of the Tree Ordinance.
- Better integration of trees into urban sites – Provide more/better options to integrate trees on urban sites.
- The changes will result in no net loss of Ordinance required trees.

Name of Agent

Agent's Address

City, State, Zip

Phone

E-Mail Address

Signature of Agent

Charlotte Planning Design & Development

Name of Petitioner(s)

600 E. Fourth Street – 8th floor

Address of Petitioner(s)

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Phone

peter.grisewood@charlottenc.gov

E-Mail Address

Signature

