

Rezoning Petition Packet

Petitions:

2019-122 through 2019-137

Petitions that were submitted in September 2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: 7/31/2019

Received By: Bx

Complete All Fields (Use additional pages if needed)

Property Owner: KSS Charlotte, LLC

Owner's Address: P.O. Box 79026

City, State, Zip: Charlotte, NC 28271

Date Property Acquired: 3/16/2010

Property Address: 4916 Airway Avenue

Tax Parcel Number(s): 037-203-01

Current Land Use: Industrial

Size (Acres): +/- 39.7 acres

Existing Zoning: I-1(CD)

Proposed Zoning: I-1

Overlay: None

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Dave Pettine, Josh Weaver, Felix Obregon,
Date of meeting: 7/31/19 Kent Main, Grant Meacci, Isiah Washington

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

For Conditional Rezoning Only:

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

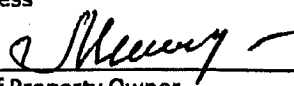
704-331-7531

Telephone Number

704-353-3231

Fax Number

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


Signature of Property Owner

Nuriya Mendygaziyeva
(Name Typed / Printed)

Beacon Partners

Name of Petitioner(s)

500 E Morehead Street, Suite 200

Address of Petitioner(s)

Charlotte, NC 28202

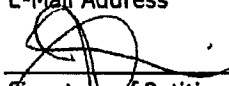
City, State, Zip

704-597-7757

Telephone Number

Fax Number

jon@beacondevelopment.com
E-Mail Address


Signature of Petitioner

Jon L. Morris
(Name Typed / Printed)

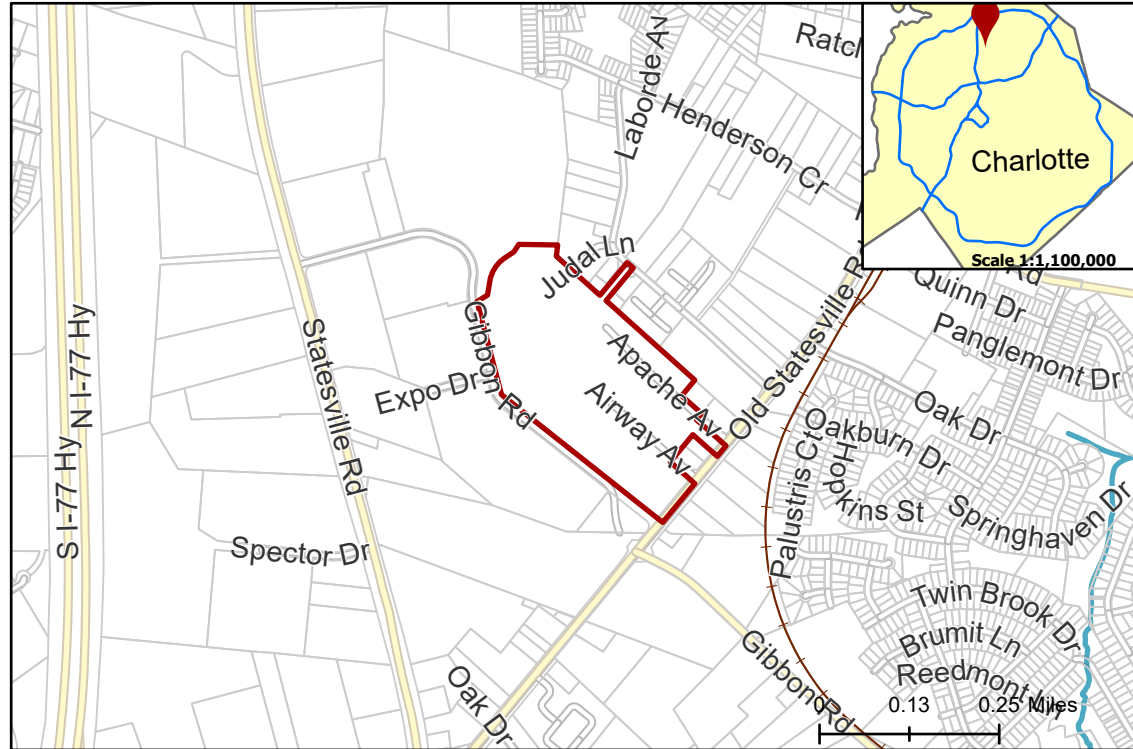
2019-122: Beacon Partners

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

Requested Zoning I-1 (Light Industrial)

Approximately 39.7 acres

Location of Requested Rezoning



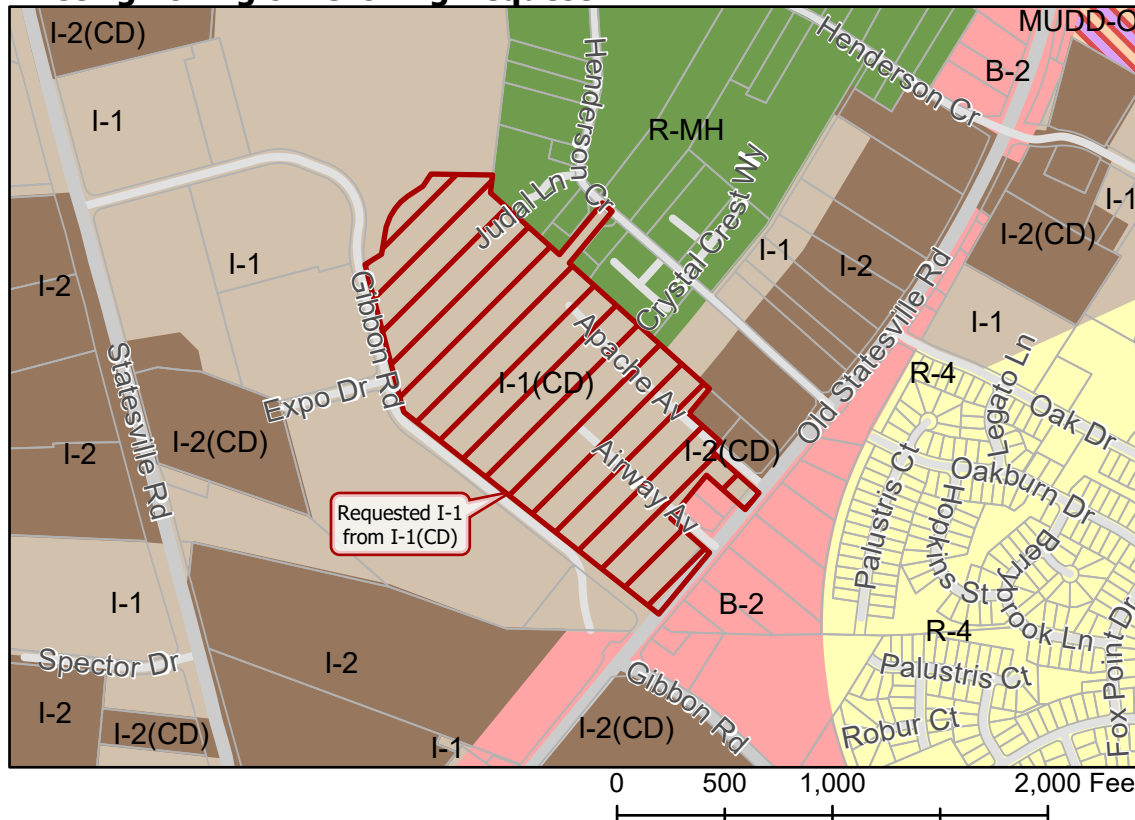
Rezoning Map



- 2019-122
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 2-Justin Harlow



Existing Zoning & Rezoning Request



- Requested I-1 from I-1(CD)
- Zoning Classification**
- Single Family
- Manufactured Home
- Business
- Light Industrial
- General Industrial
- Mixed Use



Map Created 9/12/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-123

Petition #:	_____
Date Filed:	<u>8/9/2019</u>
Received By:	<u>BK</u>

Property Owners: 935 Summit Magnus LLC

Owner's Addresses: 305 East 47th Street 10th Floor, New York, NY 10017

Date Properties Acquired: 8/1/2019

Property Addresses: 935 Summit Avenue

Tax Parcel Numbers: 073-25-301

Current Land Use: Institutional (Acres): ± 1.99

Existing Zoning: I-1 Proposed Zoning: I-1 PED-O

Overlay: PED Tree Survey Provided: Yes N/A

Required Rezoning Pre-Application Meeting* with: Alberto Gonzales, Carlos Alzate, David Pettine, Grant Meacci

Date of meeting: June 18, 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 parcel with an office building that exceeds the permitted height and supports the proposed Silver Line

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

Magnus Capital Partners (Attn: Vishal Aurora)

Name of Petitioner

305 East 47th Street 10th Floor

Address of Petitioner

New York, NY 10017

City, State, Zip

646-790-5838

Telephone Number

Fax Number

va@magnuscapitalpartners.com

E-mail Address


Signature of Petitioner

2019-123: Magnus Capital Partners

Current Zoning I-1(PED) (Light Industrial, Pedscape Overlay)

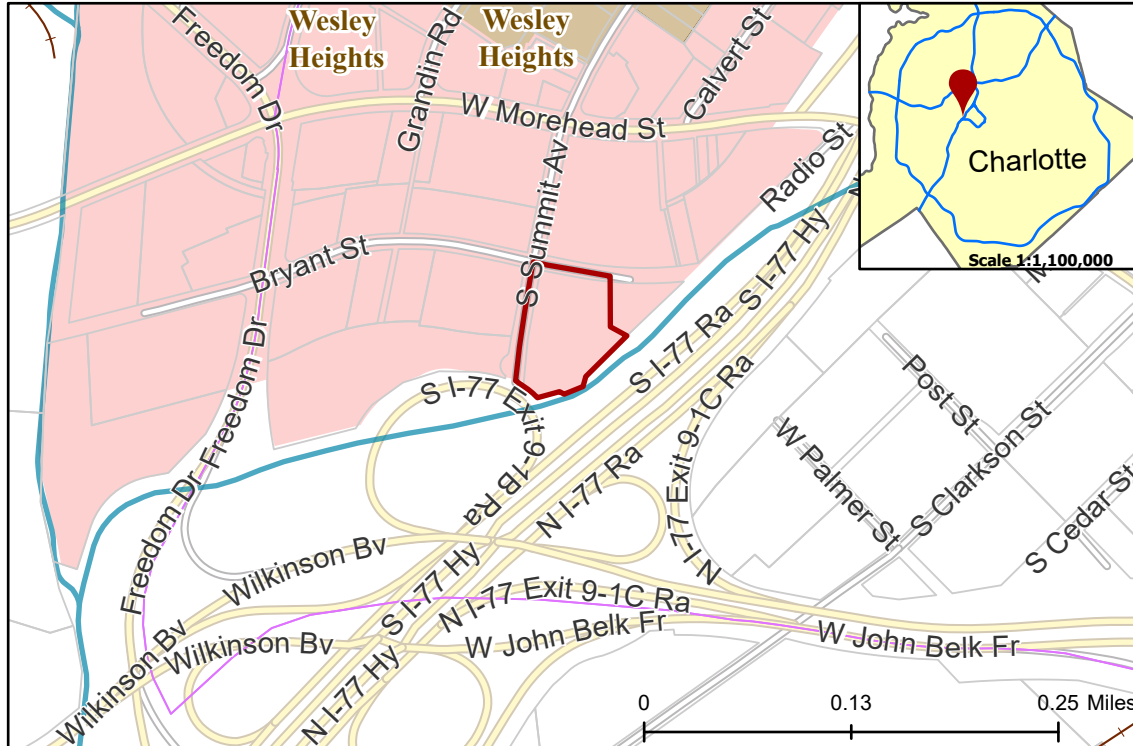
Requested Zoning I-1(PED-O) (Light Industrial, Pedscape Overlay, Optional)

Approximately 1.99 acres

Rezoning Map



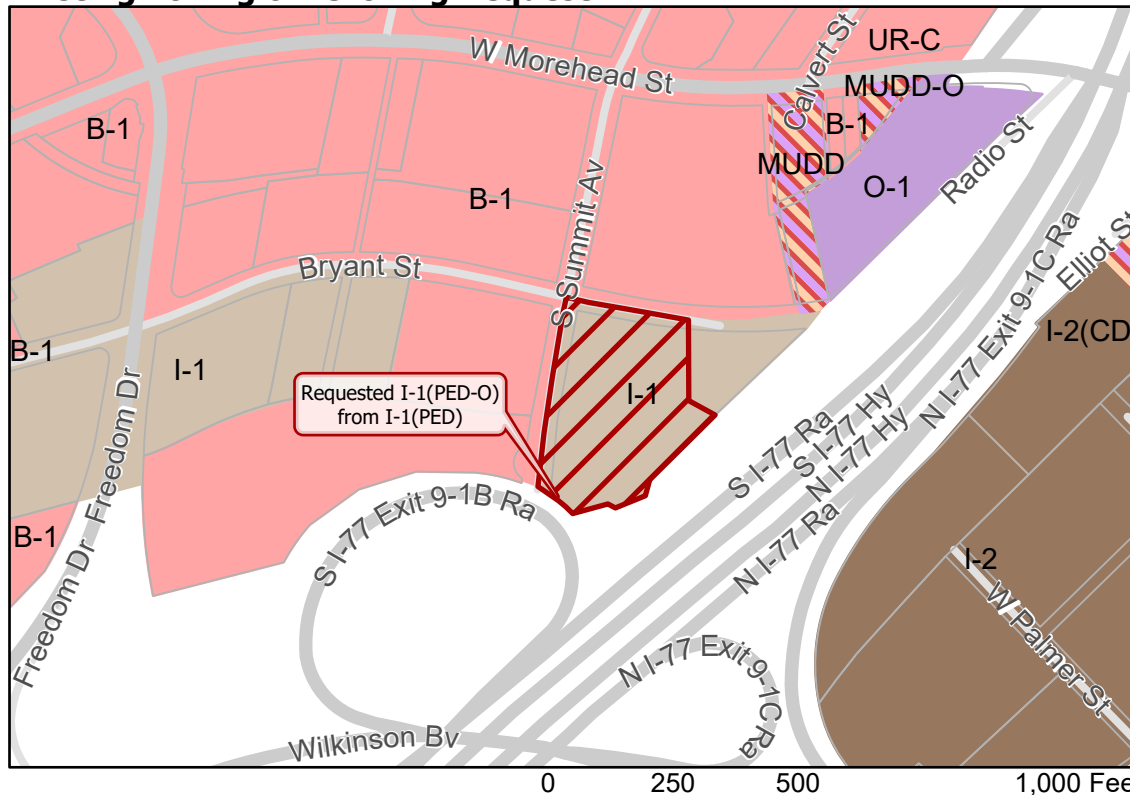
Location of Requested Rezoning



- 2019-123
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- West Morehead
- Historic Districts
- City Council District
- 2-Justin Harlow



Existing Zoning & Rezoning Request



- Requested I-1(PED-O) from I-1(PED)
- Zoning Classification
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use



Map Created 9/30/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-124

Petition #:	_____
Date Filed:	<u>8/15/2019</u>
Received By:	<u>Rt</u>

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: office Size (Acres): *5.86

Existing Zoning: O-6(CD) & R-17MF Proposed Zoning: UR-2 (CD)

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

Required Rezoning Pre-Application Meeting* with: Lisa Arnold, Molly Haynes, Dave Pettine

Date of meeting: June 11, 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 townhomes

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

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

SEE ATTACHMENTS A-B

Signature of Property Owner

**Gvest Capital LLC (Attn: Jonathan Visconti,
Raymond M. Gee, Susan Rosenblatt)**
Name of Petitioner

136 Main Street
Address of Petitioner

Pineville, NC 28134
City, State, Zip

678.654.1783
Telephone Number Fax Number

iv@gvestcapital.com; ray@gvestcapital.com;
susan@gvestcapital.com
E-mail Address

SEE ATTACHMENT C

Signature of Petitioner

SCHEDULE 1

Parcel	Parcel Address	Owner	Owner's Address	Date Acquired
portion of 161-051-14	5007 Monroe Road, Charlotte, NC 28205	Lake Hills Corp c/o Lerner & Company Real Estate	5009 Monroe Road #200, Charlotte, NC 28205	12/04/1970
161-051-13	4935 Monroe Road, Charlotte, NC 28205			06/22/1984
161-051-04	N/A			01/01/1975
Portion of 161-051-03	2304 Shade Valley Road, Charlotte, NC 28205			12/14/1993

ATTACHMENT A

REZONING PETITION NO. 2019-____
Gvest Capital LLC

OWNER JOINDER AGREEMENT
Lake Hills Corp c/o Lerner & Company Real Estate

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

1. 5007 Monroe Road, Charlotte, NC that is designated as a portion of Tax Parcel No. 161-051-14
2. 4935 Monroe Road, Charlotte, NC that is designated as a portion of Tax Parcel No. 161-051-13
3. N/A, Charlotte, NC that is designated as a portion of Tax Parcel No. 161-051-04

on the Mecklenburg County Tax Map and which are 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 O-6(CD) & R-17MF zoning districts 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 14th day of August, 2019.

Lake Hills Corp c/o Lerner & Company Real Estate

By: *Harry Lerner*
Name: HARRY LERNER
Its: President

ATTACHMENT B

REZONING PETITION NO. 2019-____
Gvest Capital LLC

OWNER JOINDER AGREEMENT
Lake Hill Apartments LP

The undersigned, as the owner of the parcels of land located at 2304 Shade Valley Rd, Charlotte, NC that is designated as a portion of Tax Parcel No. 161-051-03 on the Mecklenburg County Tax Map and which are 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-17MF 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 14th day of AUGUST, 2019.

Lake Hill Apartments LP

By: [Signature]
Name: HARRY LERNEIR
Its: PRES OF LERNEIR COMPANY REAL ESTATE
GENERAL PARTNER

ATTACHMENT C

**REZONING PETITION NO. 2019-
Gvest Capital LLC**

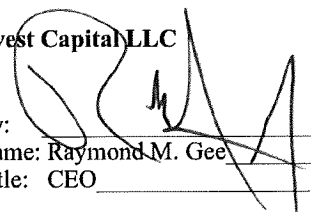
Petitioner:

Gvest Capital LLC

By:

Name: Raymond M. Gee

Title: CEO

A handwritten signature in black ink, appearing to be 'RMG', is written over a horizontal line. The signature is stylized and somewhat cursive.

2019-124: Gvest Capital, LLC

Current Zoning O-6(CD) (Office, Conditional), R-17MF (Multi-Family Residential)

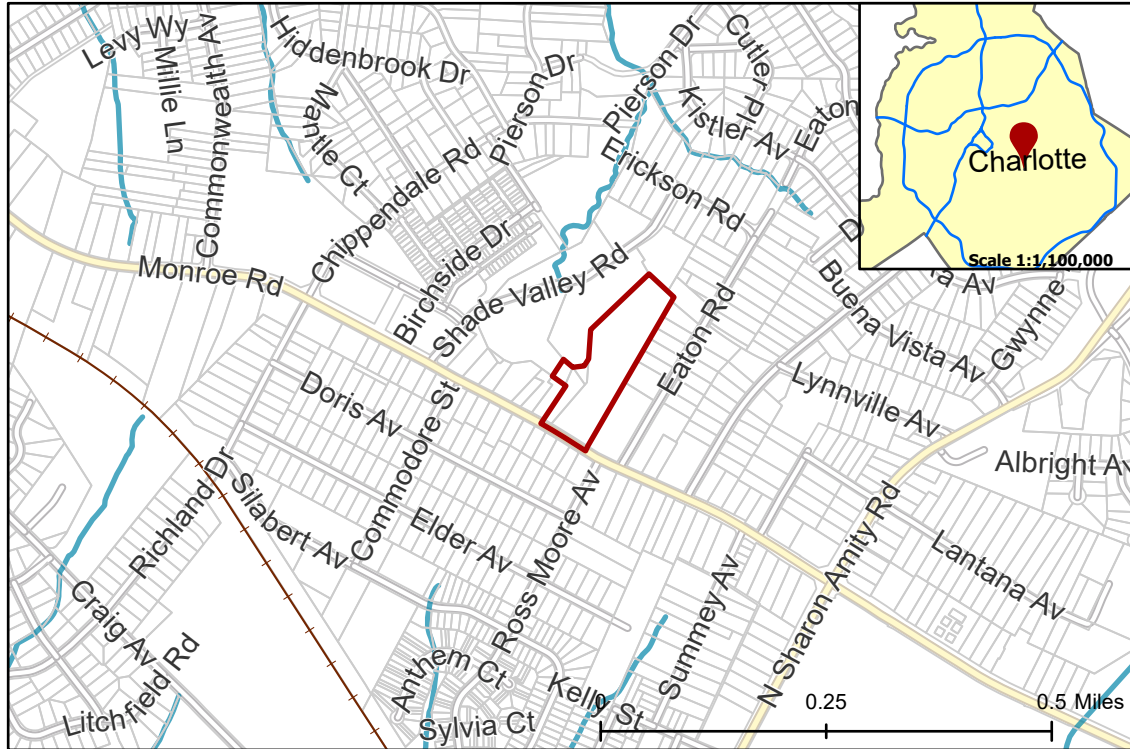
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 5.86 acres

Rezoning Map



Location of Requested Rezoning



Inside City Limits

Parcel

Railway

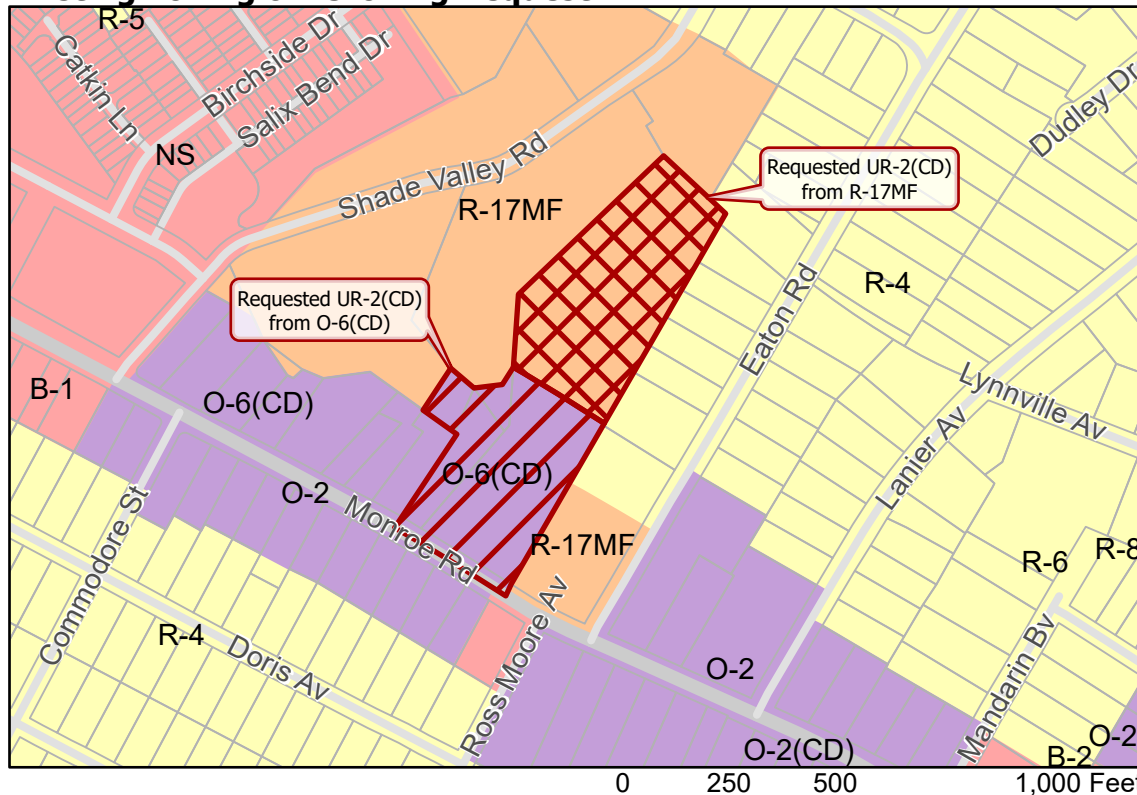
Streams

City Council District

5-Matt Newton



Existing Zoning & Rezoning Request



Requested UR-2(CD) from O-6(CD)

Requested UR-2(CD) from R-17MF

Zoning Classification

Single Family

Multi-Family

Office

Business



Map Created 9/13/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-125
Petition #: _____
Date Filed: 8/16/2019
Received By: BT

Property Owners: SCOC-Mallard Crossing, LLC
Owner's Addresses: 2121 W Main Street, Albemarle, NC 28001
Date Properties Acquired: 06/09/2017
Property Addresses: 3020 Prosperity Church Rd, Charlotte, NC 28269
Tax Parcel Numbers: 029-361-05
Current Land Use: commercial (Acres): ± 8.434
Existing Zoning: B-1(CD) Proposed Zoning: B-1(CD) SPA
Overlay: N/A Tree Survey Provided: Yes N/A
Required Rezoning Pre-Application Meeting* with: Kent Main, Michael Russell and Dave Pettine.
Date of meeting: August 7th

(*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 a minor expansion to the existing shopping center.

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

SCOC-Mallard Crossing, LLC (Attn: Will Lisk)
Name of Petitioner
845 Church Street N, Ste 305-B
Address of Petitioner
Concord, NC 28025
City, State, Zip
704.782.7777 ext. 213
Telephone Number Fax Number
will@southcentraloil.com
E-mail Address
SEE ATTACHMENT B
Signature of Petitioner

ATTACHMENT A

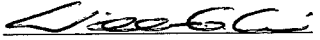
**REZONING PETITION NO. 2019-_____
SCOC-Mallard Crossing, LLC**

**OWNER JOINDER AGREEMENT
SCOC-Mallard Crossing, LLC**

The undersigned, as the owner of the parcel of land located at 3024 Prosperity Church Road, Charlotte, NC that is designated as Tax Parcel No. 029-361-05 on the Mecklenburg County Tax Map and which are 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 B-1 zoning district to the B-1(CD) 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 7 day of AUGUST, 2019.

SCOC-Mallard Crossing, LLC


By: 
Name: WILLIAM G. LIST
Its: MANAGER

ATTACHMENT B

**REZONING PETITION NO. 2019-
SCOC-Mallard Crossing, LLC**

Petitioner

SCOC-Mallard Crossing, LLC

By: 
Name: WILLIAM G. LISK
Title: MANAGER

2019-125: SCOC-Mallard Crossing, LLC

Current Zoning B-1(CD) (Neighborhood Business, Conditional)

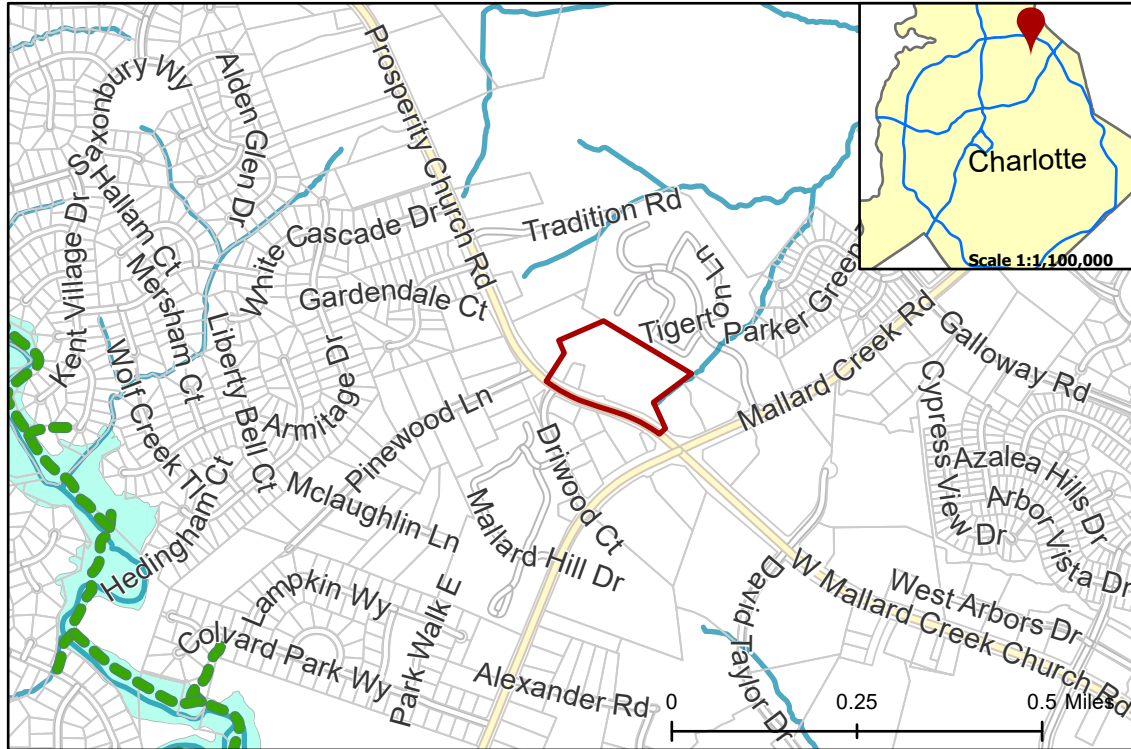
Requested Zoning B-1(CD) SPA (Neighborhood Business, Conditional, Site Plan Amendment))

Approximately 8.434 acres

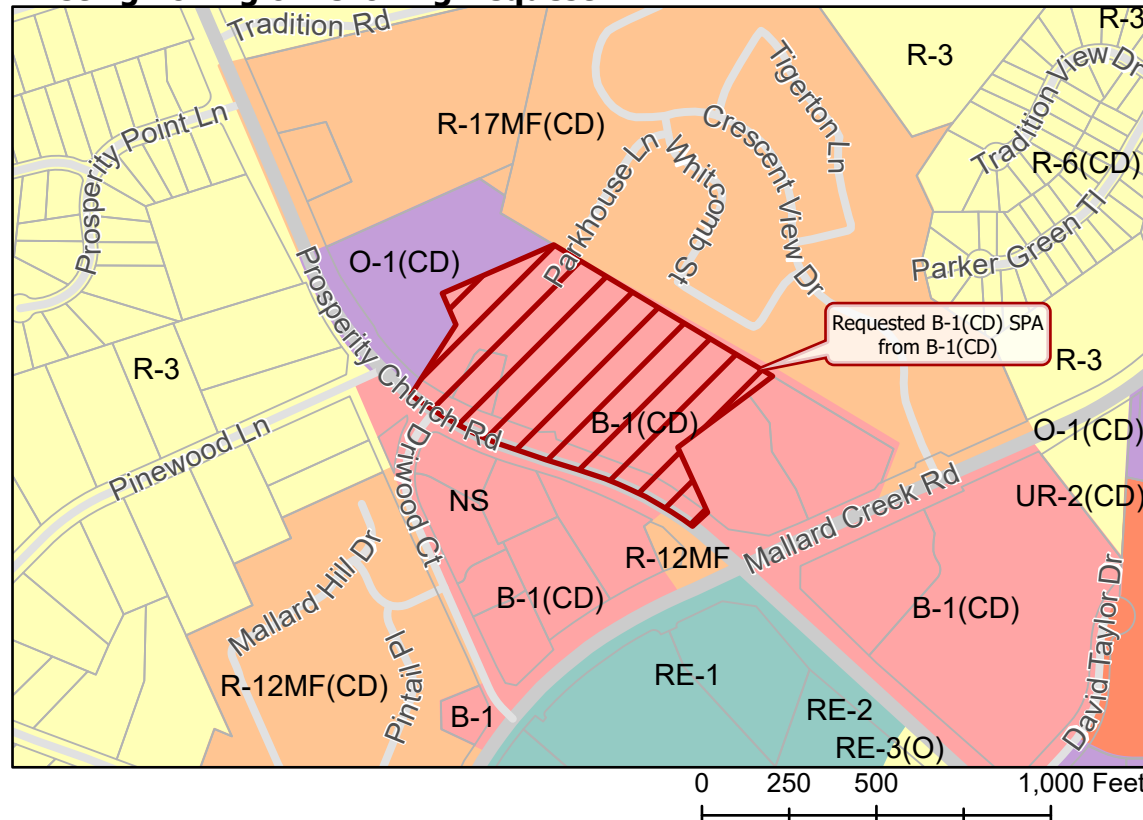
Rezoning Map



Location of Requested Rezoning



Existing Zoning & Rezoning Request



Requested B-1(CD) SPA from B-1(CD)

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Research
- Office
- Business



Map Created 9/16/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	<u>2019-126</u>
Date Filed:	<u>8/21/2019</u>
Received By:	<u>BH</u>

Complete All Fields (Use additional pages if needed)

Property Owner: 517 East 17th LLC

Owner's Address: 1918 Beverly Dr City, State, Zip: Charlotte, NC 28207

Date Property Acquired: 08/24/2018 and 6/1/2017

Property Address: 517 E 17th St, Charlotte, NC 28206, 1409 N. Davidson St., Charlotte NC 2820

Tax Parcel Number(s): 08107206; 08107207; 08107202

Current Land Use: Residential Size (Acres): 0.447

Existing Zoning: R8 Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting* with:
Dave Pettine, Isaiah Washington, Charlotte Lamb, John Kinley, William Linville Date of meeting: 8/1/2019

(*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): 5

Purpose/description of Conditional Zoning Plan: Development of a multi-family residential project.


Russell W. Fergusson
Name of Rezoning Agent

PO Box 5645
Agent's Address

Charlotte, NC 28299
City, State, Zip

704-234-7488 (704) 612-0271
Telephone Number Fax Number

rwf@russellwfergusson.com
E-Mail Address


Signature of Property Owner

Harrison Tucker for 517 E 17th LLC & New Wallace Davidson LLC
(Name Typed / Printed)

Harrison Tucker
Name of Petitioner(s)

1918 Beverly Dr
Address of Petitioner(s)

Charlotte, NC 28207
City, State, Zip

704-995-2254
Telephone Number Fax Number

htucker@cohabdev.com
E-Mail Address


Signature of Petitioner

Harrison Tucker
(Name Typed / Printed)

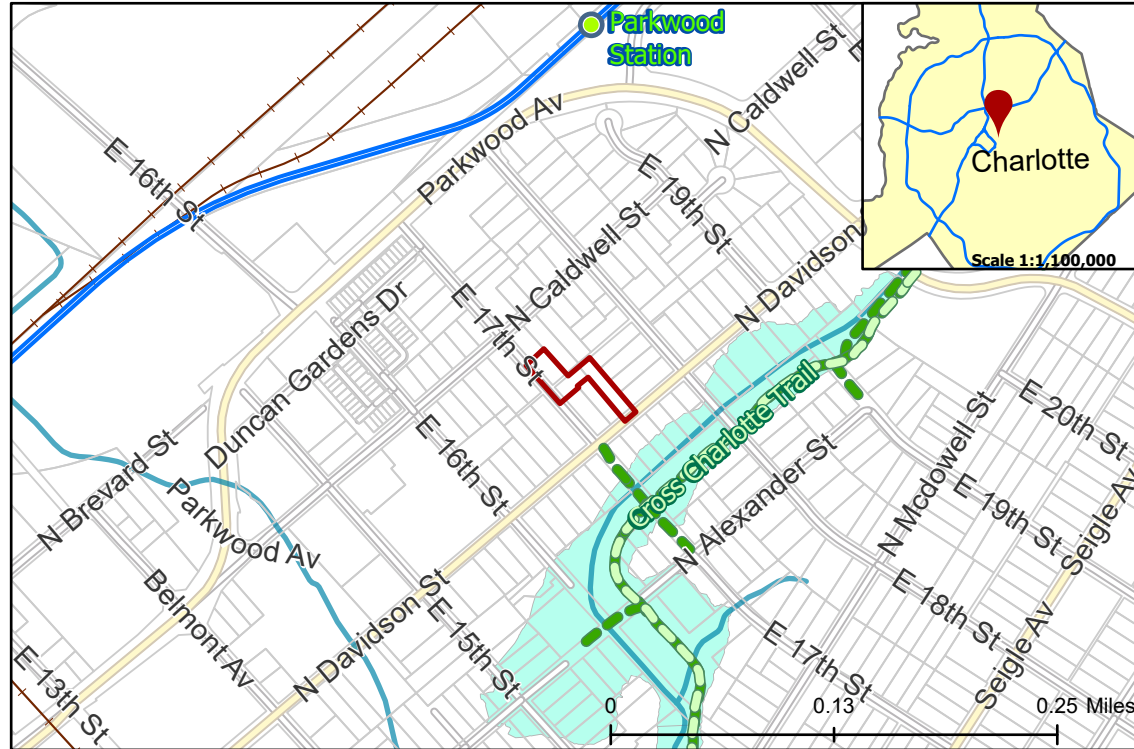
2019-126: Harrison Tucker

Current Zoning R-8 (Single Family Residential)

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

Approximately 0.447 acres

Location of Requested Rezoning



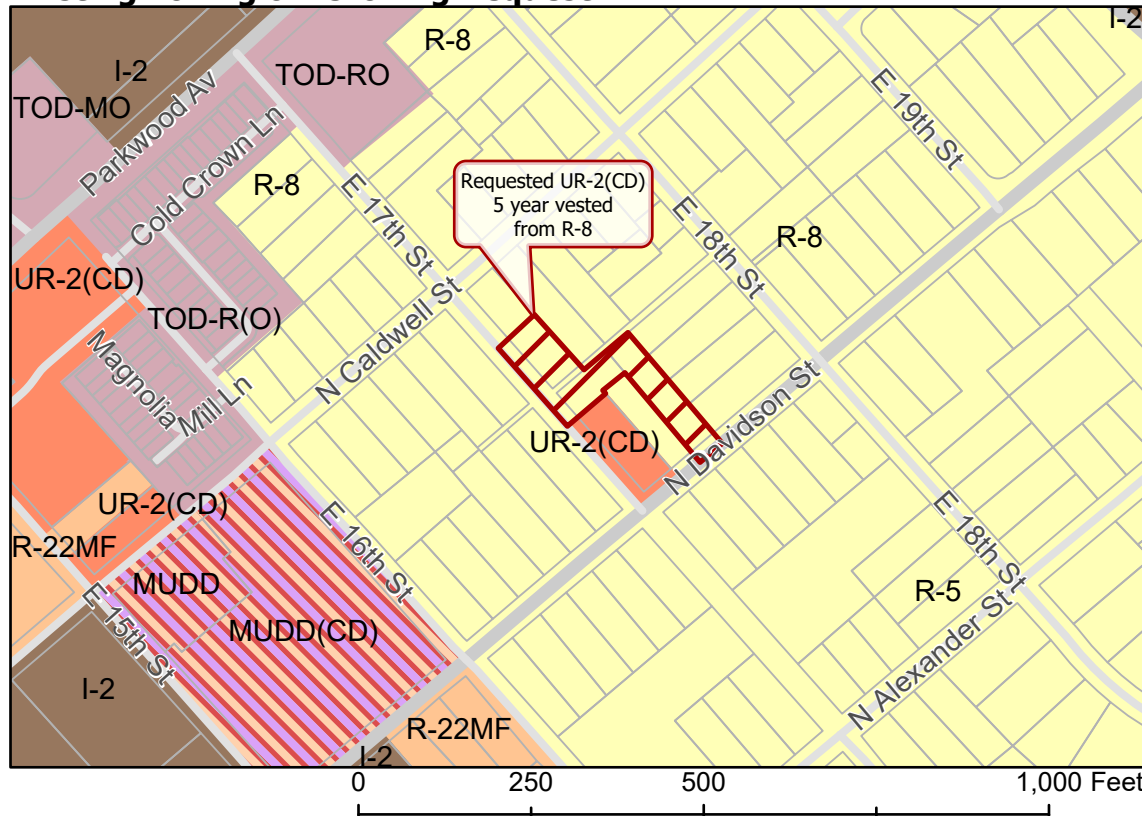
Rezoning Map



- 2019-126
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-2(CD)
- 5 year vested from R-8

Zoning Classification

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



Map Created 9/16/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-127
Date Filed: 8/22/2019
Received By: gk

Complete All Fields (Use additional pages if needed)

Property Owner: Regal Estates LLC
Owner's Address: 8116 S. Tryon St. B3-122 City, State, Zip: Charlotte, NC 28273
Date Property Acquired: 4-24-2019
Property Address: 5015 Morris Field Dr. Charlotte, NC 28208
Tax Parcel Number(s): 11507109
Current Land Use: Residential Size (Acres): 0.851 AC
Existing Zoning: R4 Proposed Zoning: R8MF
Overlay: _____ Tree Survey Provided: Yes: _____ N/A: _____
Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Lisa Arnold
Date of meeting: June 11, 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: _____

Tiffany Cherry
Name of Rezoning Agent
8116 S. Tryon St. B3-122
Agent's Address
Charlotte, NC 28273
City, State, Zip
443-794-2924
Telephone Number Fax Number

regalestatesllc@gmail.com
E-Mail Address

Regal Estates LLC Tiffany Cherry
Signature of Property Owner

Regal Estates LLC
(Name Typed / Printed)

Regal Estates LLC
Name of Petitioner(s)
8116 S. Tryon St. B3-122
Address of Petitioner(s)
Charlotte, NC 28273
City, State, Zip
443-794-2924
Telephone Number Fax Number

regalestatesllc@gmail.com
E-Mail Address

Regal Estates LLC Tiffany Cherry
Signature of Petitioner

Regal Estates LLC
(Name Typed / Printed)

2019-127: Regal Estates, LLC

Current Zoning R-4 (Single Family Residential)

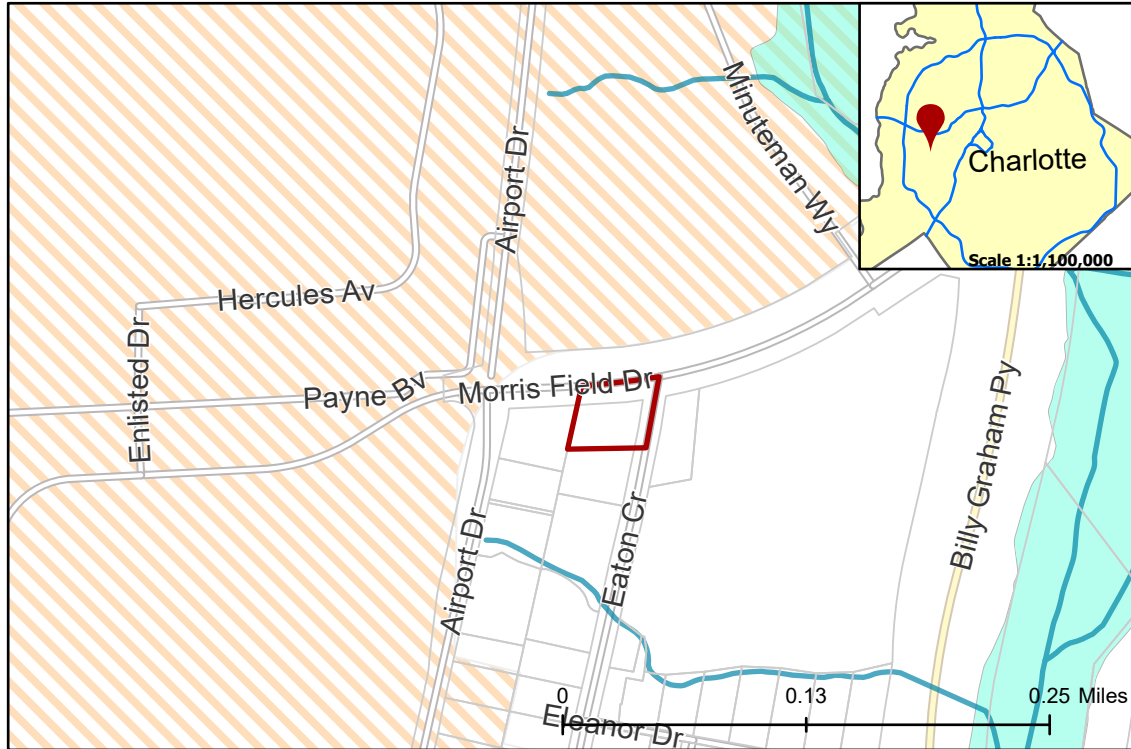
Requested Zoning R-8MF (Multi-Family Residential)

Approximately 0.851 acres

Rezoning Map



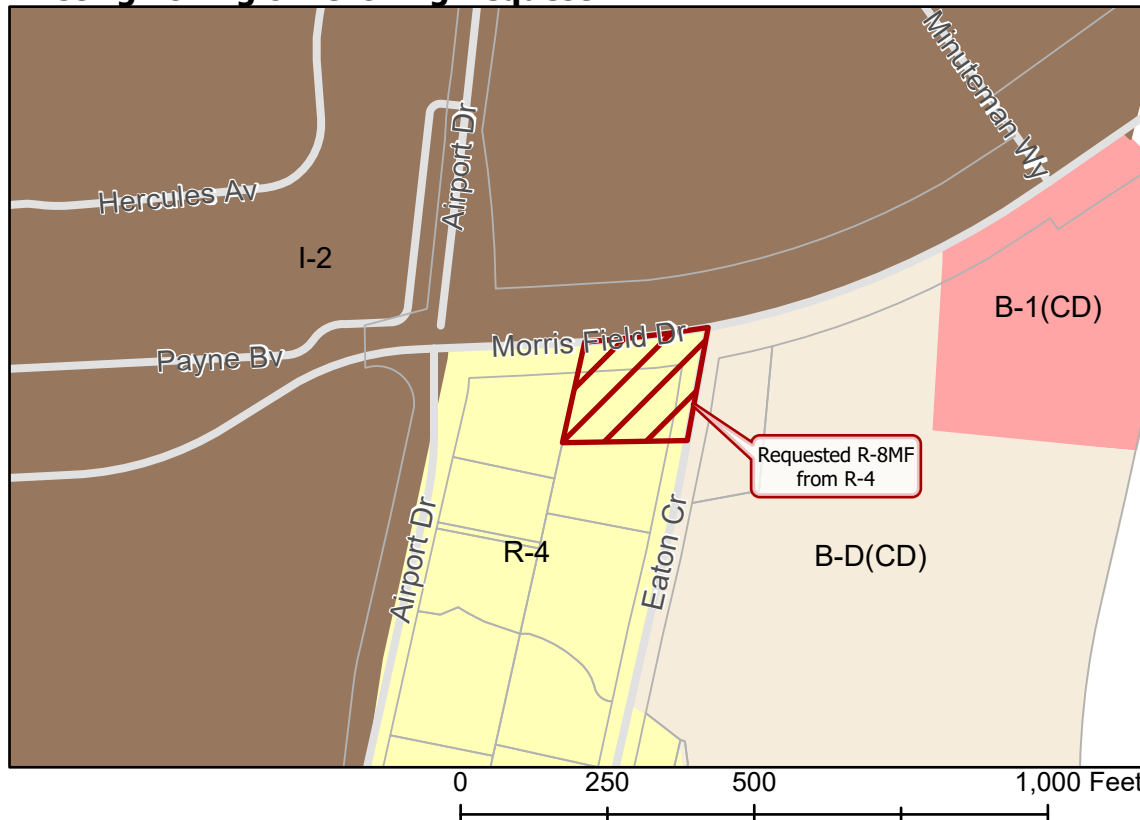
Location of Requested Rezoning



- 2019-127
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
 - 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested R-8MF from R-4
- Zoning Classification
 - Single Family
 - Business
 - Business-Distribution
 - General Industrial



Map Created 9/16/2019

2019-128

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	
Date Filed:	8/23/2019
Received By:	PH

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: commercial/industrial Size (Acres): ± 271.6

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

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

Required Rezoning Pre-Application Meeting* with: Lisa Arnold, Alberto Gonzales, Grant Meacci, Jason Prescott, Carlos Alzate

Date of meeting: July 2, 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): N/A

Purpose/description of Conditional Zoning Plan: To develop the site with residential and institutional uses with standards to allow significant open space and connectivity.

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

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

SEE ATTACHMENT A

Signature of Property Owner

Pulte Group (Attn: Fred Matrulli)

Name of Petitioner

11121 Carmel Commons Blvd, Ste. 405A

Address of Petitioner

Charlotte, NC 28226

City, State, Zip

704.212.6338

Telephone Number

Fax Number

Fred.Matrulli@PulteGroup.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Date Acquired
199-07-102	N/A	Steele Creek (1997), LLC	5625 Fairview Road, Charlotte, NC 28209	12/30/2004
199-07-105	14815 Shopton Road, Charlotte, NC 28278			11/22/2004
199-05-101	N/A			05/19/1997
199-06-107	13320 Steele Creek Road, Charlotte, NC 28278			05/19/1997
199-07-101	13909 Sledge Road, Charlotte, NC 28278			12/29/1998
199-51-106	13516 Steele Creek Road, Charlotte, NC 28273			04/05/2016

ATTACHMENT A

REZONING PETITION NO. 2019-____
Pulte Homes

OWNER JOINDER AGREEMENT
Steele Creek (1997) LLC

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

1. N/A, Charlotte, NC that is designated as Tax Parcel No. 199-07-102
2. 14815 Shopton Road, Charlotte, NC that is designated as Tax Parcel No. 199-07-105
3. N/A, Charlotte, NC that is designated as Tax Parcel No. 199-05-101
4. 13320 Steele Creek Road, Charlotte, NC that is designated as Tax Parcel No. 199-06-107
5. 13909 Sledge Road, Charlotte, NC that is designated as Tax Parcel No. 199-07-101
6. 13516 Steele Creek Road, Charlotte, NC that is designated as Tax Parcel No. 199-51-106

on the Mecklenburg County Tax Map and which are 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 the R-3 zoning district to the MX-3 and UR-2(CD) zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 16th day of August, 2019.

Steele Creek (1997) LLC

By: 

Name: Hannah Rankin

Its: Vice President

ATTACHMENT B

REZONING PETITION NO. 2019-
Pulte Group

Petitioner:

Pulte Group

By: 

Name:

FRED MATRULLI

Title:

VP OF LAND ACQUISITION

2019-128: Pulte Group

Current Zoning R-3 (Single Family Residential)

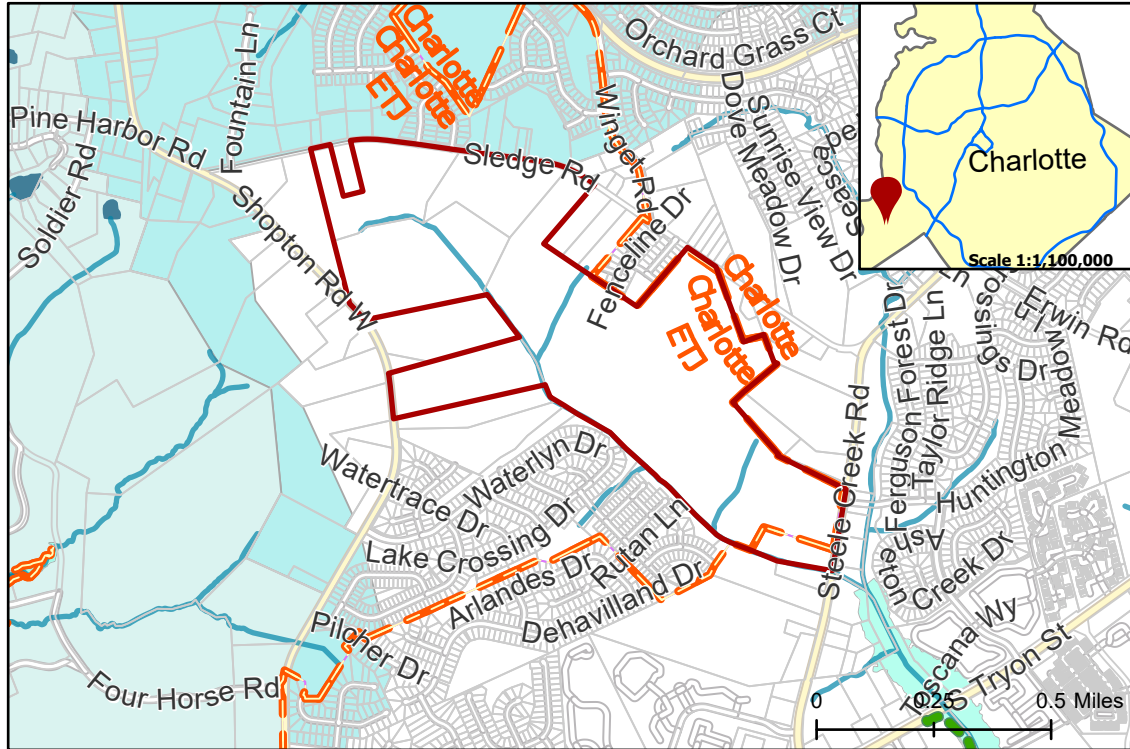
Requested Zoning MX-3 (Mixed Use), UR-2(CD) (Urban Residential, Conditional)

Approximately 271.6 acres

Rezoning Map



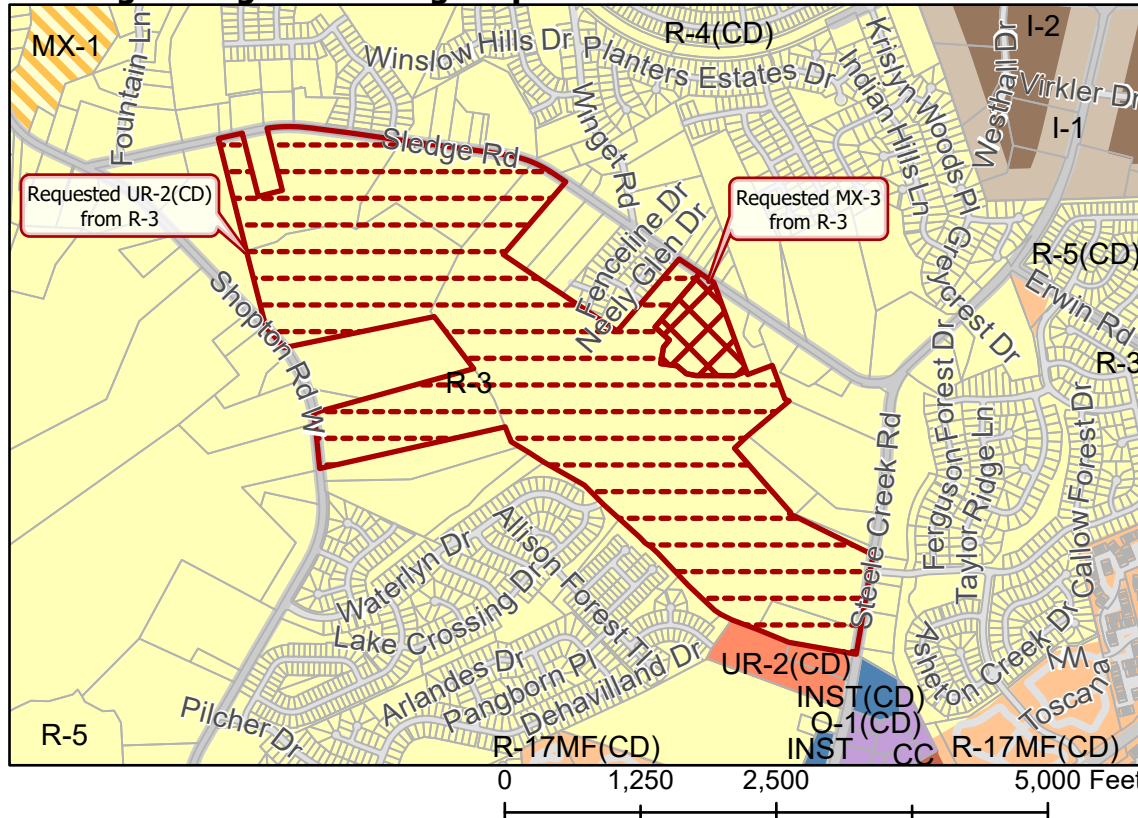
Location of Requested Rezoning



- Inside and Outside City Limits
- Parcel
- Greenway
- Streams
- Lakes & Ponds
- FEMA Flood Plain
- Watershed Overlay**
 - Lower Lake Wylie - Critical Area
 - Lower Lake Wylie - Protected Area
- City Council District**
 - 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested MX-3 from R-3
- Requested UR-2(CD) from R-3
- Zoning Classification**
 - Single Family
 - Multi-Family
 - Urban Residential
 - Mixed Residential
 - Institutional
 - Office
 - Commercial Center
 - Light Industrial
 - General Industrial



Map Created 9/16/2019

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:

Date Filed:

Received By:

2019-129

8/29/2019

R

Complete All Fields (Use additional pages if needed)

Property Owner: Chad M Beaver & Cheryl B BeaverOwner's Address: 7494 Beaver Ln City, State, Zip: Kannapolis, NC 28081Date Property Acquired: 12/03/2009Property Address: 821 E 35Th St., Charlotte, Nc 28205Tax Parcel Number(s): 08312306Current Land Use: Single family R-5 Size (Acres): 0.34Existing Zoning: R-5 Proposed Zoning: R-6Overlay: N/A Tree Survey Provided: Yes: N/A: XRequired Rezoning Pre-Application Meeting* with: William LinvilleDate of meeting: 08/20/2019

(*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: Matthew Villmer

Name of Rezoning Agent

196 N Trade St.

Agent's Address

Matthews, NC 28105

City, State, Zip

704-844-1400

Telephone Number

Fax Number

jphillips@remaxintelligence.com

E-Mail Address

Chad M Beaver

Signature of Property Owner

Chad M Beaver & Cheryl B Beaver

(Name Typed / Printed)

Lee Mynhardt for Mynhardt Investments LLC

Name of Petitioner(s)

1009 Habersham Dr.

Address of Petitioner(s)

Charlotte NC, 28209

City, State, Zip

336-675-7934

Telephone Number

Fax Number

lee@buildmellc.com

E-Mail Address

Lee Mynhardt

Signature of Petitioner

Lee Mynhardt

(Name Typed / Printed)

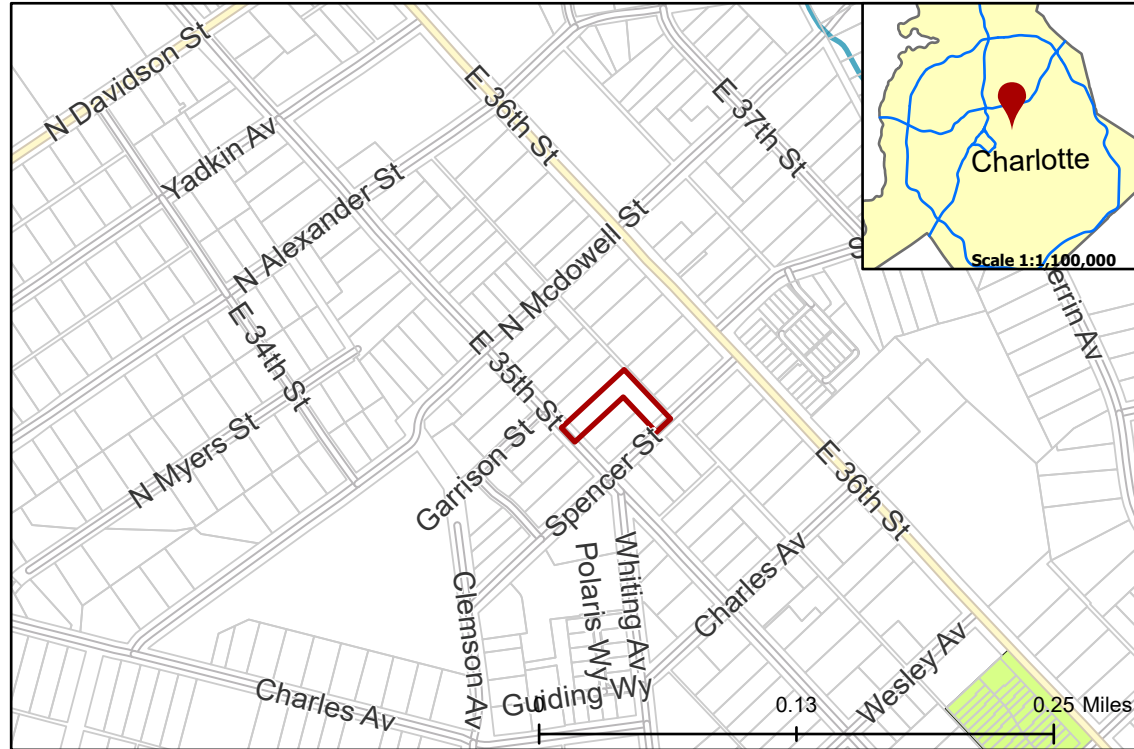
2019-129: Mynhardt Investments, LLC

Current Zoning R-5 (Single Family Residential)

Requested Zoning R-6 (Single Family Residential)

Approximately 0.34 acres

Location of Requested Rezoning



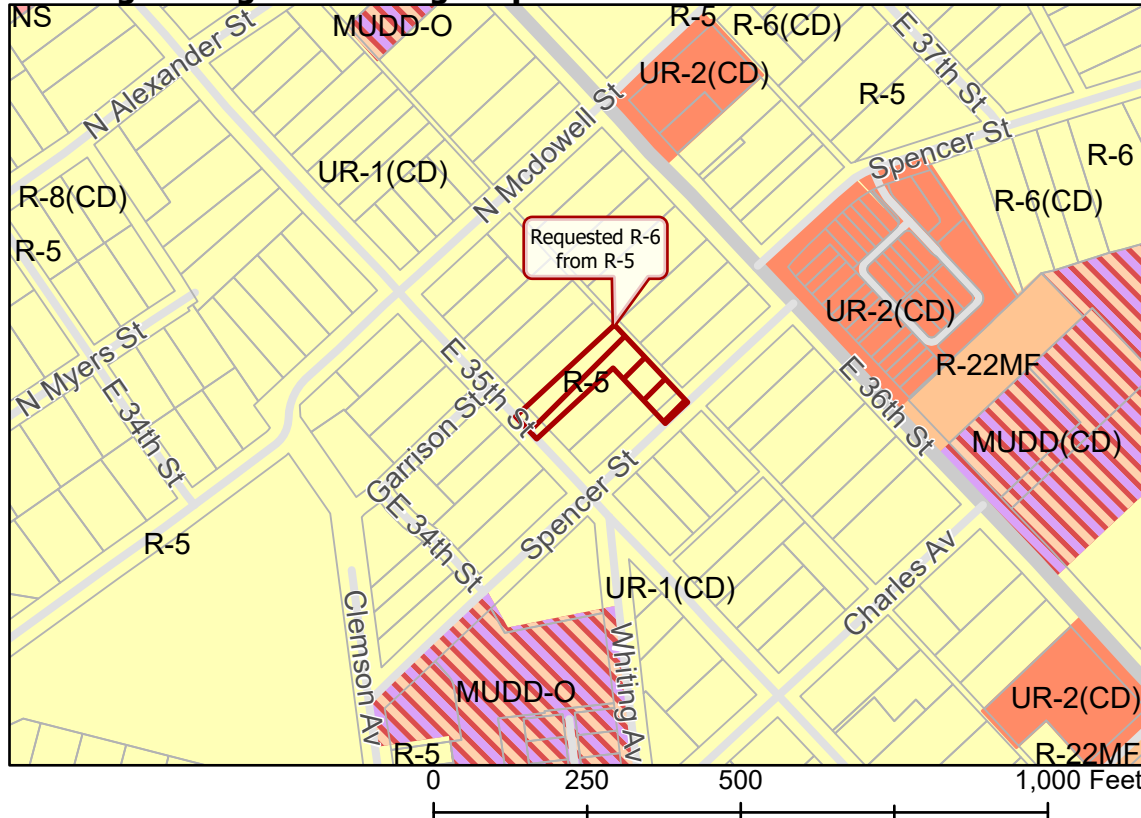
Rezoning Map



- 2019-129
- Inside City Limits
- Parcel
- Streams
- Transit Supportive Overlay
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested R-6 from R-5
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Business
- Mixed Use



Map Created 9/16/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-130
Petition #: _____
Date Filed: 8/29/2019
Received By: RL

Complete All Fields (Use additional pages if needed)

Property Owner: Greenway Holdings, LLC

Owner's Address: 568 Jetton Rd. City, State, Zip: Davidson, NC 28036

Date Property Acquired: 5/23/19

Property Address: 4304 Park Road

Tax Parcel Number(s): 14920352

Current Land Use: office and residential Size (Acres): Approx. .43 ac.

Existing Zoning: MUDD-CD Proposed Zoning: MUDD CD SPA

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

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

Date of meeting: 7/10/19

(*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: _____

Walter Fields

Name of Rezoning Agent

1919 South Blvd., suite 101

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-372-7855 704-372-7856

Telephone Number Fax Number

walter@walterfieldsgroup.com

E-Mail Address

[Signature]

Signature of Property Owner

Jeff Watson

(Name Typed / Printed)

Greenway Holdings, LLC

Name of Petitioner(s)

568 Jetton Road

Address of Petitioner(s)

Davidson, NC 28036

City, State, Zip

704-895-2084

Telephone Number Fax Number

watson@piedmontlanddevelopment.com

E-Mail Address

[Signature]

Signature of Petitioner

Jeff Watson

(Name Typed / Printed)

2019-130: Greenway Holdings, LLC

Current Zoning MUDD(CD) (Mixed Use Development District, Conditional)

Requested Zoning MUDD(CD) SPA

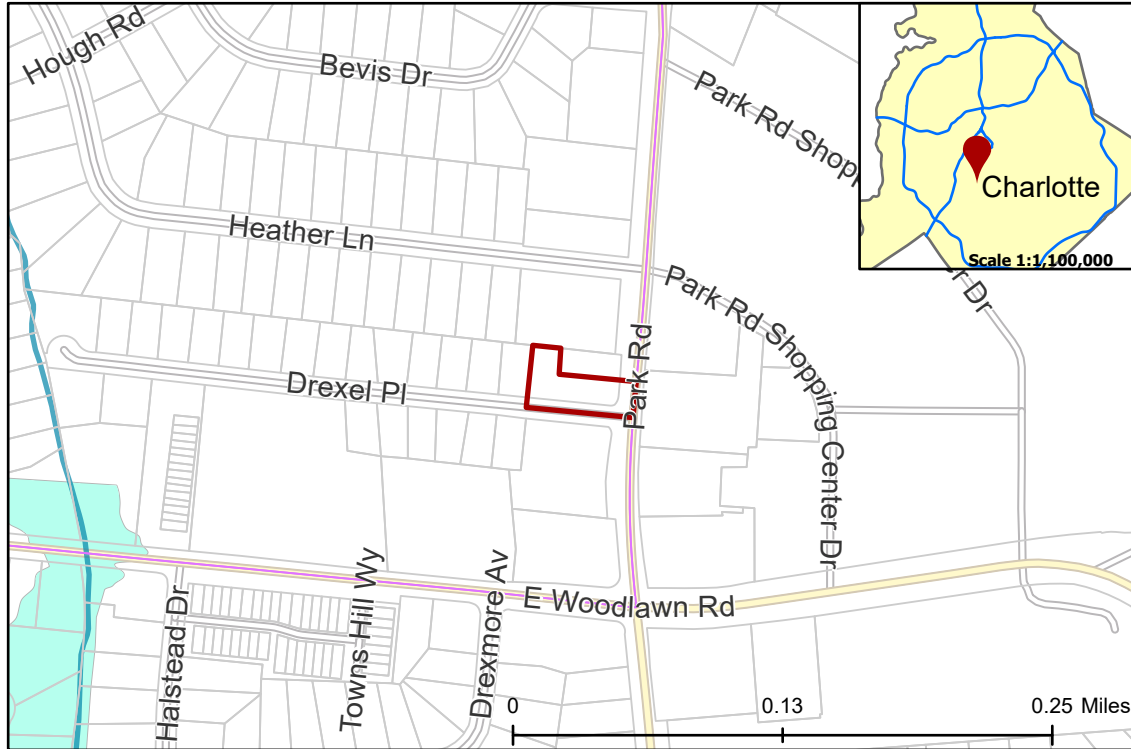
(Mixed Use Development District, Conditional, Site Plan Amendment)

Approximately 0.43 acres

Rezoning Map



Location of Requested Rezoning



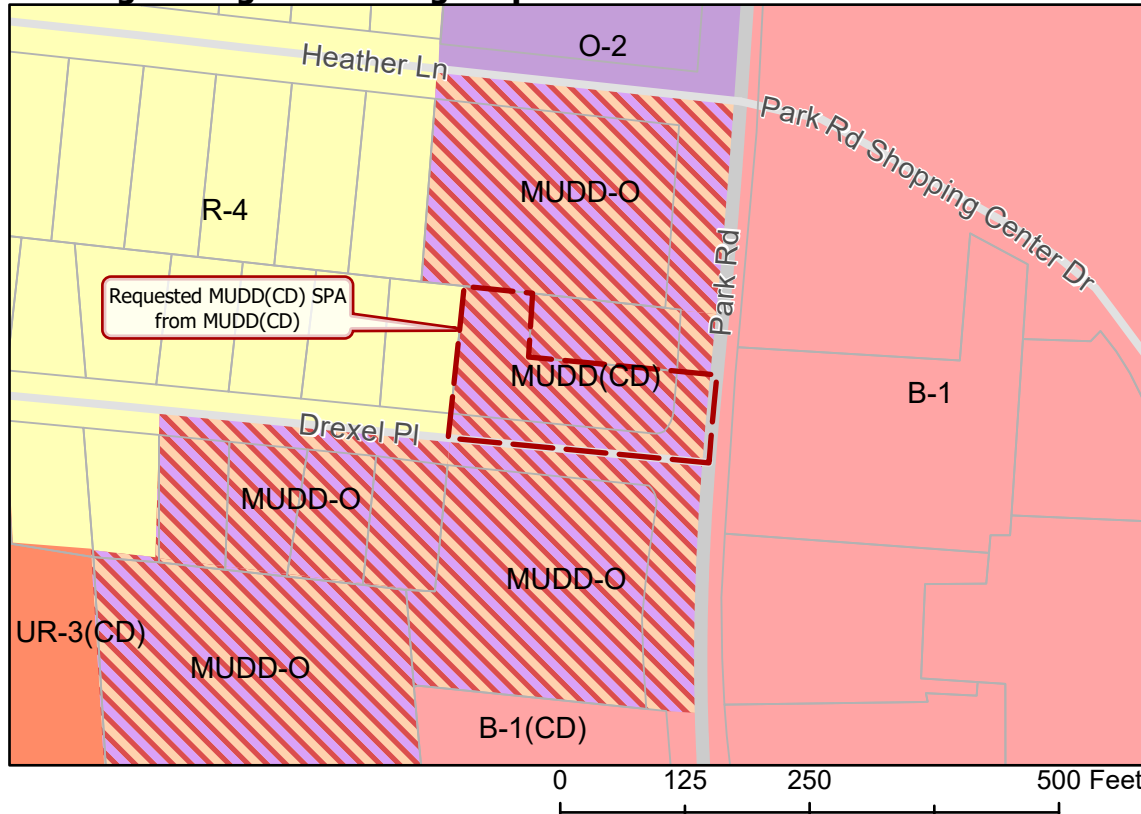
- 2019-130
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD(CD) SPA from MUDD(CD)

Zoning Classification

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



Map Created 9/16/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-131
Petition #: _____
Date Filed: 8/29/2019
Received By: B+

Complete All Fields (Use additional pages if needed)

Property Owner: LH Fund 3, LLC

Owner's Address: 2224 Sandy Dr City, State, Zip: Eugene, OR 97401

Date Property Acquired: December 13, 2018; March 15, 2019

Property Address: 151 Baucom St, 155 Baucom St, 8313 Old Plank Road

Tax Parcel Number(s): 035-17-438, 035-17-444

Current Land Use: Single-Family Residential Size (Acres): 8.57 ac.

Existing Zoning: R-3 Proposed Zoning: R-4

Overlay: Lake Wylie Protected Area Tree Survey Provided: Yes: _____ N/A: X

Required Rezoning Pre-Application Meeting* with: Lisa Arnold, Jason Prescott, Rick Grochoske
Date of meeting: 7/16/19

(*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: _____

BGE, Inc.

Name of Rezoning Agent

121 W. Trade Street, Suite 1030

Agent's Address

Charlotte, NC 28202

City, State, Zip

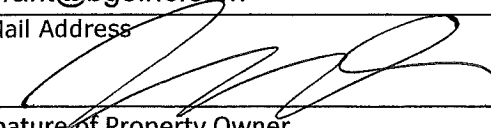
(980) 220-2322

Telephone Number

Fax Number

agrant@bgeinc.com

E-Mail Address


Signature of Property Owner

Jon Grabowski - Red Cedar Capital
(Name Typed / Printed) Partners, LLC

Red Cedar Capital Partners

Name of Petitioner(s)

809 West Hill Street, Suite C

Address of Petitioner(s)

Charlotte, NC 28208

City, State, Zip

(313) 600-7248

Telephone Number

Fax Number

jon@redcedarco.com

E-Mail Address


Signature of Petitioner

Jon Grabowski - Red Cedar
(Name Typed / Printed) Capital Partners, LLC

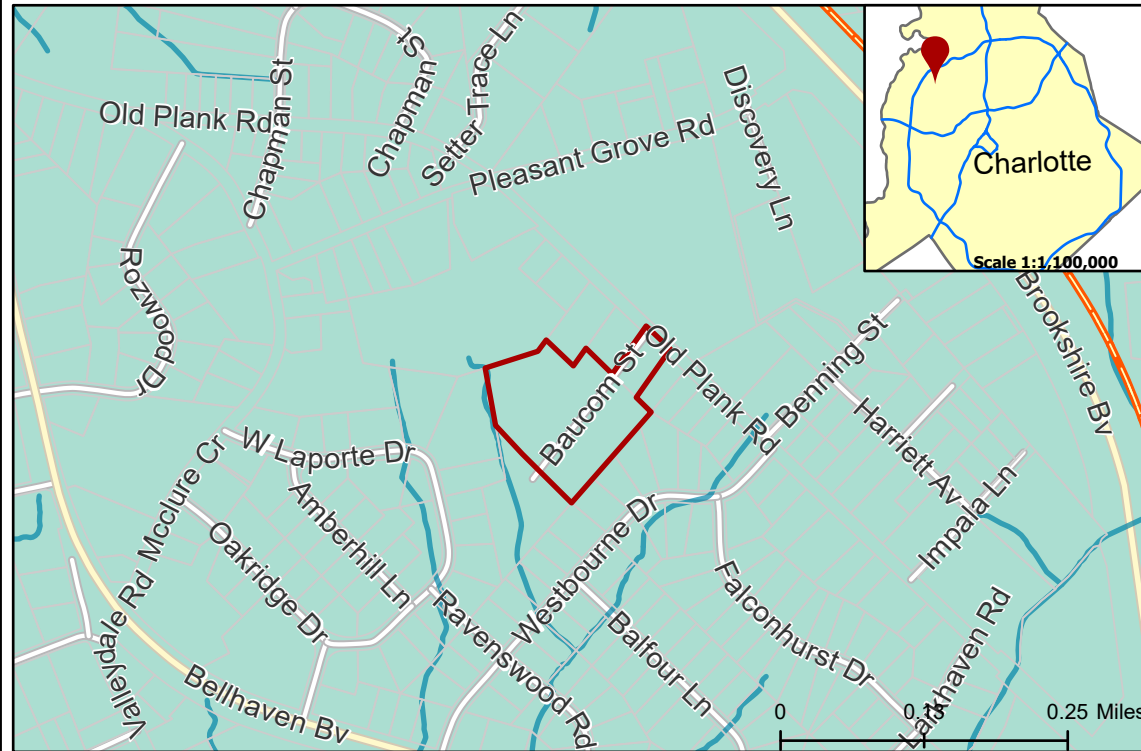
2019-131: Red Cedar Capital Partners

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

Requested Zoning R-4 LWPA (Single Family Residential, Lake Wylie Protected Area)

Approximately 8.57 acres

Location of Requested Rezoning



Rezoning Map



2019-131

Inside City Limits

Parcel

Streams

Watershed Overlay

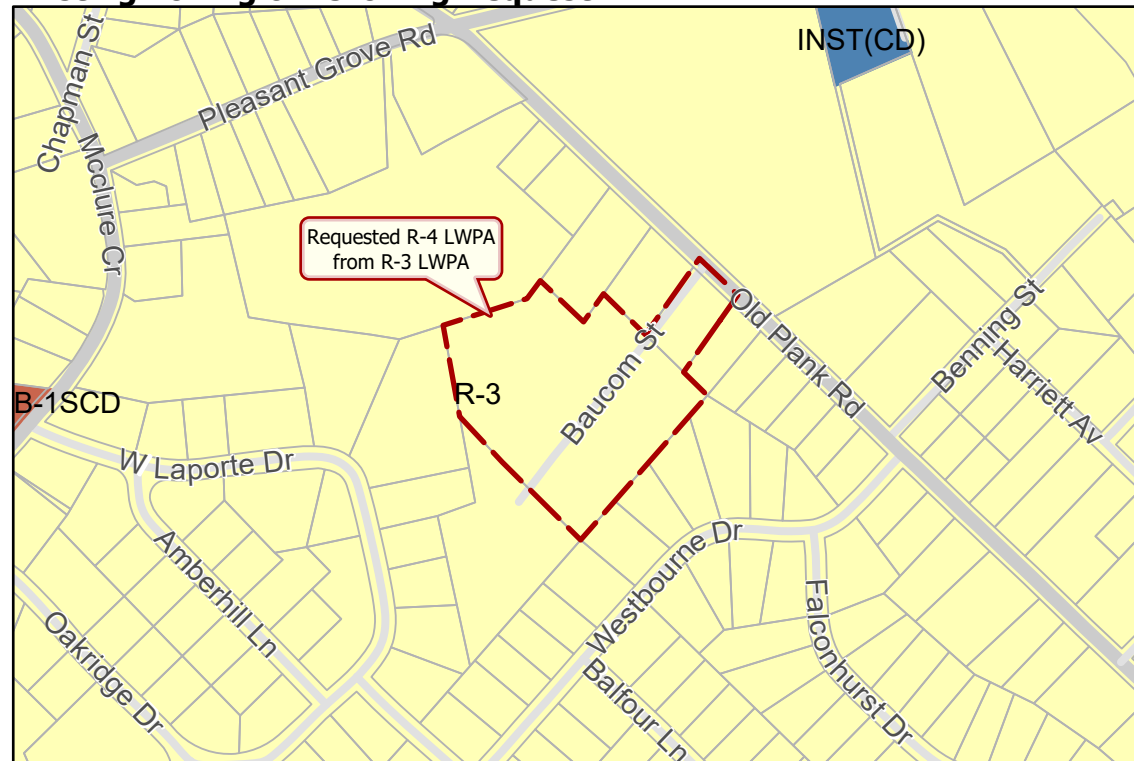
Lake Wylie - Protected Area

City Council District

2-Justin Harlow



Existing Zoning & Rezoning Request



Requested R-4 LWPA from R-3 LWPA

Zoning Classification

Single Family

Institutional

Commercial Center



Map Created 9/16/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-132

Petition #:	_____
Date Filed:	8/30/2019
Received By:	BK

Complete All Fields (Use additional pages if needed)

Property Owner: Charlotte Van & Storage Co. Inc; Larry Eugene Welch,
Johnnie Mae Dawkins Washington, Annie Lee Dawkins Phifer, Anita Louise
Dawkins White, Jerry Lewis Dawkins, Carolyn P. Osborne, Jannie Mae Reddick; Hearne Family LLC

Owner's Address: 213 Verbena St; 1000 Woodhall Dr; 6012 Jeanne Dr
City, State, Zip: Charlotte, NC 28217; Huntersville, NC 28708; Waxhaw, NC 28173

Date Property Acquired: 1/1/1975; 1/1/1975; 6/22/2011

Property Address: 213 Verbena St; 4607 Gilead St; 4615 Gilead St

Tax Parcel Number(s): 14903412; 14903415; 14903416

Current Land Use: Industrial/Warehouse Size (Acres): +/- 5.9 acres

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

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Catherine Mahoney, Carlos Alzate
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 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 704-353-3231
Telephone Number Fax Number

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

See attached Joinder Agreement
Signature of Property Owner

See attached Joinder Agreement

Lennar Multifamily Communities, LLC
Name of Petitioner(s)

500 East Morehead Street, Suite 300
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-956-3995 704-837-0477
Telephone Number Fax Number

brian.nicholson@livelmc.com
E-Mail Address

B.T.R.
Signature of Petitioner

REZONING PETITION NO. 2019-____

LENNAR CORPORATION, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 213 Verbena Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 149-034-12 on the Mecklenburg County Tax Map 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.

This 15th day of August, 2019


Charlotte Van & Storage Co. Inc.

REZONING PETITION NO. 2019-_____

LENNAR CORPORATION, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 4615 Gilead Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 149-034-16 on the Mecklenburg County Tax Map 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.

This 19 day of August, 2019

Frazer Douglas Hearne
Hearne Family, LLC


REZONING PETITION NO. 2019-_____

LENNAR CORPORATION, PETITIONER

JOINDER AGREEMENT

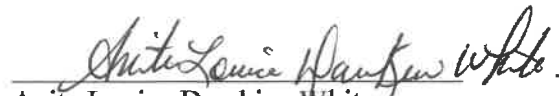
The undersigned, as the owners of that parcel of land located at 4607 Gilead Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 149-034-15 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment.

This _____ day of _____, 2019

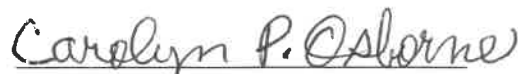

Larry Eugene Welch


Johnnie Mae Dawkins Washington


Annie Lee Dawkins Phifer


Anita Louise Dawkins White


Jerry Lewis Dawkins


Carolyn P. Osborne
Individually and as Executor of the
Estate of Lillie May Mobley, Deceased


Janie Mae Reddick

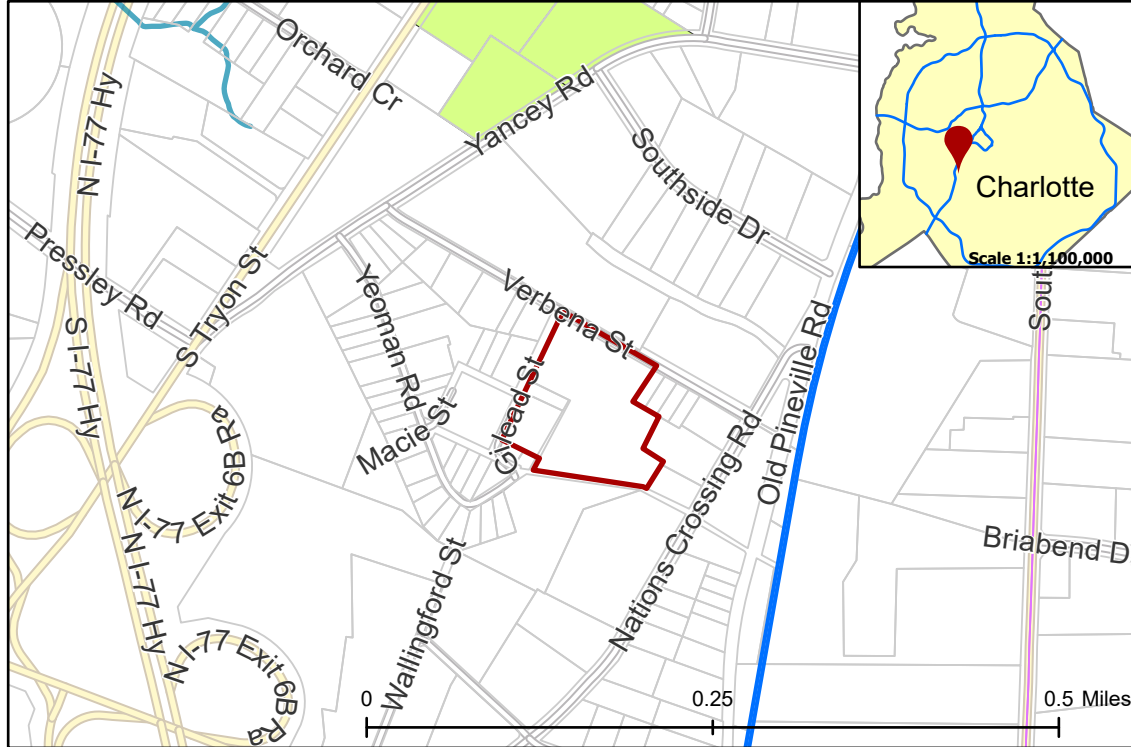
2019-132: Lennar Multifamily Communities, LLC

Current Zoning I-2 (General Industrial)

Requested Zoning TOD-TR (Transit Oriented Development Transition)

Approximately 5.9 acres

Location of Requested Rezoning



Rezoning Map

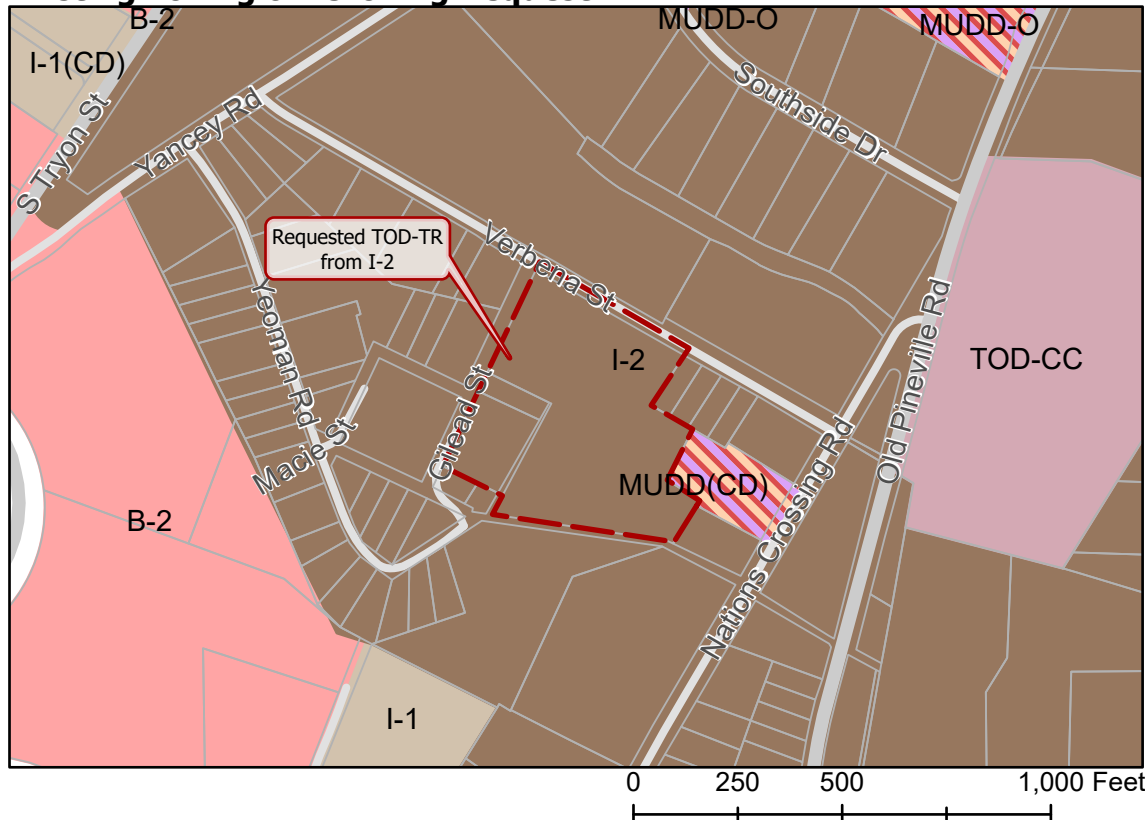


- 2019-132
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- Transit Supportive Overlay

City Council District
3-LaWana Mayfield



Existing Zoning & Rezoning Request



Requested TOD-TR from I-2

Zoning Classification

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



Map Created 9/16/2019

2019-133

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	
Date Filed:	8/30/2019
Received By:	BH

Property Owners: SEE SCHEDULE 1 ATTACHED HERETOOwner's Addresses: SEE SCHEDULE 1 ATTACHED HERETODate Properties
Acquired: SEE SCHEDULE 1 ATTACHED HERETOProperty Addresses: SEE SCHEDULE 1 ATTACHED HERETOTax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETOCurrent Land Use: vacant/retail (Acres): ± .20Existing Zoning: R-5 Proposed Zoning: MUDD-OOverlay: N/A Tree Survey Provided: Yes: N/A: xRequired Rezoning Pre-Application Meeting* with: Kent Main, Claire Lytle Graham, Dave Pettine, Grant Meacci, Christy Sanchez, and Katherine Mahoney.Date of meeting: 6/19/19

(*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): N/APurpose/description of Conditional Zoning Plan: To allow the adaptive re-use of the existing building located on the Site as a restaurant with an associated parking area.**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 ATTACHMENTS A-B

Signature of Property Owner

TBGC LLC (Attn: Greg Zanitsch)

Name of Petitioner

1732 Cavendish Court

Address of Petitioner

Charlotte, NC 28211

City, State, Zip

704-577-5422

Telephone Number

Fax Number

greg@charlottefigtree.com

E-mail Address

SEE ATTACHMENT C

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Acreage	Date Acquired
081-166-15	1201 Kennon Street, Charlotte, NC 28205	Milburn Davant Jr	338 S Sharon Amity Road #179 Charlotte, NC 28211	.091	12/01/2003
081-166-16	1205 Kennon Street, Charlotte, NC 28205	Milburn Davant		.104	06/27/2008

ATTACHMENT A

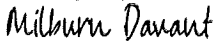
**REZONING PETITION NO. 2019-____
TBGC LLC**

**OWNER JOINDER AGREEMENT
Milburn Davant Jr**

The undersigned, as the owner of the parcel of land located at 1201 Kennon Street, Charlotte, NC that is designated as Tax Parcel No. 081-166-15 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-5 zoning district to the MUDD-O zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 3rd day of July, 2019.

Milburn Davant Jr

DocuSigned by:

B2B496DFC83149E...

ATTACHMENT B

**REZONING PETITION NO. 2019-____
TBGC LLC**

**OWNER JOINDER AGREEMENT
Milburn Davant**

The undersigned, as the owner of the parcel of land located at 1205 Kennon Street, Charlotte, NC that is designated as Tax Parcel No. 081-166-16 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-5 zoning district to the MUDD-O zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 3rd day of July, 2019.

Milburn Davant

DocuSigned by:
Milburn Davant
B20495DF603140E...

ATTACHMENT C

REZONING PETITION NO. 2019-
TBCG LLC

Petitioner:

TBCG LLC

By:

Name:

Title:

G. D.
Gregory J. Zantich
Owner

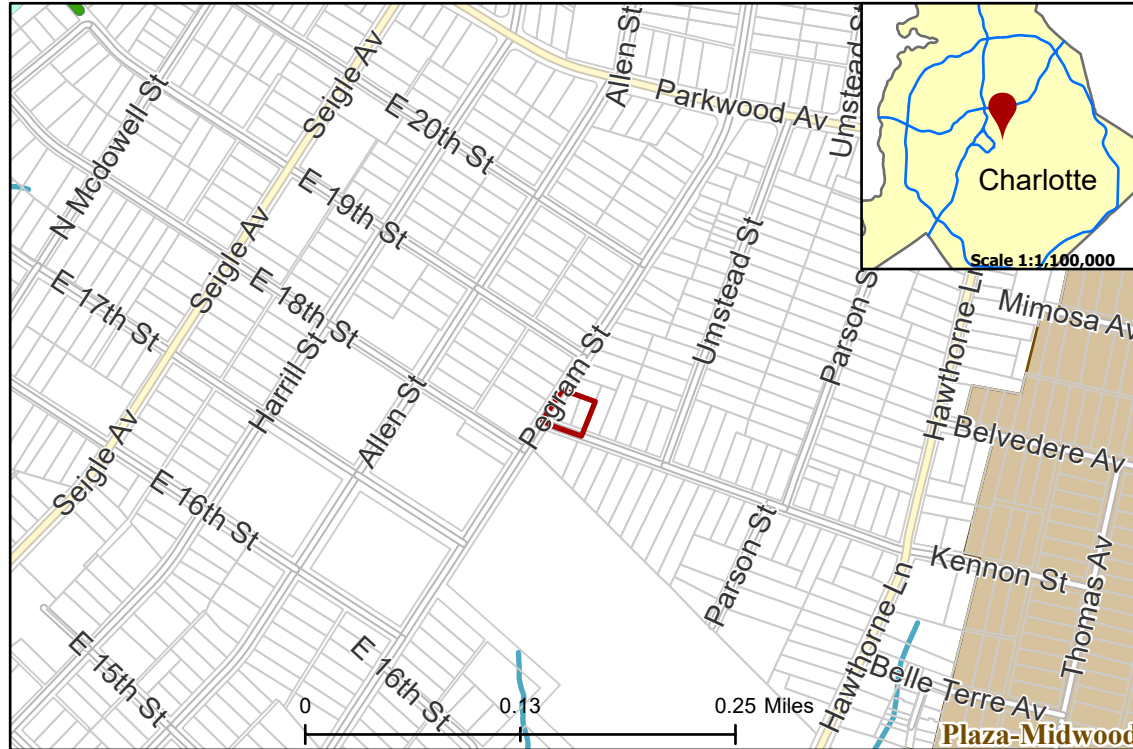
2019-133: TBGC, LLC

Current Zoning R-5 (Single Family Residential)

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

Approximately 0.2 acres

Location of Requested Rezoning



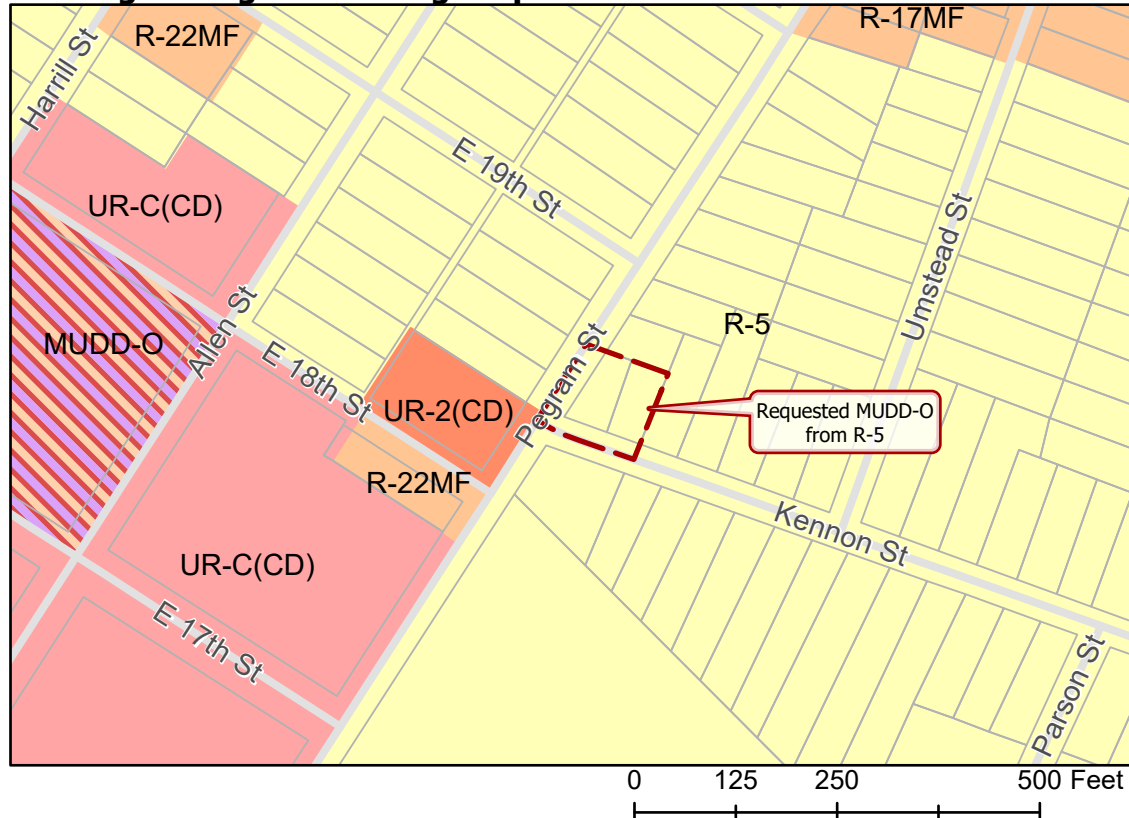
Rezoning Map



- 2019-133
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from R-5

Zoning Classification

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



Map Created 9/16/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-134

Petition #:	
Date Filed:	8/30/2019
Received By:	Br

Property Owners: DJ Family Farms LLC

Owner's Addresses: 2201 Sam Wilson Road, Charlotte, NC 28214

Date Properties Acquired: 06/28/2019

Property Addresses: 2159 Sam Wilson Road, Charlotte, NC 28214

Tax Parcel Numbers: 055-211-46

Current Land Use: vacant (Acres): ± 1.27

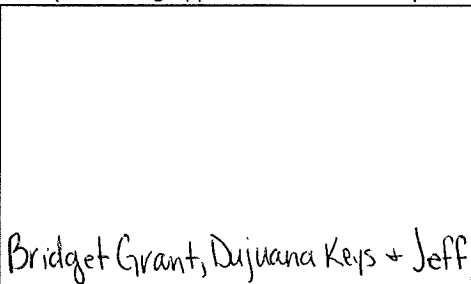
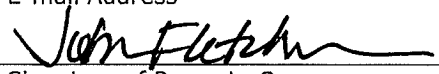
Existing Zoning: R-3 Proposed Zoning: I-1


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

Required Rezoning Pre-Application Meeting* with: Lisa Arnold, Alberto Gonzales, David Pettine, Rick Grochoske

Date of meeting: 8/20/2019

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

	
<u>Bridget Grant, Dijuana Keys + Jeff Brown</u>	
Name of Rezoning Agent	
<u>Moore & Van Allen, PLLC</u>	
<u>100 N. Tryon Street, Suite 4700</u>	
Agent's Address	
<u>Charlotte, NC 28202</u>	
City, State, Zip	
<u>704.331.2379 (BG) 704-378-1973 (BG)</u>	
<u>704-331-2371 (DK) 704-339-5888 (DK)</u>	
<u>704-331-1144 (JB) 704-378-1925 (JB)</u>	
Telephone Number	Fax Number
<u>bridgetgrant@mvalaw.com;</u>	
<u>dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com</u>	
E-mail Address	
	
Signature of Property Owner	

<u>DJ Family Farms LLC (Attn: John Fletcher)</u>	
Name of Petitioner	
<u>2201 Sam Wilson Road</u>	
Address of Petitioner	
<u>Charlotte, NC 28214</u>	
City, State, Zip	
<u>704.525.8585</u>	
Telephone Number	Fax Number
<u>john@carolinabomanite.com</u>	
E-mail Address	
	
Signature of Petitioner	

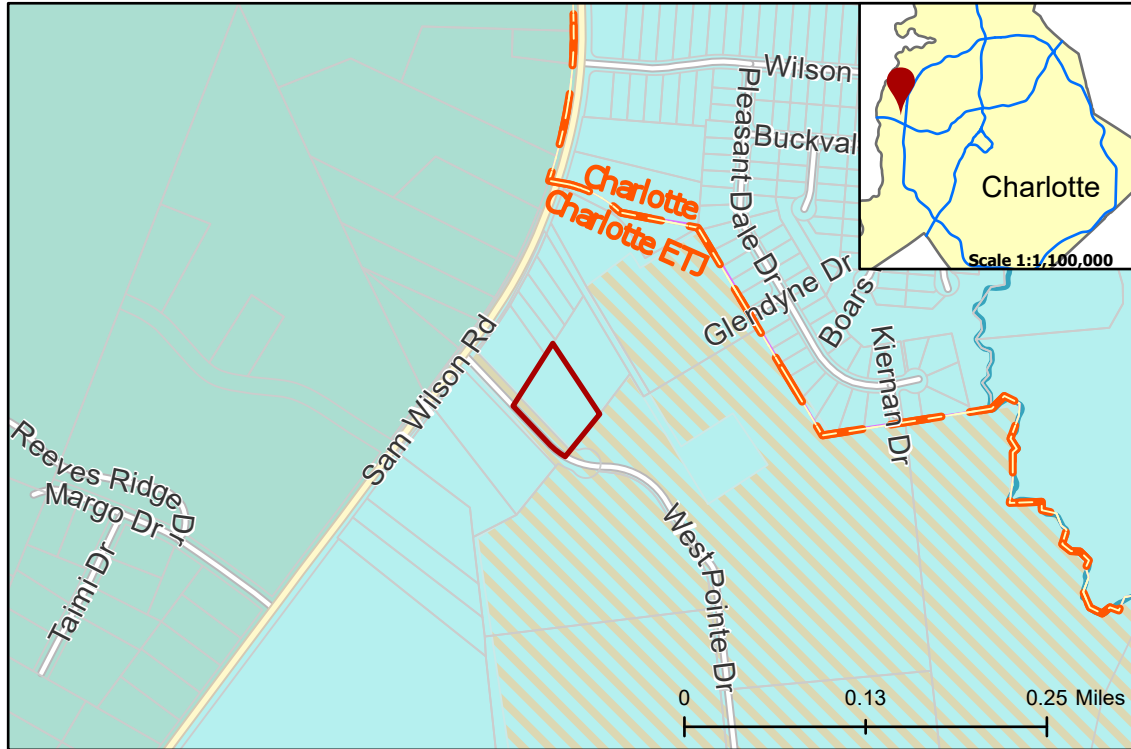
2019-134: DJ Family Farms, LLC

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

Requested Zoning I-1 LLWPA (Light Industrial, Lower Lake Wylie Protected Area)

Approximately 1.27 acres

Location of Requested Rezoning



Rezoning Map



2019-134

Outside City Limits

Parcel

Streams

Airport Noise Overlay

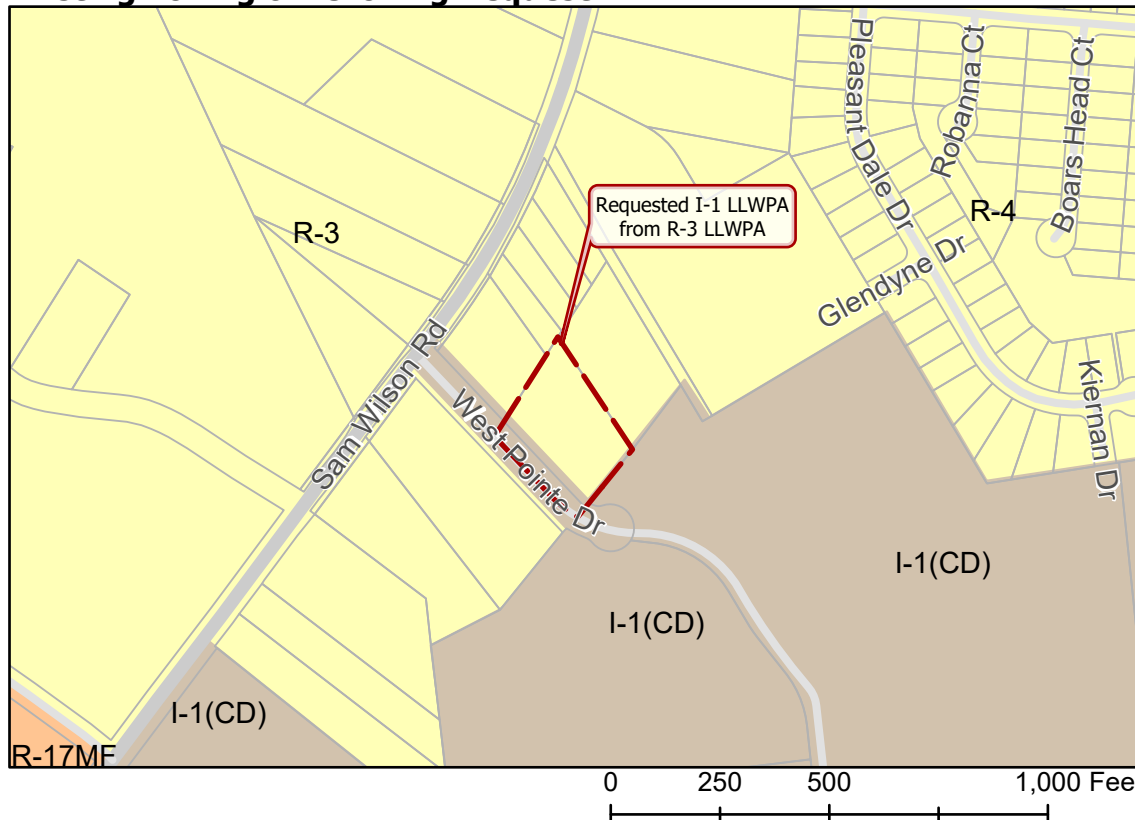
Watershed Overlay

Lake Wylie - Protected Area

Lower Lake Wylie - Protected Area



Existing Zoning & Rezoning Request



Requested I-1 LLWPA from R-3 LLWPA

Zoning Classification

Single Family

Multi-Family

Light Industrial



Map Created 9/16/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-135

Petition #:	_____
Date Filed:	8/30/2019
Received By:	BK

Complete All Fields (Use additional pages if needed)

Property Owner: Mintworth Commons LLC

Owner's Address: 4725 Piedmont Row Dr #800 City, State, Zip: Charlotte, NC 28210

Date Property Acquired: 2/8/2004

Property Address: 9700 Mintworth Avenue, 4407 and 4429 Margaret Wallace Road

Tax Parcel Number(s): 193-043-69, 193-043-66, 193-043-67, and 193-043-70

Current Land Use: Vacant Size (Acres): +/- 8.4 acres

Existing Zoning: NS and R-17MF Proposed Zoning: NS and NS(SPA)

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

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

Date of meeting: 8/20/19

(*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): N/A

Purpose/description of Conditional Zoning Plan: To accommodate an affordable housing residential development that includes a mixture of single-family attached dwellings and multi-family dwellings.

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

JOHN W. HARRIS
(Name Typed / Printed)

Charlotte-Mecklenburg Housing Partnership, Inc.
Name of Petitioner(s)

4601 Charlotte Park Drive
Address of Petitioner(s)

Charlotte, NC 28217
City, State, Zip

704-342-0933 704-342-2745
Telephone Number Fax Number

bcuevas@cmhp.org
E-Mail Address

[Signature]
Signature of Petitioner

Fred Dodson, Jr.
(Name Typed / Printed)

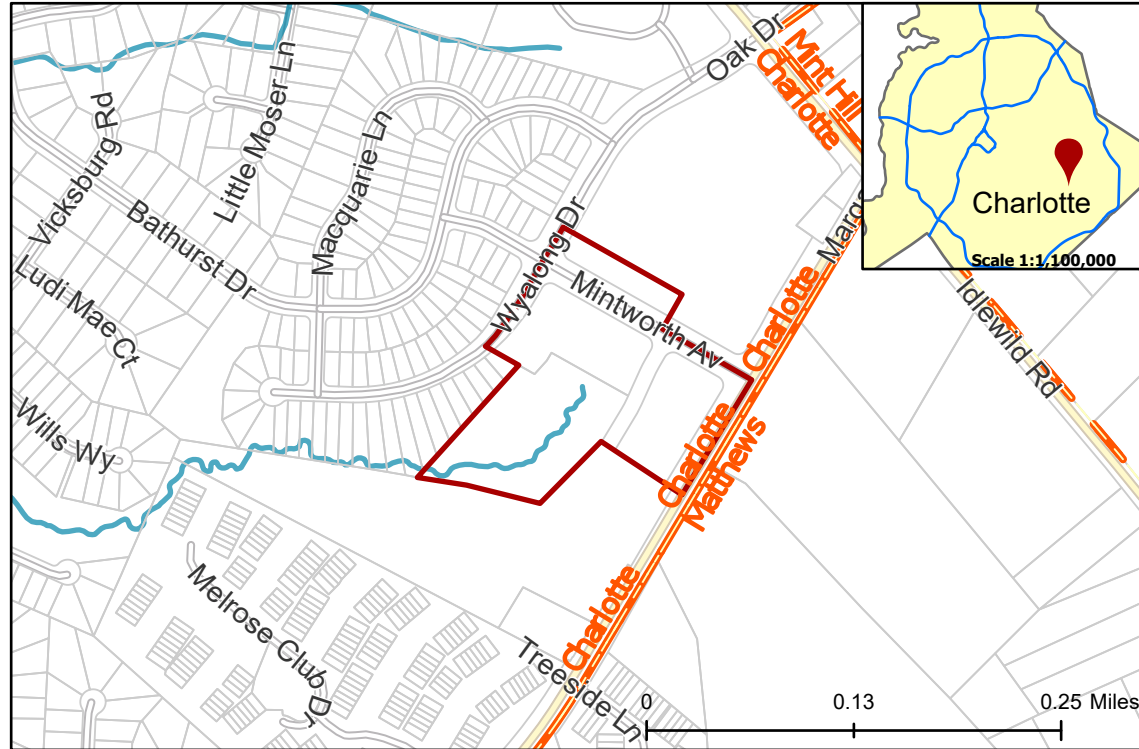
2019-135: Charlotte-Mecklenburg Housing Partnership, Inc.

Current Zoning NS (Neighborhood Services) R-17 MF (Multi-Family Residential)

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

Approximately 8.4 acres

Location of Requested Rezoning



Rezoning Map



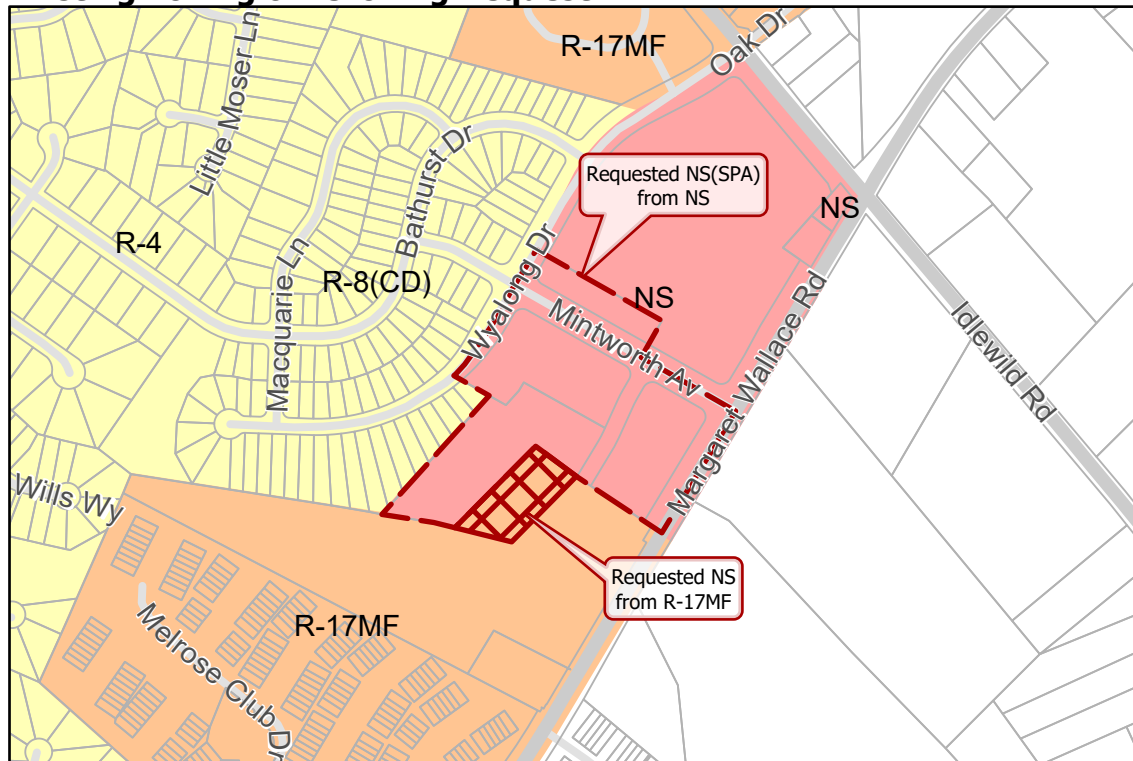
- 2019-135
- Inside City Limits
- Parcel
- Streams

City Council District

- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested NS(SPA) from R-17MF
- Requested NS(SPA) from NS

Zoning Classification

- Single Family
- Multi-Family
- Business



Map Created 9/16/2019

Petition #: 2019-136

Date Originally Filed: 9/3/2019

Date Amended: 9/30/2019

Received By: R. Hobbs

AMENDED
REZONING APPLICATION
CITY OF CHARLOTTE

Complete All Fields
(Use additional pages if needed)

Please indicate reason for amended application (i.e. change in acreage, ownership, proposed district, etc.):

Update Petitioner and Agent Contact Information

For Conditional Rezoning Only:

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

Property Owner AMMIREDDY LLC

Owner's Address: Apt 432, 1225 South Church St. City, State, Zip: Charlotte, NC 28203

Date Property Acquired: 04/18/19

Location of Property (Address or Description): Sloan Drive, Charlotte NC

Tax Parcel Number(s): 06122233

Current Land Use: Vacant Size (Acres): 1.895

Existing Zoning: O-1(CD) Proposed Zoning: O-1(CD) SPA

Overlay: None (Specify PED, Watershed, Historic District, etc.) Tree Survey Provided: Yes N/A

Collin Brown & Brittany Lins

Name of Rezoning Agent

1420 E. 7th Street, Suite 100

Agent's Address

Charlotte, NC 28204

City, State, Zip

704-200-2637

Telephone Number Fax Number

Collin.Brown@alexanderricks.com/

Brittany.Lins@alexanderricks.com

E-Mail Address

A.V. KH
Signature of Property Owner(s)

Ammi Reddy Venkata Kishore Reddy
(Name Typed/Clearly Printed)

Venkata Ammi Reddy

Name of Petitioner(s)

1225 S Church Street, Apt 432

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

240-640-0063

Telephone Number

Fax Number

Ammi11199@gmail.com

E-Mail Address

A.V. KH
Signature of Petitioner

Ammi Reddy Venkata Kishore Reddy
(Name Typed/Clearly Printed)

2019-136: Venkata Ammi Reddy

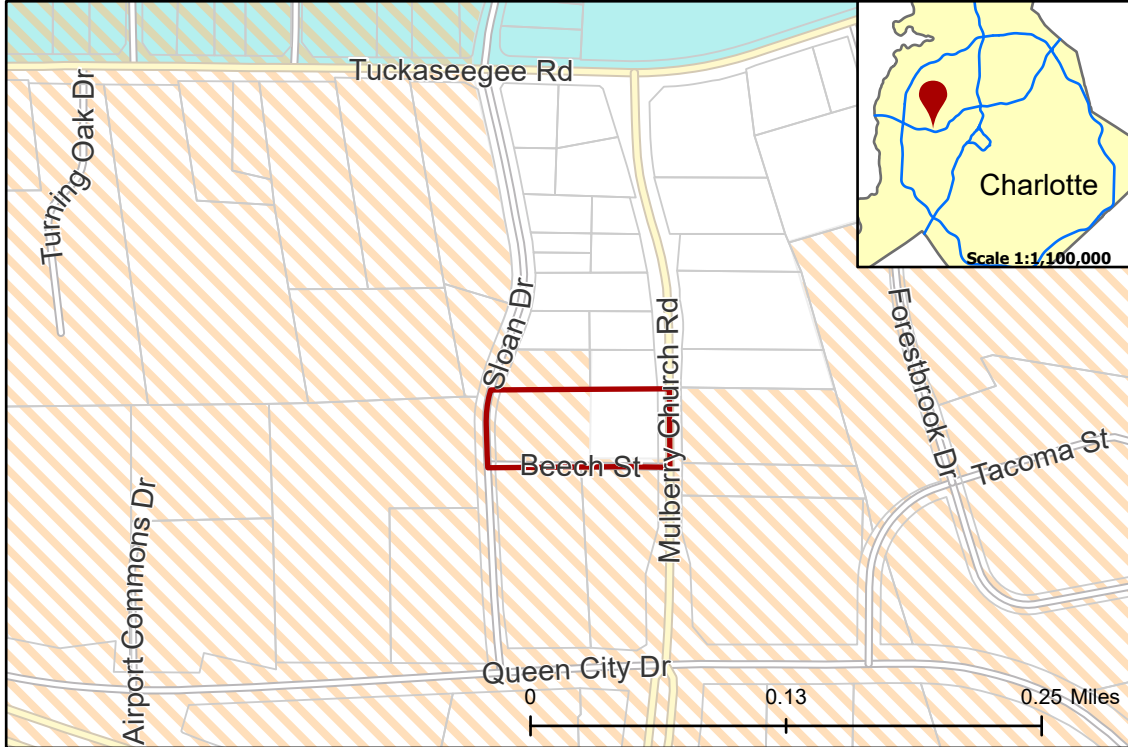
Current Zoning O-1(CD) AIR (Office District, Conditional, Airport Noise Overlay)

Requested Zoning O-1(CD) AIR SPA (Office District, Conditional, Airport Noise Overlay, Site Plan Amendment, with Five Year Vested Rights)

Approximately 1.895 acres

Location of Requested Rezoning

Rezoning Map



2019-136

Inside City Limits

Parcel

Airport Noise Overlay

Watershed Overlay

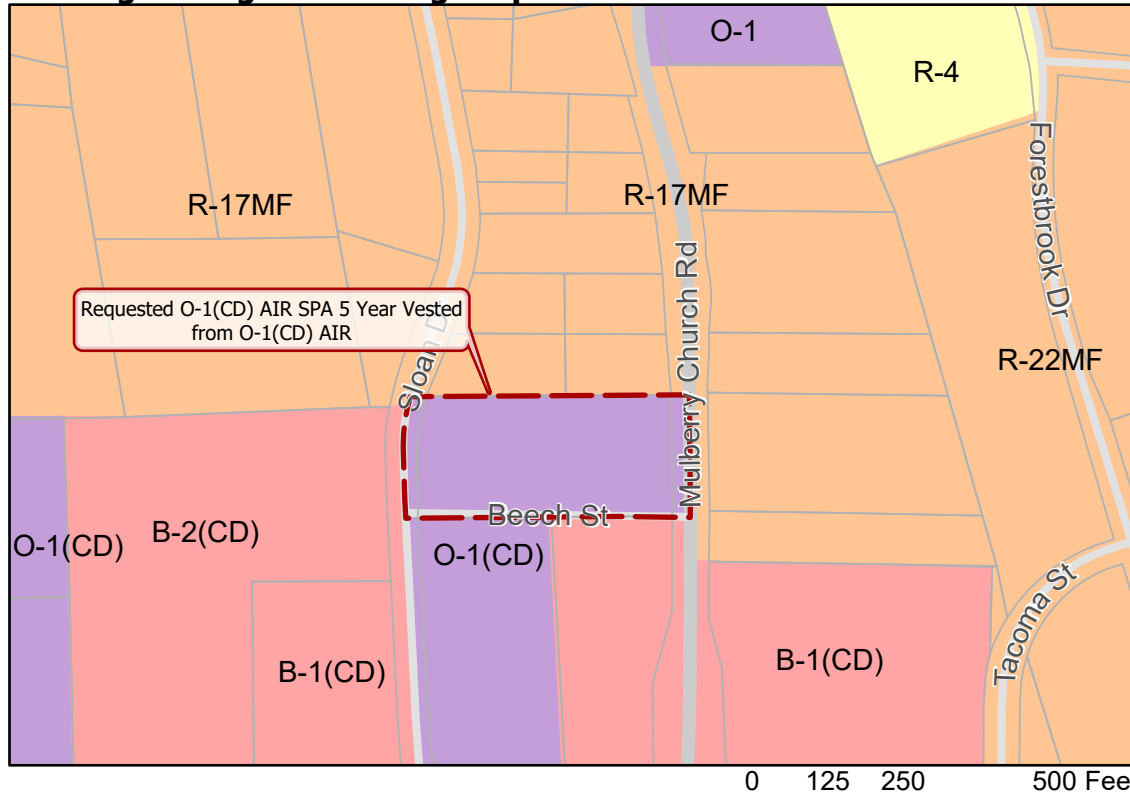
Lower Lake Wylie - Protected Area

City Council District

3-LaWana Mayfield



Existing Zoning & Rezoning Request



Requested O-1(CD) AIR SPA 5 Year Vested from O-1(CD) AIR

Zoning Classification

Single Family

Multi-Family

Office

Business



Map Created 10/1/2019

I. REZONING APPLICATION CITY OF CHARLOTTE

2019-137

Petition #:	
Date Filed:	9/4/2019
Received By:	R

Complete All Fields (Use additional pages if needed)

Property Owner: AMKO Holdings, LLC

Owner's Address: 8819 University East Drive Suite 105 City, State, Zip: Charlotte, NC 28213

Date Property Acquired: 07/13/2017

Property Address: 7001 West Sugar Creek Road Charlotte, NC 28269

Tax Parcel Number(s): 027-353-46

Current Land Use: Single Family Residential Size (Acres): 9.62 AC

Existing Zoning: R-3 Proposed Zoning: R-6 (CD)

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

Required Rezoning Pre-Application Meeting* with: Josh Weaver, Kent Main, Isaiah Washington, and
Date of meeting: 07/31/2019 Charlotte Lamb

(*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: _____
For the purposes of establishing a single family residential neighborhood.

Urban Design Partners, PLLC
Name of Rezoning Agent

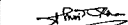
1318 Central Avenue E6
Agent's Address

Charlotte, NC 28205
City, State, Zip

704-334-3303 _____
Telephone Number Fax Number

brian@urbandesignpartners.com
E-Mail Address

DocuSigned by:



Signature of Property Owner

Moidkhan Mohammed

(Name Typed / Printed)

Kinger Homes

Name of Petitioner(s)

215 N Pine Street
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

631-662-9068 _____
Telephone Number Fax Number

dhanesh@kingerhomes.com
E-Mail Address



Signature of Petitioner

Dhanesh Kumar

(Name Typed / Printed)

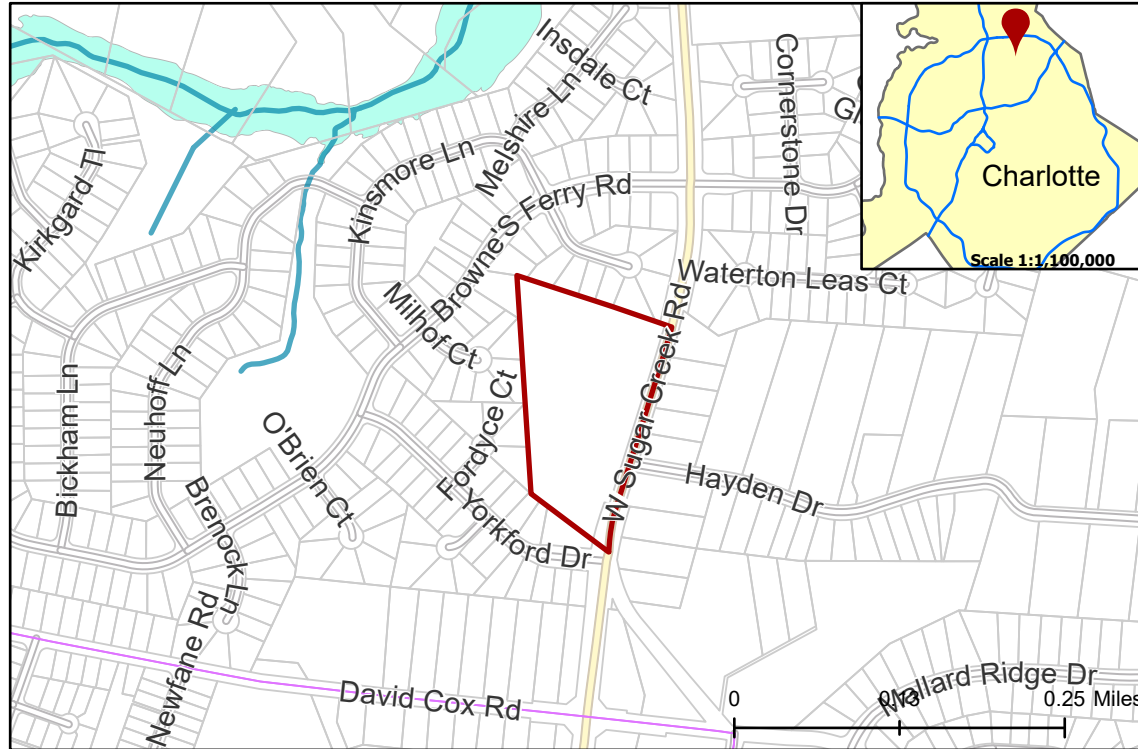
2019-137: Kinger Homes

Current Zoning R-3 (Single Family Residential)

Requested Zoning R-6(CD) (Single Family Residential, Conditional)

Approximately 9.62 acres

Location of Requested Rezoning



Rezoning Map



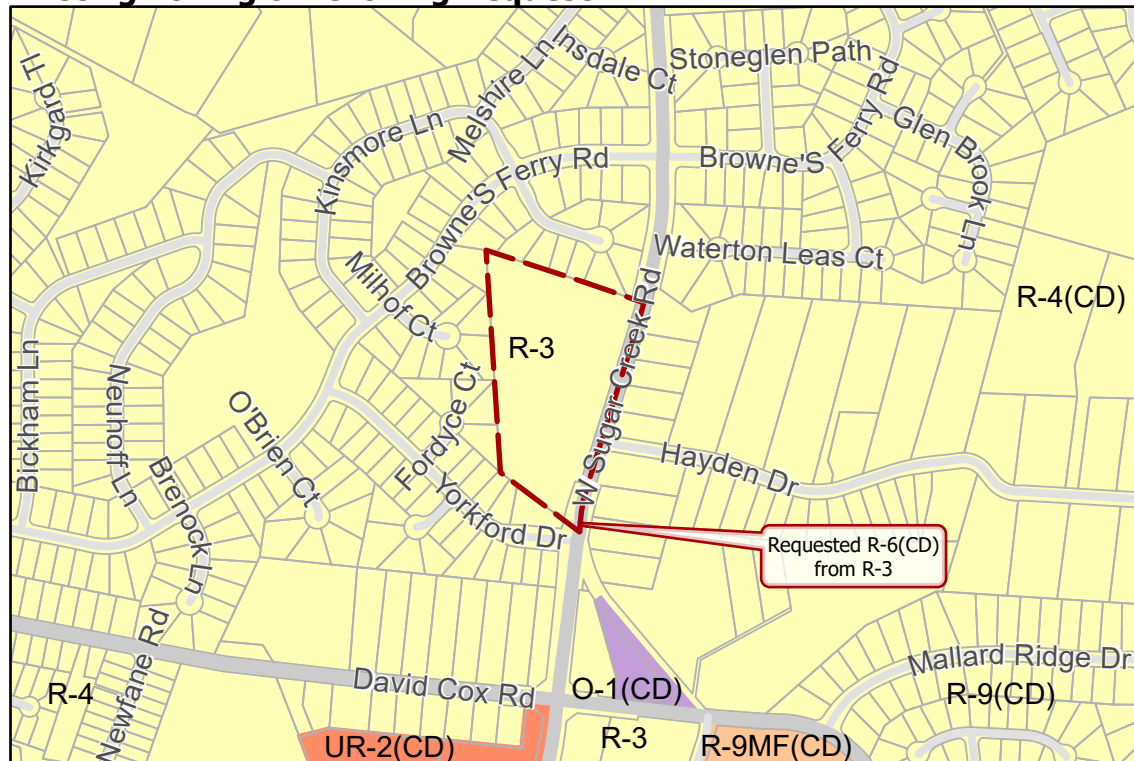
- 2019-137
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



- Requested R-6(CD) from R-3

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office



Map Created 9/24/2019