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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2001-079

Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No: 2001-79
Date Filed: RECEIVED
Received By: MAR 26 2001

CHARLOTTE MECKLENBURG
PLANNING COMMISSION

OWNERSHIP INFORMATION:

Property Owner: Mecklenburg County

Owner's Address: 600 East Fourth Street, 11th Floor, Charlotte, NC 28202-2816

Date Property Acquired: See Attached Exhibit A Tax Parcel Number(s): 049-336-04; 049-331-29

Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): East W.T. Harris Boulevard and
Ken Hoffman Drive

Size (Sq. Ft. or Acres): Approximately 15.9 acres

Current Land Use: Incinerator

ZONING REQUEST:

Existing Zoning: I-2(CD) and INST Proposed Zoning: MUDD-O

Purpose of Zoning Change: To allow a pedestrian oriented mixed-use village of retail, office and hotel.

Jeff Brown
Name of Agent
Kennedy Covington Lobdell & Hickman, L.L.P.
100 North Tryon Street, Suite 4200
Charlotte, NC 28202-4006
Agent's Address (City, State, Zip)
704-331-7471 704-331-7598
Telephone Number Fax Number
jbrown@kennedycovington.com
E-Mail Address
See Attached Joinder Agreement
Signature of Property Owner if other than Petitioner

Ghazi/Cornelson Group
Names of Petitioners
6234 Creola Road
Charlotte, NC 28270
Address of Petitioners (City, State, Zip)
(704) 366-7459 (704) 366-2887
Telephone Number Fax Number
E-Mail Address
See Attached
Signature

AMENDED
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No.:	<u>2001-79</u>
Date Filed:	<u>5-23-01</u>
Received By:	<u>JL</u>

OWNERSHIP INFORMATION:

Property Owner: (a) Rezoning Site: Mecklenburg County and (b) Site Plan Amendment (S.P.A.) Phase I Site: Ghazi/Cornelson Group

Owner's Address: 600 East Fourth Street, 11th Floor, Charlotte, NC 28202-2816

Date Property Acquired: See Attached Exhibit A Tax Parcel Number(s): (a) Rezoning Site: 049-336-04; 049-331-29 (b) S.P.A. Phase I Site: 049-312-04 & 06

Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): East W.T. Harris Boulevard and Ken Hoffman Drive

Size (Sq. Ft. or Acres): (a) Rezoning Site contains ± 15.9 acres and (b) the S.P.A. Phase I Site contains ± 5.2 acres

Current Land Use: (a) Rezoning Site: Mecklenburg County Incinerator (b) S.P.A. Phase I Site: Phase I of Grande Promenade Development

ZONING REQUEST:

Existing Zoning: (a) Rezoning Site: I-2(CD) and INST (b) S.P.A. Phase I Site: B-1(CD) Proposed Zoning: (a) Rezoning Site: MUDD-O (b) S.P.A. Phase I Site: B-1(CD) (same as current)

Purpose of Zoning Change: (a) To allow a pedestrian oriented mixed-use village of retail, office and hotel; (b) Site plan amendment to increase building area by 5,000 square feet and modify detached signage requirements.

Name of Agent
Jeff Brown
Kennedy Covington Lobdell & Hickman, L.L.P.
100 North Tryon Street, Suite 4200
Charlotte, NC 28202-4006
Agent's Address (City, State, Zip)

704-331-7471 704-331-7598
Telephone Number Fax Number

jbrown@kennedycovington.com
E-Mail Address

See Attached Joinder Agreement
Signature of Property Owner if other than Petitioner

Ghazi/Cornelson Group
Names of Petitioners
6234 Creola Road
Charlotte, NC 28270
Address of Petitioners (City, State, Zip)

(704) 366-7459 (704) 366-2887
Telephone Number Fax Number

See Attached
Signature

EXHIBIT A
PROPERTY OWNERS

(a) **Rezoning Site:**

TAX PARCEL NO.: 049-336-04
121 East W.T. Harris Boulevard

Mecklenburg County
600 East Fourth Street, 11th Floor
Charlotte, NC 28202-2816

Date Acquired: Unknown

TAX PARCEL NO.: 049-331-29
130 Ken Hoffman Drive

Mecklenburg County
600 East Fourth Street, 11th Floor
Charlotte, NC 28202-2816

Date Acquired: 08/17/84

(b) **Site Plan Amendment Phase I Site:**

TAX PARCEL NO.: 049-312-04 & 06
Ghazi/Cornelson Group
(and/or affiliates)
6234 Creola Road
Charlotte, NC 28270

TAX PARCEL NO.: 049-331-29
130 Ken Hoffman Drive

Mecklenburg County
600 East Fourth Street, 11th Floor
Charlotte, NC 28202-2816

Date Acquired: Unknown

079

AMENDED REZONING PETITION NO. 2001-~~080~~
GHAZI/CORNELSON GROUP, PETITIONER
JOINDER AGREEMENT

The undersigned, as the owner of several tracts of land fronting on East W.T. Harris Boulevard and Ken Hoffman Drive in the City of Charlotte, North Carolina, which have been assigned Tax Code Nos. 049-336-04 and 049-331-29 and are the subject of the attached Rezoning Petition (the "Parcels"), hereby joins in this Rezoning Petition and consents to the change in zoning for these Parcels from I-2(CD) and INST to MUDD-O.

This the _____ day of May, 2001.

MECKLENBURG COUNTY

By: SEE EARLIER
Name: SIGNED
Title: JOINDER

AMENDED
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Amended 05-25-01

Petition No.: <u>2001-79</u>
Date Filed: <u>5-23-01</u>
Received By: <u>JK</u>

OWNERSHIP INFORMATION:

Property Owner: (a) Rezoning Site: Mecklenburg County and (b) Site Plan Amendment (S.P.A.) Phase I Site: Ghazi/Cornelson Group

Owner's Address: 600 East Fourth Street, 11th Floor, Charlotte, NC 28202-2816

Date Property Acquired: See Attached Exhibit A Tax Parcel Number(s): (a) Rezoning Site: 049-336-04; 049-331-29 (b) S.P.A. Phase I Site: 049-312-04 & 06 049 336 05, 07

Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): East W.T. Harris Boulevard and Ken Hoffman Drive

Size (Sq. Ft. or Acres): 21.1 acres
(a) Rezoning Site contains ± 15.9 acres and (b) the S.P.A. Phase I Site contains ± 5.2 acres

Current Land Use: (a) Rezoning Site: Mecklenburg County Incinerator (b) S.P.A. Phase I Site: Phase I of Grande Promenade Development

ZONING REQUEST:

Existing Zoning: (a) Rezoning Site: I-2(CD) and INST (b) S.P.A. Phase I Site: B-1(CD) Proposed Zoning: (a) Rezoning Site: MUDD-O (b) S.P.A. Phase I Site: B-1(CD) (same as current)

Purpose of Zoning Change: (a) To allow a pedestrian oriented mixed-use village of retail, office and hotel; (b) (b) Site plan amendment to increase building area by 5,000 square feet and modify detached signage requirements.

Name of Agent
Jeff Brown
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100 North Tryon Street, Suite 4200
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Agent's Address (City, State, Zip)

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Ghazi/Cornelson Group
Names of Petitioners

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Address of Petitioners (City, State, Zip)

(704) 366-7459 (704) 366-2887
Telephone Number Fax Number

See Attached
Signature

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PROPERTY OWNERS

(a) Rezoning Site:

TAX PARCEL NO.: 049-336-04

121 East W.T. Harris Boulevard

Mecklenburg County
600 East Fourth Street, 11th Floor
Charlotte, NC 28202-2816

Date Acquired: Unknown

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130 Ken Hoffman Drive

Mecklenburg County
600 East Fourth Street, 11th Floor
Charlotte, NC 28202-2816

Date Acquired: 08/17/84

(b) Site Plan Amendment Phase I Site:

TAX PARCEL NO.: 049-312-04 & 06

Ghazi/Cornelson Group
(and/or affiliates)
6234 Creola Road
Charlotte, NC 28270

TAX PARCEL NO.: 049-331-29

130 Ken Hoffman Drive


Mecklenburg County
600 East Fourth Street, 11th Floor
Charlotte, NC 28202-2816

Date Acquired: Unknown

*new parcel #s
049 336005
049 336007
per land records dept.*

PETITIONER:

Ghazi/Cornelson Group

By: 

Name: Afshin Ghazi

Title: _____

079

AMENDED REZONING PETITION NO. 2001-080
GHAZI/CORNELSON GROUP, PETITIONER
JOINDER AGREEMENT

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This the ____ day of May, 2001.

MECKLENBURG COUNTY

By: SEE EARLIER
Name: SIGNED
Title: JOINDER