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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2002 - 058

Document type:

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



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OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Amended March 8, 2002 (area)

Petition No.: 2002-58
Date Filed: 02-25-02
Received By: MS

OWNERSHIP INFORMATION:

Property Owner: See Exhibit A attached *Sardis Monroe Road Investors,
Sardis Cut Corporation,
Galleria Partners LLC*

Owner's Address: See Exhibit A attached

Date Property Acquired: See Exhibit A attached Tax Parcel Number(s): 193010, 03, 04, 11, 16, 17
See Exhibit A attached
P-0-03 & 16

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

LOCATION OF PROPERTY (Address or Description): Southeasterly corner of intersection
between Monroe Road and Sardis Road North.

Size (Sq. Ft. or Acres): Approximately 60 acres

Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: I-1 Proposed Zoning: CC

Purpose of Zoning Change: To accommodate an expansion of the Galleria Village Shopping Center

Bailey Patrick/Jeff Brown/John Carmichael
Name of Agent
Kennedy Covington Lobdell & Hickman, LLP
100 North Tryon Street, Suite 4200
Charlotte, NC 28202-4006
Agent's Address (City, State, Zip)
(704) 331-7454 (704) 331-7471
(704) 331-7509 (704) 331-7598
Telephone Number Fax Number
bpatrick@kennedycovington.com
jbrown@kennedycovington.com
jcarmichael@kennedycovington.com
E-Mail Address

See Exhibit A attached
Signature of Property Owner if other than Petitioner

Levine Properties Progressive Development
Daniel Levine, Partners, LLC
President Stephen Goodman,
Managing Partner
Names of Petitioners
P.O. Box 2439 2301 Crown Point Exec. Dr.
Matthews, NC 28106 Suite L
Charlotte, NC 28227
Address of Petitioners (City, State, Zip)
(704) 366-1981 (704) 321-9288
Telephone Number Fax Number
dslevine@vnet.net sbg@progressivedevelopment.com
E-Mail Address

See Exhibit A attached
Signature

Petition #: **2002-58**

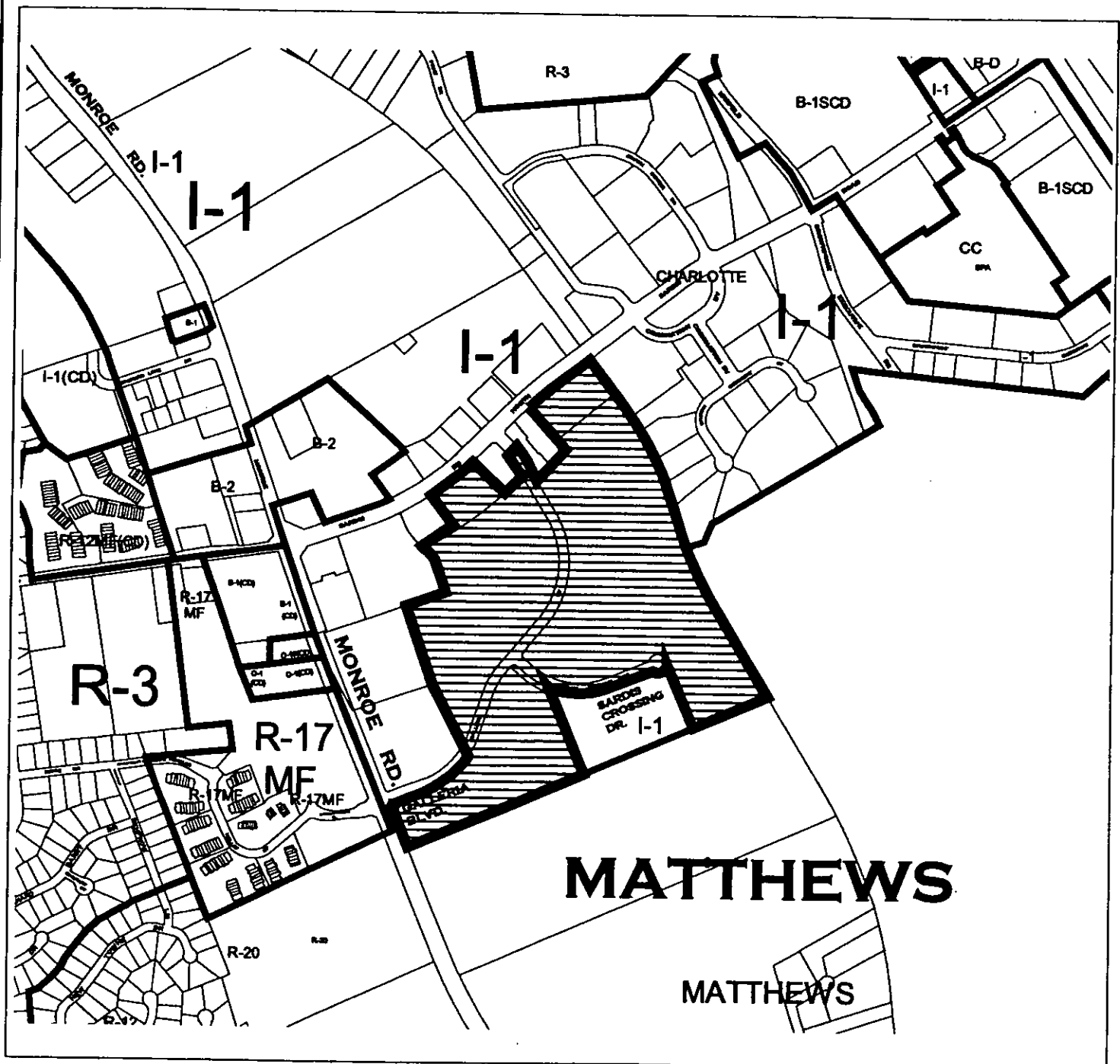
Petitioner: **Levine Properties/Progressive Development Partners, LLC**

Hearing Date: **June 17, 2002**

Zoning Classification (Existing): **I-1**

Zoning Classification (Requested): **CC**

Acresage & Location **Approximately 60 acres located on the south side of Sardis Road North and the east and west sides of Galleria Boulevard.**



Zoning Map #(s); **144**

Map Legend

	ETJ		Plat/Ordinance
	Altitude		County Line
	Watershed		City Limit/Ord
	Historic District		

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

"Amended as of July 26, 2002
to reflect change of Acreage"

FY2003
Petition #: 2002-058
Original
Date Filed: 02-25-2002
Received By: SSS

OWNERSHIP INFORMATION:

Property Owner: Sardis Monroe Road Investors, Sardis Cut Corporation, Galleria Partners, LLC

Owner's Address: See Attached Exhibit A City, State, Zip Charlotte, NC

Date Property Acquired: See Exhibit A Attached Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): Southeasterly corner of intersection between Monroe Road and Sardis Road North

Tax Parcel Number(s): a portion of 193-101-01; 193-101-11; a portion of 193-103-03; 193-103-04; a portion of 193-101-16; 193-101-17

Current Land Use: Vacant

Size (Sq. Ft. or Acres): ± 55.7546 acres

ZONING REQUEST:

Existing Zoning: I-1 Proposed Zoning: CC

Purpose of Zoning Change: (Include the maximum # of units or non-residential square footages):
To accommodate an expansion of the Galleria Village Shopping Center

Bailey Patrick	Progressive Development Partners, LLC
Jeff Brown	Stephen Goodman,
John Carmichael	Managing Partner
Name of Agent	Names of Petitioner(s)
Kennedy Covington Lobdell & Hickman, L.L.P.	2301 Crown Point Exec. Dr
100 North Tryon Street, Suite 4200	Suite L
Agent's Address	Address of Petitioner(s)
Charlotte, NC 28202-4006	Matthews, NC 28106
City, State, Zip	Charlotte, NC 28227
704.331.7454 (Bailey)	704.336.1981
704.331.7471 (Jeff)	704.321.9288
704.331.7509 (John)	Telephone Number
704.331.7598 (All Parties)	Fax Number
Telephone Number	dslevine@vnet.net
bpatrik@ kennedycovington.com	sbg@progressivedevelopment.com
jbrown@ kennedycovington.com	E-Mail Address
jcarmichael@kennedycovnington.com	SEE FILE
E-Mail Address	Signature
SEE FILE	
Signature of Property Owner if other than Petitioner	

Exhibit A

Tax Parcel Nos.

193-101-01

Sardis Monroe Road Investors
P.O. Box 2439
Matthews NC 28106

193-101-11

Sardis Cut Corporation
P. O. Box 2439
Matthews NC 28106

193-103-03 (part)

Sardis Monroe Road Investors
P.O. Box 2439
Matthews NC 28106

193-103-04

Sardis Cut Corporation
P. O. Box 2439
Matthews NC 28106

193-101-16 (part)

Sardis Monroe Road Investors
P.O. Box 2439
Matthews NC 28106

193-101-17

Galleria Partners LLC
P. O. Box 2439
Matthews NC 28106

**REZONING PETITION NO. _____
LEVINE PROPERTIES AND
PROGRESSIVE DEVELOPMENT PARTNERS, LLC, PETITIONERS
JOINDER AGREEMENT**

The undersigned, as the owner of tracts of land located near the intersection of Sardis Road North and Monroe Road in the City of Charlotte, North Carolina, which have been assigned Tax Code Nos. 193-101-11 and 193-103-04 and are the subject of the attached Rezoning Petition (the "Parcel"), hereby joins in this Rezoning Petition and consents to the change in zoning for these Parcels from I-1 to CC.

This the 22nd day of February, 2002.

SARDIS CUT CORPORATION

By: 

Name: Daniel Levine

Title: ~~President~~

**REZONING PETITION NO. _____
LEVINE PROPERTIES AND
PROGRESSIVE DEVELOPMENT PARTNERS, LLC, PETITIONERS
JOINDER AGREEMENT**

The undersigned, as the owner of a tract of land located near the intersection of Sardis Road North and Monroe Road in the City of Charlotte, North Carolina, which has been assigned Tax Code No. 193-101-17 and is the subject of the attached Rezoning Petition (the "Parcel"), hereby joins in this Rezoning Petition and consents to the change in zoning for this Parcel from I-1 to CC.

This the 22nd day of February, 2002.

GALLERIA PARTNERS LLC

By: 

Name: Daniel Levine

Title: ~~President~~

REZONING PETITION NO. _____
LEVINE PROPERTIES AND
PROGRESSIVE DEVELOPMENT PARTNERS, LLC, PETITIONERS
JOINDER AGREEMENT

The undersigned, as the owner of tracts of land located near the intersection of Sardis Road North and Monroe Road in the City of Charlotte, North Carolina, which have been assigned Tax Code Nos. 193-101-01, 193-103-03 and 193-101-16 and are the subject of the attached Rezoning Petition (the "Parcel"), hereby joins in this Rezoning Petition and consents to the change in zoning for these Parcels from I-1 to CC.

This the 22nd day of February, 2002.

SARDIS-MONROE ROAD INVESTORS

By: 

Name: Daniel Levine

Title: ~~President~~

**LEVINE PROPERTIES AND
PROGRESSIVE DEVELOPMENT PARTNERS, LLC, PETITIONERS
Rezoning for Galleria Village Expansion**

LEVINE PROPERTIES

By: 

Name: Daniel Levine

Title: President

**LEVINE PROPERTIES AND
PROGRESSIVE DEVELOPMENT PARTNERS, LLC, PETITIONERS
Rezoning for Galleria Village Expansion**

PROGRESSIVE DEVELOPMENT PARTNERS,
LLC

By: 

Name: Stephen Goodman

Title: Managing Partner