

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2015

Petition #: 2015-046

Date Filed: 1/26/2015

Received By: Bj

Complete All Fields

OWNERSHIP INFORMATION:

Property Owners: (Mallard Creek): Mallard Creek Associates #1, LLC, a North Carolina limited liability company
(Golden): Golden Triangle #3, LLC, a North Carolina limited liability company

Owner's Address: (Mallard Creek): c/o Raley Miller Properties, Inc.,
10815 Sikes Place, Suite 300 City, State, Zip: Charlotte, NC 28277
(Golden): 8515 McAlpine Park Drive, Suite 190 City, State, Zip: Charlotte, NC 28211

Date Properties Acquired: (Mallard Creek): 10/17/05 Utilities Provided for all: (Water) CMUD (Sewer) CMUD
(Golden): 12/10/14 (CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTIES

Addresses: (Mallard Creek): 4250 Providence Road and 4140, 4142, 4144, 4146, 4148, 4150, 4202, 4204,
4208, 4212, 4216, 4224, 4220, 4228 Knob Oak Lane
(Golden): 4234 Providence Road

Tax Parcel Numbers: (Mallard Creek): 183-12-110
(Golden): 183-12-114

Current Land Use: Multi-family Complex and a Convenience Store

Total Size (Sq. Ft. or Acres): ± 10.70 acres

ZONING REQUEST: Existing Zoning: R-12MF + B-1 (CD) Proposed Zoning: MUDD-O

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages): To allow the site to be redeveloped with a mix of residential and retail uses.

Jeff Brown
Keith MacVean
Name of Agent

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

Charlotte, NC 28202
City, State, Zip

704-331-1144 (JB) 704-378-1925 (JB)
704-331-3531 (KM) 704-378-1954 (KM)
Telephone Number Fax Number

jeffbrown@mvalaw.com and keithmacvean@mvalaw.com
E-Mail Address

See Attachment B
Signature of Property Owners if other than Petitioner

(Name Typed / Printed)

Mallard Creek Associates #1, LLC (Attn: David Miller)
Name of Petitioner

c/o Raley Miller Properties, Inc.
10815 Sikes Place, Suite 300
Address of Petitioner

Charlotte, NC 28277
City, State, Zip

704-321-1000 704-321-1001
Telephone Number Fax Number

david@raleymiller.com
E-Mail Address

Attachment A
Signature

David S. Miller
(Name Typed / Printed)

ATTACHMENT A

REZONING PETITION NO. 2015-_____

PETITIONER:

Mallard Creek Associates #1, LLC,
a North Carolina limited liability company

By: David S. Miller
Name: David S. Miller
Title: CEO

ATTACHMENT B


REZONING PETITION NO. 2015-_____

**PETITIONER JOINDER AGREEMENT
Golden Triangle #3, LLC**

The undersigned, as the owner of the parcel of land located at 4234 Providence Road that is designated as Tax Parcel No. 183-12-114 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the B-1(CD) 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 26 day of January, 2015.

Golden Triangle #3, LLC,
a North Carolina limited liability company

By: 
Name: Daniel Lewine
Title: President