

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	2016- <u>085</u>
Date Filed:	<u>3/28/2016</u>
Received By:	<u>BH</u>

Complete All Fields (Use additional pages if needed)

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: _____ Total Acres: ± 5.022

Existing Zoning: B-2 and R-5 (SEE SCHEDULE 1 ATTACHED HERETO)

Proposed Zoning: MUDD-O

Overlay: Plaza Central Pedscape Overlay
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Kathy Cornett, Solomon Fortune, Allan Goodwin, Brent Wilkinson

Date of meeting: 2/17/16

(*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 the redevelopment of the Site with a multi-family residential community.

Jeff Brown
Keith MacVean

Name of Rezoning Agent

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

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-1144 (JB) **704-348-1925 (JB)**
704-331-3531 (KM) **704-378-1954 (KM)**

Telephone Number Fax Number

jeffbrown@mvalaw.com keithmacvean@mvalaw.com

E-mail Address

See Attachments A - E

Signature of Property Owners

(Name Typed/Printed)

Alliance Residential, LLC
(Attn: Donald Santos)

Name of Petitioner

708 East Boulevard, Suite E

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704-941-0972

Telephone Number Fax Number

dsantos@allresco.com

E-mail Address

See Attachment F

Signature of Petitioner

(Name Typed/Printed)

Any Petitioner filing for rezoning is required to discuss the proposal with a Charlotte Mecklenburg Planning Department "CMPD" Rezoning Team member prior to the filing of the petition. Upon submittal of the petition, all required items must be verified by the rezoning gatekeeper before an application is considered completed and filed for processing. Incomplete applications can be returned to the petitioner (see Section 6.202). No applications will be accepted after the closing deadline for each month's cases. There is a limit of 16 cases per month.

SUBMITTAL REQUIREMENTS:

All petitions:

1. Two signed official applications;
2. If only a portion of a lot is being rezoned, and/or if the rezoning boundaries do not follow property lines, and/or if there is more than one requested zoning classification that does not follow a property line; submit a survey map delineating the property or area in question;
3. Filing Fee.

Conditional Petitions Only:

- A. Items 1-3 above
- B. All property owners must sign the conditional rezoning application.
- C. A tree survey of all trees within the street rights-of-way.
- D. A site plan must accompany each conditional rezoning application and be submitted as follows (If you are not able to provide this information, please contact the CMPD at 704-336-2205):
 - drawn to scale
 - a maximum size of 24" x 36"
 - ten (10) copies, folded to 8½" x 11"
 - a digital version on R-CD (PDF format) of a site plan with an 8 ½ x 11 copy included
 - a "Word" version of the site plan notes on the CD
- E. A "determination" letter as to the presence of jurisdictional Wetlands on the site may be needed. If one is required, it will be listed in the "site plan comments" sent to the petition from a rezoning team member. The petitioner will be notified if one is required. If not provided by the date of the Public Hearing, the Public Hearing will be automatically deferred to the next Council zoning meeting.

For Staff Use:

(Circle One) **Complete** **Incomplete** _____

Staff signature and date

If deemed incomplete, agent or petitioner will be contacted with a deadline to provide the required information. If the information is not submitted as requested, the petition will not be processed.

SCHEDULE 1

REZONING PETITION NO. [2016-____]

<u>Property Owner and Address</u>	<u>Property Address</u>	<u>Tax Parcel Number</u>	<u>Acreage</u>	<u>Date Property Acquired</u>	<u>Existing Zoning Classification</u>
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	1112 E. 10th Street	080-151-40	0.172	8/29/96	B-2
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	1116 E. 10th Street	080-151-39	0.258	8/29/96	B-2
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	N/A	080-151-42	0.454	8/29/96	B-2
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	600 Seigle Avenue	080-151-09	0.063	8/29/96	B-2
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	604 Seigle Avenue	080-151-08	0.162	8/29/96	B-2
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	608 Seigle Avenue	080-151-07	0.177	8/29/96	B-2
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	612 Seigle Avenue	080-151-06	0.177	8/29/96	B-2
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	616 Seigle Avenue	080-151-05	0.177	8/29/96	B-2
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	N/A	080-151-04	0.213	8/29/96	B-2
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	N/A	080-151-03	0.195	8/29/96	B-2
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	N/A	080-151-02	0.159	8/29/96	B-2
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	632 Seigle Avenue	080-151-01	0.167	8/29/96	B-2
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	621 Jackson Avenue	080-151-16	0.104	8/29/96	R-5

Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	635 Jackson Avenue	080-151-19	0.121	8/29/96	R-5
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	N/A	080-151-21	0.121	8/29/96	R-5
Seigle Avenue Presbyterian Church 600 Seigle Avenue, Suite A Charlotte, NC 28204	701 Jackson Avenue	080-151-22	0.342	12/31/02	R-5
Mahmood Mehrizi P.O. Box 470112 Charlotte, NC 28247	632 Jackson Avenue	080-151-17	0.35	1/2/90	R-5
Mahmood Mehrizi P.O. Box 470112 Charlotte, NC 28247	631 Jackson Avenue	080-151-18	0.348	3/17/89	R-5
Mahmood Mehrizi P.O. Box 470112 Charlotte, NC 28247	624 Jackson Avenue	080-154-04	0.174	7/18/89	R-5
Thomas Michael Todd P.O. Box 32422 Charlotte, NC 28232	643 Jackson Avenue	080-151-44	0.221	8/11/82	R-5
Thomas Michael Todd P.O. Box 32422 Charlotte, NC 28232	620 Jackson Avenue	080-154-05	0.163	10/28/87	R-5
Thomas Michael Todd P.O. Box 32422 Charlotte, NC 28232	628 Jackson Avenue	080-154-03	0.160	8/31/89	R-5
Gary and Janice Ritter 7015 Evanton Loch Road Charlotte, NC 28278	637 Jackson Avenue	080-151-20	0.234	5/16/02	R-5
Barbara B. Hunter 17917 Page's Pond Court Davidson, NC 28036	633 Central Avenue	080-154-02	0.206	3/10/78	B-2
Barbara B. Hunter 17917 Page's Pond Court Davidson, NC 28036	N/A	080-154-01	0.085	3/12/79	B-2

ATTACHMENT A

REZONING PETITION NO. [2016-_____] **Alliance Residential, LLC**
d/b/a Alliance Residential Company

PETITIONER JOINDER AGREEMENT
Seigle Avenue Presbyterian Church

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

- | | | | |
|-----|----------------------|-----------------------|-------|
| (a) | 1112 E. 10th Street | Parcel No. 080-151-40 | (B-2) |
| (b) | 1116 E. 10th Street | Parcel No. 080-151-39 | (B-2) |
| (c) | [address not issued] | Parcel No. 080-151-42 | (B-2) |
| (d) | 600 Seigle Avenue | Parcel No. 080-151-09 | (B-2) |
| (e) | 604 Seigle Avenue | Parcel No. 080-151-08 | (B-2) |
| (f) | 608 Seigle Avenue | Parcel No. 080-151-07 | (B-2) |
| (g) | 612 Seigle Avenue | Parcel No. 080-151-06 | (B-2) |
| (h) | 616 Seigle Avenue | Parcel No. 080-151-05 | (B-2) |
| (i) | [address not issued] | Parcel No. 080-151-04 | (B-2) |
| (j) | [address not issued] | Parcel No. 080-151-03 | (B-2) |
| (k) | [address not issued] | Parcel No. 080-151-02 | (B-2) |
| (l) | 632 Seigle Avenue | Parcel No. 080-151-01 | (B-2) |
| (m) | 621 Jackson Avenue | Parcel No. 080-151-16 | (R-5) |
| (n) | 635 Jackson Avenue | Parcel No. 080-151-19 | (R-5) |
| (o) | [address not issued] | Parcel No. 080-151-21 | (R-5) |
| (p) | 701 Jackson Avenue | Parcel No. 080-151-22 | (R-5) |

which are all subject to the attached Rezoning Application (collectively, the "Parcels"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcels from the B-2 and R-5 zoning districts to the MUDD-O zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 15 day of February, 2016.

Seigle Avenue Presbyterian Church,
a North Carolina non-profit corporation

By: Vera B. Harrison
Clerk of Session, its
member of the Board of Trustees

ATTACHMENT B

REZONING PETITION NO. [2016-____]
Alliance Residential, LLC
d/b/a Alliance Residential Company

PETITIONER JOINDER AGREEMENT
Mahmood Mehrizi

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

- | | |
|------------------------|-----------------------------|
| (a) 623 Jackson Avenue | Parcel No. 080-15-117 (R-5) |
| (b) 631 Jackson Avenue | Parcel No. 080-15-118 (R-5) |
| (c) 624 Jackson Avenue | Parcel No. 080-15-404 (R-5) |

which are all subject to the attached Rezoning Application (collectively, the "Parcels"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcels from the R-5 zoning district to the MUDD-O zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 15 day of February, 2016.


Mahmood Mehrizi

ATTACHMENT C

REZONING PETITION NO. [2016-_____]
 Alliance Residential, LLC
 d/b/a Alliance Residential Company

PETITIONER JOINDER AGREEMENT
 Thomas Michael Todd

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

- | | |
|------------------------|-----------------------------|
| (a) 643 Jackson Avenue | Parcel No. 080-15-144 (R-5) |
| (b) 620 Jackson Avenue | Parcel No. 080-15-405 (R-5) |
| (c) 628 Jackson Avenue | Parcel No. 080-15-403 (R-5) |

which are all subject to the attached Rezoning Application (collectively, the "Parcels"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcels from the R-5 zoning district to the MUDD-O zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 17 day of February, 2016.

THOMAS MICHAEL TODD
 Thomas Michael Todd
 J. Michael Todd


ATTACHMENT D

REZONING PETITION NO. [2016-____]
Alliance Residential, LLC
d/b/a Alliance Residential Company

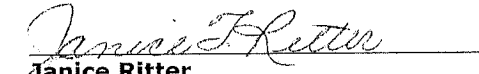
PETITIONER JOINDER AGREEMENT
Gary and Janice Ritter

The undersigned, as the owners of the parcel of land located at 637 Jackson Avenue that is designed as Tax Parcel No. 080-15-120 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consents to the change in zoning for the Parcels from the R-5 zoning district to the MUDD-O zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 17 day of February, 2016.



Gary Ritter



Janice Ritter

ATTACHMENT E

REZONING PETITION NO. [2016-____]
Alliance Residential, LLC
d/b/a Alliance Residential Company

PETITIONER JOINDER AGREEMENT
Barbara B. Hunter

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

- (a) 633 Central Avenue Parcel No. 080-15-402 (B-2)
- (b) [address not issued] Parcel No. 080-15-401 (B-2)

which are all subject to the attached Rezoning Application (collectively, the "Parcels"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcels from the B-2 zoning district to the MUDD-O zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 16 day of February, 2016.



Barbara B. Hunter

ATTACHMENT F

Alliance Residential, LLC
d/b/a Alliance Residential Company

PETITIONER:

Alliance Residential, LLC,
an Arizona limited liability company, d/b/a Alliance
Residential Company

By: 
Name: Donald Santos
Title: Director