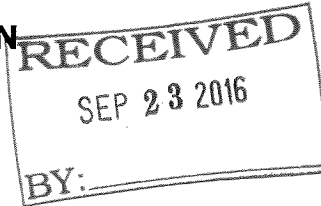


2016-199

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: _____
Date Filed: 9/23/2016
Received By: BH

Property Owners: SEE ATTACHMENT A

Owner's Addresses: SEE ATTACHMENT A

Date Properties Acquired: SEE ATTACHMENT A

Property Addresses: SEE ATTACHMENT A

Tax Parcel Numbers: SEE ATTACHMENT A

Current Land Use: single family/commercial/vacant Size (Acres): ± 3.02

Existing Zoning: I-2 Proposed Zoning: TOD-M(O)

Overlay: N/A
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Monica Holmes, Sonja Sanders, Mandy Vari and Kory Hendrick

Date of meeting: 8.11.16

(*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 develop the site with a high-quality transit-oriented residential community with ground floor retail and active amenity space that adheres to the recommendations of the Blue Line Extension Plan.

Jeff Brown & Bridget Dixon
Name of Rezoning Agent

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

Charlotte, NC 28202

704-331-1144 (JB) **704-378-1925 (JB)**
704-331-2379 (BD) **704-378-1973 (BD)**
Telephone Number Fax Number

jeffbrown@mvalaw.com **bridgetdixon@mvalaw.com**
E-mail Address

SEE ATTACHMENTS B-D
Signature of Property Owner

**MV Residential Development LLC (Attn: Charlie
Rulick)**
Name of Petitioner

6135 Park South Drive, Ste 510
Address of Petitioner

Charlotte, NC 28210
City, State, Zip

980.613.8109
Telephone Number Fax Number

Charles.rulick@mvg.com
E-mail Address

SEE ATTACHMENT E
Signature of Petitioner

ATTACHMENT A

Parcel	Parcel Owner	Property Address	Acreage	Date Acquired
083-044-08	Ideal Investments & Property Management 1331 Emerald Shores Road Mt. Gilead, NC 27306	501 E 21st Street Charlotte, NC 28206	0.192	5/1/2009
083-044-09	Ideal Investments & Property Management 1331 Emerald Shores Road Mt. Gilead, NC 27307	505 E 21st Street Charlotte, NC 28206	0.214	5/4/2009
083-044-10	Ideal Investments & Property Management 1331 Emerald Shores Road Mt. Gilead, NC 27308	509 E 21st Street Charlotte, NC 28206	0.214	5/1/2009
083-044-15	North Mecklenburg Animal Rescue Inc. 2023 Oakdale Road Old Fort, NC 28762	529 E 21st Street Charlotte, NC 28206	0.166	9/14/2010
083-044-16	North Mecklenburg Animal Rescue Inc. 2023 Oakdale Road Old Fort, NC 28763	533 E 21st Street Charlotte, NC 28206	0.166	9/14/2010
083-044-17	Southeast Lighting Inc. PO Box 790945 Charlotte, NC 28206	520 E 22nd Street Charlotte, NC 28206	2.106	2/2/2000

ATTACHMENT B

**REZONING PETITION NO. [2016-____]
MV Residential Development LLC**

**PETITIONER JOINDER AGREEMENT
Ideal Investments & Property Management**

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

1. 501 E 21st Street, Charlotte, NC that is designated as Tax Parcel No. 083-044-08;
2. 505 E 21st Street, Charlotte, NC that is designated as Tax Parcel No. 083-044-09; and
3. 509 E 21st Street, Charlotte, NC that is designated as Tax Parcel No. 083-044-10

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 I-2 zoning district to the ~~TOD-M10~~ 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 20th day of September, 2016.

Ideal Investments & Property Management

By:

Name:

Title:

Mike A. Waples
Mike A. Waples
President

ATTACHMENT C

**REZONING PETITION NO. [2016-____]
MV Residential Development LLC**

**PETITIONER JOINDER AGREEMENT
North Mecklenburg Animal Rescue**

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

1. 529 E 21st Street, Charlotte, NC that is designated as Tax Parcel No. 083-044-15; and
2. 533 E 21st Street, Charlotte, NC that is designated as Tax Parcel No. 083-044-16

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 I-2 zoning district to the ~~TOD-MO~~ 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 ____ day of _____, 2016.

North Mecklenburg Animal Rescue

By: Beth Phillips
Name: Beth Phillips
Title: President

ATTACHMENT D

**REZONING PETITION NO. [2016-____]
MV Residential Development LLC**

**PETITIONER JOINDER AGREEMENT
Southeast Lighting Inc.**

The undersigned, as the owner of the parcel of land located at 520 E 22nd Street, Charlotte, NC that is designated as Tax Parcel No. 083-044-17 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 I-2 zoning district to the ~~TOD-M/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 19 day of SEPT., 2016.

Southeast Lighting Inc.


By: Robert M. Strable
Name: ROBERT M. STRABLE
Title: PRESIDENT

ATTACHMENT E

**REZONING PETITION NO. [2016-]
MV Residential Development LLC**

Petitioner:

MV Residential Development LLC

By: 
Name: Charles A. Kulick, Jr.
Title: VP