

FY2009 –
Petition #: 2009-074

Date Originally Filed: 7/27/2009
Date Amended: 9/18/09 and 11/24/09

Received By: MC

AMENDED
REZONING APPLICATION
CITY OF CHARLOTTE

Property Owner: See Exhibit A attached hereto

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

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

LOCATION OF PROPERTY (Address or Description): 211 and 215 North Sycamore Street and 329 North Irwin Avenue

Tax Parcel Number(s): Parcel No. 078-131-10 and a portion of Parcel No. 078-131-05

Current Land Use: Vacant and governmental, institutional and recreational uses

Size (Sq.Ft. or Acres): 4.71 acres, more or less

Existing Zoning: UR-2 and UR-3 Proposed Zoning: UMUD (CD), 5-Year Vested Rights

AMENDED REQUEST DETAILS:

Purposes: 1) Original Request 2) Amendment/Change

1) To accommodate an urban scale, mixed use development that could include, among other things, for sale and for rent multi-family residential uses and office, retail, restaurant, commercial and recreational uses. The maximum number of multi-family residential units permitted on the site would be 435, and the maximum non-residential square footage permitted on the site would be 112,000 square feet. 2) Reduce the size of the site from 6.194 acres to approximately 4.71 acres and request five year statutory vested rights pursuant to Section 1.110 of the Zoning Ordinance.

John Carmichael
Name of Agent

K&L Gates
214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7509 704-353-3209
Telephone Number Fax Number

john.carmichael@klgates.com
E-Mail Address

See Joinder Agreements
Signature of Property Owner if other than Petitioner

Sycamore I, LLC
c/o John P. Arciero
Name of Petitioner(s)

6201 Fairview Road, Suite 200
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-560-2207 336-217-8654
Telephone Number Fax Number

jparciero@arcieroassociates.com
E-Mail Address

Sycamore I, LLC
By: [Signature]
Signature

EXHIBIT A
OWNERSHIP INFORMATION

Tax Parcel No. 078-131-10

Sycamore I, LLC
6201 Fairview Road
Suite 200
Charlotte, NC 28210

Date Property Acquired: July 24, 2009

Tax Parcel No. 078-131-05

The Charlotte-Mecklenburg Board of Education
701 East 2nd Street
Charlotte, NC 28202

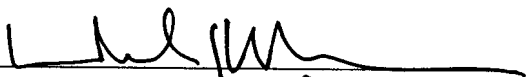
Date Property Acquired: Unknown

REZONING PETITION NO. 2009-074
SYCAMORE I, LLC, PETITIONER
JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 215 North Sycamore Street and 329 North Irwin Avenue in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 078-131-05 on the Mecklenburg County Tax Maps and which is a subject of the attached Amended Rezoning Application (the "Parcel"), hereby joins in this Amended Rezoning Application and consents to the change in zoning for the relevant portion of the Parcel from the UR-2 and UR-3 zoning districts to the UMUD (CD) zoning district as more particularly depicted on the associated conditional rezoning plan.

This 12TH day of November, 2009.

THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION

By: 
Name: MICHAEL K. RAIBLE
Its: EXEC. DIR. PLANNING & PROJ. MGMT.

REZONING PETITION NO. 2009-074
SYCAMORE I, LLC, PETITIONER
JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 211 North Sycamore Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 078-131-10 on the Mecklenburg County Tax Maps and which is a subject of the attached Amended Rezoning Application (the "Parcel"), hereby joins in this Amended Rezoning Application and consents to the change in zoning for the Parcel from the UR-2 zoning district to the UMUD (CD) zoning district as more particularly depicted on the associated conditional rezoning plan.

This 12th day of November, 2009.

SYCAMORE I, LLC

By: Vincent L. James
Name: VINCENT L. JAMES
Its: MANAGING PARTNER