

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2015

Petition #: 2015-055

Date Filed: _____

Received By: _____

Complete All Fields

OWNERSHIP INFORMATION:

Property Owners: (Providence) Providence Road Farms, LLC
(SLV) SLV NC 1 LLC
(Waverly) Waverly MOB LLC

Owner's Addresses: (Providence) c/o Crosland Southeast, 201 S. College Street, Suite 1300; Charlotte NC 28202
(SLV) c/o JEN Partners LLC; 680 5th Avenue, 25th Floor; New York NY 10019
(Waverly) c/o Crosland Southeast, 201 S. College Street, Suite 1300; Charlotte NC 28202

Date Properties Acquired: Providence – 9/12/14 Utilities Provided: (Water) CMUD (Sewer) CMUD
SLV – 9/12/14 (CMUD, Private, Other) (CMUD, Private, Other)
Waverly – 12/9/14

LOCATION OF PROPERTIES: Providence - 11933 Providence Road
SLV – Providence Road
Waverly – 11840 Southmore Drive

Tax Parcel Numbers: Providence – a portion of 231-131-07
SLV – a portion of 231-131-18
Waverly – 231-131-19

Current Land Use: vacant land

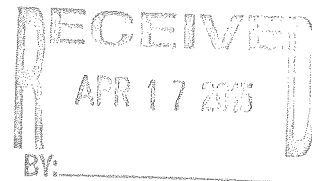
Size (Sq. Ft. or Acres): ± 47.55 acres

ZONING REQUEST:

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O(SPA)

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages): To update and modify the development standards for a portion of Waverly.

[signatures on following page]



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 ATTACHMENTS A & B
Signature of Property Owner if other than Petitioner

(Name Typed / Printed)

Providence Road Farms, LLC (Attn: Peter B. Pappas)
Name of Petitioner

c/o Crosland Southeast, 201 S. College Street, Suite 1300
Address of Petitioner

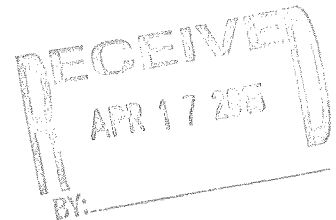
Charlotte, NC 28202
City, State, Zip

704-561-5272 704-523-2946
Telephone Number Fax Number

ppappas@csere.com
E-Mail Address

SEE ATTACHMENT C
Signature

(Name Typed / Printed)



ATTACHMENT B

REZONING PETITION NO. [2015-055]
Providence Road Farms, LLC

PETITIONER JOINDER AGREEMENT
SLV NC I LLC

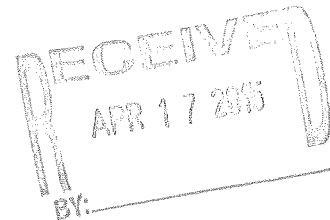
The undersigned, as the owners of the parcel of land located at on Providence Road that is designated as a portion of Tax Parcel No. 231-131-18 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for a portion of the Parcel from the MUDD-O zoning district to the MUDD-O(SPA) 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 15 day of APRIL, 2015.

SLV NC I, LLC,
a North Carolina limited liability company

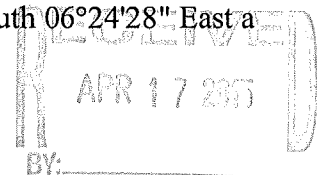
By: SLV Manager LLC,
a North Carolina limited liability company,
its manager

By: William G. Daleure, II
Name: WILLIAM G. DALEURE, II
Title: MANAGER



That certain parcel or tract of land situated, lying and being in the Township of Providence, County of Mecklenburg, State of North Carolina and being a portion of the lands as described in Deed Book 29441, Page 592, Deed Book 29441, Page 671, Deed Book 29441, Page 678 and Deed Book 29622, Page 422 and being a portion of Parcel B as shown on a Plat entitled "Revised Waverly Map 1, Phase 1" recorded at Map Book 56, Pages 771-772, and all of Lot 1 and a portion of the Future Development Remaining Area as shown a Plat entitled "Waverly Map 2, Phase 1" recorded at Map Book 57, Pages 45-46, all Deed and Map Book recorded in the Mecklenburg County Public Register of Deeds and being more particularly described as follows:

Commencing at an existing NGS monument "Sixteen" having NAD 83 ground coordinates of N: 481,361.38, E: 1,470,360.43; thence South 04°57'08" East a horizontal ground distance of 1606.49 feet to an existing punch hole on an existing concrete headwall, situated on the easterly margin of Providence Road (NC Highway 16) (a variable width public right-of-way)(a 140' public right-of-way within this area) as shown on NCDOT plans having a project number of 34813.2.3, and being recorded in Instrument Number 2008034600; thence along a common line between the southeasterly margin of the aforesaid Providence Road with the northerly line of the lands of Providence Road Farms, LLC as described in the aforesaid Deed Book 29441, Page 592 and Deed Book 29441, Page 678, South 58°35'40" East a distance of 35.54 feet to an existing iron rod, said point situated on the easterly margin of the aforesaid Providence Road (a 200' public right-of-way within this area) continue along the common line between the aforesaid lands of Providence Road Farms, LLC and the lands of Star City Development Company, Inc. as described in Deed Book 4503, Page 935 and being Tract C as shown on Map Book 1166, Page 689 for the following two (2) courses and distances; 1) South 60°13'44" East a distance of 346.03 feet to an existing iron pipe; 2) South 52°16'09" East a distance of 977.44 feet to a point, situated on the centerline of the proposed Ardrey Kell Road (a variable width public right-of-way); thence along the centerline for the following six (6) courses and distances; 1) South 00°36'02" East a distance of 239.83 feet to a point; 2) with a curve along the arc of a curve to the left said curve having an arc length of 163.96 feet a radius of 650.00 feet (chord bearing of South 07°49'38" East and chord distance of 163.53 feet) to a point; 3) South 15°03'13" East a distance of 103.34 feet to a point; 4) with a curve along the arc of a curve to the right said curve having an arc length of 128.65 feet a radius of 510.00 feet (chord bearing of South 07°49'38" East and chord distance of 128.31 feet) to a point; 5) South 00°36'02" East a distance of 227.89 feet to a point; 6) South 89°23'58" West a distance of 368.52 feet to a point, situated at the intersection of the aforesaid centerline of the proposed Ardrey Kell Road with the centerline of a proposed Private Road; thence along the centerline of the proposed Private Road for the following three (3) courses and distances; 1) South 00°37'00" East a distance of 67.16 feet to a point; 2) with a curve along the arc of a curve to the left said curve having an arc length of 35.13 feet a radius of 503.98 feet (chord bearing of South 02°36'48" East and chord distance of 35.12 feet) to a point; 3) South 04°37'34" East a distance of 578.68 feet to a point; thence continue over, upon and through the aforesaid lands for the following ten (10) course and distances; 1) South 89°20'32" West a distance of 481.03 feet to a point; 2) South 00°36'07" East a distance of 161.45 feet to a point; 3) North 83°41'19" East a distance of 9.60 feet to a point; 4) North 89°23'58" East a distance of 138.15 feet to a point; 5) North 84°53'24" West a distance of 10.05 feet to a point; 6) South 00°41'17" East a distance of 32.75 feet to a point; 7) with a curve along the arc of a curve to the left said curve having an arc length of 53.77 feet a radius of 528.51 feet (chord bearing of South 03°30'55" East and chord distance of 53.74 feet) to a point; 8) South 06°24'28" East a



distance of 133.20 feet to a point; 9) with a curve along the arc of a curve to the right said curve having an arc length of 47.99 feet a radius of 475.51 feet (chord bearing of South 03°30'59" East and chord distance of 47.97 feet) to a point; 10) South 00°36'02" East a distance of 62.71 feet to a point, situated on the northerly margin Providence Country Club Drive (a variable width public right-of-way) as shown on Map Book 54, Page 520; thence along the northerly line of the aforesaid margin for the following two (2) courses and distances; 1) North 89°53'35" West a distance of 486.07 feet to an existing iron rod; 2) North 45°17'47" West a distance of 32.27 feet to a new iron rod, situated on the easterly margin of the aforesaid Providence Road (NC Highway 16); thence along the aforesaid easterly margin for the following four (4) courses and distances; 1) North 00°32'43" West a distance of 23.84 feet to an existing metal monument; 2) North 04°57'10" East a distance of 15.06 feet to an existing iron rod; 3) North 04°30'02" East a distance of 205.89 feet to an existing metal monument; 4) North 00°48'45" West a distance of 5.97 feet to an existing iron rod, situated on the southerly line of the lands of Fast Pace Providence, LLC as described in Deed Book 25275, Page 74 and shown on a Plat entitled "Cranfield Academy Easement Plat, recorded in Map Book 52, Page 627; thence along the southerly, easterly and northerly line of the aforesaid lands for the following three (3) courses and distances; 1) North 48°49'04" East a distance of 335.60 feet to an existing iron pipe; 2) North 00°26'54" East a distance of 223.62 feet to an existing iron pipe; 3) South 88°59'14" West a distance of 255.88 feet to an existing iron rod, situated on the aforesaid easterly margin of Providence Road (NC Highway 16); thence along the aforesaid easterly margin for the following seven (7) courses and distances; 1) North 00°31'01" East a distance of 74.48 feet to an existing metal monument; 2) North 00°13'54" East a distance of 181.61 feet to an existing metal monument; 3) North 05°12'37" West a distance of 227.42 feet to an existing metal monument; 4) North 08°46'30" West a distance of 149.61 feet to an existing metal monument; 5) North 01°31'57" West a distance of 251.67 feet to an existing metal monument; 6) North 00°39'45" West a distance of 390.08 feet to an existing iron rod; 7) North 00°39'26" West passing an existing metal monument at 31.01 feet, for a total distance of 836.95 feet to a the Point of Beginning; Containing 2,071,202 square feet or 47.5482 acres, as shown on an exhibit map prepared by R. B. Pharr & Associates, P.A. dated February 24, 2015 (Map File No. W-4532)(Project No. 82812).

