

2016-065

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	2016-
Date Filed:	2/22/2016
Received By:	BF

Complete All Fields (Use additional pages if needed)

Property Owner(s): SEE SCHEDULE 1 ATTACHED HERETO

Owner's Address(es): SEE SCHEDULE 1 ATTACHED HERETO

Date(s) Property(ies) Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Address(es): SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Number(s): SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: Commercial and Vacant Land Total Acres: ±.5.488

Existing Zoning: I-1(LLWPA) and I-2(LLWPA) (SEE SCHEDULE 1 ATTACHED HERETO)

Proposed Zoning: B-2(CD)(LLWPA)

Overlay: Lower Lake Wylie Protected Area / Airport Noise
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Alberto Gonzalez, Grant Meacci, Josh Weaver.

Date of meeting: 2/9/16

(*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 high quality hotel.

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 - D
Signature of Property Owners

(Name Typed/Printed)

Hotel Airport Partners, LLC (Attn: Anish Patel)
Name of Petitioner

14335 Ballantyne Country Club, Suite D
Address of Petitioner

Charlotte, NC 28277
City, State, Zip

704-915-9615 **704-542-7404**
Telephone Number Fax Number

anish@tarainvestments.com
E-mail Address

See Attachment E
Signature of Petitioner

(Name Typed/Printed)

SCHEDULE 1

REZONING PETITION NO. [2016-____]

Property Owners: (Allen Trust) James Allen Nance and Christina N. Holt, as Trustees of the Trust Agreement of Allen Clarkson Nance dated June 22, 1984

(Elsie) Elsie H. Nance, unmarried/widow

(Family Trust) David Daniel Nance and Andrew Albert Nance, as Co-Trustees of the Albert Nance Family Trust U/A dated June 22, 1984

(Nettie) Nettie S. Nance, unmarried/widow

Owners Addresses: (Allen Trust) 5317 Lower Shoal Creek Court, Charlotte, NC 28277

(Elsie) 10144 Foxhall Drive, Charlotte, NC 28210

(Family Trust) 6225 Cory Bret Lane, Charlotte, NC 28278

(Nettie) 6225 Cory Bret Lane, Charlotte, NC 28278

<u>Owner</u>	<u>Tax Parcel Number</u>	<u>Property Address</u>	<u>Date Property Acquired</u>	<u>Current Zoning Classification</u>
•Allen Trust •Elsie •Family Trust •Nettie	055-36-932	6128 Wilkinson Blvd, Charlotte, NC	7/9/03	I-2
•Allen Trust •Elsie •Family Trust •Nettie	055-36-933	6120 Wilkinson Blvd, Charlotte, NC	7/9/03	I-2
•Elsie •Family Trust	055-36-934	6108 Wilkinson Blvd, Charlotte, NC	2/29/08	I-2
•Allen Trust •Family Trust	055-36-936	3012 Little Rock Rd, Charlotte, NC	10/9/64	I-2
•Family Trust	055-36-937	3000 Little Rock Rd, Charlotte, NC	7/9/03	I-1
•Allen Trust •Family Trust	055-36-945	Little Rock Rd – vacant land	7/9/03	I-2
•Allen Trust •Elsie •Family Trust •Nettie	055-36-959	Little Rock Rd – vacant land	7/9/03	I-2

PETITIONER JOINDER AGREEMENT
James Allen Nance and Christina N. Holt,
as Trustees of the Trust Agreement
of Allen Clarkson Nance dated June 22, 1984

The undersigned, as the owners of the parcels of land located at:

- (a) 6128 Wilkinson Boulevard (Parcel No. 055-36-932);
- (b) 6120 Wilkinson Boulevard (Parcel No. 055-36-933);
- (c) 3012 Little Rock Road (Parcel No. 055-36-936); and
- (d) Vacant land located on Little Rock Road (Parcel No.'s 055-36-945 and 055-36-959),

which are all subject to the attached Rezoning Application (collectively, the "Parcels"), hereby join in this Rezoning Application and consents to the change in zoning for the Parcels from the I-2 (LLWPA) zoning district to the B-2(CD) (LLWPA) 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 ____ day of February, 2016.

James Allen Nance, as Trustee of the Trust Agreement of Allen
Clarkson Nance dated June 22, 1984



Christina N. Holt, as Trustee of the Trust Agreement of Allen Clarkson
Nance dated June 22, 1984



Attachment B

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ATTACHMENT B

REZONING PETITION NO. [2016-_____] **Hotel Airport Partners, LLC**

PETITIONER JOINDER AGREEMENT
Elsie H. Nance

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

- (a) 6128 Wilkinson Boulevard (Parcel No. 055-36-932);
- (b) 6120 Wilkinson Boulevard (Parcel No. 055-36-933);
- (c) 6108 Wilkinson Boulevard (Parcel No. 055-36-934); and
- (d) Vacant land located on Little Rock Road (Parcel No. 055-36-959),

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 I-2(LLWPA) zoning district to the B-2(CD) (LLWPA) 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 _____ day of February, 2016.

Elsie H. Nance

Attachment B

ATTACHMENT C

Elsie H. Nance

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REZONING PETITION NO. [2016-_____]
Hotel Airport Partners, LLC

PETITIONER JOINDER AGREEMENT
David Daniel Nance and Andrew Albert Nance,
as Co-Trustees of the Albert Nance Family Trust U/A
dated June 22, 1984

The undersigned, as the owners of the parcels of land located at:

- (a) 6128 Wilkinson Boulevard (Parcel No. 055-36-932);
(b) 6120 Wilkinson Boulevard (Parcel No. 055-36-933);
(c) 6108 Wilkinson Boulevard (Parcel No. 055-36-934);
(d) 3012 Little Rock Road (Parcel No. 055-36-936);
(e) 3000 Little Rock Road (Parcel No. 055-36-937); and
(f) Vacant land located on Little Rock Road (Parcel No.'s 055-36-945 and 055-36-959),

which are all subject to the attached Rezoning Application (collectively, the "Parcels"), hereby join in this Rezoning Application and consents to the change in zoning for the Parcels from the I-1(LLWPA) (Parcel No. 055-36-937) and I-2(LLWPA) (remaining parcels) zoning districts to the B-2(CD)(LLWPA) 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 ____ day of February, 2016.

David Daniel Nance, as Co-Trustee of the Albert Nance Family Trust
U/A dated June 22, 1984

X [Handwritten signature of David Daniel Nance]

Andrew Albert Nance, as Co-Trustee of the Albert Nance Family Trust
U/A dated June 22, 1984

X [Handwritten signature of Andrew Albert Nance]

Attachment C

ATTACHMENT D

REZONING PETITION NO. [2016-____]
Hotel Airport Partners, LLC

PETITIONER JOINDER AGREEMENT
Nettie S. Nance

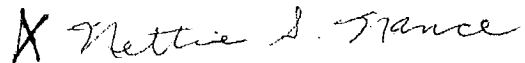
The undersigned, as the owner of the parcels of land located at:

- (a) 6128 Wilkinson Boulevard (Parcel No. 055-36-932);
- (b) 6120 Wilkinson Boulevard (Parcel No. 055-36-933); and
- (c) Vacant land located on Little Rock Road (Parcel No. 055-36-959),

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 I-2(LLWPA) zoning district to the B-2(CD) (LLWPA) 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 ____ day of February, 2016.

Nettie S. Nance



Attachment D

ATTACHMENT E

