

Petition #: 2017-137

Date Originally Filed: 08/28/2017

Date Amended: 05/15/2018

Received By: R. Hobbs

AMENDED
REZONING APPLICATION
CITY OF CHARLOTTE

Complete All Fields 025
(Use additional pages if needed)

Please indicate reason for amended application (i.e. change in acreage, ownership, proposed district, etc.):

Changing the Petitioner from Jemsite Development to Northlake Real Estate Investors, LLC, changing the proposed zoning category from B-1(CD) to B-2(CD) and modifying the proposed site plan and the allowed uses.

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): 5 years

Property Owner: Roy I Denman – parcel #1
Muskrat Point Properties, LLC – parcel #2

Owner's Address: 4300 W Waco Dr, Ste B2 #205 – parcel #1 City, State, Zip: Waco, TX 76710 – parcel #1
5250 Masons Ferry Road- parcel #2 City, State, Zip: Lake Wylie, SC 29710 - parcel #2

Date Property Acquired: 09/17/1982 – parcel #1
12/15/2015 – parcel #2

Location of Property (Address or Description): 7625 W WT Harris Boulevard, Charlotte, NC 28216 – parcel #1
Southeast intersection of W. WT Harris Boulevard and Reams Road,
Charlotte, NC 28216 – parcel #2

Tax Parcel Number(s): 025-221-04 – parcel #1
025-221-05 – parcel #2

Current Land Use: vacant Size (Acres): ± 10.44

Existing Zoning: R-3 Proposed Zoning: B-2(CD)

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

Keith MacVean & Jeff Brown
Name of Rezoning Agent

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

Charlotte, NC 28202
City, State, Zip

704-331-3531 (KM) 704-378-1954(KM)
704-331-1144 (JB) 704-378-1925 (JB)
Telephone Number Fax Number

Northlake Real Estate Investors, LLC
Name of Petitioner(s)

4600 Park Road, Ste. 370
Address of Petitioner(s)

Charlotte, NC 28209
City, State, Zip

704.632.1013
Telephone Number Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com
E-Mail Address

tgustafson@gpartnerscre.com
E-Mail Address

SEE ATTACHMENTS A-B
Signature of Property Owner(s)

SEE ATTACHMENT C
Signature of Petitioner

(Name Typed/Clearly Printed)

(Name Typed/Clearly Printed)

ATTACHMENT A

**REZONING PETITION NO. 2017-137
Northlake Real Estate Investors, LLC**

**OWNER JOINDER AGREEMENT
Roy I Denman**

The undersigned, as the owner of the parcel of land located at 7625 W. WT Harris Boulevard that is designated as Tax Parcel No. 025-221-04 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 R-3 zoning district to the B-2(CD) 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 24 day of MAY, 2018.

Roy I Denman

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ATTACHMENT B

**REZONING PETITION NO. 2017-137
Northlake Real Estate Investors, LLC**

**OWNER JOINDER AGREEMENT
Muskrat Point Properties LLC**

The undersigned, as the owner of the parcel of land located at the southeast intersection of W. WT Harris Boulevard and Reams Road that is designated as Tax Parcel No. 025-221-05 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 R-3 zoning district to the B-2(CD) 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 17th day of May, 2018.

Muskrat Point Properties LLC

OWNER
By: Lloyd F. Bacon
Name: Lloyd F. Bacon
Title: owner

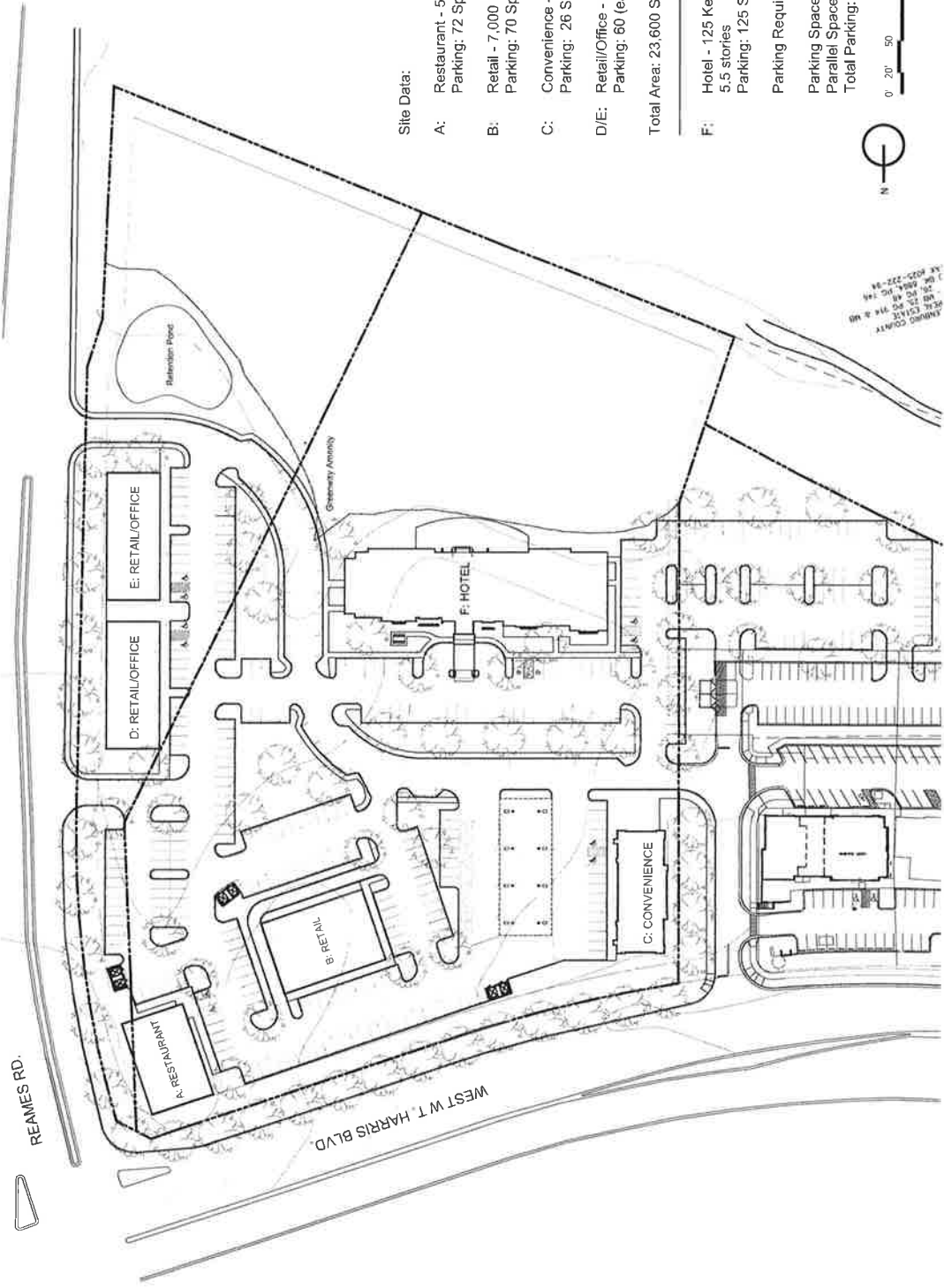
ATTACHMENT C

**REZONING PETITION NO. 2017-137
Northlake Real Estate Investors, LLC**

Petitioner:

Northlake Real Estate Investors, LLC

By: 
Name: TRENT GUSTAFSON
Title: MANAGER



ANNING COUNTY
 REG. CLERK
 500 W. 10th St.
 WILMINGTON, NC 28401
 TEL: 757-322-2244
 FAX: 757-322-2244

Site Data:

- A: Restaurant - 5,400 SF
Parking: 72 Spaces
- B: Retail - 7,000 SF
Parking: 70 Spaces
- C: Convenience - 5,200 SF
Parking: 26 Spaces
- D/E: Retail/Office - 6,000 SF (ea)
Parking: 60 (ea)
- Total Area: 23,600 SF

- F: Hotel - 125 Keys
5.5 stories
Parking: 125 Spaces
Parking Required: 413 Spaces
- Parking Spaces: 370 Spaces
Parallel Spaces: 37 Spaces
Total Parking: 407 Spaces

Northlake Mixed Use
 Charlotte, North Carolina

May 15, 2018