

2019-117

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>7/24/2019</u>
Received By:	<u>[Signature]</u>

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: vacant (Acres): ± 11.74

Existing Zoning: R-5 & I-1 Proposed Zoning: I-1(CD)

Overlay: N/A Tree Survey Provided: Yes: N/A:

Required Rezoning Pre-Application Meeting* with: Michael Russell, Charlotte Lamb, Kent Main, and Grant Meacci

Date of meeting: 5/22/19

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

<p>For Conditional Rezoning Only:</p> <p>Requesting a vesting period exceeding the 2 year minimum? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. Number of years (maximum of 5): <u>N/A</u></p> <p>Purpose/description of Conditional Zoning Plan: <u>To allow the development of the site with a business park for a combination of light manufacturing, warehousing, distribution, and other related uses.</u></p>
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Keith MacVean & Jeff Brown
Name of Rezoning Agent

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

Charlotte, NC 28202

704.331.3531 (KM) 704-378-1954(KM)
704-331-1144 (JB) 704-378-1925 (JB)
Telephone Number Fax Number

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

SEE ATTACHMENTS A, B & C
Signature of Property Owner

Montana Drive OZ Fund, LLC (Attn: Peter Cai)
Name of Petitioner

2303 W Morehead Street, Ste. 200
Address of Petitioner

Charlotte, NC 28208
City, State, Zip

704.877.3608
Telephone Number Fax Number

pcai@canvasscap.com
E-mail Address

SEE ATTACHMENT D
Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Date Acquired			
069-144-04	N/A	Nathaniel Jones Robert Osborne (Deceased)	524 Honeywood Ave Charlotte, NC 28216	10/23/2015			
069-144-05	N/A						
069-144-06	N/A	Nathaniel Jones	524 Honeywood Ave Charlotte, NC 28216				
069-144-07	N/A						
069-144-08	N/A						
069-144-09	N/A						
069-144-10	N/A						
069-144-11	N/A						
069-144-12	N/A						
069-144-14	N/A						
069-144-13	N/A						07/26/2019
P.O. 069-144-17	700 Montana Dr, Charlotte, NC 28216				TDP 700 Montana Dr LLC	TDP 700 Montana Dr LLC	04/14/2016

ATTACHMENT A

REZONING PETITION NO. 2019-_____

Montana Drive OZ Fund, LLC

OWNER JOINDER AGREEMENT

Nathaniel Jones

Robert Osborne (Deceased)

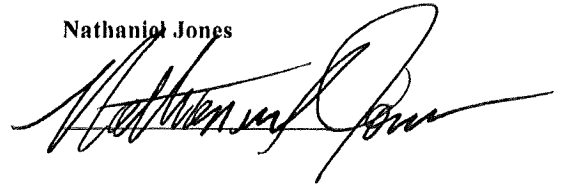
The undersigned, as the owner of the parcel of land located at

1. N/A that is designated as Tax Parcel No. 069-144-04
2. N/A that is designated as Tax Parcel No. 069-144-05

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-5 zoning district to the I-1(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 22 day of July, 2019.

Nathaniel Jones



ATTACHMENT B

REZONING PETITION NO. 2019-_____

Montana Drive OZ Fund, LLC

OWNER JOINDER AGREEMENT

Nathaniel Jones

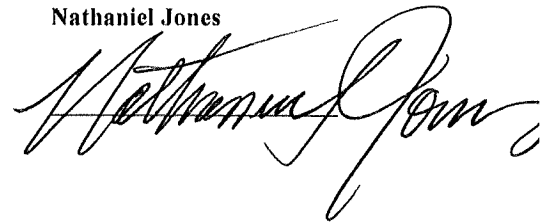
The undersigned, as the owner of the parcel of land located at

1. N/A that is designated as Tax Parcel No. 069-144-09
2. N/A that is designated as Tax Parcel No. 069-144-10
3. N/A that is designated as Tax Parcel No. 069-144-11
4. N/A that is designated as Tax Parcel No. 069-144-12
5. N/A that is designated as Tax Parcel No. 069-144-14
6. N/A that is designated as Tax Parcel No. 069-144-13
7. N/A that is designated as Tax Parcel No. 069-144-06
8. N/A that is designated as Tax Parcel No. 069-144-07
9. N/A that is designated as Tax Parcel No. 069-144-08

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-5 zoning district to the I-1(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 22 day of July, 2019.

Nathaniel Jones



ATTACHMENT C

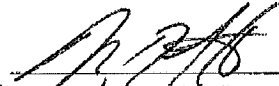
REZONING PETITION NO. 2019-_____
Montana Drive OZ Fund, LLC

OWNER JOINDER AGREEMENT
TDP 700 Montana Dr LLC

The undersigned, as the owner of the parcel of land located at 700 Montana Dr, Charlotte, NC that is designated as Tax Parcel No. 069-144-17 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for a portion of the parcel from I-1 zoning district to the I-1(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 7th day of July, 2019.

TDP 700 Montana Dr LLC

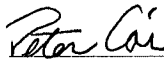
By: 
Name: Jason Dupuy
Its: MANAGER

ATTACHMENT D

**REZONING PETITION NO. 2019-
Montana Drive OZ Fund, LLC**

Petitioner:

Montana Drive OZ Fund, LLC

By: 
Name: Peter Cai
Title: Authorized Signatory