

**NOTICE TO INTERESTED PARTIES OF REZONING PETITION  
PETITION #2013-094 – Halvorsen Development Corporation**

Subject: Rezoning Petition No. 2013-094

Petitioner: Halvorsen Development Corporation

Property: ±33.84 acres located on the west side of Prosperity Church Road, on both sides of Ridge Road and east of future Benfield Road.

Existing Zoning: R-3 & CC

Rezoning Requested: CC & CC SPA

**Date and Time of Community Meeting:** **October 13<sup>th</sup>, 2014 at 6:30 p.m.**

Location of Community Meeting: Crossway Community Church  
6400 Prosperity Church Road  
Charlotte, North Carolina 28269

Date of Notice: Mailed on October 6, 2014

We are assisting Halvorsen Development Corporation (the “Petitioner”) on a Rezoning Petition it filed regarding a zoning change for approximately 33.84 acres (the “Site”) located on the west side of Prosperity Church Road and north and south side of Ridge Road extension. We take this opportunity to furnish you with update information concerning the Petition and to invite you to attend an additional Community Meeting to discuss it.

**This will be a follow up meeting to the original Community Meeting for the Site that was held earlier this year. We would like to take this opportunity to present to you the revised site plan that has been developed for the Site.**

**Background and Summary of Request:**

This Petition involves a request to rezone a ±33.84 acre Site from R-3 & CC to CC & CC SPA to allow the Site to be developed with a pedestrian friendly retail and residential mixed-use neighborhood center.

The revised site plan for the Site includes a redesigned “main street” with a unifying central square/open space area that will act as the community’s central green space. The revised site plan also includes a commitment to provide a variety of residential building types (a minimum of three) within the residential portion of the Site.

The proposed site plan will allow up to 100,000 square feet of retail and Eating, Drinking, Entertainment Establishments (i.e. restaurant) uses and up to 292 multi-family residential dwellings units. The proposed site plan will have retail and residential buildings fronting on Ridge Road extension, and on Prosperity Church Road. The proposed plan will also construct a number of new public and private streets as well as widen Ridge Road extension to help implement the street network called for by the Prosperity Hucks area plan. Access to the Site will be from Ridge Road, Prosperity Church Road and Benfield Road.

**Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming follow up Community Meeting to be held on October 13, 2014 at 6:30 p.m. at the Crossway Community Church located at 6400 Prosperity Church Road in Charlotte** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144).



cc: Mayor Dan Clodfelter, Council Member Greg Phipps and Members of Charlotte City Council  
Sonja S. Sanders, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Mike Davis, Charlotte Department of Transportation (CDOT)  
Rick Grochoske, Charlotte Department of Transportation (CDOT)  
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