

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2014-116 – Spectrum Properties Residential, Inc.**

Subject: Rezoning Petition No. 2014-116

Petitioner/Developer: Spectrum Properties Residential, Inc.

Property: 9.065 acres located on the north and south side of Abbey Place just west of Park Road.

Existing Zoning: R-17MF

Rezoning Requested: UR-2(CD)

**Date and Time of Meeting:** **Thursday, November 13, 2014 at 7:00 p.m.**

Location of Meeting: Park Road Baptist Church  
3900 Park Road  
Charlotte, NC 28209

Date of Notice: Mailed on October 31, 2014

We are assisting Spectrum Properties Residential, Inc. (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 9.065 acres (the "Site") located at on the north and south side of Abbey Place just west of Park Road. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone a 9.065 acre Site from R-17MF (multi-family, residential) to UR-2(CD) (Urban Residential Conditional District) to allow the Site to be redeveloped with a new high quality residential community.

The site plan that accompanies this conditional rezoning petition proposes to locate the new residential buildings along Abbey Place and away from the adjoining single-family homes on Halstead Drive, Mockingbird Lane and Montford Drive. In addition, a landscaped buffer together with a solid six (6) foot fence is proposed along the perimeter of the Site adjoining the existing single-family homes on Halstead Drive, Mockingbird Lane and Montford Drive.

Both sides of Abbey Place as it passes through the Site will be improved to include parallel on-street parking, a six foot sidewalk and an eight foot planting strip. Access to the Site will be from Abbey Place.

**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 Community Meeting to be held on Thursday, November 13 at 7:00 p.m. at Park Road Baptist Church at 3900 Park Road, Charlotte, North Carolina 28209.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

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

cc: Mayor Dan Clodfelter and Members of Charlotte City Council  
John Kinley, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Mike Davis, Charlotte Department of Transportation (CDOT)  
Dennis Rorie, Charlotte Department of Transportation (CDOT)  
Stephen McClure, Spectrum Properties Residential  
Jason Fish, Spectrum Properties Residential  
Nate Doolittle, LandDesign, Inc.  
Roger Manley, BB & M Architecture  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC