

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-001 – Southern Apartment Group

Subject: Rezoning Petition No. 2015-001

Petitioner/Developer: Southern Apartment Group

Property: 3.63 acres located on the east side of North Davidson Street and bounded by East 27th Street, Yadkin Avenue, East 26th Street and North Davidson Street.

Existing Zoning: MUDD-O

Rezoning Requested: MUDD-O(SPA) – The Planning Department has requested that the proposed zoning category be changed to TOD-M(O) to be consistent with Transit Station Area Plan recommendations.

Date and Time of Meeting: **Wednesday, December 17, 2014 at 7:00 p.m.**

Location of Meeting: Johnston YMCA
3025 N. Davidson Street
2nd Floor Conference Room
Charlotte, NC 28205

Date of Notice: Mailed on December 8, 2014

We are assisting Southern Apartment Group (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 3.63 acres (the “Site”) located on the east side of North Davidson Street and bounded by East 27th Street, Yadkin Avenue, East 26th Street and North Davidson Street. 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 3.63 acre Site from MUDD-O (Mixed Use Development District Optional) to TOD-M(O) (Transit Oriented Development District Mixed Use Optional), to allow the Site to be redeveloped with a high quality residential community and non-residential uses as allowed by the TOD-M zoning district.

The Site as currently zoned can be redeveloped with 200 residential dwelling units and 40,000 square feet of non-residential uses. The existing building at the corner of E. 27th Street and N. Davidson Street would be preserved and redeveloped with non-residential uses. Additional non-residential uses would also be allowed on the ground floor of the residential building along the N. Davidson Street frontage. The maximum allowed building height would be four and five stories and 75 feet.

The proposed rezoning petition looks to slightly modify the previously approved rezoning request. The new site plan proposes to reduce the 40,000 square feet of allowed non-residential uses and add 50 dwelling units to the previously approved plan. The maximum building height of 75 feet would be maintained. Non-residential uses would be allowed on the ground floor of the residential building along N. Davidson Street. A parking deck would be constructed on the Site as part of the residential building.

The existing building at the corner of N. Davidson Street and E. 27th Street would be preserved and redeveloped with non-residential uses, as has been approved under the current plan. The site plan also allows the existing building at the corner of N. Davidson Street and E. 27th Street to be redeveloped in the future with uses allowed in the TOD-M zoning district.

Vehicular access to the Site would be from N. Davidson Street and E. 27th Street. Parallel on-street parking is proposed to be provided along N. Davidson Street, E. 26th Street and Yadkin Avenue.

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 Wednesday, December 17 at 7:00 p.m. at Johnston YMCA at 3025 N. Davidson Street, 2nd Floor Conference Room, Charlotte, North Carolina 28205.** 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 Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
Claire-Lytle Graham, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Rick Grochoske, Charlotte Department of Transportation (CDOT)
Lindsey McAlpine, Southern Apartment Group
Shane Seagle, Southern Apartment Group
Beau McIntosh, Capstone Apartment Partners
Andrew Klenk, Capstone Apartment Partners
Nate Doolittle, LandDesign, Inc.
Roger Manley, BB & M Architecture
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