

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-046 – Mallard Creek Associates #1, LLC

Subject: Rezoning Petition No. 2015-046

Petitioner/Developer: Mallard Creek Associates #1, LLC

Property: 10.70 acres located on the northwest corner of the intersection of Providence Road and Fairview Road.

Existing Zoning: R-12MF and B-1(CD)

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Tuesday, June 23, 2015 at 7:00 p.m.**

Location of Meeting: Levine Jewish Community Center
5007 Providence Road (Weinberg Senior Center)
Charlotte, NC 28270

Date of Notice: Mailed on June 11, 2015

We are assisting Mallard Creek Associates #1, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for 10.70 acres (the “Site”) located on the northwest corner of the intersection of Providence Road and Fairview 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 the 10.70 acres located on the northwest corner of Providence Road and Fairview Road from R-12MF (Multi-Family Residential) and B-1(CD) (Neighborhood Business Conditional) to MUDD-O (Mixed Use Development District, Optional) to allow the existing Carmel on Providence Apartments and a small convenience store with gasoline sales, located on the Site, to be redeveloped with a high quality residential and retail mixed-use center.

The Site will be designed to create a pedestrian friendly mixed-use neighborhood center that will be a park once integrated development (to include access and walkability to adjacent Pinehurst Apartments) with site and building features that create a sense of place.

The mixed-use center will address the adjoining streets with buildings and/or open space areas, and new sidewalks and other pedestrian improvements will be made to encourage and facilitate pedestrian access to the Site from the surrounding residential communities.

Buffers and screening will be provided where the Site abuts existing single-family homes.

The design of the Site will create an option to live in small town center type of environment without having to be in a larger activity center. The proposed uses for the Site will include residential dwellings units, retail uses, including a grocery store and restaurants.

Vehicular access to the Site will be from Providence Road and from Fairview Road. A private street will also provide access to the adjoining Pinehurst apartments.

Streetscape improvements will be implemented along Providence Road and Fairview Road which will include new six foot sidewalks and an eight foot planting strips with street trees.

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 Tuesday, June 23rd at 7:00 p.m. at the Levine Jewish Community Center located at 9007 Providence Road – (Weinberg Senior Center), Charlotte, North Carolina 28270.** 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
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
David Miller, Raley-Miller and Associates
Daniel Levine, Levine Properties
Dean R. DeVillers, Cashel Rock Investors, LLC
Richard Petersheim, LandDesign
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC