

NOTICE TO INTERESTED PARTIES OF REZONING PETITIONS
PETITIONS # 2015-058 and 059 – by CK (Childress Klein)

Subject: Rezoning Petitions No.'s 2015-058 and 59

Petitioner/Developer: CK - Childress Klein

Properties: 7.1 acres located on the southwest corner of the intersection of Morrison Boulevard and Sharon Road – **(Petition No. 2015-058)**; 1.53 acres located on the north side of Coltsgate Road between Sharon Road and Cameron Valley Parkway – **(Petition No. 2015-059)**.

Existing Zoning: R-3 and B-1SCD

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Monday, August 17th, 2015 at 7:00 p.m.**

Location of Meeting: Sharon United Methodist Church
4411 Sharon Road (Fellowship Hall)
Charlotte, NC 28211

Date of Notice: Mailed on August 5, 2015

We are assisting CK (Childress Klein) (the “Petitioner”) with two Rezoning Petitions (2015-058 and 2015-59) it recently filed regarding a zoning change for three adjoining parcels with a combined acreage of 8.63 acres located on the southwest corner of Sharon Road and Morrison Boulevard and with frontage on the north side of Coltsgate Road, the majority of this acreage is occupied by the Sharon United Methodist Church (the “Site”). We take this opportunity to furnish you with basic information concerning these two Petitions and to invite you to attend a Community Meeting to discuss them.

Background and Summary of Request:

These two Petitions involve a request to rezone the existing Sharon United Methodist Church Property and two adjoining lots on Coltsgate Road from R-3 (Single-Family Residential) and B-1SCD (Business Shopping Center District) to MUDD-O (Mixed Use Development District Optional) to allow this Site to be redeveloped with a pedestrian friendly mixed-use community consisting of residential uses, a church, indoor recreational uses, a hotel, retail and office uses.

The site plans associated with these two Petitions propose to develop these two rezoning petitions as a unified and interconnect pedestrian friendly mixed-use community.

The portion of the Site located along Coltsgate Road (Petition No. 2015-059) would be developed with residential uses and up to 8,500 square feet of office uses. The proposed buildings would front on Coltsgate Road; a private street connecting Coltsgate Road and the proposed residential building(s) to the adjoining Sharon United Methodist Church Site would also be constructed as part of the development of the Site.

The portion of the Site currently occupied by the Sharon United Methodist Church would be redeveloped with a mix of vertically integrated uses including a new building for Sharon United Methodist Church. The uses on this portion of the Site in addition to the church would include residential uses, a hotel, an indoor recreational use, retail and office uses. A network of private streets would connect this Site to Sharon Road, Morrison Boulevard and Coltsgate Road. The proposed buildings and uses located on this portion of the Site would front on Sharon Road, Morrison Boulevard and the internal private streets.

Sharon Road, Morrison Boulevard and Coltsgate Road would be improved with new eight (8) foot sidewalks and eight (8) foot planting strips. The internal private streets would also include wide sidewalks, with street trees as well as improved urban open space areas.

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 Monday, August 17th at 7:00 p.m. at Sharon United Methodist Church (Fellowship Hall) – at 4411 Sharon Road, Charlotte, North Carolina 28211.** 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
John Kinley, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Chris Thomas, CK Childress Klein
David Haggart, CK Childress Klein
Tim Cool, Cool Solutions Group
Rob Rule, Rule Joy Trammel & Rubio, LLC
Jim Gamble, Bohler Engineering, NC, PLLC
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC