

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-076 – YMCA of Greater Charlotte

Subject: Rezoning Petition No. 2015-076

Petitioner/Developer: YMCA of Greater Charlotte

Property: 4.40 acres located at 400 E. Morehead Street (The Dowd YMCA).

Existing Zoning: B-1

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Monday, June 22, 2015 at 7:00 p.m.**

Location of Meeting: Dowd YMCA
400 E. Morehead Street (7th Floor Conference Room)
Charlotte, NC 28202

Date of Notice: Mailed on June 10, 2015

We are assisting the YMCA of Greater Charlotte (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for the Dowd YMCA (the “Site”) and its 4.40 acres located at 400 E. Morehead 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 the existing Dowd YMCA property to allow the expansion of the existing facility by adding exercise/ training areas as well as a parking structure.

A rezoning petition is required to be filed to allow the proposed additions and expansions because the existing facility has exceeded the floor area limitations of the existing B-1 zoning district. The YMCA use is an allowed use in the B-1 zoning district.

The site plan associated with the rezoning request proposes to expand the existing building out toward Morehead Street where the new exercise/training areas will be located. The Site plan also proposed to add a new parking structure to the Site along S. Boulevard. The proposed parking structure would allow the Dowd YMCA to meet its parking requirements on its Site. The YMCA currently leases parking on several adjoining properties, some of which are currently scheduled to be redeveloped.

Access to the YMCA would be maintained from Lexington, E. Morehead and Caldwell Streets. Access to the new parking structure would be from E. Morehead Street as well as from the internal parking areas located along Lexington Avenue and Caldwell Street.

A new eight foot sidewalk and an eight foot planting strip will be provided along the Site’s frontage on E. Morehead Street and S. Boulevard. The existing planting strips and sidewalks will be maintained along Lexington Avenue and Caldwell Street.

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, June 22nd at 7:00 p.m. at the Dowd YMCA (7th floor conference room) – at 400 E. Morehead Street, Charlotte, North Carolina**

28202. 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
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Scott Krueger, YMCA of Greater Charlotte
Chris Orr, YMCA of Greater Charlotte
Jon Bontrager, YMCA of Greater Charlotte
Jim Williams, LS3P Architects
David Burn, LS3P Architects
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC