

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2015-078 – Taylor/Theus Development Holdings, LLC**

Subject: Rezoning Petition No. 2015-078

Petitioner/Developer: Taylor/Theus Development Holdings, LLC

Property: 5.67 acres located on the northwest corner of N. Community House Road and Ardrey Kell Road.

Existing Zoning: R-3

Rezoning Requested: BD(CD)

**Date and Time of Meeting:** **Thursday, June 11, 2015 at 7:00 p.m.**

Location of Meeting: South Charlotte Banquet Center  
9009 Bryant Farms Road  
Charlotte, NC 28277

Date of Notice: Mailed on May 29, 2015

We are assisting Taylor/Theus Holdings, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 5.67 acres (the “Site”) located on the northwest corner of the intersection of N. Community House Road and Ardrey Kell 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 5.67 acre Site from R-3 (Residential three units to the acre) to BD(CD) (Distributive Business Conditional District), to allow the Site to be developed with general and medical office uses, including a financial institution (bank) and a climate controlled storage building.

The Site is a vacant corner parcel with Ardrey Kell Road and N. Community House Road on two sides. The other two sides of the Site adjoin Ardrey Kell High School and are directly adjacent to the high school’s football and baseball fields.

This rezoning petition proposed to develop the Site with a combination of office uses including a bank and a climate controlled storage building. The climate controlled storage building will be designed to look like an office building. The proposed office uses will be located along Ardrey Kell Road and the climate controlled use will be located at the rear of the Site. Landscape setbacks will be provided along the N. Community House Road and Ardrey Kell Road and a landscape buffer will be provided adjacent to Ardrey Kell High School. The height of the office uses is limited to two (2) stories and 40 feet while the height of the climate controlled storage building is limited to three (3) stories and 40 feet.

Access to the Site is proposed to be from Ardrey Kell Road and N. Community House Road. The site plan originally filed with the City proposed access only from N. Community House Road opposite Purchase Street, however, after review of the proposed site plan and access points by NCDOT, the site plan was revised to shift the access along N. Community House Road further north and to add an access point into the Site from Ardrey Kell Road. A copy of the revised site plan with these changes will be available to review at the community meeting.

**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, June 11<sup>th</sup> at 7:00 p.m. at South Charlotte Banquet Center – at 9009 Bryant Farms Road, Charlotte, North Carolina 28277.** 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  
Dennis Rorie, Charlotte Department of Transportation (CDOT)  
Bill Theus; Taylor Theus Holdings, Inc.  
Walter Taylor; Taylor Theus Holdings, Inc.  
David Ellison; Taylor Theus Holdings, Inc.  
Diane B. Rivers; Brackett Flagship Properties, LLC  
Thorn Baccich; Brackett Flagship Properties, LLC  
Jeff Orsborn; Orsborn Engineering Group, P.A.  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC