

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-093 – 1351 Woodlawn (Melrose), LLC

Subject: Rezoning Petition No. 2015-093

Petitioner/Developer: 1351 Woodlawn (Melrose), LLC

Property: 2.90 acres located on the north side of Woodlawn Road and on the south side of Drexel Place west of Park Road.

Existing Zoning: UR-3(CD) and R-4

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Wednesday, August 5th, 2015 at 7:00 p.m.**

Location of Meeting: Park Road YWCA
3420 Park Road (Lib Harkey Board Room)
Charlotte, NC 28209

Date of Notice: Mailed on July 24, 2015

We are assisting 1351 Woodlawn (Melrose), LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for the 2.9 acres located on the north side of Woodlawn Road and on the south side of Drexel Place just west of Park Road, the existing Melrose Apartments and four adjoining lots located on Drexel Place (the “Site”). 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 Melrose Apartments and four (4) adjoining lots from UR-3(CD) (Urban Residential Conditional) and R-4 (Single-Family Residential) to MUDD-O (Mixed Use Development District Optional) to allow the Site to be redeveloped with a high quality residential community with up to 265 residential dwelling units.

The existing Melrose apartments contain 54 units which were constructed in 1967. The adjoining lots at the rear of the Site are developed with four (4) single-family homes that were constructed between 1949 and 1951. The portion of the Site occupied by the Melrose Apartments was rezoned in 2008 to allow it to be redeveloped in conjunction with the adjoining Woodlawn House apartments with up to 302 residential dwelling units.

The site plan associated with this rezoning petition proposes to redevelop the Site with a high quality residential building that will front on Woodlawn Road and Drexel Place. Parking for the proposed dwelling units will be located in an on-site parking structure that is wrapped by residential units. The proposed building height will be limited to four (4) stories along Drexel Place and five (5) stories along Woodlawn Road.

Access to the Site will be from Woodlawn Road and Drexel Place. The access to the Site from Drexel Place is located along the eastern boundary of the Site to minimize the distance residents of the Site must travel on Drexel Place to access the Site. Each of the proposed access points provides access to the internal parking structure which will be a gated. This will prevent non-resident motorist from using the Site as a cut-through from Park Road to Woodlawn Road.

The existing eastbound left turn lane on Woodlawn Road will be extended across the Site’s frontage to provide a left turn lane for the Site’s driveway on Woodlawn Road.

The Site's frontage on Woodlawn Road and Drexel Place will be improved with eight (8) foot planting strips and eight (8) foot sidewalks. Along Drexel Place curb and gutter will also be provided along the Site's frontage.

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, August 5th at 7:00 p.m. at the Park Road YWCA (Lib Harkey Board Room) – at 3420 Park Road, Charlotte, North Carolina 28209.** 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
Mike Davis, Charlotte Department of Transportation (CDOT)
Dwayne Deese, 1351 Woodlawn (Melrose), LLC
Nate Doolittle, LandDesign
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Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC