

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-115 – Skyhouse Charlotte II, LLC

Subject: Rezoning Petition No. 2015-115

Petitioner/Developer: Skyhouse Charlotte II, LLC

Property: 0.67 acres located on the southeast corner of North Church Street and West 9th Street.

Existing Zoning: UMUD

Rezoning Requested: UMUD-O

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

Location of Meeting: SkyHouse Uptown (the meeting will be held in the Community’s Club Room)
640 N. Church Street
Charlotte, NC 28202
(Parking will be available in the 525 N. Tryon Street office building).

Date of Notice: Mailed on September 10, 2015

We are assisting Skyhouse Charlotte II, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 0.67 acres (the “Site”) located on the southeast corner of the intersection of N. Church Street and W. 9th 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 a 0.67 acre Site from UMUD (Uptown Mixed Use District) to UMUD-O (Uptown Mixed Use District Optional). The sole purpose of the rezoning request is to allow balconies to extend up to seven (7) feet into the required 16 foot setback along W. 9th Street (balconies are allowed to extend up to two (2) feet into the setback by the UMUD zoning district). The proposed balconies will maintain a minimum clearance of 15 feet between the bottom of the balcony and the sidewalk along W. 9th Street.

The Site is currently being developed with a high quality residential tower as allowed by the UMUD zoning district, which will be a mirror image of the original SkyHouse tower recently delivered on the corner of 10th Street and N. Church Street. In the City’s review of the second phase building plans, the City requested the development provide recessed on-street parking along W. 9th Street. To provide the proposed on-street parking along W. 9th Street portions of the existing back of curb will be shifted toward the proposed building. This shift in the proposed curb line will place portions of the buildings balconies into the required 16 foot setback.

Therefore, this rezoning petition has been filed to request that balconies be allowed to extend up to seven (7) feet into the setback along W. 9th Street as long as a minimum clearance of 15 feet is maintained between the bottom of the balcony and the sidewalk along W. 9th Street. All other applicable provisions of UMUD zoning district will be followed and implemented as part of the development of the Site with a residential tower.

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, September 23rd at**

7:00 p.m. at SkyHouse Uptown (The meeting will be held in the community's Club Room) – at 640 N. Church Street, Charlotte, North Carolina 28202. Parking will be available in the 525 N. Tryon Street office building. 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
Rick Grochoske, Charlotte Department of Transportation (CDOT)
Marc Brambrut, Novare Group
Gardiner Thompson, Novare Group
Eric Hampton, Kimley Horn
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC