

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-013 – Richter Development, LLC

Subject: Rezoning Petition No. 2016-013

Petitioner/Developer: Richter Development, LLC

Property: 2.57 acres located on the south side of East Woodlawn Road between Halstead Drive and Drexmore Avenue.

Existing Zoning: R-6MF(CD)

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Tuesday, December 15th, 2015 at 6:00 p.m.**

Location of Meeting: Park Road Baptist Church
3900 Park Road
Charlotte, NC 28209

Date of Notice: Mailed on December 1st, 2015

We are assisting Richter Development LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 2.57 acres (the “Site”) located on the south side of Woodlawn Road between Halstead Drive and Drexmore Avenue. 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 2.57 acre Site from R-6MF(CD) (Multi-Family, Residential Conditional) to UR-2(CD) (Urban Residential, Conditional). The site plan associated with this rezoning request, proposes to develop the Site with up to 49 townhomes for sale.

The Site was originally rezoned in 1979 to allow the Site and three additional parcels not included in this Petition to be developed with up to 62 residential dwellings units (condominiums) in one building that stretched from Halstead Drive to Drexmore Avenue.

This rezoning petition proposes rezone the Site to allow the Site to be developed with up to 49 townhomes for sale. The proposed townhomes will have garages which will be accessed from an interior private street. The proposed private street will have access to Halstead Drive and E. Woodlawn Road.

The proposed units along E. Woodlawn Road will be oriented toward to E. Woodlawn Road. Each unit will have a private open space. The Site’s frontage on E. Woodlawn Road and Halstead Drive will be improved with an eight (8) foot planting strip and a six (6) foot sidewalk.

The townhomes will use a combination of stone, masonry and cementitious siding as the principal building materials.

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 Tuesday, December 15th at 6:00 p.m. the Park Road Baptist Church located at – 3900 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 and Members of Charlotte City Council
John Kinley, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Dennis Richter, Richter Development, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC