

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-014 – Blanchard Family (NC) LLC

Subject: Rezoning Petition No. 2016-014

Petitioner/Developer: Blanchard Family (NC) LLC

Property: 5.08 acres located on the east side of Carmel Road between Carmel Hills Drive and Shadowlake Drive (adjacent to the Blanchard Shell/Deli).

Existing Zoning: R-3

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Wednesday, December 9th, 2015 at 7:00 p.m.**

Location of Meeting: Living Saviour Lutheran Church
6817 Carmel Road
Charlotte, NC 28226-3904

Date of Notice: Mailed on November 25th, 2015

We are assisting Blanchard Family (NC) LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 5.08 acres (the “Site”) located on the east side of Carmel Road between Carmel Hills Drive and Shadowlake Drive (next to the Blanchard Shell/Deli). 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 5.08 acre Site from R-3 (Single-Family Residential) to UR-2(CD) (Urban Residential, Conditional). The site plan associated with this rezoning request, proposes to develop the Site with 40 high quality townhomes for sale and one-single-family home/lot.

A 32 foot rear/side yard will be provided at the perimeter of the Site adjacent to the existing single family homes. In addition a 16 foot Class C Buffer with a six (6) foot high solid fence will be provided within the rear/side yards between the proposed townhomes and the existing single-family homes.

The proposed townhomes will be two-story townhomes with individual garages. The townhomes will use a combination of stone, masonry and cementitious siding as the principal building materials.

Access to the Site will be from Carmel Road via a new private street. Along Carmel Road a new six (6) foot sidewalk with an eight (8) foot planting strip will be provided.

The existing single-family home/lot located along the northern property line will remain as a single-family lot.

Open Space, and tree save areas will be provided throughout the Site. On-site storm water detention and water quality areas to treat the Site’s storm water will also be provided.

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, December 9th at 7:00 p.m. the Living Saviour Luthern Church located at – 6817 Carmel Road, Charlotte, North Carolina**

28226. 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
Keith Hawthorne, Carmel Road Development Partners, LLC
Art Fields, Carmel Road Development Partners, LLC
Joe Dority, Eastwood Homes
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC