

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-024 – Greystar GP II, LLC

Subject: Rezoning Petition No. 2016-024

Petitioner/Developer: Greystar GP II, LLC

Property: 6.01 acres located on the west side of Randolph Road between Sloane Square Way and Rutledge Avenue.

Existing Zoning: R-3 and R-8MF(CD)

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Tuesday, February 16th, 2016 at 7:00 p.m.**

Location of Meeting: Scottish Rite
4740 Randolph Road
Charlotte, NC 28211

Date of Notice: Mailed on February 3rd , 2016

We are assisting Greystar GP II, LLC (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 6.01 acres (the “Site”) located on the west side of Randolph Road between Sloane Square Way and Rutledge 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 6.01 acre Site from R-3 (Single-Family, Residential) and R-8MF(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 198 active adult age-restricted (age 55+) residential dwelling units, in two buildings with access from Randolph Road. The active adult community will be designed to meet the housing needs of the next generation of seniors. The community is designed to be a highly amenitized luxury community similar to a high end, boutique resort/hotel, with extremely high-end exterior and interior finishes. The residents of the community will be active seniors with an average age of 70-74.

The active adult community will be designed with two (2) buildings that front on Randolph Road, with parking for the units located behind the proposed buildings. The proposed buildings will be located a minimum of 125 feet from the rear property line.

The proposed buildings have been designed so as to minimize the scale and impact on the existing single-family homes along the rear of the property line. This is accomplished by breaking up the building mass with a series of courtyards facing the rear of the property and by orienting the units so as to avoid facing any units directly at the rear neighbors.

Along the western property boundary and along the southern property boundaries adjoining the existing single-family homes a 26 foot landscape buffer with an eight (8) foot high decorative, opaque wooden fence will be provided. Along the northern property boundary adjacent to Sloane Square a 15 foot landscape buffer with an eight (8) foot high decorative, opaque wooden fence will be provided.

Along Randolph Road a 30 foot setback will be provided. Within the setback an eight (8) foot planting strip with a 10 foot multi-use trail will be provided.

Access to the Site will be via two driveways from Randolph Road.

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, February 16, at 7:00 p.m. at the Scottish Rite - located at 4740 Randolph Road, Charlotte, North Carolina 28211.** 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
Ben Liebetrau, Greystar GP II, LLC
Josh Glover, Greystar GP II, LLC
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