

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-030 – Johnson Development Associates, Inc.

Subject: Rezoning Petition No. 2016-030

Petitioner/Developer: Johnson Development Associates, Inc.

Property: 5.00 acres located on the south side of Mockingbird Lane between Park Road and Hedgemore Drive.

Existing Zoning: MUDD(CD)

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Thursday, February 18th, 2016 at 7:00 p.m.**

Location of Meeting: Pfeiffer University
4701 Park Road
Charlotte, NC 28209

Date of Notice: Mailed on February 8th, 2016

We are assisting Johnson Development Associates, Inc. (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 5.00 acres (the “Site”) located on the south side of Mockingbird Lane between Park Road and Hedgemore Drive. 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 5.00 acre Site from MUDD(CD) (Mixed Use Development District, Conditional) to MUDD-O (Mixed use Development District, Optional). The site plan associated with this rezoning request proposes to develop the Site with residential mixed-use community containing up to 360 multi-family residential dwelling units and up to 17,000 square feet of non-residential uses (retail, EDEE (restaurants), general and medical office uses, and personal service uses).

The Site was previously rezoned in 2006 to allow the Site to be developed with: (i) a three (3) story 60,000 square foot class room and administrative building for Pfeiffer University; (ii) a three (3) story 60,000 square foot general and medical office building; and (ii) 75 multi-family residential dwelling units.

The site plan associated with this rezoning petition proposes to develop the Site with a residential mixed use community with up to 360 multi-family residential dwelling units and up to 17,000 square feet of non-residential uses. The proposed non-residential uses will be located on the ground floor level of the building facing Park and a portion of Mockingbird Lane. A portion of the proposed residential dwellings units will also front on Park Road and Mockingbird Place, and will be located above the non-residential uses, the remainder of the residential dwellings units will front on Mockingbird Lane and a new private street that will be constructed along the eastern property line.

Parking for the proposed residential dwellings and the proposed non-residential uses will be located in a parking deck located in the middle of the Site which will be accessible from Mockingbird Lane, Park Road and the new private street. The parking deck will be lined with residential units so that it is not visible from Mockingbird Lane.

Access to the Site will be from Mockingbird Lane, and Park Road. On-street parking will also be provided along Mockingbird Lane.

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 Thursday, February 18, at 7:00 p.m. at Pfeiffer University - located at 4701 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
Brett Basnight, Johnson Development, Inc.
Ben Graves, Johnson Development, Inc.
Brent Stough, Design Resource Group
Randy Goddard, Design Resource Group
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC