

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-068- YMCA of Greater Charlotte, Inc.**

Subject: Rezoning Petition No. 2016- 068

Petitioner/Developer: YMCA of Greater Charlotte, Inc.

Property: 1.03 acres located on the east side of South Caldwell Street between Templeton Avenue and Lexington Avenue.

Existing Zoning: O-2

Rezoning Requested: TOD-M(O) – *changed from MUDD-O*

**Date and Time of Meeting:** **Wednesday, April 13<sup>th</sup>, 2016 at 7:00 p.m.**

Location of Meeting: Dowd YMCA (7<sup>th</sup> floor)  
400 E. Morehead Street  
Charlotte, NC 28202

Date of Notice: April 1<sup>st</sup>, 2016

We are assisting YMCA of Greater Charlotte, Inc. (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 1.03 acres (the “Site”) located on the east side of Caldwell Street between Lexington Ave. and Templeton Ave. 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 1.03 acre Site from O-2 (Office District) to TOD-M(O) (Transit Oriented Development Mixed, Optional) (*The proposed zoning category has been changed from MUDD-O to TOD-M(CD) to address comments from the Planning Department*). The site plan associated with this rezoning request proposes to redevelop the Site with a parking structure that would be utilized by the members, guests and employees of the Dowd YMCA and Pritchard Memorial Baptist Church.

The Site is owned by Pritchard Memorial Baptist Church and is developed with a surface parking lot. The Church and the YMCA have entered into an agreement to construct a parking structure on the property that can be shared by both institutions. The thought being that one shared parking structure for both uses would be preferable to each institution use constructing its own standalone parking structure.

Due to current redevelopment activity occurring on sites that the Dowd YMCA had previously used for overflow parking, and the proposed plans to expand the Dowd YMCA, have created a need for Dowd YMCA to find a means to provide more parking. The proposed shared parking deck on this Site has been determined to be the best suited option to meet the needs of both the YMCA and Pritchard Memorial Baptist Church.

The proposed parking structure would have four (4) levels and would be accessed from Lexington and Templeton Avenues. Each of the abutting street frontages would be improved with eight (8) foot sidewalks and eight (8) foot planting strips with street trees. Parking on all levels of the parking structure would be screened. The proposed parking deck will be designed to have active ground floors uses as required by the TOD-M zoning district along Lexington and Caldwell Streets.

**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 April 13<sup>th</sup> at 7:00 p.m. at the**

**Dowd YMCA (7<sup>th</sup> floor) 400 E. Morehead Street Charlotte, North Carolina 28202.** 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  
Solomon Fortune, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Scott Krueger, YMCA of Greater Charlotte  
Chris Orr, YMCA of Greater Charlotte  
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