

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-070 – Woodfield Acquisitions, LLC**

Subject: Rezoning Petition No. 2016- 070

Petitioner/Developer: Woodfield Acquisitions, LLC

Property: 21.68 acres located north of Madison Square Place and near the intersection of Madison Square Place and Northlake Centre Parkway.

Existing Zoning: R-3 and CC

Rezoning Requested: UR-3(CD)

**Date and Time of Meeting:** **Thursday, April 14th, 2016 at 7:00 p.m.**

Location of Meeting: Assurance United Methodist Church (in The Gathering Room)  
9700 Mt. Holly Huntersville Road  
Huntersville, NC 28078

Date of Notice: Monday, April 4<sup>th</sup>, 2016

We are assisting Woodfield Acquisitions, LLC (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 21.68 acres (the “Site”) located north of Madison Square Place and near the intersection of Madison Square Place and Northlake Centre Parkway. 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 the 21.68 acre Site from R-3 and CC (Single Family, Residential and Commercial Center) to UR-3(CD) (Urban Residential, Conditional). The site plan associated with this rezoning request proposes to develop the Site with a second phase of the Woodfield Northlake Apartments, currently under construction by the Petitioner. The second phase will contain up to 300 apartments.

Except for one (1) single-family home on a lot the rest of the Site is vacant. This Site is the site of previously developed neighborhood that was isolated and cut off from the other portions of the neighborhood by the construction of I-485 (the area lost its access to a public street and became land locked). As a result the homes were removed and the Site became vacant.

The Petitioner is currently developing a variety of apartment homes in the first phase of the development located along Northlake Parkway. This second phase would continue the development of additional apartment homes behind the existing first phase of development.

Access to the second phase would be through the first phase by the extension of a new public street. The extension of the public street would terminate at an additional amenity area that would be provided for the residents of the second phase.

The proposed apartments would be architecturally compatible with the first phase but would be differentiated by providing variety in architectural styles, materials and colors to create a visually interesting development.

## 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, April 14th, at 7:00 p.m. at Assurance United Methodist Church (in the Gathering Room) – 9700 Mt. Holly Huntersville Road, Huntersville, North Carolina 28078.** 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

Claire-Lyte Graham, Charlotte Mecklenburg Planning Commission

Tammie Keplinger, Charlotte Mecklenburg Planning Commission

Chad Hagler, Woodfield Acquisitions

Brent Stough, Design Resource Group

Jefferson W. Brown, Moore & Van Allen, PLLC

Keith MacVean, Moore & Van Allen, PLLC