

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-086 – ECP NoDa, LLC.

Subject: Rezoning Petition No. 2016-086

Petitioner/Developer: ECP NoDa, LLC

Property: 1.123 acres located on the extension of E. 35th south of the Norfolk Southern Railroad & north of N. Davidson Street.

Existing Zoning: B-1, I-2 and MUDD

Rezoning Requested: TOD-M(O)

Date and Time of Meeting: **Tuesday, May 10, 2016 at 7:00 p.m.**

Location of Meeting: Johnston YMCA (Room: “The Hut”)
3025 N. Davidson Street
Charlotte, NC 28205

Date of Notice: April 29, 2016

We are assisting ECP NoDa, LLC (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 1.123 acres (the “Site”) located on the extension of E. 35th Street between N. Davidson Street and the Norfolk Southern Railroad. 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 1.123 acre Site from B-1, 1-2 and MUDD (Neighborhood Business, Light Industrial, & Mixed Use Development District) to TOD-M(O) (Transit Oriented Development, Mixed Use Optional). The rezoning plan proposes to redevelop the Site with a residential based mixed use building.

The Site is currently developed with a warehouse building.

The rezoning plan proposed to develop a multi-story residential building with ground floor non-residential uses. The ground floor non-residential uses will be oriented toward E. 35th Street, E. 36th Street and the existing alley along eastern property line. In addition the area between E. 36th Street and the proposed building will be improved as an open space area with landscaping, seating areas, lighting, and hardscape elements. The building will be designed with and use green building techniques. The Petitioner has also set aside funds to implement local art as part of the development of the Site.

The Site will have convenient and direct access to the new E. 36th Street light rail transit station currently under development, as well as convenient and easy access to the N. Davidson business district. Parking for the proposed retail uses and some public parking will be made available in the parking structure.

Vehicular access to the Site will be from the extension of E. 35th Street. Access from the E. 36th Street will be limited to pedestrian access.

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, May 10th, at 7:00 p.m. at Johnston YMCA (Room: “The Hut”) – 3025 N. Davidson Street, Charlotte, North Carolina 28205.**

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
Council Member Patsy Kinsey
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Elam Hall, ECP NoDa, LLC
Brad Bartholomew, Odell
Richard Petersheim, LandDesign
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC