

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-087 – Haven Campus Communities

Subject: Rezoning Petition No. 2016- 087

Petitioner/Developer: Haven Campus Communities

Property: ± 6.838 acres located on south side of University City Boulevard between Suther Road and John Kirk Drive

Existing Zoning: R-3, O-1(CD), and Institutional

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Tuesday, May 24th, 2016 at 7:00 p.m.**

Location of Meeting: University Hills Baptist Church (Student Center)
1500 Suther Road
Charlotte, NC 28213

Date of Notice: May 13, 2016

We are assisting Haven Campus Communities (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 6.838 acres (the “Site”) located on the south side of University City Boulevard between Suther Road and John Kirk 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 the 6.838 acre Site from R-3, O-1(CD) and Institutional (Residential, Office Conditional District and Institutional) to MUDD-O (Mixed Use Development District Optional). The rezoning plan proposes to develop the Site with a high quality residential student housing community.

The Site is currently developed with a mix of apartments, office uses and detached dwellings units.

The site plan associated with the Rezoning Petition proposes to redevelop the Site with a residential building designed for students. The proposed building will be oriented toward University City Boulevard (Hwy. 49), but will also have frontage, on Suther Road, and Sandburg Avenue. The proposed building will be setback a minimum of 50 feet from the back of curb of University City Boulevard and will be designed to have a generous open space courtyard oriented toward University City Boulevard. The Site’s frontage on University City Boulevard will be improved with curb and gutter and a 10 foot multi-use trail.

The proposed building will be up to four (4) stories high. The building will be designed to have easy and convenient access to UNCC with a main building entrance located at the intersection of University City Boulevard and Suther Road.

Vehicular access to the Site will be from University City Boulevard via a new street. The new street will provide access to a parking structure that will provided parking for the residents of the community. The proposed parking structure will not be visible from University City Boulevard.

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 24th, at 7:00 p.m. at University Hills Baptist Church – 1500 Suther Road, Charlotte, North Carolina 28213.** 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 or email Keith MacVean (704-331-3531 | keithmacvean@mvalaw.com) or Bridget Dixon (704-331-2379 | bridgetdixon@mvalaw.com). Thank you.

cc: Mayor and Members of Charlotte City Council
Councilmember Greg Phipps
Sonja Sanders, Charlotte Mecklenburg Planning Department
Tammie Keplinger, Charlotte Mecklenburg Planning Department
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