

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-147 – Mallard Creek Associates LLC**

Subject: Rezoning Petition No. 2016-147  
Petitioner/Developer: Mallard Creek Associates LLC  
Current Land Use: Multi-family and Gas Station with a Convenience Store  
Existing Zoning: MUDD-O  
Rezoning Requested: MUDD-O (SPA)

**Date and Time of Meeting:** **Monday, November 7, 2016 at 7:00 p.m.**

Location of Meeting: Sandra and Leon Levine Jewish Community Center;  
Weinberg Room  
5007 Providence Road  
Charlotte, NC 28226

Date of Notice: 10/28/2016

We are assisting Mallard Creek Associates LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of the site with a residential and retail mixed use center on 10.80 acres located on the northwest quadrant of the intersection of Providence Road and Fairview Road (the “Site”). 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 ±10.80acre Site from MUDD-O to MUDD-O (SPA). This Site was rezoned late last year to allow the Site to be redeveloped with up to 95,000 square feet of retail and restaurant uses and up to 195 residential dwelling units as part of a pedestrian oriented mixed use center.

This proposed Site Plan Amendment (SPA) for the Site proposes to make a few minor changes to the previously approved conditional plan.

The proposed changes include; adding an underground climate controlled storage use to the Site; increasing the number of allowed residential units from 195 to 201, increasing the allowed residential building height from five (5) stories to six (6) stories to allow the portion of the building located near Providence Road to be up to six stories high to accommodate a change in the grade of the Site; and other minor changes related to changes to the building footprint of the proposed residential mixed use building.

Access to the Site is unchanged, and will continue to be from Providence Road, Fairview Road as well as from the adjoining Pinehurst Apartments via an internal private street. Setbacks, side and rear yards from the previous approved rezoning petition have been maintained. The commitment to build an eight (8) foot brick wall adjacent to the single-family lots on Columbine Circle is also carried over by the new petition.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning Department’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 Monday, November 7th, at 7:00 p.m. at Sandra and Leon Levine Jewish Community Center, Charlotte, NC 28226.** 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  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
David Miller, Raley Miller Properties  
Daniel Levine, Levine Properties  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location

