

**Rezoning Petition # 2017-016
Community Meeting**

**Independence Regional Library
6000 Conference Drive
Charlotte, NC 28212**



Conceptual Rendering of Proposed Redevelopment

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-016 – Selwyn Property Group**

Subject: Rezoning Petition No. 2017-016
Petitioner/Developer: Selwyn Property Group
Current Land Use: Commercial/Office/Residential/Retail
Existing Zoning: B-1(CD), B-2, O-1, O-2 and R-4
Rezoning Requested: MUDD-O and NS
Date and Time of Meeting: **Wednesday, December 14, 2016 at 6:30 p.m.**
Location of Meeting: Independence Regional Library
6000 Conference Drive
Charlotte, NC 28212
Date of Notice: 12/1/2016

We are assisting Selwyn Property Group (the “Petitioner”) on a Rezoning Petition recently filed to allow redevelopment of the 17.43 acre site (the “Site”) located along Independence Boulevard, Idlewild Road and Monroe Road (See attached site locator map). As shown on the attached photos, the Site currently contains old out-of-date office buildings and other uses that are in need of repair. 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:

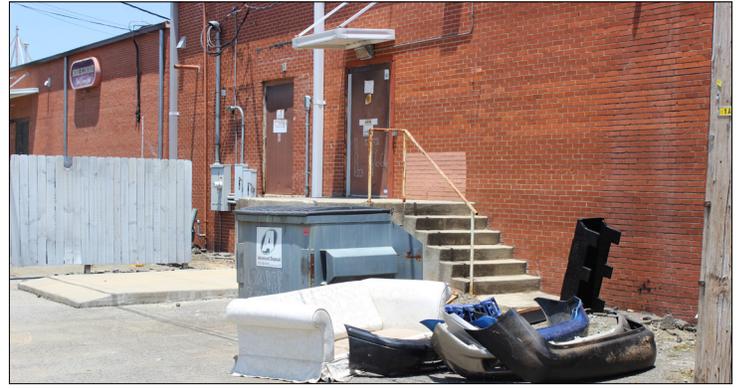
This Petition involves a request to rezone the Site from primarily business/office zoning to mixed-use/neighborhood services zoning. The rezoning plan proposes to allow the redevelopment of the Site and its buildings that are in need of repair with a mixed-use redevelopment to be anchored by a grocery store. The proposed plan will include improved pedestrian connections as well as amenity space and opportunities for neighborhood serving retail and restaurants. Redevelopment of the Site will also extend Long Avenue to Independence Boulevard as sought by the community plan for the area. This rezoning request presents a wonderful opportunity to significantly enhance a site that has seen its better day.

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 Wednesday, December 14th, 2016, at 6:30 p.m. at Independence Regional Library, 6000 Conference Drive, Charlotte, NC 28212.** 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 contact or call Bridget Grant (704-331-2379; bridgetgrant@mvalaw.com) or Jeff Brown (704-331-1144; jeffbrown@mvalaw.com). Thank you.

Existing Conditions



Site Locator

