

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-041 – Charlotte Tryon Hills Partners, LLC**

Subject: Rezoning Petition No. 2017-041

Petitioner/Developer: Charlotte Tryon Hills Partners

Current Land Use: Vacant

Existing Zoning: I-1, R-22MF and R-5

Rezoning Requested: UR-2(CD)

**Date and Time of Meeting:** **Thursday, March 2<sup>nd</sup> at 6:30 p.m.**

Location of Meeting: Johnston YMCA – The Hut (located behind the main building, off of 33<sup>rd</sup> Street before the railroad tracks)  
3025 N Davidson Street  
Charlotte, NC 28205

Date of Notice: 2/20/17

We are assisting Charlotte Tryon Hills Partners, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of 11.442 acre site with a variety of housing types. The Site is located between W. 24<sup>th</sup> Street and W. 26<sup>th</sup> and between Catalina Ave and N. Poplar Street (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 ±11.442 acre Site from I-1, R-22MF and R-5 to UR-2(CD). The Site plan associated with the Petition proposes to redevelop the portion of the Site that fronts on Catalina Avenue with two-story townhomes for sale. The remainder of the Site not located along Catalina Avenue will be redeveloped with a new multi-family residential community. The proposed buildings will be located along the existing public streets (W. 24<sup>th</sup>, W. 25<sup>th</sup>, W. 26<sup>th</sup>, N. Poplar and Catalina Avenue) parking will be located behind the buildings. The proposed townhomes on Catalina Avenue will be access via an alley located at the rear of the units.

The existing roads will be improved with new eight (8) foot sidewalks and street trees. The Petitioner is working with the City Arborist to identify existing street trees that may be preserved. A linear park with existing street trees is proposed along N. Pine Street.

The Petitioner will extend Catalina Avenue to W. 24<sup>th</sup> and W. 25<sup>th</sup> to Catalina as part of the redevelopment of the Site.

**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 Thursday March 2<sup>nd</sup>, at 6:30 p.m. at Johnston YMCA, 3025 N Davidson Street, Charlotte, NC 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

Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Todd Jackovich, Charlotte Tryon Hills Partners, LLC  
Matt Laitinen, Charlotte Tyron Hills Partners, LLC  
Shaun Tooley, LandDesign  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location

