

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-058

Petitioner: The Keith Corporation
Rezoning Petition No.: 2017-058
Property: ± 11.1 acres located at 8401 Medical Plaza Drive (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Thursday, March 30th, 2017, a representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 3/17/2017. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Thursday, March 30th, 2017 at 7:00 PM, at Hilton Charlotte University, 8629 JM Keynes Drive, Charlotte, NC 28262.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Andy Lawler. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC and Mansour Edlin with Mansour Edlin Consulting.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Not Applicable.

II. Summary of Questions/Comments and Responses:

There were no attendees at the meeting.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

Not Applicable

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Andy Lawler, The Keith Corporation
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Pet_No.	taxpid	ownerlastn	ownerfirst	ownerfirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-058	02703402	8110 NC LLC	OWNERS LIFE INSURENCE CO		ATTN THOMAS SCHAEFER	2551 N WAHL AVE	P O BOX 30660	MILWAUKEE	WI	53211
2017-058	02703506	AUTO				% CORPORATE REAL ESTATE		LANSING	MI	48909
2017-058	04713133	BELLER PROPERTIES LLC				8420 MEDICAL PLAZA DR #400		CHARLOTTE	NC	28262
2017-058	04713134	BELLER PROPERTIES LLC				8420 MEDICAL PLAZA DR #400		CHARLOTTE	NC	28262
2017-058	04713110	BULLARD	JOYCE M	ANNE L	BULLARD	8310 MEDICAL PLAZA DR STE A		CHARLOTTE	NC	28262
2017-058	04713128	BURCHETT				7418 STONE MOUNTAIN CT		CHARLOTTE	NC	28262
2017-058	04713120	CCE DEVELOPMENT CORPORATION			ATTN: ROBERT E BRUNS	PO BOX 280264		BROOKLYN	NY	11228
2017-058	02703403	CHARLOTTE METRO FEDERAL CREDIT	UNION			718 CENTRAL AVE		CHARLOTTE	NC	28204
2017-058	04713124	EASTER SEALS UCP NORTH	CAROLINA INC			2315 MYRON DR		RALEIGH	NC	27607
2017-058	02703507	EMPIRE BUILDING LLC				PO BOX 8050		GREENSBORO	NC	27419
2017-058	04713118	EYE4 DEVELOPMENT LLC				8316 MEDICAL PLAZA DR STE E		CHARLOTTE	NC	28262
2017-058	04713119	EYE4 DEVELOPMENT LLC				8316 MEDICAL PLAZA DR STE E		CHARLOTTE	NC	28262
2017-058	04713117	EYE4 DEVELOPMENT, LLC	MARION E JR	ANITA L	HAYNES	8316 MEDICAL PLAZA DR #E		CHARLOTTE	NC	28262
2017-058	04713111	HENDERLITE	ROBERT L			8310 MEDICAL PLAZA DR STE A		CHARLOTTE	NC	28262
2017-058	04713129	HENDERLITE	ROBERT L			8426-400 MEDICAL PLAZA DR		CHARLOTTE	NC	28262
2017-058	02703501	H5 MALLARD CREEK CENTER LLC				101 S TRYON ST STE 2410		CHARLOTTE	NC	28280
2017-058	04713114	KICDIS	JAMES M			8310 MEDICAL PLAZA DR # F		CHARLOTTE	NC	28262
2017-058	04713132	NGUYEN	LIEN H			8447 GRATTAN PLACE SOUTH		SEATTLE	WA	98118
2017-058	04713116	PARKS	RONALD W			8316 MEDICAL PLAZA DR STE B		CHARLOTTE	NC	28262
2017-058	04713130	PRASAD	INDIRARANI D			915 N PATRICK AVE UNIT 501		ALEXANDRIA	VA	22314
2017-058	02703404	S88H INVESTMENTS LLC				PO BOX 695019		ORLANDO	FL	32869
2017-058	04713113	SCARLET & GRAY LLC				8310 MEDICAL PLAZA DR #E		CHARLOTTE	NC	28262
2017-058	04713112	SMITH-BISSELL LLC				PO BOX 2534		KERNERSVILLE	NC	27285
2017-058	04713131	STOVAL	SANDRA M	FOLTZ HENDERSON	LADON HENDERSON JR AND DANITA	8420-100 MEDICAL PLAZA DR	SUITE 200	CHARLOTTE	NC	28262
2017-058	04713125	THE LADON HENDERSON JR REVOC	TRUST AGREEMENT			8430 MEDICAL PLAZA DR	SUITE 200	CHARLOTTE	NC	28262
2017-058	02703301	TKC CLIV LLC				5935 CARNEGIE BV		CHARLOTTE	NC	28209
2017-058	04713105	WACHOVIA BANK OF NORTH	CAROLINA N A			PO BOX 36246		CHARLOTTE	NC	28236
2017-058	04713127	WILD MALLARD LLC	NIDHI	ANIRUDH	YADAV	8426-100 MEDICAL PLAZA DR		CHARLOTTE	NC	28262
2017-058	04713126	YADAV				33 ANDOVER PL		SAN RAMON	CA	94583
2017-058		BRIDGET GRANT, KEITH MACVEAN, & JEFF BROWN				100 N. TRYON STREET, SUITE 4700		CHARLOTTE	NC	28202
2017-058		ANDY LAWLER				5935 CARNEGIE BOULEVARD, STE 200		CHARLOTTE	NC	28209

Pet_No.	Neighborhood	First_Name	Last_Name	Street_Add	City	State	zip
2017-058	Mallard Trace At Rossmore Homeowners Association	Susan	Donnelly	9146 Exbury Ct	Charlotte	NC	28269
2017-058	Mallard Trace HOA	Robert	May	9607 Fairmead Drive	Charlotte	NC	28269
2017-058	Mallard Trace Homeowner's Association	Robert H.	May	9607 Fairmead Drive	Charlotte	NC	28269
2017-058	University City YMCA	Paul	Petr	8100 Old Mallard Creek Rd	Charlotte	NC	28262

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-058 – The Keith Corporation

Subject: Rezoning Petition No. 2017-058
Petitioner/Developer: The Keith Corporation
Current Land Use: office
Existing Zoning: RE-1
Rezoning Requested: RE-3(O)
Date and Time of Meeting: **Thursday, March 30th, 2017 at 7:00 p.m.**
Location of Meeting: Hilton Charlotte University – Walden Room
8629 JM Keynes Drive
Charlotte, NC 28262
Date of Notice: 3/17/2017

We are assisting The Keith Corporation (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with office and commercial uses (the “Site”) located on Medical Plaza 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 ±11.1 acre Site from RE-1 to RE-3(O). The proposed plan retains the existing office building and permits additional office and retail development on the Site. The plan features improved pedestrian connections and the extension of JN Pease Place to Mallard Creek Road. Vehicular access to the Site will be from Mallard Creek Road and Medical Plaza Drive. This rezoning request presents an opportunity to create a unified development plan for 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 30th, at 7:00 p.m. at Hilton Charlotte University – Walden Room, 8629 JM Keynes Drive, Charlotte, NC 28262.** 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 Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Darlene Heater, University City Partners
Tobe Holmes, University City Partners
Andy Lawler, The Keith Corporation
Patrick Faulkner, The Keith Corporation
Alan Jenkins, The Keith Corporation
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



The Keith Corporation – Rezoning Petition No. 2017-058
 Community Meeting – March 30th, 2017 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	NO	ATTENDEES		
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