

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-076 – Laurel Street Residential, LLC

Subject: Rezoning Petition No. 2017-076

Petitioner/Developer: Laurel Street Residential, LLC

Current Land Use: vacant

Existing Zoning: MUDD-O & R-4

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Wednesday, April 26th at 7:00 p.m.**

Location of Meeting: Hyatt Place Charlotte Airport
4119 South Stream Boulevard
Charlotte, NC 28217

Date of Notice: 4/14/2017

We are assisting Laurel Street Residential, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a combination of age restricted and non-age restricted residential units, on a 17.68 acre parcel located on the south side of W. Tyvola Road across from City Park Drive and Speer Boulevard (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 ±17.68 acre Site from MUDD-O & R-4 to UR-2(CD) to allow the Site to be developed with up to 200 residential units. The residential units will be a combination of age restricted and non-age restricted units. A total of 80 age restricted units and a total of 120 non-age restricted units are proposed. Access to the Site will be from W. Tyvola Road via an extension of City Park Drive.

The portion of the Site zoned MUDD-O was rezoned in 2009 to allow the development of up to 25,000 square feet of retail and office uses, up to four outparcels could have been developed on the Site including a gas station with a convenience store.

The site plan included with this rezoning petition (2017-076) proposes to develop the Site with up to 200 residential dwelling units, made up of 80 age restricted units and 120 non-age restricted units. The proposed residential buildings will front on W. Tyvola Road and parking will be located behind the buildings. The proposed buildings will range between three and four stories. An amenity area for the residents will be provided.

Access to the Site will be from W. Tyvola Road via the extension of City Park Drive.

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, April 26th, at 7:00 p.m. at Hyatt Place Charlotte Airport, 4119 South Stream Boulevard, Charlotte, NC 28217.** 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
Andrew Miller, Laurel Street Residential
Lee Cochran, Laurel Street Residential
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

