

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-137 – Northlake Real Estate Investors, LLC

Subject: Rezoning Petition No. 2017-137

Petitioner/Developer: North Lake Real Estate Investors, LLC

Current Land Use: vacant

Existing Zoning: R-3

Rezoning Requested: B-2(CD)

Date and Time of Meeting: **Wednesday, August 8th, 2018 at 7:00 p.m.**

Location of Meeting: Assurance United Methodist Church – Basement
9700 Mount Holly Huntersville Road
Huntersville, NC 28078

Date of Notice: 7/27/18

We are assisting Northlake Real Estate Investors, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the 10.44 acre site located on the southwest quadrant of the intersection of West W.T. Harris Boulevard and Reames Road with neighborhood serving retail and restaurant uses (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 ±10.44 acre Site from R-3 to B-2(CD) to allow the Site to be developed with a mix of neighborhood serving commercial uses. The proposed rezoning petition would allow the Site to be developed with, restaurants, retail, a gas station convenience store, a hotel, a bank, personal service uses, and office uses. A maximum of 29,600 square feet and no more than 125 hotel rooms may be developed on the Site.

Access to the Site will be from Reames Road as well as from Northlake Plaza Drive an existing public street built as part of the adjoining [Northlake Plaza] shopping center. A private street built to public street standards will be extended through the Site connecting Northlake Plaza Drive to Reames Road.

The petitioner will improve Reames Road and West W. T. Harris Boulevard with curb and gutter, an eight (8) foot planting strip, and a six (6) foot sidewalk. The proposed uses will also be connected via an internal sidewalk network to the sidewalk network along West W. T. Harris Boulevard and Reames Road.

A portion of the Site adjacent to Long Creek will be dedicated to Mecklenburg County Park and Recreation for use as a greenway.

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, August 8th, 2018, at 7:00 p.m. at Assurance United Methodist Church, 9700 Mount Holly Huntersville Road, Huntersville, NC 28078.** 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 Department
Trent Gustafson, Northlake Real Estate Investors, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

