

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-166 – KP Development, LLC**

Subject: Rezoning Petition No. 2017-166  
Petitioner/Developer: KP Development, LLC  
Current Land Use: Under development with warehouse distribution use  
Existing Zoning: I-1(CD)  
Rezoning Requested: I-1(CD)SPA

**Date and Time of Meeting:** **Tuesday, November 28<sup>th</sup>, 2017 at 7:00 p.m.**

Location of Meeting: Mulberry Baptist Church  
6450 Tuckaseegee Road  
Charlotte, NC 28208

Date of Notice: 11/17/2017

We are assisting KP Development (the “Petitioner”) on a Rezoning Petition recently filed to amend the previously approved conditional plan for the parcel to allow a driveway to Tuckaseegee Road. The property is a portion of the parcel located on 1706 Queen City Drive, Charlotte, NC (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 ±3.22 acre Site from I-1(CD) to I-1(CD) SPA to allow a single driveway access from the Site to Tuckaseegee Road.

The Site was originally rezoned in 2005 from O-1 (Office) to I-1(CD) (Light Industrial Conditional District) to allow the Site to be used for a 50,000 square foot building expansion associated for the adjoining I-1 zoned property. The previously approved rezoning petition also provided a 100 foot building setback from along Tuckaseegee Road with the outer 75 feet of the setback been a buffer made up of existing trees. .

The site plan associated with this rezoning petition proposes to amend the previously approved conditional plan to allow a driveway to Tuckaseegee Road. The previously approved 75 foot buffer along Tuckaseegee Road will be maintained as is the 100 foot building setback. The ability to have a building with up to 50,000 square feet of building area into a portion of the Site is also maintained.

The Site’s frontage along Tuckaseegee Road will be improved with curb and gutter, a planting strip with street trees and a sidewalk. A left turn lane for the vehicles entering the Site via the driveway on Tuckaseegee Road will also be provided. The existing left turn lane at Edgewood will also be extended from 60 feet to 250 feet and a 75 foot left turn lane will be provided to Cheshire Avenue to assist and benefit the residents of that subdivision.

## 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 Tuesday, November 28<sup>th</sup>, 2017, at 7:00 p.m. at Mulberry Baptist Church, 6450 Tuckaseegee Road, Charlotte, NC 28208.** 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  
Scott Haley, KP Development, LLC  
Scott Rakonick, KP Development, LLC  
Glen Morris, Burton Engineering  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location

