

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-167 – Beaver Creek CRE LLC

Subject: Rezoning Petition No. 2017-167
Petitioner/Developer: Beaver Creek CRE LLC
Current Land Use: Vacant/boarded up office/commercial buildings
Existing Zoning: B-2 (Business)
Rezoning Requested: MUDD-O (Mixed Use Dev. District – Optional)

Date and Time of Meeting: **Monday, December 4th at 7:00 p.m.**

Location of Meeting: Eastern Hills Baptist Church – Fellowship Hall
4855 Albemarle Road
Charlotte, NC 28205

Date of Notice: 11/22/2017

We are assisting Beaver Creek CRE LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow a mixed use redevelopment of the vacant mid-rise building known by many as the “Varnadore” building or the “Ervin” building, and over time redevelopment of the adjacent parcel with boarded up building, each located along Independence Boulevard between Wilshire Place and Pierson Drive (together the “Site” – *see the attached site locator map*). We take this opportunity to furnish you with basic information concerning the Rezoning and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Rezoning Petition involves a request to rezone the ± 2.11acre Site from B-2 to MUDD-O. While the buildings on the Site have been in vacant for some time, in a former day the mid-rise building, built in the 1960s and known initially as the Ervin building, served as an innovative “gateway property” from East Charlotte leading into the City. This rezoning seeks to permit redevelopment in the first phase of the Ervin/Varnadore building with roof-top patio activities, revamped offices and ground floor uses such as a coffee shop. Over time in a later phase, plans call for the portion of the Site now consisting of the boarded up commercial building to be redeveloped for a mixed use project with ground floor retail and above level office uses.

The Rezoning includes improvements to portions of the streetscape of Wilshire Place and Bamboo Drive as well as design provisions that will ensure that the rooftop activities are screened and focused away from the residential communities to the east.

As many of you and other residents and stakeholders may recall, an earlier rezoning for redevelopment of the Site was proposed but withdrawn a number of months ago; this rezoning seeks to build upon the earlier positive reaction and support for redevelopment of this Site to more of its former gateway prominence.

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 Monday, December 4th, 2017, at 7:00 p.m. at Eastern Hills Baptist Church – Fellowship Hall, 4855 Albemarle Road, 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 Jeff Brown (704-331-1144) or Keith MacVean (704-331-3531). Thank you.

cc: Mayor/Members of Charlotte City Council (including Mr. Matt Newton & other newly elected members)
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Susan Rosenblatt, Beaver Creek CRE LLC
Kirk Broadbooks, Beaver Creek CRE LLC
Chris Mau, Our Local, LLC
Jeff Brown, Moore & Van Allen
Bridget Grant, Moore & Van Allen
Keith MacVean, Moore & Van Allen

Site Location

