

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-185 – High Family Partnership I, LP

Subject: Rezoning Petition No. 2017-185

Petitioner/Developer: High Family Partnership I, LP

Current Land Use: surface parking area and vacant

Existing Zoning: O-1(CD)

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Tuesday, January 9th, 2018 at 7:00 p.m.**

Location of Meeting: Piedmont Unitarian Universalist Church
9704 Mallard Creek Road
Charlotte, NC 28262

Date of Notice: 12/22/2017

We are assisting High Family Partnership I, LP (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a residential community composed of high quality multi-family dwelling units located at the end of David Taylor Drive (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 ±11.75 acre Site from O-1(CD) to UR-2(CD). The Site was previously rezoned to allow the Site to be developed with offices uses. The two previously approved petitions for the Site, Rezoning Petition No.’s 2000-11(c) and 2002-80, allow the Site to be developed with up to four (4) story office buildings, containing between 150,000 and 200,000 square feet of office uses. These previously approved conditional plans provide a 25 foot side yard with screening along a portion of the eastern property line, and a Class B buffer with a varying width between 57.25 feet and 75 feet along other portions of the eastern property line (adjacent to the homes on Cypress View Drive).

The site plan associated with this rezoning petition proposes to develop the Site with up to 260 multi-family residential dwelling units in three (3) buildings. The proposed buildings are arranged along an internal private street, and are focused on an internal court yard located in the center of the Site. Parking for the proposed buildings is arranged on the perimeter of the buildings. Access to the proposed buildings is from David Taylor Drive. The Site is also connected to the existing office developments located to the north and south of the Site via the extension of David Taylor Drive as a private street as well as by internal driveways.

The Petitioner will be improving David Taylor Drive with an eight (8) foot planting strip and a six (6) foot sidewalk. The Petitioner has also coordinated, and contributed to the signalization of David Taylor Drive and W. Mallard Creek Church Road. The signalization of this intersection is completely funded and scheduled to be install in early 2018.

The proposed site plan indicates a 50 foot buffer, and tree save area along the eastern property line adjacent to homes on Cypress View 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 Tuesday, January 9th, 2018, at 7:00 p.m. at Piedmont Unitarian Universalist Church, 9704 Mallard Creek Road, 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 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
Andrew Basile, High Family Limited Partnership I, LP
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

