

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-198 – WaterWalk Real Estate Services, LLC

Subject: Rezoning Petition No. 2017-198

Petitioner/Developer: WaterWalk Real Estate Services, LLC

Current Land Use: vacant

Existing Zoning: B-D(CD) and I-1

Rezoning Requested: O-2 (CD)

Date and Time of Meeting: **February 1st at 7:00 p.m.**

Location of Meeting: Hampton Inn & Suites Charlotte-Arrowood Rd.
9110 Southern Pine Blvd
Charlotte, NC 28273

Date of Notice: January 22, 2018

We are assisting WaterWalk Real Estate Services, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with an extended corporate lodging facility located on the northwest corner of Arrowood Road and Arrowpoint 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 ±5.75 acre Site from B-D(CD) and I-1 to O-2 (CD) to allow the Site to be developed with a corporate lodging facility with up to 160 corporate lodging rooming units.

The portion of the Site zoned B-D(CD) lies along Arrowood Road and is approximately 200 feet deep, this portion of the Site was rezoned from the R-12 zoning district to the B-D zoning district in 1984 to allow the area to be utilized as part of the development of the adjoining area to the south zoned I-1.

The rezoning petition proposes to rezone the property to the O-2(CD) zoning district to allow the Site to be developed with a corporate lodging facility made up of 160 rooming units that can be rented for varying amounts of time, and half the rooming units are fully furnished and the other half a partially furnished. The facility operates like a hotel with, no leases or security deposits, or individual utility connections or deposits required, however, because of the length of the stay offered extends beyond 90 days, and the rooming units include kitchens the City has required that the property be zoned to a zoning category that accommodates both hotels and residential uses.

Access to the Site will be from Arrowpoint Boulevard via an existing private drive. The Site will not have access to Arrowood Road. A 50 building setback will be established along Arrowood Road.

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 February 1st, at 7:00 p.m. at [Silver Mt. Baptist Church], 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 Department
Aaron McPeak, WaterWalk Real Estate Services, LLC
Bill Chaffee, WaterWalk Real Estate Services, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

