

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-015 – NVR Inc.

Subject: Rezoning Petition No. 2018-015
Petitioner/Developer: NVR Inc.
Current Land Use: Vacant/residential
Existing Zoning: UR-2(CD) & R-4
Rezoning Requested: UR-2(CD)SPA & UR-2(CD)

Date and Time of Meeting: **Thursday, March 1, 2018 at 7:00 p.m.**

Location of Meeting: Statesville Road Baptist Church Fellowship Hall
(the Fellowship Hall is located in the back of the church
through the door with the awning, then down the stairs)
4901 Statesville Road
Charlotte, NC 28269

Date of Notice: 2/19/18

We are assisting NVR Inc. (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located between Cindy Lane and Cochrane 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 ±66.5 acre Site from UR-2(CD) & R-4 to UR-2(CD)SPA & UR-2(CD). The majority of the Site was previously rezoned to UR-2(CD) to allow the development of the Site with a variety of residential unit types. The previously approved conditional plan allowed up to 600 residential units on the portion of the Site that is currently included in this Petition. The proposed conditional plan now proposes to develop the Site with a combination of single-family homes, and townhomes for sale. A total of 348 units are currently proposed, made up of 168 single-family homes, and a total of 180 townhomes for sale.

A portion of the property located along Statesville Road parcel can be developed with up to 150 multi-family residential units, but is not included with this petition.

Access to the Site will be from Cindy Lane, Cochrane Drive, and Statesville Road. Two existing streets will be extended into the Site as required by the Subdivision regulations (Oakwood Drive, and Grasset Avenue), and two new street connections will be made to Meadow Know Drive also as required by the Subdivision regulations.

The proposed residential units will be arranged around the three existing ponds located on the Site that will be preserved and improved as the central open space feature of the Site.

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 Thursday, March 1, 2018, at 7:00 p.m. at Statesville Road Baptist Church, 4901 Statesville Road, Charlotte, NC 28269.** 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
Mallie Colavita, NVR Inc.
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

