

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-061 – MPV Properties

Subject: Rezoning Petition No. 2018-061
Petitioner/Developer: MPV Properties
Current Land Use: vacant
Existing Zoning: R-3
Rezoning Requested: O-1(CD)
Date and Time of Meeting: **Thursday, May 31st, 2018 at 7:00 p.m.**
Location of Meeting: Providence Baptist Church – Mission Center
4921 Randolph Road
Charlotte, NC 28211
Date of Notice: 5/21/18

We are assisting MPV Properties (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of a 2.192 acre parcel located on the southeast corner of the intersection of Hodgson and Randolph Road (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 ±2.192 acre Site from R-3 to O-1(CD). The Site was part of the existing Avante nursing home located just south of the Site and is vacant. The Advante nursing home parcel was subdivided to create the Site.

The conditional site plan associated with the rezoning petition proposes to develop the Site with a two story medical office building containing up to 28,000 square feet. The proposed building will be located along Randolph Road and adjacent to the Avante nursing home. Access to the Site will be from Randolph Road. The Site will not have vehicular access to Hodgson.

The Site will have a 20 foot building and parking setback along Hodgson Road and a 15 foot setback along Randolph Road. A low 3.5 foot brick wall will be provided Hodgson and Randolph Road to help screen the parking area from the adjoining streets. Landscaping will also be installed in front of the low wall. The streetscape along Randolph Road and Hodgson Road will be improved an eight (8) foot planting strip and street trees. A new six (6) foot sidewalk will constructed behind the planting strip on Hodgson and Randolph Road.

At the rear of the Site, adjacent to the existing single-family homes on Hadrain Way, a 20 foot Class C Buffer with a six (6) foot decorative fence and brick columns will be provided. Detached lights will be limited to a height of 16 feet and will be designed as full cut-off type lighting.

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, May 31st, 2018, at 7:00 p.m. at Providence Baptist Church, 4921 Randolph Road, Charlotte, NC 28211.** 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
George Macon, MPV Properties
Mark Newell, MPV Properties
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

