

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-075 – Fountain Residential Partners**

Subject: Rezoning Petition No. 2018-075

Petitioner/Developer: Fountain Residential Partners

Current Land Use: Vacant/residential

Existing Zoning: INST and R-12MF(CD)

Rezoning Requested: MUDD-O

**Date and Time of Meeting:** **Tuesday, July 24th at 7:00 p.m.**

Location of Meeting: St. Thomas Aquinas Church – Parrish Center Room D  
1400 Suther Road  
Charlotte, NC 28213

Date of Notice: 7/3/18

We are assisting Fountain Residential Partners (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of several parcels located on the northeast quadrant of the intersection of E. Mallard Creek Church Road and University City 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 ±10.77acre Site from INST and R-12MF(CD) to MUDD-O. The majority of the Site zoned INST. is currently developed with 36 apartments and one single-family home. The portion of the Site zoned R-12MF(CD) is currently vacant but zoned for up to 100 multi-family dwellings units. Existing Marlynn Drive will be abandoned.

The site plan associated with the Rezoning Petition is proposing to develop the Site with two residential buildings that would contain up to 499 residential dwelling units. The proposed residential units will be designed to be student housing units to serve the growing UNCC campus. The proposed buildings will front on E. Mallard Creek Church Road, University City Boulevard, and Thomas Combs Drive. The smaller of the two buildings will be located on the north side of Thomas Combs Drive, while the larger building will be located up on University City Boulevard.

The proposed site plan incorporates the redesign of the intersection of E. Mallard Creek Church Road and University City Boulevard, and proposes to build the realignment of Thomas Combs Drive that will be part of the redesigned intersection.

The proposed buildings will have access from re-aligned Thomas Combs Drive. Parking for the residential units will be provided within a parking structure and a small surface parking area.

**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, July 24<sup>th</sup>, 2018, at 7:00 p.m. at St. Thomas Aquinas Church – Parrish Center Room D, 1400 Suther Road, Charlotte, NC 28213.** 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) Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Brent Little, Fountain Residential Partners  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location

