

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-136 – Asana Partners LP

Subject: Rezoning Petition No. 2018-136

Petitioner/Developer: Asana Partners LP

Current Land Use: Vacant/warehouse

Existing Zoning: TOD-M(O)

Rezoning Requested: TOD-M(O)SPA

Date and Time of Meeting: **Tuesday, November 27th at 7:00 p.m.**

Location of Meeting: Novel NoDa – Clubroom
424 E 36th Street
Charlotte, NC 28205
(parking provided in the attached deck)

Date of Notice: 11/16/2018

We are assisting AP 436 E. 36th St., LP (the “Petitioner”) on a Rezoning Petition recently filed to allow the adaptive re-use of the existing building located on the parcel located at 436 East 36th Street (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 ±1.103 acre Site from TOD-M(O) to TOD-M(O)SPA to allow the existing building located on the Site to be adaptively re-used with retail, office, and restaurant uses.

The Site, as currently zoned, would allow the Site to be redeveloped with transit supportive uses as allowed by the TOD-M zoning district.

This proposed rezoning petition proposes to renovate the existing ±22,000 square foot building to allow it to be re-used with a variety of retail, office, and restaurant uses. As part of the renovation of the building the existing parking areas located on either side of the building will be improved with landscaping, and sidewalks. Outdoor patio areas will also be provided on either side of the building.

The proposed site plan will also improve the Site’s frontage along the former E.35th Street right-of-way with an eight (8) foot sidewalk and an eight (8) foot planting strip.

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, November 27th, 2018, at 7:00 p.m. at Novel NoDa – Clubroom, 424 E 36th Street, Charlotte, NC 28205.** 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
Welch Liles, Asana Partners LP
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

