

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-144– Portman Holdings

Subject: Rezoning Petition No. 2018-144
Petitioner/Developer: Portman Holdings
Current Land Use: office
Existing Zoning: MUDD-O
Rezoning Requested: TOD-M(O)
Date and Time of Meeting: **Wednesday, January 9th, 2019 at 7:00 p.m.**
Location of Meeting: Charlotte Trolley Powerhouse Studio
1507 Camden Road
Charlotte, NC 28203
Date of Notice: 12/27/18

We are assisting Portman Holdings (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of the site located at 2151 Hawkins Street (the “Site”) with transit supportive uses as allowed by the transit oriented development district. 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 ±2.212 acre Site from MUDD-O to TOD-M(O). The Site is currently developed with a 25,000 square foot building that is zoned MUDD-O. The currently approved MUDD-O conditional plan for the Site, allows the Site to be redevelopment subject to the standards of the MUDD zoning district.

The proposed TOD-M(O) conditional site plan associated with this rezoning petition also proposes to allow the redevelopment of the Site, but with transit supportive uses as allowed by the TOD-M zoning district. The rezoning petition is currently anticipatong that the Site will be developed with an office building with ground floor retail uses. The proposed site plan also requests through an optional provision to allow the proposed building to have a building height of up to 250 feet.

Streetscape improvements will be provided along Hawkins Street as called for in the SouthEnd Vision Plan. The Petitioner will also improve the Site’s frontage along the light rail line as called for in the SouthEnd Vision Plan.

Access to the Site will be from Hawkins Street.

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 Wednesday, January 9th, 2019 at 7:00 p.m. at Charlotte Trolley Powerhouse Studio, 1507 Camden Road, Charlotte, NC 28203.** 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
Harri Jarvenpaa, Portman Holdings
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

