

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2015-087 –Crescent Communities, LLC**

Subject: Rezoning Petition No. 2015-087

Petitioner/Developer: Crescent Communities, LLC

Property: 72.20 acres located on the east side of Providence Road, south of I-485 and north of Ardrey Kell Road extension.

Existing Zoning: R-3

Rezoning Requested: MUDD-O and MX-2 (Innovative)

**Date and Time of Meeting:** **Tuesday, August 18<sup>th</sup>, 2015 at 7:30 p.m.**

Location of Meeting: Providence Presbyterian Church  
10140 Providence Church Lane (Fellowship Hall)  
Charlotte, NC 28277

Date of Notice: Mailed on August 5, 2015

We are assisting Crescent Communities, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for 72.2 acres located on the east side of Providence Road, south of I-485 and north of Ardrey Kell Road extension (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 two vacant parcels on the east side of Providence Road, south of I-485 and north of Waverly from R-3 (Single-Family Residential) to MUDD-O (Mixed Use Development District Optional) and MX-2 (Innovative) (Mixed Use, Innovative) to allow the Site to be developed with a high quality residential based mixed-use community with retail, and restaurants uses and a hotel.

As part of the development of this Site the Petitioner will be extending Ardrey Kell Road and Golf Links Drive as well as constructing a network of streets that will facilitate interconnectivity between the Site, Waverly and other parcels located east and south of the Site.

The portion of the Site located between Providence Road and Ardrey Kell extension will be developed with a pedestrian friendly multi-family residential community with restaurants, a hotel and retail uses. This portion of the Site will be zoned MUDD-O. The proposed buildings will be oriented toward the proposed streets with parking areas to the rear. A network of eight (8) foot and six (6) foot sidewalks will be provided along the new streets that connect the proposed uses to one another and to the adjoining properties to create a walkable mixed-use community.

The portion of the Site south and east of Ardrey Kell Road extension will be developed with a combination of single-family detached, duplex, triplex, quadraplex and attached homes. This portion of the Site will be zoned MX-2(Innovative). A network of streets, sidewalks and open space areas will be developed within this portion of the Site as required by the MX-2 (Innovative) zoning district. This network of streets and sidewalks will link this portion of the Site to the adjoining mixed-use communities as well as the future greenway along Six Mile Creek.

A portion of the Site adjacent to Six Mile Creek will be dedicated to County Parks and Recreation for greenway purposes.

**Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission'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, August 18<sup>th</sup> at 7:30 p.m. at Providence Presbyterian Church (in the Parlor) – at 10140 Providence Church Lane, Charlotte, North Carolina 28277.** 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 Dan Clodfelter and Members of Charlotte City Council  
John Kinley, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Mike Davis, Charlotte Department of Transportation (CDOT)  
Ben Collins, Crescent Communities, LLC  
Michael Tubridy, Crescent Communities, LLC  
Nate Doolittle, LandDesign  
Shaun Tooley, LandDesign  
Randy Goddard, Design Resource Group  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC