

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-101 –Kolter Homes, LLC

Subject: Rezoning Petition No. 2015-101

Petitioner/Developer: Kolter Homes, LLC

Property: 371 acres located on the north side of Albemarle Road east of I-485 and west of Rocky River Road.

Existing Zoning: R-3, R-12MF & B-1(CD)

Rezoning Requested: NS & MX-1(Innovative)

Date and Time of Meeting: **Thursday, September 24, 2015 at 7:00 p.m.**

Location of Meeting: Cornerstone Baptist Church
8947 Albemarle Road
Charlotte, NC 28227

Date of Notice: Mailed on September 14, 2015

We are assisting Kolter Homes, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 371 acres (the “Site”) located on the north side of Albemarle Road east of I-485 and west of Rocky River Road. 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 a 371 acre Site from R-3 (Single-Family, Residential), R-12MF (Multi-Family, Residential), and B-1(CD) (General Business, Conditional) to MX-1 (Mixed Use, Innovative) and NS (Neighborhood Services). The site plan associated with this rezoning request proposes to develop the Site with an Active Adult single-family residential community, a neighborhood shopping center with office uses and a Continuing Care Residential Community.

The MX-1 (Innovative) portion of the Site contains approximately 335 acres and will be developed with an Active Adult Residential Community with up to 850 single-family homes. The residential community will be located on the interior of the Site and has a common boundary with the Larkhaven Golf Course. The Active Adult Residential Community will be designed to be a pedestrian friendly community with a network of streets that work with the existing topography and other natural features to create a series of open spaces and tree save areas that are connected with ample sidewalks and multi-purpose trails. The community will also have a well-designed and equipped clubhouse tailor for the community’s residents. The primary access to the residential community will be from Albemarle Road at new signalized intersection. Additional access to the community from Rocky River Road and Camp Stewart Road will also be provided. The streets within the residential community will be public streets designed to meet public street standards.

The portion of the Site along Albemarle Road will be developed with a neighborhood shopping center, including offices uses and a continuing care residential community with up to 230 units. The neighborhood shopping center will be interconnected via new public streets, sidewalks and multi-use trails to the Active Adult residential community. The neighborhood shopping center will provide the residents of the Active Adult residential community easy and convenient access to neighborhood serving retail and office uses without having to access Albemarle or leave the Site.

The neighborhood shopping center will have two access points along Albemarle Road as well as access to Rock River Road.

The public street network that will be constructed as part of the development of the Site will also provide for a future connection to new the hospital that will be constructed along Albemarle just to the west of the Site.

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 Thursday, September 24th at 7:00 p.m. at the Corner Stone Baptist Church – at 8947 Albemarle Road, Charlotte, North Carolina 28227.** 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
Sonja S. Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Rick Grochoske, Charlotte Department of Transportation (CDOT)
John Morgan, Kolter Homes, LLC
Eric Van Schaik, Kolter Homes, LLC
Shaun Tooley, LandDesign, Inc.
Dale Steward, LandDesign, Inc.
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC