

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-066 – JWM Family Enterprises, Inc.

Subject: Rezoning Petition No. 2016- 066

Petitioner/Developer: JWM Family Enterprises, Inc.

Property: 5.32 acres located at the intersection of Roxborough Rd. and Rexford Rd., north of Morrison Blvd.

Existing Zoning: O-1 & O-15(CD)

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Wednesday, April 13, 2016 at 7:00 p.m.**

Location of Meeting: Charlotte Marriott SouthPark (Terrace Ballroom)
2200 Rexford Road
Charlotte, NC 28211

Date of Notice: March 31, 2016

We are assisting JWM Family Enterprises, Inc. (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 5.32 acres (the “Site”) located at the intersection of Roxborough Road and Rexford 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 the 5.32 acre Site from O-1 & O-15(CD) (Office and Office Conditional) to MUDD-O (Mixed Use Development District Optional). The rezoning plan proposes to add to the existing Marriott SouthPark Hotel site an additional hotel (contemplated to be an AC SouthPark -- AC is an affiliate hotel flag of Marriott) with up to 170 rooms. The new AC SouthPark hotel will be located at the intersection of Rexford and Roxborough Roads primarily in the under used portion of the existing hotel surface parking area.

The existing Marriott SouthPark contains approximately 200 rooms and will remain on the Site. Given the affiliate nature of the hotels, there will be significant shared services such as meeting spaces, restaurants, and the like. The new AC SouthPark will have frontage at the corner of Roxborough Road and Rexford Road with active uses and pedestrian features along the streets. The new hotel will have outdoor seating areas along Rexford Road to help activate the Rexford Road streetscape.

To accommodate parking for the new and existing hotel, a two level parking structure will be located behind the new hotel. Due to the existing trees along Roxborough (most of which will be saved) and the change in grade between Roxborough and the Site, a portion of the lower level of the parking structure will not be visible from Roxborough Road, and the exposed portion will have high quality architectural treatment and will be screened by trees/landscaping. Sidewalks will meander through the existing trees along Rexford at the corner and along Roxborough.

Access to the Site will be from Rexford and Roxborough Roads, and no additional driveways to Rexford or Roxborough Roads are proposed. The existing driveway on Rexford will be relocated farther to the south to accommodate the new hotel building. The existing driveway from Roxborough will stay as is. The drop-off entrance and loading/service areas will be interior to the Site and farther away from the Rexford and Roxborough intersection.

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 Wednesday, April 13th, at 7:00 p.m. at Charlotte Marriott South Park (in the Terrace Ballroom) - 2200 Rexford Road, Charlotte, North Carolina 28211.** 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
Councilmember Kenny Smith
John Kinley, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Kevin Kimball, JWM Family Enterprises, Inc.
Jackie Perry, JWM Family Enterprises, Inc.
Kris Horacek, Marriott SouthPark
Jim Gamble, Bohler Engineering
Phil Oliver, LS3P Architects
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC