

**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 9<sup>th</sup>, 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 anticipating 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 9<sup>th</sup>, 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

