

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-085 – Alliance Residential, LLC**

Subject: Rezoning Petition No. 2016- 085

Petitioner/Developer: Alliance Residential, LLC

Property: ± 5.022 acres located along I-277 between Central Avenue and Seigle Avenue

Existing Zoning: R-5, B-2, and B-2PED

Rezoning Requested: MUDD-O

**Date and Time of Meeting:** **Thursday, May 5th, 2016 at 7:00 p.m.**

Location of Meeting: Siegle Avenue Presbyterian  
600 Siegle Avenue  
Charlotte, NC 28204

Date of Notice: April 21, 2016

We are assisting Alliance Residential, LLC. (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 5.022 acres (the “Site”) located at along I-277 between Central Avenue and Seigle Avenue. 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 5.022 acre Site from R-5, B-2 and B-2PED (Residential, Business and Business with Pedestrian Overlay) to MUDD-O (Mixed Use Development District Optional). The rezoning plan proposes to develop residential based mixed-use community with single-family and multi-family residential dwellings units; retail; Eating, Drinking, Entertainment, Establishments (EDEE); general and medical office uses; and personal service uses all as permitted by right, under prescribed conditions, and by the Optional provisions, together with accessory uses, as allowed in the MUDD zoning district.

The existing uses on the site include a religious institution, a retail shop, a day care center and several single-family homes. The site will be redeveloped to accommodate a high quality residential based mixed-use community with up to 3,500 square feet of active ground floor uses. One of the single family homes will remain and be relocated on the site and developed with up to nine (9) additional single family residences.

The development of the site will include construction of approximately 750 linear feet of the Cross Charlotte Trail.

Access to the Site will be from 10<sup>th</sup> Street, Siegle Avenue, Central Avenue, Jackson Avenue and an extension of Prospect Street from Central to 10<sup>th</sup> Street.

**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, May 5th, at 7:00 p.m. at Siegle Avenue Presbyterian Church – 600 Siegle Avenue, Charlotte, North Carolina 28204.**

In the meantime, should you have questions about this matter, you may call or email Keith MacVean (704-331-3531 | [keithmacvean@mvalaw.com](mailto:keithmacvean@mvalaw.com)) or Bridget Dixon (704-331-2379 | [bridgetdixon@mvalaw.com](mailto:bridgetdixon@mvalaw.com)). Thank you.

2