

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-085 – The Spectrum Companies**

Subject: Rezoning Petition No. 2018-085

Site: +/- 4.89 acres along S. Tryon Street (see site locator map attached)

Petitioner/Developer: The Spectrum Companies

Current Land Use: Office/parking

Existing Zoning: TOD-M: Transit Oriented Development – Mixed Use and  
I-2: General Industrial District

Rezoning Requested: TOD-M(O): Transit Oriented Development – Mixed Use –  
Optional

**Date and Time of Meeting:** **Tuesday, August 28<sup>th</sup> at 7:00 p.m.**

Location of Meeting: Charlotte Trolley Powerhouse Studio  
1507 Camden Rd  
Charlotte, NC 28203

Date of Notice: August 17th, 2018

We are assisting The Spectrum Companies (the “Petitioner”) on a Rezoning Petition recently filed in connection with the redevelopment with transit supportive uses of the parcels bounded by W. Carson Boulevard, W. Catherine Street, S. Tryon Street and Winnifred Street (the “Site”). We take this opportunity to furnish you with basic information concerning the rezoning petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This rezoning petition involves a request to rezone the ±4.89 acre Site from TOD-M and I-2 (Industrial) to TOD-M(O). The majority of the Site is currently developed with parking areas and is zoned TOD-M. The remainder of the Site, located at the intersection of S. Tryon Street and W. Carson Boulevard, is currently occupied with a four story office building and is zoned I-2.

The rezoning petition proposes to rezone the Site to TOD-M(O) to allow the Site to be redeveloped with a mix of transit supportive uses (e.g. office, retail, and hotel uses). The Site is within a quarter mile and short walk from Carson light rail station. The Site is a significant distance from any single family residential development and is located close to the Center City, which is a transit oriented development zoning district.

The proposed rezoning petition will implement the streetscape improvements and setbacks called for in the recently approved SouthEnd Vision Plan. The rezoning petition also includes the applicable community design guidelines from the SouthEnd Vision Plan (e.g. active ground floor uses, minimum ground floor transparency requirements, and minimum ground floor building heights, etc.). The Site will include a large central open plaza with frontage on W. Carson Street, which will provide the Site views of the uptown sky line. A private street connecting S. Tryon Street to Winnifred Street is proposed that will separate the Site into two more pedestrian friendly blocks and act as a promenade through the site.

## 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 Tuesday, August 28<sup>th</sup>, at 7:00 p.m. at Powerhouse Trolley Powerhouse Studio, 1507 Camden Rd, 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  
Steve McClure, The Spectrum Companies  
Jason Fish, The Spectrum Companies  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location

