

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-151 – Longbranch Development**

Subject: Rezoning Petition No. 2019-151
Petitioner/Developer: Longbranch Development
Current Land Use: Vacant/Residential
Existing Zoning: R-3
Rezoning Requested: UR-2(CD)
Date and Time of Meeting: **Monday, December 2nd, 2019 at 6:30 p.m.**
Location of Meeting: Charlotte’s Hope Church
4100 Johnston Oehler Road
Charlotte. NC 28269
Date of Notice: 11/22/2019

We are assisting Longbranch Development (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on both sides of Johnston Oehler Road and adjacent to Mallard Creek High School as well as I-485 (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss.

Background and Summary of Request:

This Petition involves a request to rezone the ± 11.63-acre Site from R-3 to UR-2(CD) to allow development of the Site with a residential townhome community. The Site is made up of two areas, one area is located on the north side Johnson Oehler Road and adjacent to I-485, the second area is located on the south side of Johnson Oehler Road and adjacent to Mallard Creek High School.

Both areas will be developed with two story townhome dwellings units. The proposed townhome units will be oriented toward Johnson Oehler Road. Each unit will have a garage. Access to the garages and surface parking areas will shielded from street view and oriented toward interior private drives.

A 36-foot Class C buffer will be provided adjacent to the existing single-family home located on the eastern side of the Site. A tree save open space will be provided adjacent to Mallard Creek High School.

Access to the Site will be from Johnson Oehler Road. Each of the areas to be developed with residential units will have two separate access points to Johnson Oehler Road.

The Petitioner is working with CDOT to see if the excess right-of-way located between the roundabout and the Site can be improved with landscaping and sidewalks.

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 Monday, December 2nd, 2019, at 6:30 p.m. at Charlotte's Hope Church, 4100 Johnston Oehler Road, Charlotte, NC 28269.** 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: Renee Perkins Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Brett Basnight, Longbranch Development
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

