

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-152 – Spectrum Companies

Subject: Rezoning Petition No. 2019-152

Petitioner/Developer: Spectrum Companies

Current Land Use: Residential/vacant

Existing Zoning: R-3

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Wednesday, December 4th, 2019 at 6:30 p.m.**

Location of Meeting: University City Partners
8801 JM Keynes Drive, Suite 450
Charlotte, NC 28269

Date of Notice: 11/22/2019

We are assisting Spectrum Companies (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located south of University City Blvd between Twitter Lane and Carolyn Lane (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 it.

Background and Summary of Request:

This Petition involves a request to rezone the ± 26.58 acre Site from R-3 to UR-2(CD) to allow for the development of a multi-family residential community composed of two development areas. The residential community will not be a purpose-built student housing community.

Most of the Site is vacant, a portion of the Site is developed with six (6) single-family homes. The Site also contains an existing public street, Joe Whitener Road, which is proposed to be closed and abandoned to allow the Site to be developed with the multi-family residential community and improved connectivity.

As part of the development of the Site a new public street will be constructed that will extend from the intersection of University City Blvd. and Carolyn Ln. through the Site to the rear of the property and is proposed to be connected to Rocky River Road opposite Dave McKinney Avenue. Most of the proposed residential buildings will be oriented toward this new public street. The development of the Site will also extend, as required by the subdivision regulations, Brooke Nicole Place and Twitter Lane. A portion of the proposed residential units will also be oriented to the extension of these two streets. Access to the proposed residential units will be from these new streets.

Along the common property line to the existing homes located on Carolyn Lane, Batavia Lane, Rockland Drive, and Brooke Nicole Place an 80-foot buffer will be provided. This 80-foot buffer will be composed of a 50 undisturbed buffer and a 30-foot replanted buffer.

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, December 4, 2019, at 6:30 p.m. at University City Partners, 8801 JM Keynes Drive, Ste 450, 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
Jason Fish, Spectrum Companies
Ian Wagoner, Spectrum Companies
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

