

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2020-074– Redwood USA, LLC**

Subject: Rezoning Petition No. 2020-074
Petitioner/Developer: Redwood USA, LLC
Current Land Use: Vacant/Single-Family
Existing Zoning: R-3
Rezoning Requested: R-8 MF (CD)

Date and Time of Meeting: ***Tuesday, August 11th, 2020 at 6:30 p.m.***
Virtual Meeting RSVP: ***Please email dujuanakeys@mvalaw.com or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link. Please reference petition 2020-074 in your response.***

Date of Notice: 7/28/2020

We are assisting Redwood USA, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site generally located east of Kempsford Drive and west of Astoria Drive on the southside of Harris Houston Road (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition, and in accordance with local and state orders in place to prevent the further spread of COVID-19, the meeting will be held virtually. *Please email dujuanakeys@mvalaw.com or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link by August 10th.*

Residents or property owners who expect they will be unable to access the virtual meeting are asked to email dujuanakeys@mvalaw.com or call 704.331.2371 to make alternative arrangements for receiving the presentation information.

Background and Summary of Request:

This Petition involves a request to rezone the ± 21.08-acre Site from R-3 to R-8 MF(CD), to allow the development of the site with a multi-family residential community composed of one-story buildings containing between three (3) and eight (8) dwellings per building.

The site plan associated with this rezoning petition proposes to develop the Site with up to 83 multi-family dwellings in one-story buildings. Each dwelling will have a 2-car attached garage and 2 parking spaces provided in the driveway. Additional visitors parking will be provided on-site. Tree save areas and buffer areas will be provided around the perimeter of the Site abutting the adjoining single-family homes. Access to the Site will be from Harris Houston Road with no future connectivity required to adjoining properties. A 30-foot setback will be provided along Harris-Houston Road. The Site’s frontage on Harris Houston Rd. will be improved with curb and gutter and an eight (8) foot planting strip and a six (6) foot sidewalk.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning, Design and Development 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 participate in the upcoming Virtual Community Meeting to be held on Tuesday, August 11th, 2020, at 6:30 p.m.** 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 or email Keith MacVean (704-331-3531) keithmacvean@mvalaw.com - Thank you.

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Bob Dyer, Redwood USA, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

