

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2020-103– Lat Purser & Associates, Inc.**

Subject: Rezoning Petition No. 2020-103  
Petitioner/Developer: Lat Purser & Associates, Inc.  
Current Land Use: Residential  
Existing Zoning: R-3  
Rezoning Requested: UR-2(CD)

**Date and Time of Meeting:** ***Tuesday, September 1<sup>st</sup>, 2020 at 6:30 p.m.***  
**Virtual Meeting RSVP:** ***Please email [dujuanakeys@mvalaw.com](mailto: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 2020-103 in your response.***

Date of Notice: 8/18/2020

We are assisting Lat Purser & Associates, Inc. (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site generally located at the northeast intersection of Providence Road and Alexander 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](mailto:dujuanakeys@mvalaw.com) or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link by August 31<sup>st</sup>.*

**Residents or property owners who expect they will be unable to access the virtual meeting are asked to email [dujuanakeys@mvalaw.com](mailto: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 ± 5.92-acre Site from R-3 to UR-2(CD), to allow the development of the site with a residential community with up to 80 units. The proposed units will be predominantly designed as 2 & 3 story town home style units.

The site plan associated with this rezoning petition proposes a variety of building types and sizes with a large majority of the buildings containing either two (2) or three (3) bedroom town home units. Building heights will also vary between two and three stories. A 25.5’ Class C Buffer with a fence will also be provided along the eastern and northern property lines. In addition, a 40-foot rear yard will be provided along the northern property line and a 25-rear yard will be provided along the eastern line property line. The area of the Site adjacent to an existing small pond will be left as an open space area with tree save areas, buffers, water quality treatment area, and the preservation of the portion of existing pond that is located on the Site. Streetscape improvements along Providence Road and Alexander Road will include the construction of an 8’ planting strip and 6’ sidewalk. Access to the Site will be from Providence Road and Alexander Road.

**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, September 1<sup>st</sup>, 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](mailto:keithmacvean@mvalaw.com) - Thank you.

- cc: Ed Driggs, Charlotte City Council District 7 Representative
- David Pettine, Charlotte Planning, Design and Development Department
- Lat Purser, Lat Purser & Associates, Inc.
- Adam Purser, Lat Purser & Associates, Inc.
- Jeff Brown, Moore & Van Allen, PLLC
- Keith MacVean, Moore & Van Allen, PLLC

**Site Location**

