

MEETING NOTES

DATE: Tuesday June 22, 2010

PROJECT NAME: Petition 2010-042 – Oakhurst development PROJECT #: 1007230

MEETING LOCATION: First Alliance Church of Charlotte, 4419 Monroe Road, Charlotte, NC 28205

TIME: 7:00pm to 8:30pm

PURPOSE: Community meeting with adjacent neighbors and community leaders

SUBMITTED BY: Heth Kendrick - LandDesign

ATTENDEES:

David Krug – Petitioner
Heth Kendrick – LandDesign
15 Community members (see additional pages)

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THE PRESENTATION

- ***Meeting begins at 7:05pm in the sanctuary of First Alliance Church of Charlotte. The Petitioner begins the meeting with a brief introduction of the history of the development and then asked Mr. Kendrick to describe the rezoning specifics***
- The Petitioner began the meeting by providing a project update since he last spoke with the community in 2008
 - The plan has remained the same since discussed with the community associations in 2007 and 2008
 - The development will be a pedestrian friendly, mixed use development that will provide the Oakhurst community with a combination of employment, retail services, and residential housing
 - The only changes include provisions required by the Independence Boulevard Area Plan and the Pedestrian Overlay District
 - A rezoning will provide a site that is development ready for potential anchor tenants
- The Petitioner informed the attendees that Chippendale Road will be realigned through the school property to allow for a new traffic signal with Chippendale Road and Monroe Road.
 - All attendees indicated a new, safer intersection with Chippendale Road would be a positive item for the Oakhurst community
- The Petitioner then asked Mr. Kendrick to discuss the details of the rezoning request
- The existing conditions of the site considered for the rezoning request and site design:
 - Oakhurst Elementary is an adjacent neighbor to the site
 - The Petitioner provided a summary of the improvements that will occur to the school property as a result of the realignment of Chippendale Road:
 - Improved safety for students accessing Monroe Road
 - New parking area for faculty
 - A redesigned bus parking facility
 - New covered walkways to the buses for the students
 - The Oakhurst community garden is a positive aspect to the community
 - The existing zoning of the site includes:
 - A very small portion of R-5 zoned property
 - Approximately 5 acres of R-17MF zoned property
 - The majority of the site is zoned I-2
 - Allows for heavy industrial uses – former Woonsocket Mills site
 - The site is adjacent to R-5 and R-17MF zoned properties
 - Commercial uses dominate Monroe Road
 - There is an extreme grade change within the eastern portion of the site

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- Prevents Carteret Street from connecting to Shade Valley Road
 - There is a creek with a 35-foot Post Construction buffer to the east of the site
- The site is also subject to several overlay requirements from the City. These include:
 - The Independence Boulevard Area Plan
 - A Distressed Business District Plan
 - A future Pedestrian Overlay District
- The request for this rezoning is for Neighborhood Services (NS)
- Allows for a mixed-use development, including commercial, residential, and civic uses
- The development notes are 90% in line with the requirements of the Pedestrian Overlay District. The Petitioner has requested deviations from the PED requirements for signage allowances, building heights, and parking standards.
- Since the first submittal, the request for commercial uses has been reduced by 25%, from 100,000 sqft to 75,000 sqft. The residential totals have been reduced from 300 units to 250 units. This will result in less traffic for Monroe Road and the surrounding neighborhoods
- The Petitioner is working with CDOT on a Traffic Impact Study (TIS) to ensure roadway improvements are in place for the development to minimize traffic conflicts
- The residential uses may include condominiums, townhomes, or apartments. These can be provided up to 22 DUA.
- Commercial uses may include restaurants, retail, office, and civic uses
- The Petitioner has limited the allowance for only one drive-thru facility within the development, most likely occurring within Parcel A or B. This restriction was provided at the request of Planning staff.
- Parcel C will be the location for a potential grocery store. Parking for the grocery store would be provided within Parcel A. The parking area would be subject to the requirements of the development notes from the rezoning petition.
- The streetscape framework for the development will follow the requirements of the Urban Street Design Guidelines. Streets will be private but remain open for public use at all times. On-street parking, planting strips, and street trees will be provided along all private streets.
- ***The presentation concluded at 7:45 and the request was made for questions from the community member attendees***
- **QUESTION 1:** What will be put in place between homes adjacent to the proposed grocer and residential units.
 - Mr. Kendrick explained a required rear yard of 20-feet will be placed to the rear of any commercial use within Parcel C. It is likely any commercial use will orient toward the internal private streets, resulting in a rear façade for any buildings. If loading or a service area is adjacent to the rear yard, a required screen wall must be provided. For the residential uses on Parcel D, there is not a requirement for a buffer or rear yard for this use adjacent to the existing residential. Form the adjacent homes, the rezoning request allows for residential units up to 60-feet in height. This is the equivalent of a four story building.
- **QUESTION 2:** There is the perception that retail uses bring crime to a community. What is being put in place to deter crime within this development?
 - The rezoning petition requires pedestrian lighting along all internal private and along the property frontage of the adjacent public streets. Adequate lighting of roadways, parking areas, and buildings is one of the best deterrents to crime in any community. Additionally, the development framework allows for small block sizes and clear sight lines within the development. This will allow for easier access for emergency vehicles responding to a call. Lastly, the use of spandrel glass has been disallowed for use on ground floor windows, allowing pedestrians to be seen by those inside buildings, and vice versa.
- **QUESTION 3:** Even though buildings have not been defined, is there any way to know what the character of the development will be like?
 - The Petitioner indicated within the development notes there are inclusions and exclusions for materials and their use for residential and commercial buildings. Mr. Kendrick pointed out the streetscape design requirements of the USDG.

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- **QUESTION 4:** Could the site incorporate some element that speaks to the Oakhurst community? Monroe Road is not viewed as a “great street” and it would be great to begin to change the character of this area with this development.
 - The Petitioner mentioned he too would like the development to respond to the history and character of the Oakhurst community. This could be accomplished through naming, signage, and architecture.
- **QUESTION 5:** What will happen to the properties within the community that are zoned R-5? Will they change with this petition or will they remain R-5?
 - Mr. Kendrick reiterated that no zoning classifications for properties outside of the zoning boundary limits will change with this petition.
- **QUESTION 6:** If the Independence Boulevard Area Plan, the Pedestrian Overlay District, and the Urban Street Design Guidelines have not been approved and adopted by City Council, why is the Petitioner including these items in the rezoning petition?
 - Mr. Kendrick indicated these inclusions are a result of the Petitioner's discussions with staff and are standard requests for all rezoning petitions.
- **QUESTION 7: With Wal-Mart opening in 2011 on Independence Boulevard, does the Petitioner think that will have any impact on if a grocery store will survive at this location.**
 - The Petitioner said he has been working for the past two years on landing a grocery tenant for this development. Based on his calculations, a grocery store can exist on this site and do very well based on the number of residential units in close proximity to the site.
- ***The meeting ended at 8:30pm with all of the attendees agreeing on two items:***
 - ***Everyone would like to see a grocery store for this community***
 - ***The traffic signal at Chippendale Road and Monroe Road is a great addition***



Heth Kendrick

These notes reflect the author's interpretation of the events at the referenced meeting. Any changes or additions required should be submitted to the author in writing.

PETITION 2010-042

COMMUNITY MEETING SIGN-IN SHEET

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