

COMMUNITY MEETING REPORT
Petitioner: Childress Klein Properties
Rezoning Petition No. 2010-056

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on September 15, 2010. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, September 28, 2010 at 6:30 p.m. at the Renaissance Charlotte SouthPark located at 5501 Carnegie Boulevard, Charlotte.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Tom Coyle and Paul Devine with Childress Klein Properties. The Petitioner's agent, Collin Brown with K&L Gates, the Petitioner's traffic consultant, Randy Goddard with DRG, and the Petitioner's site designer, Rob Rule with RJT+R, were also attended on behalf of the Petitioner.

The following groups/neighborhoods were represented by one of more attendees: Carnegie Property Owners Association, Piedmont Row Home Owners Association, Picardy neighborhood, Barclay Downs neighborhood, and Parkdale neighborhood.

Charlotte City Council District 6 representative Andy Dulin attended.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the rezoning team. Mr. Brown indicated that the Petitioner proposed to rezone an approximately 13.15 acre site bounded by Carnegie Boulevard and Congress Street (the "Site") from the O-1 Zoning District to the MUDD-O Zoning District. Mr. Brown explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners. The Community Meeting included a PowerPoint presentation by the rezoning team.

Tom Coyle provided background information regarding the Petitioner's development experience and explained the Petitioner's interest in the Site. Mr. Coyle provided the attendees with information regarding the Petitioner's development goals and objectives as they relate to the Site and explained its approach to developing the rezoning plan.

Mr. Coyle introduced Rob Rule who explained his vision for future development on the Site. Mr. Rule explained the Conceptual Site Plan and two Conceptual Architectural Renderings. Attendees raised questions about the type of residential development that the Petitioner proposed. Mr. Brown indicated that the conditional notes refer to "multi-family residential" uses and that the proposed units could be "for-sale" or "for-rent" product. Attendees inquired about the anticipated price points for the proposed residential units. Mr. Coyle responded that the specific price points were not known at this point, but that land prices and construction costs would dictate that units would not be inexpensive.

Attendees raised questions about the proposed building heights within the development. Mr. Coyle explained that the Petitioner proposed a 120 foot building height for the western portion of the Site and a 180 foot building height for the eastern portion of the Site. Mr. Coyle and Mr. Brown explained that the proposed 180 maximum building height was based on the fact that a substantially taller structure could be built on the Site under the existing O-1 zoning, and the fact that 180 and 170 foot maximum building heights were already approved for two properties that abut the Site. Mr. Coyle showed attendees several PowerPoint slides depicting building heights allowed in the area based on existing zoning. Mr. Coyle also showed several PowerPoint slides depicting building heights on the Site based on the maximum building heights proposed in the rezoning plan. An attendee from the Picardy neighborhood spoke up and shared her perspective on the history of several rezonings in the area. She explained that neighborhood representatives accepted higher maximum building heights closer to their single-family neighborhood but negotiated sidewalks and other neighborhood improvements through the rezoning process.

Mr. Brown told attendees that the Petitioner's representatives could stay after the presentation to answer specific questions, but, in the interest of time, he suggested moving along to Randy Goddard's presentation regarding traffic in case some attendees needed to leave early.

Mr. Goddard explained the Traffic Impact Analysis that was performed by his firm and submitted to CDOT. Mr. Goddard identified the seven intersections that were studied and outlined the mitigation options that he recommended in light of the traffic analysis. He explained that most of the mitigation recommendations involved phasing modifications to existing traffic signals. He explained that the only recommended physical improvements were at the intersection of Runnymede Lane and Barclay Downs Drive. Mr. Goddard stated that he had some concerns with the intersection of the Barclay Downs Drive and Fairview Road. He indicated that the intersection could be improved by adding a third westbound through-lane on Fairview Road. However, he stated that adding an additional lane at that location would require the removal of one or more mature trees along Fairview Road. Mr. Brown explained that the Petitioner faced competing priorities with regard that intersection and pointed out that the Petitioner would likely be willing to install an additional lane to improve traffic conditions at the intersection if the community was comfortable with the removal of mature trees to accommodate the improvement.

Representatives of the Piedmont Row Home Owners Association raised concerns about potential impacts on Piedmont Row Drive as a result of increased traffic. Mr. Goddard explained the challenges related to relocating the existing signal from Piedmont Row Drive to Assembly Street. Piedmont Row Home Owners also pointed out their concerns related to fact that Piedmont Row Drive is not a public street.

Andy Dulin indicated that he has heard concerns from area residents about the timing of the traffic signal on southbound Barclay Downs Drive at Fairview Road.

An attendee from the Picardy neighborhood indicated that neighbors needed to pay attention to the Petitioner's commitments regarding lighting and signage.

An attendee inquired about the Site's potential stormwater impacts. Mr. Brown explained that the existing site was developed before there were any stormwater or detention requirements. Therefore, the existing site is almost entirely impervious with no stormwater control features. He explained that the proposed development would comply with the Post Construction Controls Ordinance and that the incorporation of any detention and water quality features would be an improvement over existing conditions. Mr. Coyle explained that engineering work has not been completed but that underground retention would likely be used. Mr. Dulin asked the Petitioner to follow up with residents regarding how the detention system might work. An attendee asked whether stormwater runoff could be used for irrigation. Mr. Coyle indicated that using grey water for irrigation was an option.

An attendee asked about "green" development aspects of the proposed development. Mr. Coyle explained that every building the Petitioner has built over the last four years has obtained a LEED certification. Paul Devine stated that sustainable building techniques are central to the Petitioner's development philosophy.

Mr. Dulin asked if the Conceptual Architectural Rendering depicted realistic widths of the proposed street network. Mr. Rule confirmed that the renderings were approximately drawn to scale.

An attendee inquired about the anticipated timeline for development and buildout. Mr. Coyle stated the development would be market driven and that he anticipated greater demand for office development in the near term. Mr. Devine explained that the development process often takes several years but that the Petitioner believes that Charlotte and SouthPark are special places and that growth will continue. He stated that the Petitioner hopes to see development on a 5-7 year timeline.

An attendee asked if the Petitioner would consider revising the site plan prior to the public hearing to align the proposed southern egress with Assembly Street instead of the offset alignment that is currently shown. Mr. Dulin urged the Petitioner to consider aligning the proposed street with Assembly Street. Mr. Coyle explained that the off-set alignment was necessary in order to accommodate residential units that would wrap the Tract A parking deck and create a residential neighborhood feel that is better for the community. Mr. Coyle stated that residential units along that street would create a more-walkable neighborhood. An attendee suggested that if that is the goal, the Petitioner should consider making the street pedestrian-only.

Mr. Brown stated that the Petitioner may be willing to convert the street to pedestrian-only but he was not sure how CDOT would respond. Piedmont Row Home Owners Association representatives asked why an access street could not be located on the northern portion of the Site through Tract B.

Piedmont Row Home Owner Association representatives indicated that their concerns with the proposed street layout would be alleviated if vehicular traffic was prohibited on the proposed street between Tracts A and C because they believe that the flow of traffic would be diverted to Carnegie Boulevard and Barclay Downs Drive and the pressure to turn left from Fairview Road onto Piedmont Row Drive would be somewhat lessened.

Mr. Brown indicated that the rezoning team would continue to discuss the issue with CDOT staff, representatives of the Carnegie Property Owners Association and other stakeholders. Piedmont Row residents encouraged the Petitioner to consider modifying the internal street layout prior to the public hearing. Mr. Dulin stated that he did not believe that there was any chance that the existing traffic signal could be relocated from Piedmont Row Drive to Assembly Street. However, he stated that he was willing to work with the Petitioners and City staff to see if the alignment issue could be resolved. Mr. Dulin said that the residents' suggestions made sense and it seemed more appropriate to locate open space areas on the southern portion of the Site nearer to Piedmont Row.

Mr. Dulin asked the Petitioners to consider the concerns expressed by attendees and touch base with him within seven days to discuss any potential changes to the rezoning plan.

An attendee asked if the conceptual renderings would be binding on the Site. Mr. Brown explained that the conceptual renderings and conceptual site plan were only conceptual in nature. He explained that the Technical Data Sheet and the conditional rezoning notes contained the Petitioner's binding commitments. Mr. Dulin inquired about the building height depicted on the conceptual architectural rendering. Mr. Rule responded that the tallest building on the rendering was drawn to show a height of 150 feet. An attendee and Mr. Brown again discussed the maximum building heights proposed by the Petitioner. Another attendee inquired about the maximum building heights allowed as a result of the recent Charlotte Housing Authority rezoning in Dilworth. She also stated that she was concerned with the proposed building heights but that her primary concern was the negative traffic impacts that could result from the proposed street alignment.

Mr. Coyle indicated that the Petitioner is open to the concerns expressed at the Community Meeting and that the rezoning team would continue to work on refining the site plan.

Following the formal question and answer session the Petitioner's representatives continued conversations with attendees individually.

SITE PLAN MODIFICATIONS RESULTING FROM THE COMMUNITY MEETING:

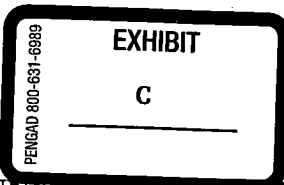
Following the Community Meeting the Petitioner and the design team have proposed modifying the rezoning plan to address concerns raised at the Community Meeting. Specifically, the

Petitioner has agreed to convert the proposed southern egress street to a pedestrian/bicycle connection and active open space area. Additionally, the Petitioner has agreed to add a northern egress street through the northern portion of the site to provide vehicular access to the interior of the site and to break up the mass of buildings located in that area. The Petitioner has also agreed to review the proposed signage provisions and work with neighborhood leaders to ensure that nearby single-family neighborhoods will not be negatively impacted by lighting signage.

These proposed revisions will be presented at the public hearing.

Respectfully submitted, this 8th day of October, 2010.

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Commission
The Honorable Andy Dulin, Charlotte City Council
Mr. Tom Coyle
Clerk to City Council



COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: CHILDRESS KLEIN PROPERTIES
REZONING PETITION NO. 2010-056
September 28, 2010

<u>Name</u>	<u>Address</u>	<u>Phone Number</u>
Collin Brown	214 N. Tryon St	704-331-7531
RANDY E. GODDARD	2459 WICK BLVD.	706/654-9619
Paul Devine	301 S. College	704-342-9000
THOMAS GOLEN	4625 Piedmont Row #511E	704 999-4136
Mans McLeod	950 East Road Waxhaw NC Unit 504 PR 704D	704-843-0695
FRANK BASS	5605 CARNEGIE BLVD	704 248 2123
MARGARET LEE	5400 Wintercrest	704-553-7582
Giselle Burner	5414 Wintercrest Lane	704.649.6441
Phyllis Spickard	5809 W. Wood Ln	704-553-1837
Wendy Bell	4725 Piedmont Row Dr	704-719-7775
Meghan	" "	704 556 7871
Doris Jones	4201 Congress St	704-714-7656
John Crowell	" "	704-714-7641
Sherrie Smith	4625 Piedmont Row Dr	704-491-2898
ROB RICE	300 GALERIA PKWY, ATLANTA, GA	770-661-1492
Liz Countess	4626 Piedmont Row Dr #413	704.552.7184
ANDY DULIN	3200 WICKERS HAM RD	28211