

REZONING COMMUNITY MEETING REPORT

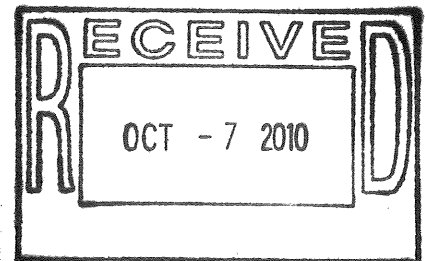
Petition No. 2010-063

Meeting Date: October 5, 2010
Meeting Time: 6:00 p.m.
Meeting Location: Independence Tower (4th Floor Meeting Room)
4801 Independence Boulevard
Charlotte, North Carolina 28211
Petitioner: Richard Latorre
Petitioner's Agent: Howard Neumann, Pease Associates
Current Zoning: R-4
Requested Zoning: O-1 Conditional
Property Address: 5831 Monroe Road
Charlotte, North Carolina 28211

A. Invitations to the Community Meeting were sent on September 23, 2010 to the adjacent property owners and neighborhood associations that were identified on lists submitted to Mr. Latorre by the Charlotte-Mecklenburg Planning Department. A copy of the invitation is included in this submittal as an attachment.

B. Attendance: The following individuals were in attendance:

1. Mr. Richard Latorre
4801 East Independence Boulevard
Charlotte, North Carolina 28212
(704) 566-8181
rl@latorregroup.com
2. Mr. Howard Neumann
2925 East Independence Boulevard
Charlotte, North Carolina 28205
(704) 376-6423
hneumann@pease-ae.com



C. A copy of the agenda that had been prepared for the Meeting is included in this submittal.

D. Meeting Notes:

Other than the Petitioner, Mr. Richard Latorre and his Agent, Mr. Howard Neumann no other individuals attended. Both Mr. Latorre and Mr. Neumann waited in the scheduled Meeting Room until 6:35 p.m. before leaving the Meeting Room. In addition, Mr. Neumann waited outside the building until 6:45 p.m. before leaving. Mr. Neumann had prepared and mounted a copy of the proposed Site Plan, Sheet C1.01 revised 9.17.2010 for display on an easel in the Meeting Room for presentation to and as a reference for comments from guests.

LATORRE PROPERTY REZONING --- COMMUNITY MEETING AGENDA

October 5, 2010

AGENDA

- A. Welcome guests
 - a. Richard Latorre
 - (1) Background of Richard Latorre & Latorre Insurance Group
 - (2) Intent for requesting the rezoning
 - b. Introduction of Howard Neumann
 - c. Purpose of the Community Meeting

- B. Notes about the Rezoning
 - 1. Single Lot / Parcel
 - 2. Approximately ½ acre
 - 3. Current Zoning = R-4
 - 4. Proposed / Requested Zoning = O-1 Conditional
 - 6. Have met several times with Public Agencies in attempts to propose an acceptable rezoning and compliant development
 - a. Charlotte-Mecklenburg Planning Department
 - b. North Carolina Department of Transportation
 - c. City of Charlotte Department of Transportation
 - d. City of Charlotte Urban Forestry
 - 7. Compliant with Independence Boulevard Future Land Use Plan
 - 8. Previously reviewed proposed rezoning with Councilwoman Nancy Carter
 - 9. Improvements required and proposed
 - a. Driveway
 - b. Sidewalk
 - c. Proposed ROW
 - d. Corresponding Setback & Rear yard & Side yard [O-1 requires 10' vs 5']
 - e. Bicycle Parking
 - f. Buffer = 12' wide
 - g. Landscaping
 - (1) Shrubs every 5' (20 per 100' - 75% evergreen)
 - (2) Trees every 33' (3 per 100' - 25% evergreen)

10. Initial Development

- a. Interior renovations with some possible expansion as indicated on the plan
- b. Driveway
- c. Parking
- d. Landscaping
 - (1) Screen Parking
- e. Lighting (Full cut-off & shielded)

11. Potential Future Development

- a. Horizontal Expansion
- b. Vertical Expansion (Add 1 story max.)
 - (1) Footprint = 2052 SF / Heated = 1,496 SF / Carport = 450 SF
 - (2) Maintain residential scale & character
- c. Parking

REZONING COMMUNITY MEETING REPORT

Petition No. 2010-063

ATTENDANCE

Name: Richard Latorre
Address: 4801 E. Independence Blvd.
Phone: Charlotte, NC
Email: 704 566-8181 r/l@latorregroup.com

Name: HOWARD NEUMANN
Address: 2925 E. INDEPENDENCE BLVD.
Phone: 704-376-6423
Email: hneumann@pease-aq.com

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