

COMMUNITY MEETING REPORT  
**Petitioner: Singh Development, LLC**  
Rezoning Petition No. 2011-021

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 February 24, 2011. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, March 9, 2011 at 6:30 p.m. at the Providence Country Club located at 6001 Providence Country Club Drive, 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 Mike Kahm and Todd Rankine with Singh Development, LLC. The Petitioner's agent, Collin Brown with K&L Gates, and the Petitioner's engineer, Kevin Caldwell with GeoScience also attended on behalf of the Petitioner.

**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 14.45 acre site located on the east side of Providence Road across from Providence Road Country Club Drive (the "Site") from the R-3 Zoning District to the INST(CD) 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.

Attendees raised questions about impact that a rezoning approval may have on the future development of the surrounding property and about the level of commercial intensity recommended for this area during the Planning Department's recent land use charrette. Mr. Brown responded that the recent charrette process has not led to any changes in land use plans or development policies for the area. He acknowledged that the Site is unique because it is surrounded by large tracts of undeveloped land that present exceptional opportunities for future

development due to the area's transportation infrastructure and demographics. However, he pointed out that the Petitioner's proposed institutional use would not be viewed as inconsistent with the current land use plan's recommendation for low density residential development. Mr. Brown also explained that the proposed institutional use would have less impact, from traffic and school capacity perspectives, than single-family development under the existing R-3 zoning.

Mike Kahm provided background information regarding the Petitioner's development experience and explained the Petitioner's continuum-of-care approach as it relates to the operation of the proposed facility. Mr. Kahm 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. Attendees inquired about the anticipated pricing of independent and dependant living units. Mr. Kahm explained that the Petitioner uses a monthly fee leasing model and does not require significant entry fees for residents. He estimated that the lowest monthly lease cost would likely start at approximately \$3000.00 for independent living units and that leases for other units would be higher based on the need for additional care.

Todd Rankine explained the Petitioner's vision for development of the Site, including the design and layout of the proposed facility. Mr. Rankine explained the Conceptual Site Plan, Conceptual Architectural Renderings and photographs of a similar facility developed by the Petitioner in Cary, North Carolina. Mr. Rankine responded to questions related to the building heights at various locations on the site. Mr. Brown explained that, when viewed from Providence Road, the facility would appear to be two-stories in height, but that the topography will allow three stories to be built on the south and west side of the facility without changing the roof height as viewed from Providence Road. Mr. Rankine responded to questions regarding the level of grade between Providence Road and the facility. Mr. Brown indicated that the Petitioner is committing to the building heights and scale shown on the architectural renderings.

Attendees raised several questions and concerns with regard to the proposed right-in-right-out driveway entrance on Providence Road. The Petitioner's representatives explained that discussions with CDOT and NCDOT are ongoing and that the Petitioner does not anticipate that the driveway on Providence Road will be used heavily for access to the Site. However, the driveway is necessary to create a visual amenity and sense of place for residents and neighbors.

Mr. Kahm thanked attendees for their comments and explained that the design team would consider the issues raised and may make modifications when revised plans are submitted.

An attendee indicated that she was member of the Matthews family which owns the Site. She explained that quality development is a priority to the Matthews family and that the family is very pleased with the Petitioner's proposal.

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

#### **SITE PLAN MODIFICATIONS RESULTING FROM THE COMMUNITY MEETING:**

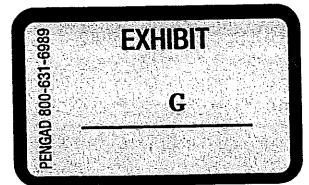
Following the Community Meeting the Petitioner has proposed modifying the rezoning plan to address concerns raised at the Community Meeting. Specifically, the Petitioner has agreed to add deceleration lanes on northbound Providence Road to address community concerns about the safety of the right-in-right-out driveway on Providence Road. Additionally, the Petitioner has agreed to a conditional note limiting the height of the proposed structure to three stories.

These proposed revisions will be presented at the public hearing.

Respectfully submitted, this 11<sup>th</sup> day of April, 2011.

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Commission  
The Honorable Warren Cooksey, Charlotte City Council  
The Honorable Andy Dulin, Charlotte City Council  
Mr. Mike Kahm  
Clerk to City Council

# Please Sign In



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DON CATES	" "	"
Jim Martin	6811 LUNDIN LINKS	704 321 5971
Don Wood	6312 Providence PC Dr	704 321-2561
Robert Peboe	5840 Legacy Cir.	704-321-2211
Dave Nein	6519 Lundin Links Ln	704-321-2788
Dimitry Krolth	5301 Providence Drive	704-846-2074
Tom Rye	11520 Pine Valley Club Dr.	704-208-6206
Nora Hale	5904 Bookbinder's Ln.	704-996-6571
Todd Pace	Cranfield Academy 11745 Providence Rd	704-609-8113