

September 6, 2011

Penny Cothran  
City of Charlotte Planning Department  
600 East 4th Street  
Charlotte, NC 28202

Re: Rezoning 2011-036 Senator Royall Dr.

Dear Penny Cothran:

LandDesign along with the petitioner, Crescent Resources, LLC, conducted a Community Meeting on June 23, 2011 for the above referenced rezoning. The meeting was held from 6:00-8:00 at the Ben Craig Center in the Lverson Room - Main Floor, 8701 Mallard Creek Road, Charlotte, North Carolina 28262.

Please see the attached documentation for discussed items, mailing list, meeting flyer and meeting sign-in sheet.

If you need any further information please do not hesitate to contact me.

Sincerely,

Kathy Kuneyl

## COMMUNITY MEETING REPORT

**PETITIONER:** Crescent Resources, LLC  
227 West Trade Street, Suite 1000  
Charlotte, NC 28202

**REZONING PETITION:** 2011-036

**PROPERTY:** 63 ± acre site which straddles Senator Royall Dr @ Mallard Creek Church Rd Intersection

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 dates and explanations of how contacted:**

The Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations listed on Exhibit A attached. A copy of the written notice which was mailed in the U.S. mail on June 03, 2011 is attached as Exhibit B.

**Time, Date and Location of Meeting:**

The Community Meeting was held on Thursday, June 23 at 6:00 p.m. at the Ben Craig Center in the Lverson Room - Main Floor, 8701 Mallard Creek Road, Charlotte, North Carolina 28262.

**Persons in Attendance at Meeting:**

The individuals as indicated on the sign-in sheet attached as Exhibit C attended the community meeting required by The Ordinance. The Petitioner's representative at the community meeting was Ned Austin with Crescent Resources. Also in attendance representing the Petitioner was Jake Carpenter of Ramey Kemp and Rhett Crocker and Kathy Kuneyl of LandDesign.

**Summary of Issues Discussed**

The meeting was opened by Rhett Crocker who introduced the development team and the site location. Mr. Crocker gave an overview of the rezoning process, the newly updated RE-3 zoning district, and the University Research Park in which the site resides.

A description of the proposed plan and graphic were provided through a PowerPoint presentation. The plan would allow for an increase in uses (Hotel, Retail, Office, and Multi-Family Residential).

After a description of the proposed development, attendees were invited to ask questions.

The attendees wanted to know:

- What kind of hotel might be developed. The Petitioner's representative responded that there is no specific tenant interest underway currently, but that it would most likely be on the lines of a Holiday Inn Express.
- What kind of homes would be developed? The Petitioner's representative responded that they would be high-end, one to two bedroom apartments. Desired tenants would come from workers within the URP.

- Would there be a connection to the Greenway? The Petitioner's representative explained that this site doesn't directly connect to the greenway but that new trails and sidewalks would be developed to provide for the future connection. An internal loop is also planned to help encourage health and wellness within the site.
- What would the retail building heights be in Parcel A & B? The Petitioner's representative responded that these would be primarily one story retail.
- If zoning is approved, what is the timing of construction? The Petitioner's representative responded that they are on track for rezoning approval at the end of 2011, therefore the goal will be to immediately start the development process on the multi-family tract (Parcel D). Parcel D (Multi-Family) would be Phase One, Parcels A & B (Retail / Hotel) should follow after as Phase Two, then Parcel C (Office) would come as Phase Three further down the line when there is more of a need for office space within the URP.

**Changes to the Petition as a result of the Community Meeting:**

There were no pressing concerns or objections on behalf of the attendees which required any changes to the petition. A stronger greenway connection and multi-use trail was provided in further site plan development.

Kathy Kuneyl, LandDesign

cc: Council Member Michael Barnes  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Ms. Debra Campbell, Charlotte-Mecklenburg Planning Department  
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department  
Mr. Ned Austin, Crescent Resources, LLC  
Ms. Elizabeth McMillan, Crescent Resources, LLC  
Ms. Mary Hopper, University City Partners  
Mr. Olin Smith, University Research Park

# EXHIBIT B - Meeting Flyer

## NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

**Subject:** Community Meeting - Rezoning Petition No.: 2011-036  
**Date of Notice:** June 03, 2011  
**Date and time of Meeting:** Thursday, June 23 at 6:00 P.M.  
**Place of Meeting:** Ben Craig Center - Lverson Room - Main Floor  
8701 Mallard Creek Road  
Charlotte, NC 28262

**Petitioner:** Crescent Resources, LLC  
**Property Involved:** 63 ± acre site which straddles Senator Royall Dr @ Mallard Creek Church Rd Intersection

Current Zoning of Site	Requested Change in Zoning
RE-1 (Research District)	MUDD-CD (Mixed-Use Development District)

Ladies and Gentlemen:

Crescent Resources, LLC (the "Petitioner") has filed a Rezoning Petition with the City of Charlotte seeking MUDD-CD rezoning for the Site to accommodate the development of a pedestrian friendly, multi-use development consistent with the recently adopted University Research Park Area Plan which will include retail, office, hotel, restaurant and apartment uses.

This notice is to invite you to attend a Community Meeting required by the Charlotte Zoning Ordinance which will be held on **Thursday, June 23, 2011 at 6:00 p.m.** at the **Ben Craig Center - Lverson Room - Main Floor** for purposes of discussing this Rezoning Petition with neighboring property owners and organizations prior to the Public Hearing on this Rezoning Petition which is scheduled to be held on Monday, July 18, 2011. The Ben Craig Center's address is 8701 Mallard Creek Road, Charlotte, North Carolina.

Representatives of the Petitioner look forward to sharing information concerning this proposal with you and responding to questions you may have regarding the Rezoning Petition. The Petitioner may make further revisions to its conditional rezoning plan as a result of comments received at this meeting, comments received from the Charlotte-Mecklenburg Planning Staff and/or the Charlotte Department of Transportation, or as a result of modifications the Petitioner may deem necessary.

Should you have any questions or comments, you may call Ned Austin at (980) 231-6152.

cc: Michael Barnes, City Council District 4  
Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Ms. Mary Hopper, University City Partners  
Elizabeth Adams, Crescent Resources, LLC  
Rhett Crocker, LandDesign  
Olen Smith, University Research Park

# EXHIBIT B cont. - Meeting Flyer



**Senator Royall  
Rezoning**  
Community Meeting  
June 23, 2011





# EXHIBIT C - Meeting Sign-In Sheet

SENATOR ROYALL DR  
Rezoning Petition (2011-036)

INFORMATION SHEET: COMMUNITY MEETING 06.23.2011

	Name	Address	Phone	Email	How did you Hear About the Meeting?
1	Corlis Ellis	10711 Norway Spruce ct	704-971-1776	jellis3012@aol.com	Notice to HOA
2	HARRY KIRK	7008 Walkard Cr Rd.	704 589.6159		Notified
3	ANTHONY Woodine	10175 CLAY BRIDGE 28242	704 541 3547	awoodine@ATT.NET	NOTIFIED BY MAIL
4	Jake Carpenter	12005 Birdwell Court 28269	704 302 4379	jcarpenter@ramseykemp.com	
5	<del>PHIL CROCKER</del>			LDI	
6	Ned Austin	Crescent			
7	GEORGE MALOSMITH	831 E MORRIS	337-2393	Gcmccampbell@prop.ia	LECT notice
8	Olen Smith	1980 Two Wachovia Center	704 375 6220	olebsmith@bellsouth.net	
9	KATHY KUNSTEL			LDI	
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