



RAINIER BUILDERS LLC

January 27, 2012

Claire Lyte-Graham, AICP
Charlotte-Mecklenburg Planning Department
600 East Fourth Street, Eighth Floor
Charlotte, NC 28202

Subject: Community Meeting Report- Rezoning Petition 2012-007
Petitioner: Rainier Builders, LLC

Dear Ms. Lyte-Graham:

Please find enclosed the Community Meeting Report for Petition No. 2012-007. This report summarizes the meeting held on Thursday, January 26, 2012 at 3220 North Davidson St in Charlotte.

Sincerely,

Brett McDonough
Rainier Builders, LLC

COMMUNITY MEETING REPORT FORM

Petitioner: Rainier Builders, LLC

Rezoning Petition No.: 2012-007

Property: Approximately .628 acres located on the north side of Yadkin Avenue between East 35th Street and East 36th Street

This Community Meeting Report is being filed with 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:

Persons on the attached mailing list as provided by the City of Charlotte are attached as Exhibit A, and were sent Notice of the Community Meeting via First Class US Mail. A copy of the notice is attached hereto as Exhibit B. Additionally, the Petitioner met with Hollis Nixon, President of the Noda Neighborhood Association, on December 13, 2011 to have preliminary discussions regarding the project. The Petitioner on January 3, 2012 attended the monthly Noda Neighborhood Association meeting, where the Petitioner presented renderings as well as provided a summary on the proposed project and answered several questions from the audience. Based on this presentation, the Noda Neighborhood Association has provided their comments regarding the project, and the Petitioner plans to address these items at the February Noda Neighborhood Association meeting, scheduled for February 7th.

Date, time and location of meeting:

January 26th at 6:30pm at 3220 North Davidson St

Persons in attendance at meeting:

Please see enclosed Sign In sheet, as Exhibit C. Kyle Short and Brett McDonough, both principles of the Petitioner, Rainier Builders, LLC, were present.

Summary of Issues Discussed at Meeting:

In addition to a general summary of the project, the Petitioner provided updated revisions (the same submitted to Planning on January 20th) depicting an increase in the surface parking to (15) spaces and design revisions to the unit adjacent to the corner of 35th & Yadkin to address Planning Committee's comments, as well as Noda Neighborhood Association's comments. The primary issue or complaint discussed was regarding the height of the project, which is currently specified at 44'. All three community members present shared a concern that the project may be too high. The Petitioner addressed these

concerns and plans to present new elevations with height and unit revisions at the Noda Neighborhood meeting on February 7th. The meeting began at 6:30pm and adjourned at approximately 7:00pm.

Changes Made to the Petition as a result of the Meetings:

As indicated, the primary revisions or enhancements as a result of the meetings are with regards to increasing the surface parking to (15) spaces, as well as addressing the ascetic and structural design of the corner unit. The Petitioner also plans to make revisions to the elevations to address height concerns.

EXHIBIT B



RAINIER BUILDERS LLC

January 6, 2012

Subject: **Rezoning Petition 2012-007**

Dear Property Owner:

The Charlotte-Mecklenburg Planning Commission's records indicate that you are an owner of property near the site described below. Accordingly, we are extending an invitation to attend the upcoming **Community Meeting to be held on January 26th at 6:30pm at 3220 North Davidson St in Charlotte.** Representatives from Rainier Builders, LLC will be available to discuss the proposed rezoning with you.

Petitioner: Rainier Builders, LLC

Property: Approximately .628 acres located on the north side of Yadkin Avenue between East 35th Street and East 36th Street

Current Zoning: R-5 & O-2

Proposed Zoning: **MUDD(O)**

Community Meeting: **January 26th at 6:30pm at 3220 North Davidson St in Charlotte**

Project Description: This petition involves a request to allow the redevelopment of the property for (15) for sale townhomes. 2 bedroom, 2.5 baths, featuring ground-level garages and 4th floor covered balconies. Each unit is approximately 2,250 sf under roof and approximately 1,500 sf heated.

The Petitioner may later amend the rezoning plans as a result of comments received at the Community Meeting, comments from the Planning Staff, comments from the NODA Neighborhood Association, or as a result of modifications deemed appropriate by the Petitioner.

Sincerely,

Rainier Builders, LLC

Exhibit C

Yadkin & 35th St
Rezoning Petition No. 2012-007
Community Meeting Sign In Sheet
Thursday, January 26, 2012
6:30 pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL</u>
1	William F. Smith	612 E. 35 th	704-377-0551	smithfgraham@gmail.com
2	James Hardner	604 E 35 th	704-334-3712	hardner@cardinal.vr.com
3	Giovanni Gulco	604 E 35 th	704 750 0555	GULLCOA@GMAIL.COM
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