

COMMUNITY MEETING REPORT

Petitioner: Double Oaks Associates-Charlotte Mecklenburg Housing Partnership

Rezoning Petition No: 2013-031 Newland Road Apartments

Property: +-6.05 acres located within the Double Oaks Community; bounded by Newland Rd, Samuel St., Statesville Ave. & Lasalle St.

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:

A staff member 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-1 attached hereto by depositing the Community Meeting Notice in the U.S. mail on February 12, 2013. A copy of the written notice is attached hereto as Exhibit A-2.

Date, Time and Location of Meeting:

The Community Meeting was held on Tuesday, February 26, 2013, from 4:00 PM – 7:00 PM at the Community Room of The Alexander Apartments, 2425 **Statesville Ave. Charlotte, NC 28206.**

Persons in attendance at the Meeting:

A list of attendees is attached as Exhibit B.

Summary of Issues Discussed.

Kim Graham and Orlando Badillo of the Charlotte Mecklenburg Housing Partnership and Frank Quattrocchi of Shook Kelley welcomed the attendees as the individuals arrived in an Open House format with introductions and explanation of the individual roles of each of the hosts.

Presentation boards consisting of the proposed Rezoning Plan, Proposed Site/Building Footprint Plans and Exterior Building Elevations were reviewed with each of the attendees. Ms. Graham, Mr. Badillo and Mr. Quattrocchi provided a general overview of the property that is the subject of the rezoning petition and the proposed development plan in relation to the location within the Double Oaks community.

Mr. Quattrocchi reviewed the development plan in detail with each of the attendees explaining the existing street boundaries, proposed road and sidewalk improvements, number of Development Areas and proposed uses for each area.

It was explained that there would be no proposed changes to the existing street grid or traffic patterns with no changes to the CATS bus stop location.

The proposed site plan delineating building footprints, parking areas, sidewalk and entrance drive connections to the public right-of-ways, trash enclosure, amenity/play areas and the locations of the Community Areas and offices for the development were discussed with the attendees. Black and white exterior building elevations were presented with an overview of the building materials proposed for the development.

During any point of the proposed rezoning and development review, the attendees were encouraged to ask questions or comment for further understanding.

Most of the questions voiced by the attendees related to timing of the construction, size and type of units, approximate rental costs and comparison of proposed development with the existing constructed properties along Statesville Avenue, built by The Housing Partnership, in terms of scale of buildings, proposed site and building amenities and provision of patios/porches

As only two of the +-fifty individuals contacted attended the Community Meeting, an existing resident of The Alexander and the owner of an adjacent business property, operating a restaurant and barber shop, the questions noted above were posed as those of a neighbor/resident and business property owner.

It was explained that within the +-6.05 acres defined by the Rezoning petition three Development areas are proposed with two of the three areas set aside for future development. It was understood that these two areas would remain open and undeveloped for an undefined period of time. Ms. Graham and Mr. Badillo explained that the ultimate timing for the proposed eighty-four multi-family apartments within Development Area 2 would depend on award of the NCHFA Tax Credits. The process was explained so that attendees understood that the project could only move forward if credits are approved in August 2013 with a approximate time line of one year to construction.

The neighborhood resident, Mr. Neal Boswell, noted that the community needed more affordable housing and that he had waited for accommodation thru previous developments prior to moving into The Alexander. The adjacent business owner, Mr. Charles Alexander, commented that new residents were becoming and could continue to be positive for his businesses in addition to the temporary construction workers that would be on site should the development move forward. It was also reviewed with Mr. Alexander that the proposed retail use for Development Area 3, across the intersection from his property might be targeted to a drug store, bank or alternate retail use, which he noted would not be an issue, adding that a grocery is needed in the community.

Discussions with both Mr. Boswell and Mr. Alexander included their unsolicited comment on the general improvement of the area and community due to the recent development and that it most likely had improved property values.

Changes made to the Petition as a result of the Community Meeting as of the date hereof:

Changes have been made to the plan as a result of Staff comments. No specific comments or requests were made at the Community Meeting that sought changes to the Rezoning Plan. Therefore, no changes were made to the Rezoning Plan as a result of the Community Meeting.

Respectfully submitted, this 8th day of March, 2013.

Double Oaks Associates-Charlotte Mecklenburg Housing Partnership

cc: Mayor Anthony Foxx, Members of Charlotte City Council
Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Stephanie C. Kelly, Clerk to City Council
Pat Garrett, Charlotte Mecklenburg Housing Partnership
David Howard, Charlotte Mecklenburg Housing Partnership
John Butler, Charlotte Mecklenburg Housing Partnership
Steve Cartee, Charlotte Mecklenburg Housing Partnership
Fred Dodson, Charlotte Mecklenburg Housing Partnership
Orlando Badillo, Charlotte Mecklenburg Housing Partnership
Kim Graham, Charlotte Mecklenburg Housing Partnership
Terry Shook, Shook Kelley

THE HOUSING PARTNERSHIP

Community Informational Drop-In



Double Oaks Senior & Newland Apartments



02 Partial Exterior Elevation - South
Scale: 1/16" = 1'-0"

Double Oaks Senior Apartments—Partial Exterior Elevation South



01 Building 2 Exterior Clubhouse Elevation - East Samuel St
Scale: 1/16" = 1'-0"

Newland Apartments—Exterior Clubhouse Elevation

The Housing Partnership invites you to a community drop-in to review plans for two proposed developments: Double Oaks Senior Apartments and Newland Apartments. Double Oaks Senior Apartments will consist of 75 units (47 one-bedrooms and 28 two-bedrooms). Newland Apartments will consist of 84 units (33 three-bedrooms and 51 two-bedrooms). The proposed developments are part of the greater Double Oaks revitalization plan - The Housing Partnership's largest redevelopment project to date. Please join us to learn more about the value these developments will add to the entire community.

Drop-In Details

Tuesday, February 26th
Drop-in, 4:00 p.m. to 7:00 p.m.

The Alexander Apartments
2425 Statesville Avenue
Charlotte, NC 28206
704-332-5552

Come to the meeting to:

- ◆ Hear an explanation of the proposed design of the projects
 - ◆ Ask questions & share in thoughtful dialogue
- ◆ Speak directly with The Housing Partnership personnel

Please visit www.cmhp.org to learn more about The Housing Partnership. Contact us at info@cmhp.org or (704) 342-0933 to offer a comment or to request more information.



EXHIBIT-B

REZONING COMMUNITY MEETING SIGN-IN SHEET

Project: Double Oaks Senior Apartments & Newland Apartments

Meeting Date: February 26, 2013

Facilitator: CMHP & Shook/Kelley

Place/Room: The Alexander Apartments

Name	Address	Phone	E-Mail
Charles Alexander	3155 STARBUCK LANE	704-377-1245	
NEAL BOSWELL	APP 2425 APP A105 THE ALEXANDER	704 334-6402	NEIL.BOSWELL75@ GMAIL