

**COMMUNITY MEETING REPORT FOR REZONING
PETITION NO. 2013-055 MARSH REALTY COMPANY**

Petitioner: Marsh Realty Company

Rezoning Petition No. 2013-055

Property: Approximately 2.473 acres located on the north side of Euclid Avenue between Templeton Avenue and Lexington Avenue in Charlotte NC.

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 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 the Community meeting Notice in the U.S. mail on June 11th, 2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETINGS:

The Community Meeting required by the Ordinance was held on June 25th, 2013 at 7:00 p.m. at Pritchard Memorial Baptist Church, 1117 South Blvd., Charlotte, North Carolina 28203. The sign in sheet from the required Community Meeting is attached as Exhibit C. The Petitioner also met with representatives of: (i) DCDA Land Use Committee on January 16th, March 20th, and again on August 21st; and (ii) the residents of the homes on Templeton and Lexington Avenue located just south of the Site on June 24th and also on August 21st as part of the meeting with DCDA, to review the proposed plans for the Site.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representative at the Community Meeting was Jamie McLawhorn with Marsh Realty Company. Also in attendance representing the Petitioner was Tom Wright with NarmourWright Architects as well as Keith MacVean with Moore & Van Allen. Also in attendance from the City of Charlotte Transportation Department was Chip Gallup.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

Overview of Site and Project Plan

Jamie McLawhorn opened the meeting and introduced the members of the development team. Mr. McLawhorn gave a short history about the Marsh Realty Company. Marsh Realty Company has been building and managing apartments communities in Charlotte for over 60 years including several communities in the Dilworth Neighborhood. He explained that Marsh Realty Company develops properties for its self and is typically a long term holder of its real estate investments.

Mr. McLawhorn explained that the rezoning petition that had been filed with the City involved a request to change the zoning on the 2.4 acres that make up the Site from O-2 to TOD-M. He explained that the rezoning petition was filed as a conventional rezoning request and as a result did not include a site plan indicating how the property could be developed. He also explained that the request to rezone the property to TOD-M was consistent with the land use recommendations of the South End Transit Station Area Plan. He mentioned that prior to the filing of the rezoning petition

he had met with the DCDA Land Use Committee to discuss the rezoning request. The DCDA Land Use Committee had indicated that they would support the rezoning request as a conventional rezoning request since the Planning Department had made several changes to the TOD zoning regulations that had address specific concerns and issues they had raised in regards to the TOD zoning regulations.

He also explained that as a result of conversations and meetings with the residents of the homes located on Lexington and Templeton Avenues it had become clear that these residents were concerned that rezoning the property to the TOD-M zoning district, in their opinion could create parking issues because of the reduced parking standards of the TOD-M zoning district. They were concerned that the requirements of one parking space per unit as allowed by the TOD-M regulations would not be sufficient and would result in overflow parking utilizing the on-street parking located in front of their homes.

Many of the homes on Lexington and Templeton are older homes developed when Dilworth was a street car neighborhood an as a result rely on on-street parking to meet parking demands. These residents were also worried about the potential for additional traffic on Lexington and Templeton as a result of the development. They noted that the recent signalization of the intersection Lexington Avenue and South Boulevard may have already added additional traffic to the neighborhood streets. The neighbors had asked if the Petitioner would consider assisting with the funding of traffic calming measures along Templeton and Lexington Avenues.

As a result of these issues the residents had asked that the Petitioner to consider converting the rezoning request to a conditional plan in order to address these concerns.

Mr. Chip Gallup of the City Department of Transportation was invited to speak on the various City policies that had been adopted to assist neighborhoods with cut through traffic and with parking on neighborhood streets by non-residents.

He provided information on the various programs and how the neighborhood could request assistance from the City with these issues. Many of the residents where familiar with the programs and policies and mentioned that they had worked with the City in the past to address these issues but would welcome a fresh look. One resident asked what the existing counts on Euclid Avenue were. Mr. Gallup indicated that 5,200 cars a day utilized Euclid at its intersection with Morehead Street and 2,200 cars a day utilized Euclid at its intersection with East Boulevard. A resident asked if the traffic on Lexington and Templeton Avenues could be counted. Mr. Gallup indicated that he would request that traffic be counted on Lexington and Templeton Avenues. He also indicated he was available to work with the neighborhood on both traffic calming measures and parking by permit.

Questions & Answers

At the conclusion of the presentation the attendees were invited to ask questions.

The attendees asked several questions about how the Site would be developed with residential uses. One attendee wanted to know the possible mix of residential units; another wanted to know about the demographics of the renters and about average rent that might be charged. Mr. McLawhorn indicated that the plans for the Site were still under development but generally it was anticipated that of the 183 units planned 25% would two bedrooms units, 65% would be one bedroom units and the remaining 10% of the units would be studio type units. It was anticipated that potential renters for this community would be young professionals between the ages of 25 to 35 years old. The projected average rent for the units would range between \$900 and \$1,600 a month. One of the attendees wanted to know how tall the building would be and when construction might start. The

building is proposed to be a maximum of three stories not to exceed 40 feet along Euclid Avenue and increases up to four stories and slightly over 50 feet at the rear of the Site. If the rezoning is successful construction is anticipated to start in March or April of 2014 and completed 16 to 20 months later, which will also be before the start of the storm water improvement project along Euclid Avenue.

One of the attendees commented that the main concern of the residents on Templeton and Lexington was that if the on-site parking provided by the development filled up the residents and guest would then utilize the on-street parking adjacent to the Site on Lexington and Templeton which would then displace the people who currently park on Lexington and Templeton (on-street parking on Templeton and Lexington adjacent to the Site is currently utilized by uptown workers who park and walk or ride the train uptown). If these parkers are displaced by the residents of the development then they in turn could start parking within the neighborhood creating parking problems for residents of the homes on Lexington and Templeton.

Jamie indicated that it was his intention to provide at least one parking space per bedroom or 1.3 spaces per unit; which based on his company's experience with multi-family development would be sufficient. He also mentioned that the parking that will be provided on the Site was going to be secure parking within a parking deck which he felt the residents would find very convenient and easy to use. He also explained that porches for the units would be designed without direct access to the street for privacy and security issues but which would also make access to on-street parking less convenient than parking within the on-site parking deck.

The attendees wanted to know if the Petitioner would also consider converting the rezoning petition to conditional application to address the parking and traffic calming concerns raised. Mr. McLawhorn indicated that he would be studying that option during the Fourth of July holiday and would inform the neighbors of his decision.

The rezoning schedule was described and the attendees were thanked for their participation and interest in the development. The meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE COMMUNITY MEETING:

As a result of the meetings and conversations with adjoining property owners the Petitioner requested that the public hearing on the Petition be deferred from July to September to allow time for the Petition to be converted to a conditional plan.

A revised rezoning application converting the Petition to TOD-MO has been filed with the Planning Department. The site plan that accompanies the revised application commits to providing a minimum of 1.3 spaces per residential unit. It also commits to providing up to \$7,500 to implement traffic calming measures along Lexington and Templeton if the streets qualify for traffic calming as outlined by City policies.

The revised rezoning application and accompanying site plan were shared with the residents of Lexington and Templeton Avenues and with the DCDA Land Use Committee on August 21st. Everyone in attendance was supportive of the revised rezoning application and thanked the Petitioner for his willingness to work with the neighborhood and residents.

MARSH REALTY COMPANY

cc: Mayor Patsy Kinsey, and Members of Charlotte City Council

Jamie McLawhorn, Marsh Realty Company
Tom Wright, NarmourWright
Tammie Keplinger, Planning Department
Shad Spencer, Planning Department
Chip Gallup, City of Charlotte Department of Transportation
Jeff Brown & Keith MacVean, Moore & Van Allen

Marsh Realty Company

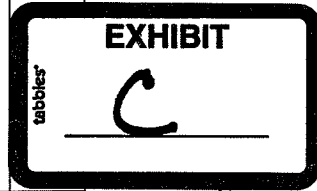
Rezoning Petition No. 2013-055

Community Meeting

Tuesday, June 25, 2013

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14	Kim Bawl	715 Temptation	704.577.1177	Kimbeal1@yahoo.com
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Marsh Realty Company

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Tuesday, June 25, 2013

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Cynthia Reed	custdreed@gmail.com		700 Lexington Ave 2013
2	Wade Reed	"		"
3	Robert Valenstein			RVALEN701E@aol.com
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
27	Cyndi & Scott Schumann	712 Templeton Ave Chf NC	704-376- 7781	sschumann@carolina. rr.com
28	April Whitlock	708 Templeton Ave	704-307-5020	awhitlock1@carolina.rr.com
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