

COMMUNITY MEETING REPORT
Petitioner: Lat Purser & Associates, Inc.
Rezoning Petition No. 2014-028

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 3.3.14. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday March 18th at 5:30pm at 4530 Park Road Suite 300 Charlotte, NC 28209.

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 Adam Purser and Jack Levinson of Lat Purser & Associates as well as Brian Bunce of BB+M.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent Jack Levinson started the meeting by welcoming the attendees and introducing the petitioners team. Jack Levinson then gave a brief overview of the petitioning company Lat Purser & Associates, Inc. Jack Levinson then explained the rezoning process and that the point of this neighborhood meeting was to discuss the rezoning request and to respond to questions and concerns from the attendees.

Adam Purser then provided the background on the site and walked through each page of the rezoning site plan explaining each level of the building and pointing out commitments made by the petitioner. Adam Purser then showed the group the proposed elevation before opening the floor to questions.

Question 1: What are the sizes of the units? The petitioner responded that the one bedroom units would range in size from 500 to 750 square feet and that the two bedrooms range from 900 to 1,100 square feet.

Question 2: What will the rental range be? The petitioner responded that the rental range was currently estimated to be between \$950-1,500 dollars.

Question 3: When will the project break ground? The petitioner responded that they thought the project would break ground in March of 2015 per the current schedule.

Question 4: What is the parking ratio? The petitioner responded that the current ratio was slightly over 1 park per bed 1:1.

Question 5: What will the exterior look like? The petitioner pulled the elevation up on the television screen and responded that they were designing to a Pacific Northwest architectural style.

Question 6: How many units? The petitioner responded that there could be up to 150.

Question 7: How many floors? The petitioner pulled a building diagram up on the television screen and described the project design. The petitioner showed the attendees that the building was six total floors but that the lowest was subterranean and would not be seen from Abbey Place or Hedgemore Drive.

Question 8: What are the density limitations on a mixed use zoning designation versus multi-family? The petitioner responded that he did not know the exact limitations.

Question 9: Who is expected to be the renter? The petitioner responded that they believe it would be young professionals but that it could be a mix.

Question 10: What is the land area? The petitioner responded that the land area was approximately 1.6 acres.

Question 11: What is the proposed footprint of the project? The petitioner responded that he did not know the exact dimensions but that the proposed footprint is a reduction to the impervious area as compared to the current use.

Question 12: How many parking spaces? The petitioner responded that there were currently over 160 parks within in the project parking deck.

Question 13: What is going to happen with the street parking? The petitioner responded that per the overlay streetscape requirements there were 15 parks planned along the Project's frontage.

Question 14: What will the amenities be? The petitioner responded that there would be a fitness center, amenity room, leasing center, and outdoor courtyard.

Question 15: Will there be a rooftop? The petitioner responded that the current design has a small 5th floor open amenity area.

Question 16: Will there be subsidized housing? The petitioner responded that there would not.

Question 17: Has a traffic impact study been done? The petitioner responded that no study had been completed and that CDOT did not require one.

Question 18: Will there be a traffic light at Montford? The petitioner responded that he was not sure.

Respectfully submitted, this 24th day of March, (2014).

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

