

## COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-030

### Golden Triangle #2, LLC (Affiliate of Levine Properties)

**Petitioner: Golden Triangle #2, LLC (Affiliate of Levine Properties)**

**Rezoning Petition No. 2014-030**

**Property: Approximately 1.30 acres located on the southwest corner of the intersection of Metropolitan Avenue, South Kings Drive 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 Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on March 20<sup>th</sup>, 2014, 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** by depositing the Community Meeting Notice in the U.S. mail on March 6<sup>th</sup> 2014. A copy of the written notice is attached as **Exhibit B**.

The Petitioner also met with the residents of the condominium associations at Metropolitan on February 11<sup>th</sup> and with representatives of the Cherry Community on February 13<sup>th</sup>.

### **TIME AND LOCATION OF MEETING:**

The **Community Meeting required by the Ordinance was held on March 20<sup>th</sup>, 2014 at 7:00 PM**, at Pleasant Hill Baptist Church, 517 Baldwin Avenue, Charlotte, North Carolina 28209.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**.

The Petitioner's representative at the required Community Meeting was Brian Nicholson with Levine Properties, LLC. Also in attendance assisting the Petitioner was Keith MacVean with Moore & Van Allen.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

**Introduction.** Mr. Keith MacVean opened the meeting and introduced the Petitioner's representatives to the attendees. Mr. MacVean provided an outlined of the rezoning process, the zoning schedule and provided the date for upcoming public hearing before City Council. He also described that the Site was originally rezoned as part of the Metropolitan Development in 2005 and based on that approved conditional plan the Site could be developed with up to 155 residential dwellings units in a building with a height of up to 250 feet. He then discussed the changes requested by the rezoning petition that has been filed. The rezoning petition that has been filed would allow the building height to be increased by 35 feet and would allow a hotel with up to 175 rooms to be constructed on the Site in addition to the previously approved residential dwelling units.

**Overview of Development Plan.** The presentation was then turned over to Brian Nicholson who described the various components of the proposed site plan. He explained how the recent changes to the Little Sugar Creek floodplain had made more of the Site available for development he also explained that process that had been used to determine the need and demand for hotel rooms in the mid-town area. He explained that demand from the two hospitals in the area as well as demand

from conventions that came to center city had revealed a market for hotel rooms. He indicated that access to the proposed building would be from S. Kings Drive as well as Metropolitan Avenue. The proposed building would have valet service that would be located in the circular area of Metropolitan Avenue. He explained loading and trash areas would be located within the building and maneuvering for these areas would also occur within the building footprint.

He explained that due to the unique location of the Site the proposed building would be visible from all sides and would be designed to have four sided architecture. The portion of the building facing Little Sugar Creek Greenway and the circular portion of Metropolitan Avenue would design with glass store fronts, pavers, planters and seating areas. The building would also have a canopy along Metropolitan Avenue to celebrate the main entrance into the building. The building elevation facing Midtown Park would be designed to complement the design of the park. He indicated that Petitioner had been working with County Parks and Recreation to provide amenities that could be shared with the Park. The shared amenities could include bathrooms, storage areas and seating areas. The portion of the parking deck that faces Midtown Park would have layers of landscaping that would screen the headlights of cars parked in the lower levels of parking deck. Parking on the upper levels of the parking deck would be screened with various materials as allowed by the Ordinance. He then explained some of the architectural treatments that would be used along the lower levels of the building facing S. Kings Drive and a portion of Metropolitan Avenue. He explained that the parking deck portion of the building facing these streets would be designed to create an interesting and unique façade treatment that would integrate the parking deck into the design of the building and screen the cars parked in parking deck. He also explained that the corner of the building at the intersection of S. Kings Drive and Metropolitan Avenue would be designed as a focal point with a unique architectural treatment to create a memorable location.

In summary Brian explained that integrating the proposed building into the fabric of Metropolitan was important to a successful development and something the Petitioner was striving to achieve. He also explained that creating a traffic flow pattern that operates efficiently would not only benefit the existing residents and business of Metropolitan but would also be important to the future residents of the proposed building.

The attendees were then invited to ask questions summarized as follows.

## **II. Summary of Questions and Responses**

- How many floors with the building have? The building could have between 25 and 28 floors depending on the size of units and hotel rooms.
  
- How will trash pickup and move in by residents be handled? Trash pickup and loading docks will be located internally; trucks picking up trash maneuver on the inside of the building.
  
- The area described as the Urban Edge of the building was described as the least favorite portion of the building by one of the attendees. The attendee would like to see the parking deck portion of the building look like a building not a parking deck; consider continuing the building façade treatment along the parking deck façade to hide and disguise the parking deck. The Petitioner will work to choose design treatments for the parking deck portion of the building that have the goal of integrating the parking deck into the design of the building so it does not look like a typical parking deck.
  
- Assuming rezoning gets approved when would you start construction of the building? First a hotel operator must be chosen, this is anticipated to occur this summer; it is anticipated that ground breaking for the development will occur in the summer of 2015, development would take two years.

- Has this kind of building been done before? There are a number of hotel and condominium developments, the mix of hotel and apartments are slightly different. Due to the type of construction proposed and the prices that would be charge for rooms and apartments, the development must be first class and of the highest quality.

- Will the apartments be set up to convert to condominiums at a later date? It is not anticipated that the apartments would be converted to condominiums, the ownership groups plans are to invest in the development for the long term, not build and sell.

- What ideas do you have to help create better traffic flow at the Site? Part of the building design includes a location for valet service that will have eyes on the street and can quickly address problems as they arise. The plan is to also work with the existing residents and business to address traffic congestion issues. The hotel and apartments will have separate management companies that will help organize and run the parking and traffic operations on the Site. The residents and guests of the new building will be directed to use Kings Drive as the access to the Site. Because the building will have access to Kings Drive it is anticipated that the residents of the apartments will use this access to access their parking spaces.

- Will you have retail uses on the ground floor? There most likely will be a limited food service operation associated with the hotel operation in the building, most likely on the ground floor. The Covenant Codes and Restrictions in place for Metropolitan will not allow a free standing restaurant or additional retail uses.

- Will the construction the Site close Metropolitan Avenue? The contractor will work to secure areas for materials to be stored and construction workers to park. A flag man will most likely be hired to control deliveries and traffic on and around the site. The contractor will work with the City and property owners to determine which streets can be closed and where. Construction of the Site will most likely use portions of Kings Drive and Metropolitan Avenue.

- How will construction noise be regulated? The hours during which construction can occur is regulated by City ordinances (noise ordinance).

- How will noise from residents and hotel guest be addressed? The Site will have on site management and security to deal with issues of noise that might arise. Excessive noise would also be distributive to the other residents and guests of the building. In addition due to the rents expected for both the hotel rooms and apartments the residents and guests of the new building are unlikely to be the type of resident to make excessive noise.

- What do you expect your apartment rents to be? The rents will be at the top of the market due to the type of construction, rents are anticipated to be in the range of \$2.00 a square foot.

- Are you required to be part of the Property Owners Board/Home Owners Board? The Site will be required to contribute funds to the operation of the Property Owners Association. The Site will not have any representatives on the Property Owners Association Board.

- What will the residents on the 6<sup>th</sup> floor of the Met Lofts see when they look across Metropolitan Avenue to the Site? The view will most likely be the top of the garage structure that will have an amenity area for the residents of the Site. The amenity area will be landscaped around the perimeter to help screen the area and create privacy.

- Concern about how construction would be staged and handled. Contractor selected will have experience with this type of construction and location. Development team plans to meet with residents before construction starts to address concerns and to make sure the contract with the selected contractor includes specific language on how those issues are to be addressed (i.e. noise, loading/unloading, parking, hours of construction, debris, dust etc.)
- Concern that parking deck elevation will not be great to look at; and should be designed to look like a building not a parking deck. The design of the deck should take into consideration what the residents will be looking at (statement).
- The proposed building will be the tallest in the area and if done right could be a “good deal for everyone”. It will be a high end building. The Levine family will want a good image for their company and this will be signature building that will affect the image of the company (statement).
- Current residents have issues with on-street parking along Metropolitan Avenue. Several areas of parking were to be set aside for their exclusive use but no one enforces. The new development will have employees assigned to managing parking and drop-off/pick up area and can hopefully work with current businesses and residents to address parking and traffic flow issues which will also be very important to the residents and owners of the new building

The attendees were thanked for attending the meeting and their interest in the development.

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

No specific changes to the Petition were made as a result of the Community Meeting. However, the Petitioner has continued to work with City Staff to refine the proposed site plan for the Site. The revised site plan with these refinements will be presented at the public hearing for the Petition.

GOLDEN TRIANGLE #2, LLC

- cc: Mayor Pro-Tem Michael Barnes, and Members of Charlotte City Council  
 Tammie Keplinger, Planning Department  
 Sonja Sanders, Planning Department  
 Bridget Dixon, Planning Department  
 Dennis Rorie, CDOT  
 Brian Nicholson, Levine Properties  
 Jeff Brown & Keith MacVean, Moore & Van Allen

Golden Triangle #2

Rezoning Petition 2014-030  
 Follow-up Community Meeting  
 Thursday, March 20, 2014  
 7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>	<u>Time</u>
1	Thomas Vandyke	Metro 615	704.618.3014	tvandyke01@aol.com	7:50
2	Sylvia Billie Patton	1023 Luther St / 28204 Chair	—	sbpescd@bellsouth.net	6:50
3	ALLEN & CLARA WOLFE	1100 METROPOLITAN AVE UNIT 402	704-817-7773	SPEC4MAN@AOL.COM	6:55
4	JASON GENTRY	1100 METROPOLITAN AVE # 210	780.420.4130	jason.m.gentry@com.com	6:55
5	Sally Van Allen	1100 Metropolitan Ave #404	—	Svanalle@gmail.com	6:55
6	Andrew Gonedos	1509 Metropolitan Ave	—	AJ management@yahoo.com	7:00
7	Karen Combs	1133 Metropolitan Ave. UNIT 617	704-650-6952	karencombs@mindspring.com	7:00
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