

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-035

Electrolux North America, Inc.

Petitioner: Electrolux North America, Inc.

Rezoning Petition No. 2014-035

Property: Approximately 90.00 acres located on the southeast corner of the intersection of David Taylor Drive and Claude Freeman 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 April 2nd, 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 20th 2014. A copy of the written notice is attached as **Exhibit B**.

The Petitioner also met with and presented the proposed rezoning plans to representatives of the University Research Park and the board of University City Partners. Attached to this report are letters of support for this Petition from these organizations.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on April 2nd, 2014 at 7:00 PM, at Electrolux North American headquarters, 10200 David Taylor Drive, Charlotte, North Carolina 28262.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C** (*there were no attendees at the required Community Meeting*).

The Petitioner's representatives at the required Community Meeting were Jacob Burroughs, Edward Corpe, and John McAllister with Electrolux. Also in attendance representing the Petitioner were; Melanie June with Lincoln Harris, Sue Freyler with ColeJenest & Stone, David Loy with LS3P Architects, Randy Goddard with Design Resource Group and Keith MacVean with Moore & Van Allen.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction. There were no attendees at the required Community Meeting.

Overview of Development Plan. This Petition involves a request to rezone a ±90 acre Site from RE-2 to RE-3(O) & O-1(CD) to allow the existing Electrolux headquarters to be expanded while implementing the recommendations of the University City Area Plan for additional streets and enhanced connectivity. The proposed uses and building expansion proposed by Electrolux are allowed by the current RE-2 zoning for the property, but the proposed building expansion and the implementation of the public street network cannot be accommodated within strict building and parking setbacks of RE-2.

To accommodate these desirable changes requires the requested rezoning of the Site to the RE-3(O) zoning district. The reduced setbacks of the RE-3(O) zoning district will allow the building expansion planned for the Site as well as the construction of the public streets called for by the URP Area Plan.

In addition, due to the configuration of the Site and the creation of the public street network, a small portion of the Site will be separated from the main campus. The rezoning petition proposes to rezone this small parcel to the O-1(CD) zoning district to allow the parcel to be developed with additional office uses and/or parking to support the Electrolux headquarters. Access to the Site will be from David Taylor Drive and Claude Freeman Drive and the new internal public streets.

II. Summary of Questions and Responses

N/A

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.

ELECTROLUX NORTH AMERICA, INC.

cc: Mayor Dan Clodfelter, Mayor Pro-Tem Barnes, and Members of Charlotte City Council
Tammie Keplinger, Planning Department
Sonja Sanders, Planning Department
Rick Grochoske, CDOT
Brian Hoffman, Electrolux
Melanie June, Electrolux
Jeff Brown & Keith MacVean, Moore & Van Allen

May 1, 2014

Ms. Tracy Finch Dodson
Charlotte - Mecklenburg Planning Commission Chair
348 Tranquil Avenue
Charlotte, NC 28209

Zoning Petition: 2014-035

Ms. Finch Dodson:

This letter serves to state University City Partners' position of support for rezoning petition 2014-035 by Electrolux for RE-3 and O-1(CD) zoning for its 90-acre site located on the southeast corner at the intersection of David Taylor Drive and Claude Freeman Drive in University Research Park.

The rezoning request will allow Electrolux to expand current uses on its North American headquarters campus. The proposed development supports the vision of the University Research Park Area Plan (2010):

The University Research Park is envisioned to be a premier employment center in the region with a diverse mixture of uses, sophisticated infrastructure and attractive amenities that will facilitate the evolution of the place into a vibrant destination. With opportunities for better utilization of land, improvements to the existing transportation network, an expanded range of use and better linkages to surroundings, the URP will be a more sustainable development and preferred location in the region.

The proposed rezoning aligns with this plan, and with important planning and development considerations in University Research Park, including:

- It supports a corporate expansion that by the end of 2017 is expected to bring 810 new jobs in R&D, marketing, design, engineering, IT and executive management.
- The project will enhance University Research Park's accessibility and connectivity by expanding the street network inside the park.

University City Partners fully supports the rezoning request and the development of Electrolux's second building on its campus.

Sincerely,



Matt Browder
Chair, Land Use Committee
University City Partners

Cc: Charlotte Mayor and City Council
Debra Campbell, Charlotte Mecklenburg Planning Director
Zoning Committee of the Planning Commission
UCP Board of Directors

UNIVERSITY
RESEARCH
P A R K

May 27, 2014

TO: Members of the Charlotte City Council
Members of the Zoning Committee

This letter is to indicate the University Research Park's continuing support for the expansion and future growth of the Electrolux North American Campus within the Park. Specifically, the URP supports the proposed zoning change to RE-3 and O-1 (CD) from RE-2. Further, the URP's Park Standards Committee and its Board believe that the Electrolux planned expansion is consistent with URP's vision for development within the Park.

Thank you for consideration of the University Research Park position on this zoning change.

Very truly yours,



Olen B. Smith, Jr.
President

bch

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CHARLOTTE, NORTH CAROLINA 28262
TEL: 704-375-6220 FAX: 704-338-9539

Electrolux North America, Inc.
 Rezoning Petition 2014-035
 Community Meeting
 Wednesday, April 2, 2014
 7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>	<u>Time</u>
1	RANDY GORDARD (Representing the Petitioner)				
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