

**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-048**

**Marsh Euclid Apartments, LLC**

**Petitioner: Marsh Euclid Apartments, LLC**

**Rezoning Petition No. 2014-048**

**Property: Approximately 2.99 acres located on the west side of Euclid Avenue between Lexington Avenue and Templeton 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 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 May 28<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 May 14<sup>th</sup> 2014. A copy of the written notice is attached as **Exhibit B**.

The Petitioner also met with the Dilworth Community Development Association Land Use Committee on April 16<sup>th</sup> and again on May 21 to discuss the proposed rezoning petition.

The DCDA Land Use Committee asked the Petitioner to consider providing on-site guest parking spaces as part of the development of the Site, if developed with residential dwellings units, which the Petitioner is currently exploring. The DCDA Land Use Committee also discussed the effects of the proposed recessed on street parking along Lexington Avenue.

**TIME AND LOCATION OF MEETING:**

The Community Meeting required by the Ordinance was held on May 28<sup>th</sup>, 2014 at 7:00 PM, at the former Carolinas Association of General Contractors building, 1100 Euclid Avenue, Charlotte, North Carolina 28203.

**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 Jamie McLawhorn with Marsh Properties, Tom Wright with Narmour Wright Architects and Jud Little with Chevington Associates. 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.** There were no attendees at the required Community Meeting.

**Overview of Development Plan.** This Petition involves a request to rezone a ±2.99 acre Site from O-2 & TOD-MO to TOD-MO(SPA) to allow the Site to be developed with uses allowed in the TOD-M zoning district. A majority of this Site was previously rezoned to the TOD-MO zoning district last year as part of Rezoning Petition No. 2013-055. This new rezoning petition proposes to rezone two additional parcels located along Lexington Avenue and incorporate them into area of Site previously rezoned to the TOD-MO zoning district. The previous conditional requirements that a minimum of 1.3

parking spaces per residential dwelling unit be provided has been carried forward as has the commitment to provide funds for traffic calming along the portion Lexington Avenue and Templeton Avenues located between Euclid and Myrtle Avenues, the amount of the funds available for traffic calming has been increased from \$7,500 to \$10,000.

The approved optional provisions have been maintained with the only adjustment being a small increase to the length of the masonry wall which will screen the pool amenity area and encroaches into the Euclid Avenue setback, the length of the allowed encroachment has been increased by eight (8) feet from 60 feet to 68 feet. None of the other optional provisions have been modified

The proposed conditional plan also proposes to create recessed on-street parking along the Site's Lexington Avenue frontage. The recessed on-street parking is being created by the construction of curb extensions along Lexington Avenue.

## **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.

The Petitioner continues to work with City Staff on how to implement the requested recessed on street parking proposed along Lexington Avenue.

#### **MARSH EUCLID APARTMENTS, LLC**

cc: Mayor Dan Clodfelter, Mayor Pro-Tem Barnes, and Members of Charlotte City Council  
Tammie Keplinger, Planning Department  
John Kinley, Planning Department  
Tammie Keplinger, Planning Department  
Dennis Rorie, CDOT  
Jamie McLawhorn, Levine Properties  
Jeff Brown & Keith MacVean, Moore & Van Allen

Marsh Euclid Apartments, LLC

Rezoning Petition 2014-048

Community Meeting

Tuesday, May 28, 2014

*Wednesday* 7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>	<u>Time</u>
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