

COMMUNITY MEETING REPORT
Petitioners: Crosland LLC and Allen Tate
Rezoning Petition No. 2014-059

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 Petitioners 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 June 9, 2014. 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, June 24, 2014 at 6:30 p.m. at Sharon Presbyterian Church located at 5201 Sharon Road, Charlotte, North Carolina.

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 Petitioners were represented at the Community Meeting by Adam Ford and Allen Tate III. The Petitioners' agent, Collin Brown with K&L Gates, made a presentation on behalf of the Petitioners. City Councilman Kenny Smith also attended.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioners' agent, Collin W. Brown, welcomed the attendees and introduced the Petitioners' team. Mr. Brown indicated that the Petitioners proposed to rezone an approximately 3.65 acre site (the "Site") located on the west side of Sharon Road between Fairview Road and Hazelton Drive known as the Old Towne Apartments from zoning R-17 MF to MUDD-O. Mr. Brown explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners. The Petitioners' team used a PowerPoint presentation throughout the meeting, a copy of the presentation is attached as Exhibit D.

Mr. Brown provided an overview of the existing zoning and adopted land use plans.

He then presented the proposed rezoning plan and discussed the Petitioners' goals. Mr. Brown told attendees that the Petitioners' team had been meeting with neighbors and community leaders and reviewed several concerns that had been raised. He then explained the Petitioners' efforts to address those concerns.

Mr. Brown then reviewed key dates in the rezoning process.

Allen Tate III thanked attendees for their time and explained that his family and the Crosland Family developed the existing apartments many years ago and have owned and managed them since that time. He said that the apartments are now past their useful life and the property needs to be redeveloped. They have been approached by a number of developers proposing a variety of uses. After evaluating potential development options including retail, multi-family and office, they determined that the hotel use would be a good fit for the owners and more compatible with the surrounding neighborhoods. He explained that the proposed rezoning would give the families the opportunity to continue to maintain ownership and involvement in the property. Mr. Tate said that he understood and shares many of the concerns about potential impacts on property values and quality of life. He indicated that the Petitioners were committed to developing a high quality project. He said that the development team has done its best to listen and respond to community feedback.

Following his presentation, Mr. Brown opened the floor for questions.

Several attendees raised concerns about the proposed street connection through the site.

An attendee asked if the Petitioners could do something about the vegetation that obstructs visibility at the intersection of Hazelton Drive and Sharon Road. Mr. Brown noted that the Petitioners do not control the lots on Hazelton where the vegetation is located. Randy Goddard with DRG recommended that the attendee contact CDOT about the issue.

An attendee asked about the exterior wall of the parking structure that face west. Mr. Brown said that the Petitioners' team would follow up with neighbors on Walden to determine their preferences with regard to the of the parking structure.

An attendee asked if the proposed street connection would connect to the Laurelwood neighborhood. Mr. Brown said he did not think that CDOT intended to connect to Walden Court.

In response to a question, Mr. Brown confirmed that the Petitioners do not own or control any lots on Hazelton Drive.

Councilman Kenny Smith introduced himself and asked attendees to contact him with any concerns.

Following the question and answer session, Mr. Brown thanked attendees for coming. The Petitioner's representatives continued conversations with attendees individually.

Respectfully submitted, this 11th day of July, 2014.

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department
Mr. John Kinley, Charlotte-Mecklenburg Planning Department
Kenny Smith, Charlotte City Council
Clerk to Charlotte City Council

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2014-059	Rachel	Gold	Ballyantyne Residential POA, Inc	5970 Fairview Road, Suite 710	Charlotte	NC	28210
2014-059	Derek	Dittner	Barclay Downs HOA	3831 Barclay Downs Drive	Charlotte	NC	28209
2014-059	Connie	Farrell	Beverly Woods Civic Assoc.	3332 Champaign Street	Charlotte	NC	28210
2014-059	Teri	Marshall	Beverly Woods Civic Assoc.	3900 Kitley Place	Charlotte	NC	28210
2014-059	Carmen	Adams	Beverly Woods East Civic Assoc.	2941 Champaign Street	Charlotte	NC	28210
2014-059	Leslie	Mueller	Closeburn & Glenkirk NA	5523 Closeburn Road	Charlotte	NC	28210
2014-059	Roger	Coates	Closeburn/Glenkirk Neighborhood	5616 Glenkirk Road	Charlotte	NC	28210
2014-059	George	Caudle	Fair Meadows HOA	3230 Sunnybrook Drive	Charlotte	NC	28210
2014-059	Roger	Coates	Glenkirk NA	5616 Glenkirk Road	Charlotte	NC	28210
2014-059	Christine	Woods	Heatherstone NA	3635 Stokes Avenue	Charlotte	NC	28210
2014-059	Ike	Grainger	Park Phillips Townhomes Owners Assoc.	6716 Churchill Park Court	Charlotte	NC	28210
2014-059	Margaret	Lee	Parkdale League NA	5400 Wintercrest Lane	Charlotte	NC	28209
2014-059	Gina	Collias	Picardy HOA	315 Garrison Drive	Kings Mountain	NC	28086
2014-059	Wilma	Eury	Picardy HOA	3040 Eastham Lane	Charlotte	NC	28209
2014-059	Phyllis	Strickland	Picardy HOA	5809 Wintercrest Lane	Charlotte	NC	28209
2014-059	Tom	Golen	Piedmont Row COA	4625 Piedmont Row Drive, #511E	Charlotte	NC	28210
2014-059	John	McCann	Piedmont Row HOA	4620 Piedmont Row Drive	Charlotte	NC	28210
2014-059	Steven	Bock	South Park NA	2719 Phillips Drive	Charlotte	NC	28210
2014-059	Randy	Thomas	Southpark Mall - Simon Properties	4400 Sharon Road	Charlotte	NC	28211
2014-059	Maddy	Baer	Wrencrest HOA	5617 Fairview Rd #7	Charlotte	NC	28209

Pet. #/No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirst	COwnerLast	Attn: C. Brown	Attm. A. Tate	MailAddr1	MailAddr2	City	State	ZipCode
2014-059	18315645	K&G Gates	Crosland	LIC				5560 Fairview Rd., Ste. 200	214 N. Tryon St., 27th Floor	Charlotte	NC	28210-3202
2014-059	18315610	ADAMS	AUSTIN	WALTER B JR	JANE V	ABEL		6708 LOUISBURG SQUARE LN	6731 LOUISBURG SQUARE UNIT 10	CHARLOTTE	NC	28210
2014-059	18315376	ASHLEY PARK LLC		KENNETH RAY S&W	RANKIE B	C/O ALLEN TATE REALTY		6700 FAIRVIEW RD SUITE 300	4727 WALDEN CT	CHARLOTTE	NC	28210-3324
2014-059	17901155	BEATY		FRANKLIN L	WENDY B	BETTY		6725 LOUISBURG SQUARE LN UNIT 8	6751 LOUISBURG SQUARE LN #14	CHARLOTTE	NC	28210-3250
2014-059	18315608	BLOCK		MARLA		BLOCK		6705 LOUISBURG SQUARE LN	5960 FAIRVIEW RD SUITE 200	CHARLOTTE	NC	28210
2014-059	18315621	BRODSKY		CATHERINE STOWE PHARR				1014 EAST BLVD STE 103	1014 EAST BLVD STE 103	CHARLOTTE	NC	28203-5787
2014-059	18315601	CARSTARPHEN						6763 LEWISBURG SQUARE LN.	6763 LEWISBURG SQUARE LN.	CHARLOTTE	NC	28210
2014-059	17901166	CENTER PROPERTIES #4 LLC	INC	FAYE STONE				4915 SHARON RD	4915 SHARON RD	CHARLOTTE	NC	28210
2014-059	18313360	CHARTERS TOWNHOUSE ASSOC		MARIA PAMELA				2827 SHARON VIEW RD	141 SAN REMO DR	CHARLOTTE	NC	28210
2014-059	18313515	CLERICI		JAY JACKSON				6793 LOUISBURG SQUARE LN	624 STRATFORDSHIRE DR	CHARLOTTE	NC	28210-5230
2014-059	17903248	COPSS		WILLIAM WAYNE	CHERYLL	DANIEL		3300 ENTERPRISE PY	3300 ENTERPRISE PY	SEAGOOD	OH	44122
2014-059	18313343	COYLE		SUSAN S				4733 WALDEN CT	6717 LOUISBURG SQUARE LN #6	CHARLOTTE	NC	28210
2014-059	18313547	DANIEL						5405 HEATHERFORD CT	5405 HEATHERFORD CT	GLEN ALLEN	VA	23059
2014-059	18315344	DAUL						4815 WALDEN CT	6783 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	18313304	DDR TERRACES SP LLC		ELAINE				4814 WALDEN CT	6789 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210-3232
2014-059	18313630	DONOHUE		ADRIAN H & W				6008 FOXCREST DR	6008 FOXCREST DR	CHARLOTTE	NC	28210
2014-059	17901156	DYKEMA		DANA D	ROBERT T	ELIZABETH M		6717 LOUISBURG SQUARE LN #17	6717 LOUISBURG SQUARE LN #17	CHARLOTTE	NC	28210
2014-059	18315606	EDWARDS		DEMITY W	MAURICE	EDWARDS		2130 VALENCIA TERRACE	6415 HAZELTON DR	CHARLOTTE	NC	28227
2014-059	18313615	EDWARDS		PETER W		MARTHA ANN ACKER		6500 QUEEN CHARLOTTE CT	6500 QUEEN CHARLOTTE CT	CHARLOTTE	NC	28210-2089
2014-059	17901159	ESTES		JOSEPH J !!	JANICE C	ESTWANIK		4712 WALDEN CT	4800 WALDEN CT	CHARLOTTE	NC	28210
2014-059	18315625	ESTWANIK		LAWRENCE WILLIAM	BETTY S	FETNER		6715 LOUISBURG SQUARE LN	6715 LOUISBURG SQUARE LN	CHARLOTTE	NC	28226
2014-059	17901144	FETNER		GHIS S (TRUSTEE)	GIBSON			6722 SHARON VIEW RD	6722 SHARON VIEW RD	CHARLOTTE	NC	28210
2014-059	18313628	GAVIN		ANGLEAN GIBBS (TRUSTEE)				6729 LOUISBURG SQUARE LN #17	6729 LOUISBURG SQUARE LN #17	CHARLOTTE	NC	28210
2014-059	18313619	GIBSON		FRED ALAN				6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	17901153	GILBERT		GUS S	MARY	GOINAS		6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	17901150	GOURMAS		JAMES T	KRISTIN S	GREGORY		6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	18315618	GREGORY		JOSEPH W		NICOLE H HARTMAN (H/W)		6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	17901147	HALL		JCSHUA R				6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	17901143	HARTMAN		ROBERT V				6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	17901158	HAYLER		ROSEMARY A				6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	17901146	HILL		SCOTT A	ANN CLARE	HOOH		6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	18315605	HOCHE		EARL C JR	BARBARA S	JENSEN		6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	18313609	JENSEN		JAMES E JR				6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	18313341	JOHNSON		MARSHALL GLENN	ARLENE P	KERN		6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	1790202	KERNS						6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	17901151	KIERONSKI PROPERTIES LLC						6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	18313347	KIRBY						6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	18315604	KUNKLER						6729 LOUISBURG SQUARE LN	6729 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210-4312

2014-059	17903203	LINKER	WALTER STONE	LI	WEI	KATHY PARIS	6707 LOUISBURG SQUARE LANE	CHARLOTTE	NC	28210
2014-059	17901161	LITTLE	THOMAS W	DONNAW	LITTLE		6508 HAZELTON DR	CHARLOTTE	NC	28210
2014-059	18313603	LUU	XINXIN	ETHAN	DUTY		6509 LOUISBURG SQ LN APT #3	CHARLOTTE	NC	28210
2014-059	18313308	LONG	CLAUDE E	REBECCA C	LONG		918 E MOREHEAD ST	CHARLOTTE	NC	28204
2014-059	18313622	LORICK	F W JR				5753 LOUISBURG SQUARE LN Unit 13	CHARLOTTE	NC	28210
2014-059	18313648	LOUISBURG SQUARE MASTER ASSOCIATION INC	BRET A				2010 SOUTH TRYON ST SITE 1-D	CHARLOTTE	NC	28203
2014-059	18313349	MARSHALL					2839 SHARON VIEW RD	CHARLOTTE	NC	28210
2014-059	18313351	MID-OHIO SECURITIES					3301 CHAUCER DR	CHARLOTTE	NC	28210
2014-059	17901145	NW SOUTHEAST HOLDINGS LLC					575 FIFTH AVE 23FL	NEW YORK	NY	10017
2014-059	17901165	OLD TOWNE INVESTMENTS LLC	DONALD J	C SUSAN	OSTERFELT		5960 FAIRVIEW RD SUITE 200	CHARLOTTE	NC	28210
2014-059	18313629	OSTERFELT	AUDREY				6791 LOUISBURG SQUARE LANE	CHARLOTTE	NC	28210
2014-059	18313607	PARDUE	VINCENT	MARY E	PETRARCA		6723 LOUISBURG SQUARE #7	CHARLOTTE	NC	28210
2014-059	18313611	PETRARCA	STEVE A				6733 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	18313645	PITTMAN					6710 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	18313612	Premier Real Estate Solutions					1 NATHAN DR	TOWACO	NJ	07082
2014-059	17903205	RESERVE BERMOME 2 LLC					5100 SHARON RD	CHARLOTTE	NC	28210
2014-059	17901157	RADER	AMY L				4801 WALDEN CT	CHARLOTTE	NC	28210
2014-059	18313648	ROBINSON	HENRY	ANN	SCALA		7493 BLUFF POINT LN	DENVER	NC	28037
2014-059	18313644	SCALA	JUDY L				6712 LOUISBURG SQUARE LN	CHARLOTTE	NC	28210
2014-059	18313374	SHARON SQUARE OFFICE INVESTORS	GILBERT JAMES				1111 METROPOLITAN AVE	CHARLOTTE	NC	28204
2014-059	18313348	SHEA	RAY G				2837 SHARON VIEW RD	CHARLOTTE	NC	28210
2014-059	18313342	SHUE	DAVID W	MILLS C	SMITH		2825 SHARON VIEW RD	CHARLOTTE	NC	28210
2014-059	179C1154	SMITH	RUTH K	JOHN	SOPKO		4721 WALDEN CT	CHARLOTTE	NC	28210
2014-059	18313627	SOPKO	WILLIAM J	GAYLE M	SPERS		6787 LOUISBURG SQUARE LN Unit 32	CHARLOTTE	NC	28210
2014-059	17901149	SPERS	ELLEN M	RONALD S	STOKES		3400 TINKERBELL LN	CHARLOTTE	NC	28210
2014-059	18313620	SPELLMAN	STEPHEN M	JENNIFER	STRADTMAN		6749 LOUISBURG SQUARE LN Unit 15	CHARLOTTE	NC	28210
2014-059	18313631	STOKES	EVERETT J	KATRINKA L	TALBOT		2833 SHARON VIEW RD	CHARLOTTE	NC	28210
2014-059	18313324	TATE PAPPAS WF INVESTORS LLC	HOWARD A	BARBARA Z	TARLETON		1111 METROPOLITAN AVE SUITE 325	CHARLOTTE	NC	28204
2014-059	17901160	TAYLOR	LAURA L				6504 HAZELTON DRIVE	CHARLOTTE	NC	28210
2014-059	17903201	TEEPERS INC	JOHN	MARY	TINKEY		5100 SHARON RD	CHARLOTTE	NC	28210
2014-059	18313613	TINKEY	LLC				6755 LOUISBURG SQUARE LN Unit 22	CHARLOTTE	NC	28209
2014-059	17901152	TRY-STAR					3725 SELWYN FARMS LN	CHARLOTTE	NC	28211
2014-059	17903204	TRY-STAR LLC					3725 SELWYN FARMS LN	CHARLOTTE	NC	28226
2014-059	18313623	VADINI					3314 LEAMINGTON LN	CHARLOTTE	NC	28211
2014-059	17901152	WALLACE					600 REGENCY DR	CHARLOTTE	NC	28210
2014-059	18313245	WELLS					2831 SHARONVIEW RD	CHARLOTTE	NC	28210

2014-059 18313617 WILLIAMS
2014-059 18313614 ZELLER

6765 LOUISBURG SQUARE LN #18
5757 LOUISBURG SQUARE LANE

CHARLOTTE NC 28210
CHARLOTTE NC 28210

JOHN M
HELEN J

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Application filed by Crosland LLC and Allen Tate to allow redevelopment of the Old Towne Apartments property located at 4738 Sharon Road.

Date and Time of Meeting: Tuesday, June 24, 2014 at 6:30 P.M.

Place of Meeting: Sharon Presbyterian Church
5201 Sharon Road
Charlotte, North Carolina 28210

Petitioners: Crosland LLC and Allen Tate
Petition No.: 2014-059

We are assisting Crosland LLC and Allen Tate (the "Petitioners") in connection with a Rezoning Petition they have filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone the Old Towne Apartments property located at 4738 Sharon Road from the R-17MF zoning district to MUDD-O zoning district. The purpose of the Rezoning Petition is to allow the property to be redeveloped to accommodate hotel uses.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioners will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioners, we give you notice that representatives of the Petitioners will hold a Community Meeting regarding this Rezoning Application on Tuesday, June 24, 2014 at 6:30 P.M. at Sharon Presbyterian Church. The Petitioners' representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Collin Brown at 704/331-7531.

cc: Mr. Adam Ford
Mr. Allen Tate
Hon. Kenny Smith
Ms. Tammie Keplinger
Ms. Sonja Sanders

Date Mailed: June 9, 2014

**COMMUNITY MEETING
SIGN-IN SHEET
Old Towne Project
Rezoning Petition 2014-059**

June 24, 2014

NAME	ADDRESS	PHONE NUMBER	E-MAIL ADDRESS
Collin Brown	219. N. Flynn	704-331-7531	collin.brown@klgates.com
Bailey Patrick	434 Fenton Place	704-331-7454	Bailey.PATRICK@KLGATES.COM
Afford Ford	5960 Fairview Rd	704-561-5239	afford@cropland.com
FRED HARRIS	8934 BALTUSON LANE	704-367-7303	FHS@ATCMAIL.COM
RANDY GODDARD	2459 WILKINSON BLVD	704-654-9619	Randy@drgrp.com
Bill Livingstone	3426 Walden Ct	704-527-4026	bill@access2pc.com
Ken Ward	6500 → 6515 HAZELTON DR	704-366-4626	kenward-living.com
Amy Radler	4801 Walden Ct	704-293-6713	arader@travelers.com
Rob Vecchio	3901 Rhodes Ave	704-617-0162	VecchioR@hotmail.com
Dick Kuhn	4816 Aspen Ct	704-552-2467	DICKK@ATT.NET
ADRIAN DYKEMA	4733 WALDEN CT	704-553-1110	—
Bob Hayler	4809 Walker	704-840-9129	bobbyhayler@gmail.com
Pat Nystron	3725 Selwyn Farms	704-576-2861	Pat.Nystron@att.net
Martha Acker	4815 Walden Ct.	704-552-2467	NA FAX 704-553-7084
Peter Estes	4815 Walden Ct.	704-552-2467	NA
Joe Hale	4732 WALDEN CT	704-906-4269	JOEHALE@NEWSMAGAZINE.COM
Drew Thrash	6400 Hazel Dr.	704-554-7349	drewthrash@yahoo.com

K&L GATES



Community Meeting Rezoning Petition 2014-059

Old Towne Apartment Redevelopment

June 24, 2014



AGENDA

- Introductions
- Background
- Review of Existing Old Towne Apartments
- Summary of Current Zoning
- Analysis of Adopted Land Use Plans
- Presentation of Proposed Development
- Discussion of Neighborhood Concerns
- Review of Revised Site Plan
- Community Benefits
- Message from Owners
- Questions

INTRODUCTIONS – DEVELOPMENT TEAM

Owners: Allen Tate, III (Allen Tate) and Adam Ford (Crosland)

Site Design: Allison Merriman and Kevin Vogel (Land Design)

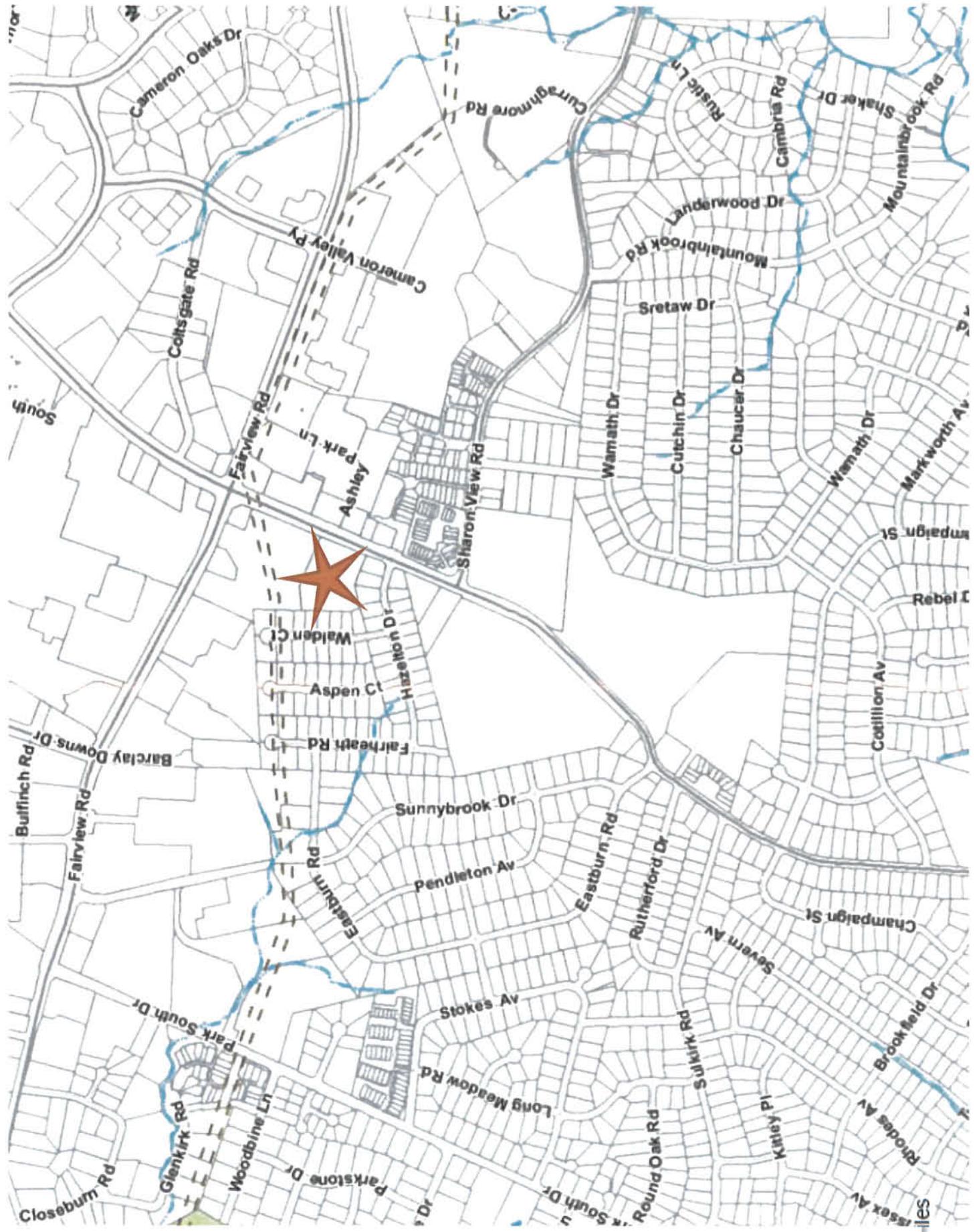
Traffic Analysis: Randy Goddard (DRG)

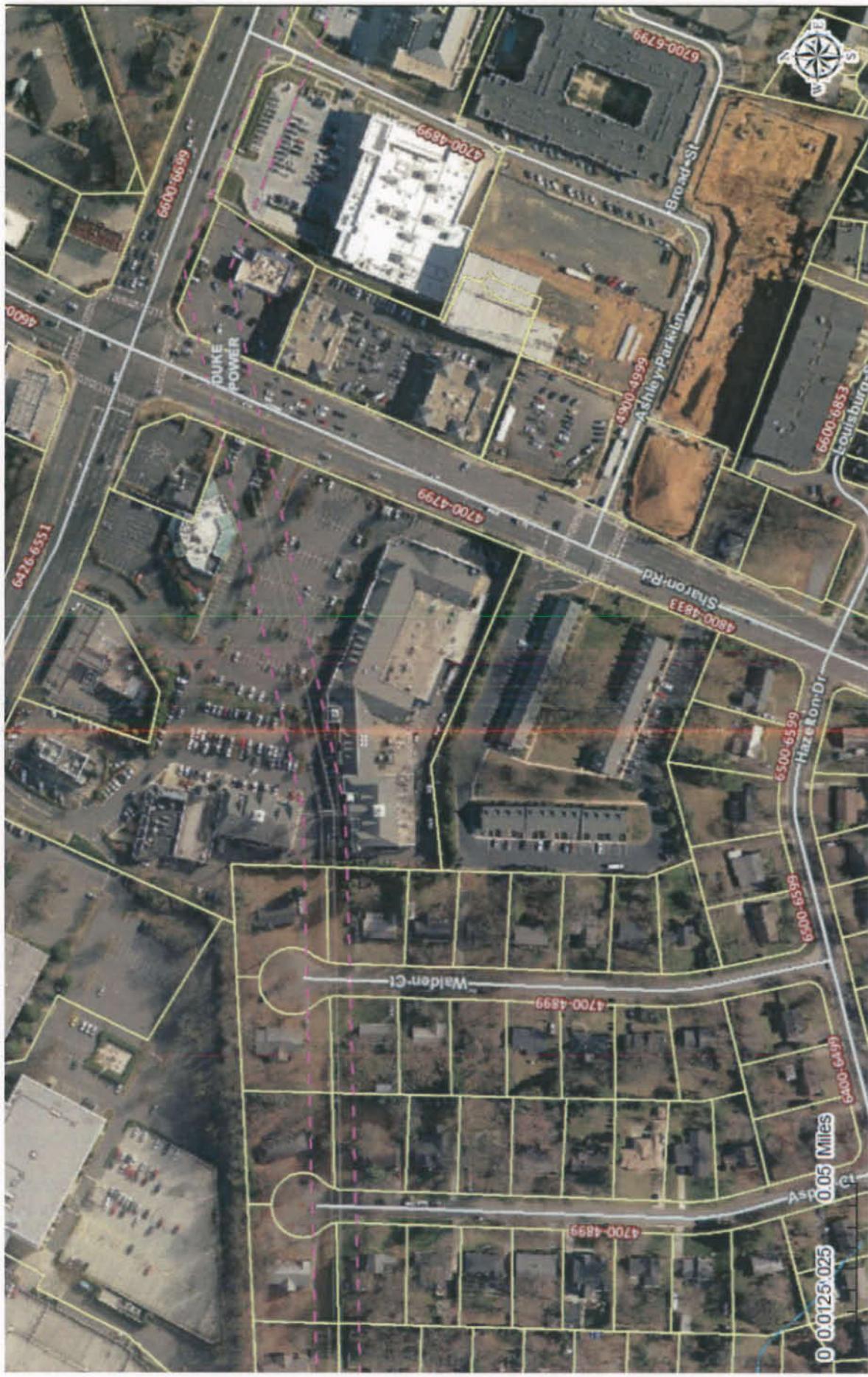
Architect: Joe Rabun (Rabun, Rasche, Rector & Reece)

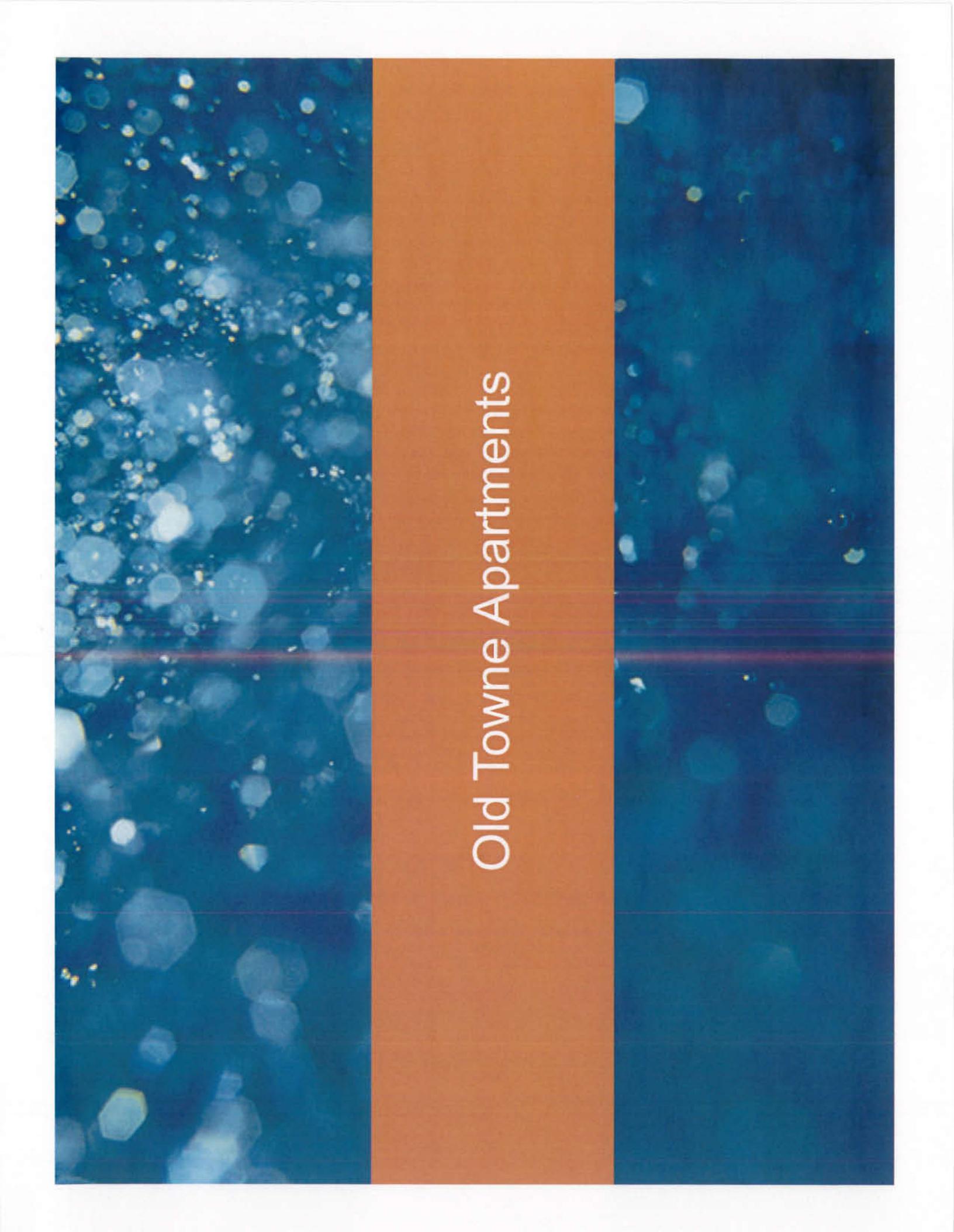
Legal: Collin Brown and Bailey Patrick (K&L Gates)



Background







The background of the image is a dark, teal-colored surface with numerous small, glowing blue and yellow hexagonal bokeh lights scattered across it, creating a festive or magical atmosphere. A vertical orange rectangle is positioned in the center of the frame. Inside this orange rectangle, the words "Old Towne Apartments" are written in a white, sans-serif font, oriented vertically from bottom to top.

Old Towne Apartments

























Current Zoning

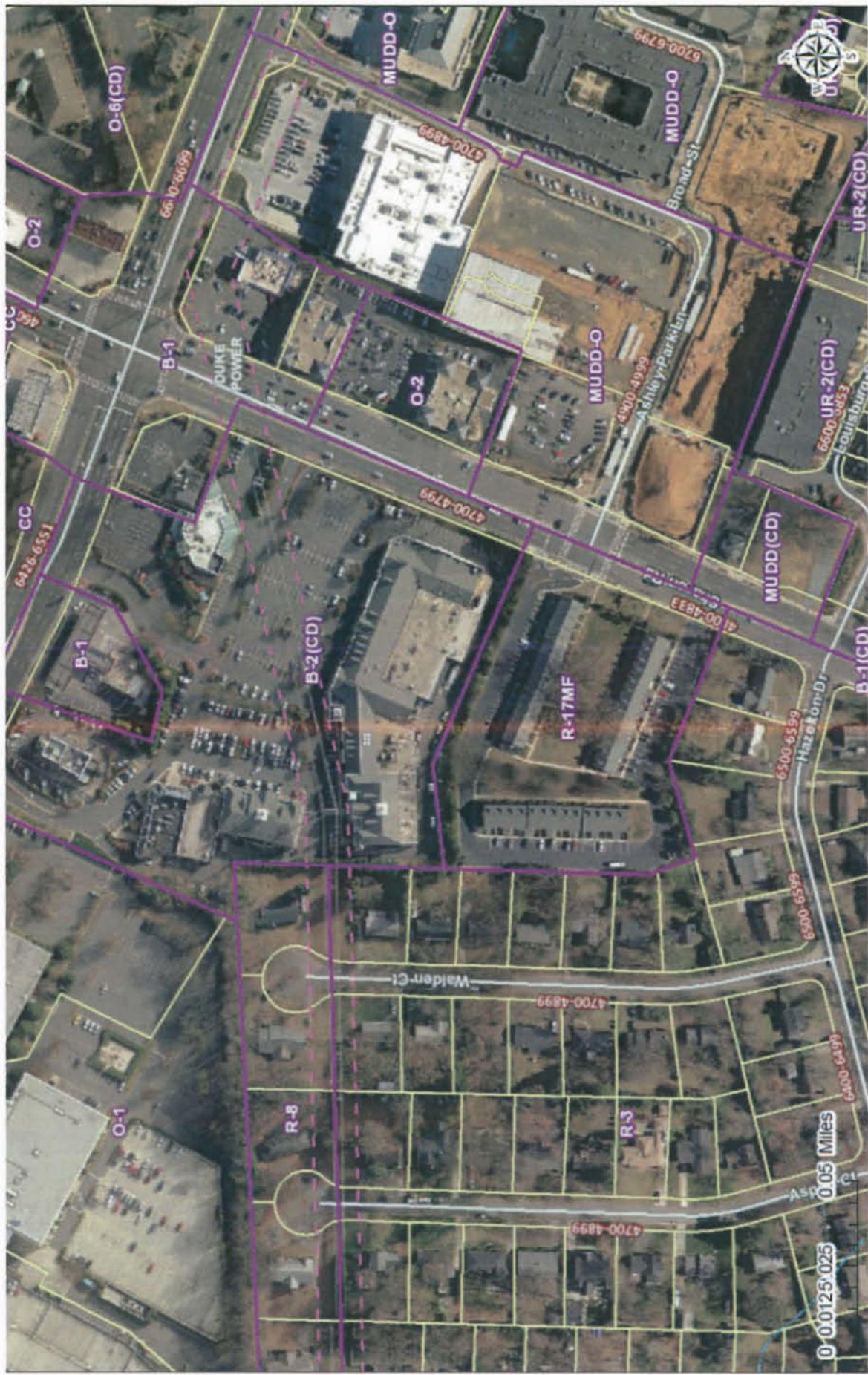


Table 9.305(1)(j)(B)

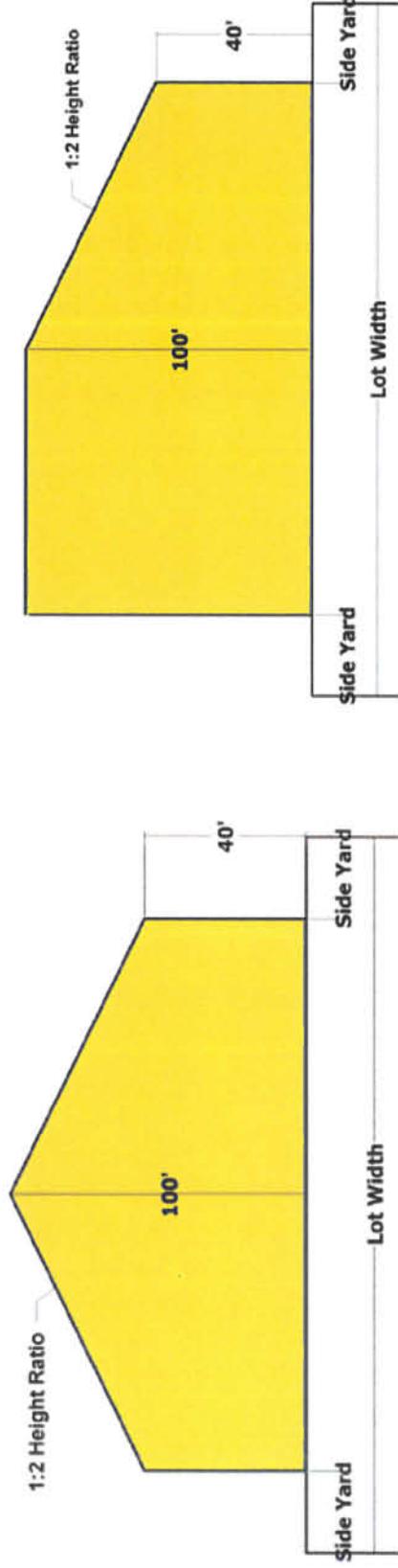
MAXIMUM HEIGHT FOR RESIDENTIAL BUILDINGS IN R-17MF, R-22MF, and R-43MF⁷			
Adjacent* Zoning District(s) and Use	Base Maximum Average Height (feet)	Maximum Height from the Lowest Point to the Highest Point of the Building (feet)	Height Ratio
R-3, R-4, R-5, R-6, & R-8 with a residential use	40' Measured at the required setback, side and rear yard lines	100'	One additional foot of height is allowed for every additional two feet in distance the portion of the building is from the required setback, side, and rear yard lines located along all boundary(s) adjacent to a single family zoning district
R-3, R-4, R-5, R-6, & R-8 with a non-residential use	N/A	100'	N/A
All other zoning districts with any use	N/A	100'	N/A

*Exemption for street rights-of-way that exceed 100 feet in width.

CHARLOTTE CODE

PART 3 : MULTI-FAMILY DISTRICTS

Maximum Building Envelope Examples for Table 9.305(1)(j)(B) –
Residential Buildings in R-17MF, R-22MF and R-43MF



Petition No. 2011-038, § 9.305(i)(j)(b), 07/18/11)

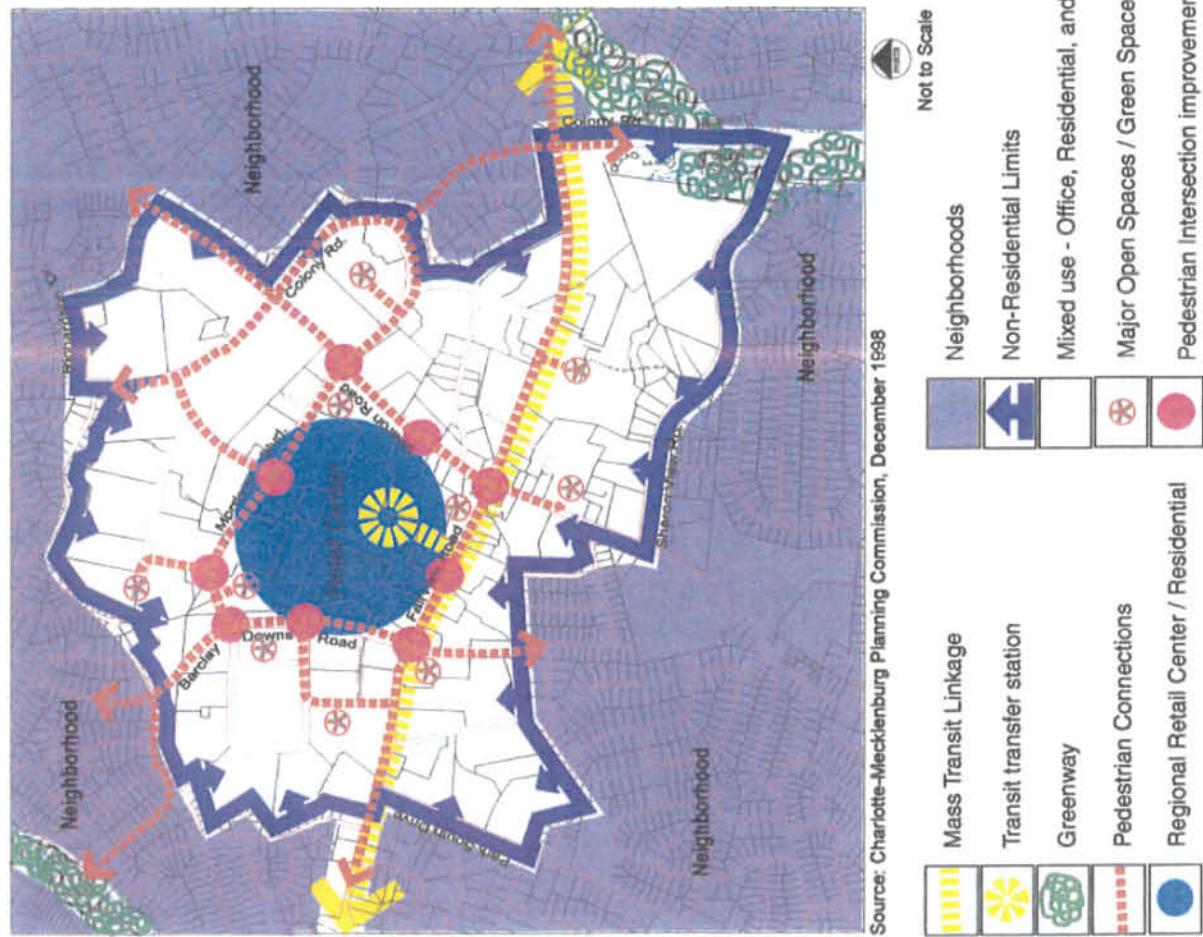


Adopted Land Use Plans

SouthPark Small Area Plan

Concept Map

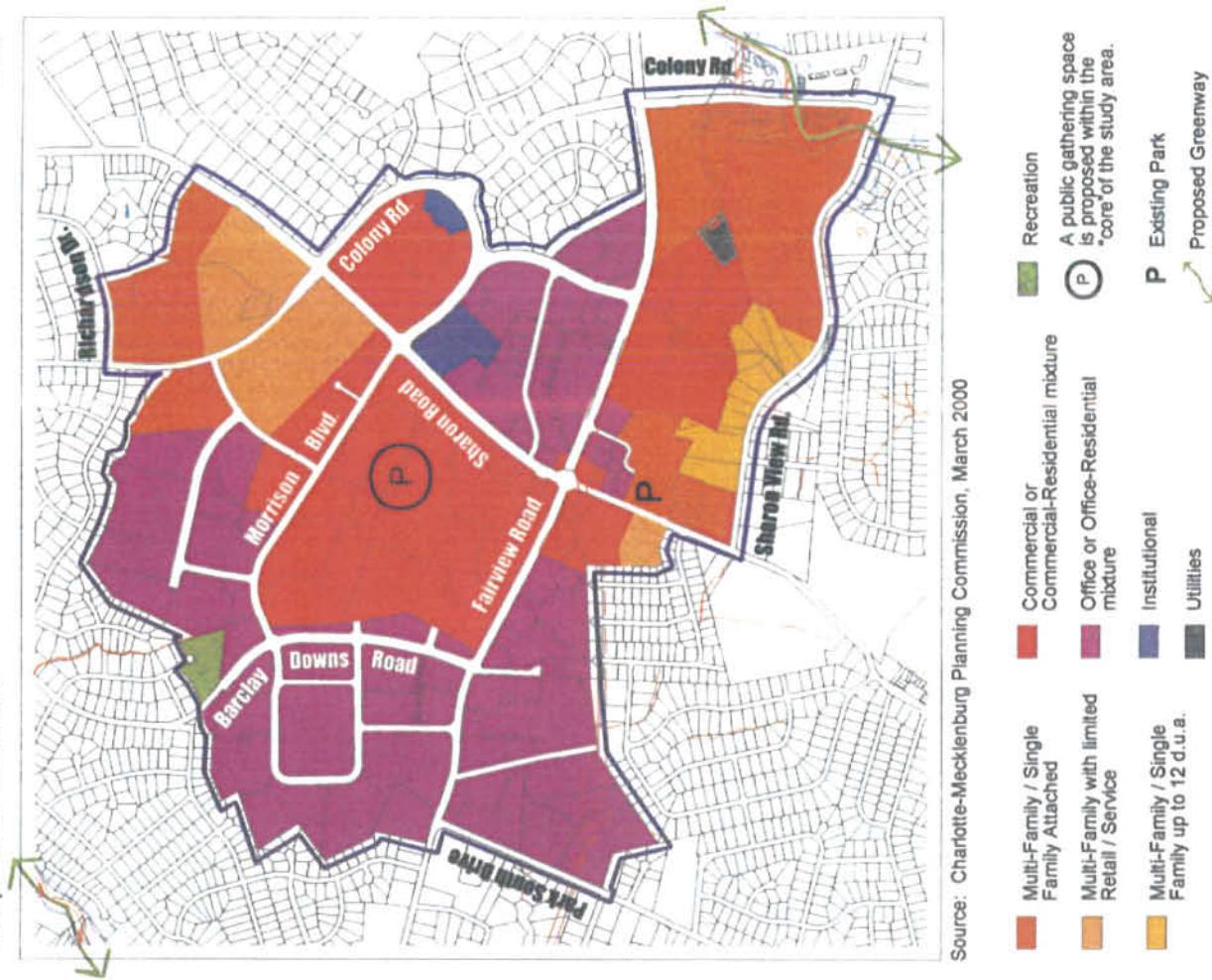
Map 4

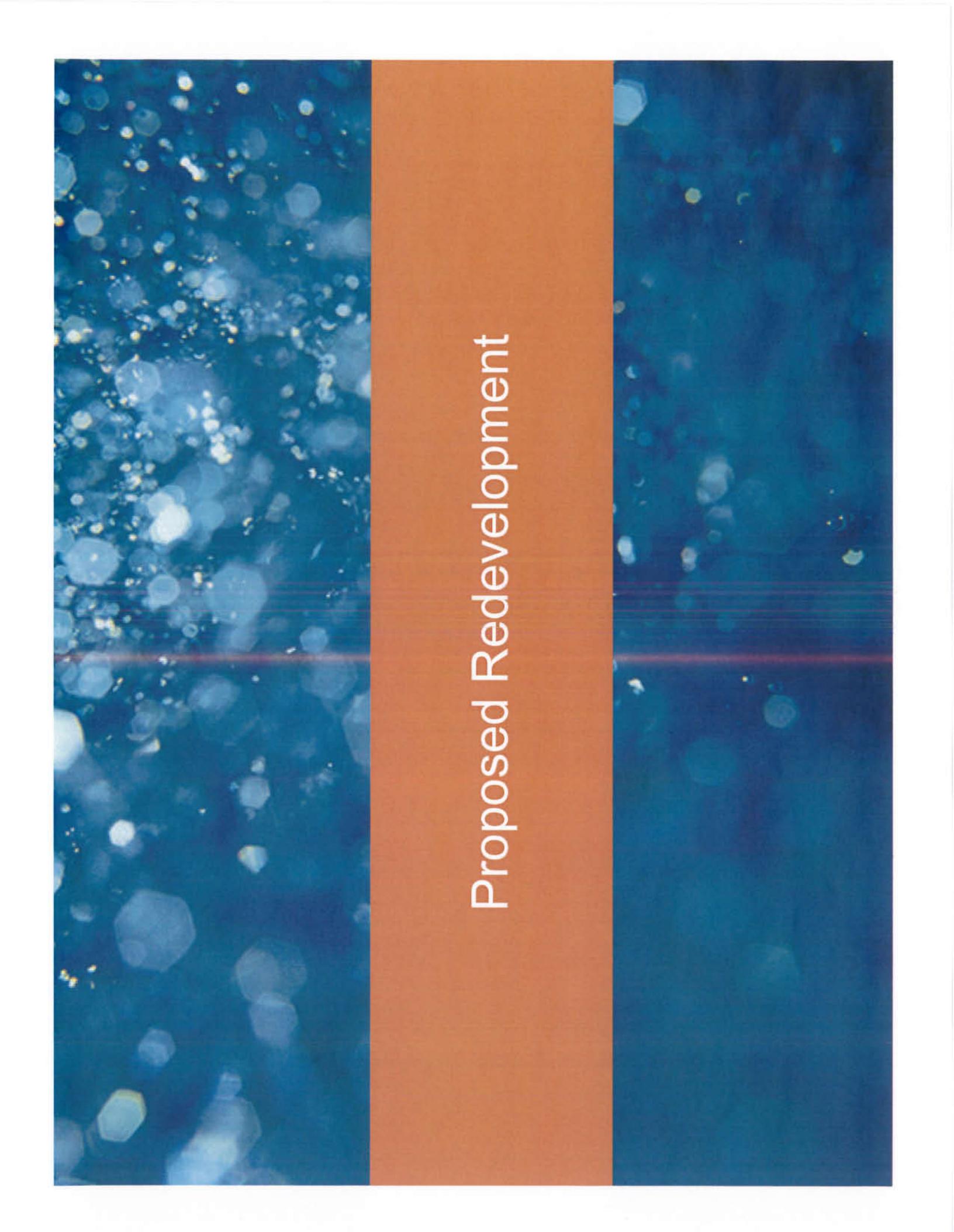


K&L GATES

SouthPark Small Area Plan Proposed Land Use

Map 5





Proposed Redevelopment

PROPOSED USE

- Hotel Use
- Owners have Applied for Hilton “Flags”
- Maximum of 285 Rooms
- Two Distinct Hotel Operations
- One “Suite” Hotel; One Standard Hotel
- Shared Amenities
- No New Hotels in SouthPark in approx. 15 years
- Significant Increase in Office, Residential, Retail and Entertainment Development Driving Demand

K&L GATES



446/447

3
NAME OR FIRM/ENTITY
KIPWYTH RAY HEATLY &
KIPWYTH R. HEATLY
DIED-2007-100
SERIALIZED-R-3

100
7
J-50
NAME OF PURCHASER
AUGUST J. IYAJIMA &
ELIZABETH M. OYKEMA
DAED 2540 300
ZONED K-2

NOTE OF FORGIVENESS
ARMY L. KALISKI
P.O. BOX 445
TOMAH, WI 54640

E. H. DENNE

THE DIAK

1000 00 FEB 1970
LAUREL TAYLOR
OJRD 250000 951

TAN #178-011-01

MPN 9-493
TAK #179 01/ 003

SONG W-3
THE STANLEY
DEE JUNG CHU

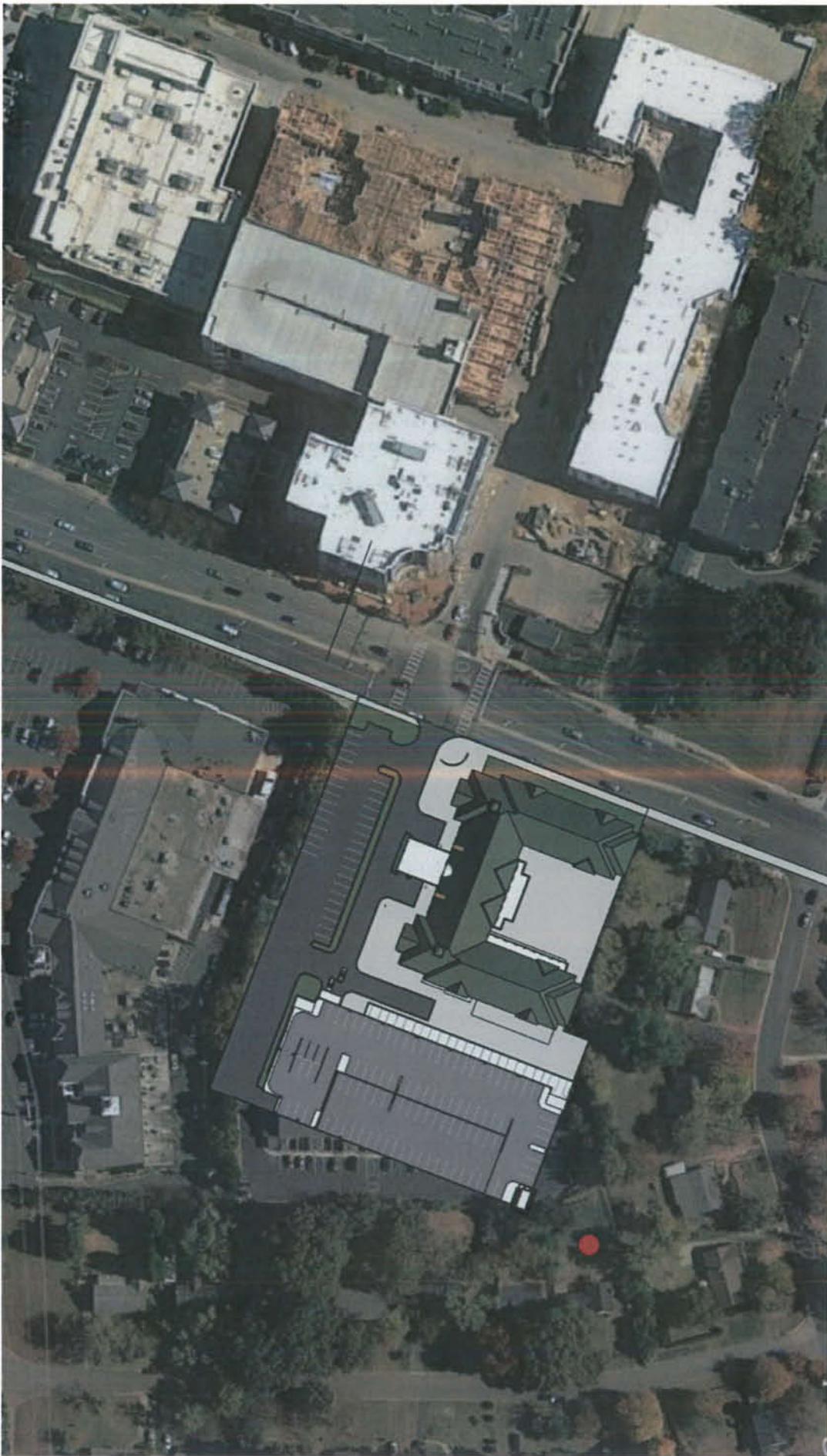
EVENED H-3

W710 OR PINEWOOD AV
NW SOUTHEAST
HOLDINGS LLC
DID# 36997-193
SEARCHED NO-3

LAT 41° 12' 12"
LONG 71° 45' 00"
MHN 0-400
TAX #P79-011-04

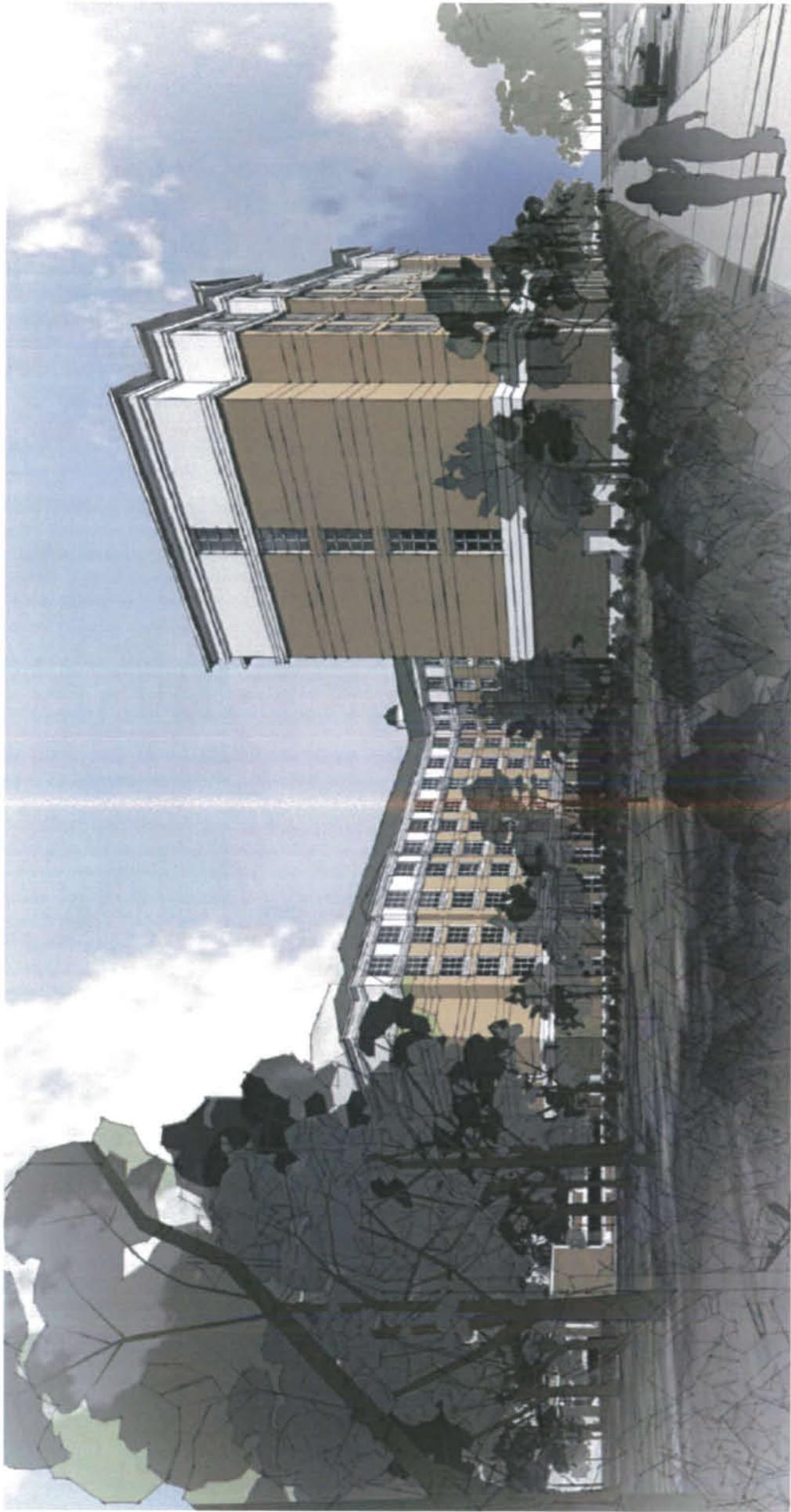
HAZELTON

SHARON ROAD













Discussion of Neighborhood Concerns

(Traffic, Stormwater, Impacts on Adjacent Property)



Traffic



TRAFFIC ISSUES

- Site Designed to Allow Future Street Connection Through the Property
- Hotel Uses Typically Generate Fewer Peak Hour Trips Compared to Comparable Uses and Intensities
- Hotel Users Aren't Around Long Enough to Learn "Shortcuts"
- Continuing to Discuss Cut-Through and Queueing Issues with CDOT



Stormwater Runoff

STORMWATER ISSUES

- Currently, Site Has No Stormwater Features
- Existing Development Contains Significant Impervious Area
- Working to Reduce Proposed Impervious Area as Much as Possible (Difficult Due to Street Connection)
- Will Comply with PCCCO
- May Have Underground Detention Below Parking Structure
- Will Coordinate with Stormwater Services Regarding Site Impacts

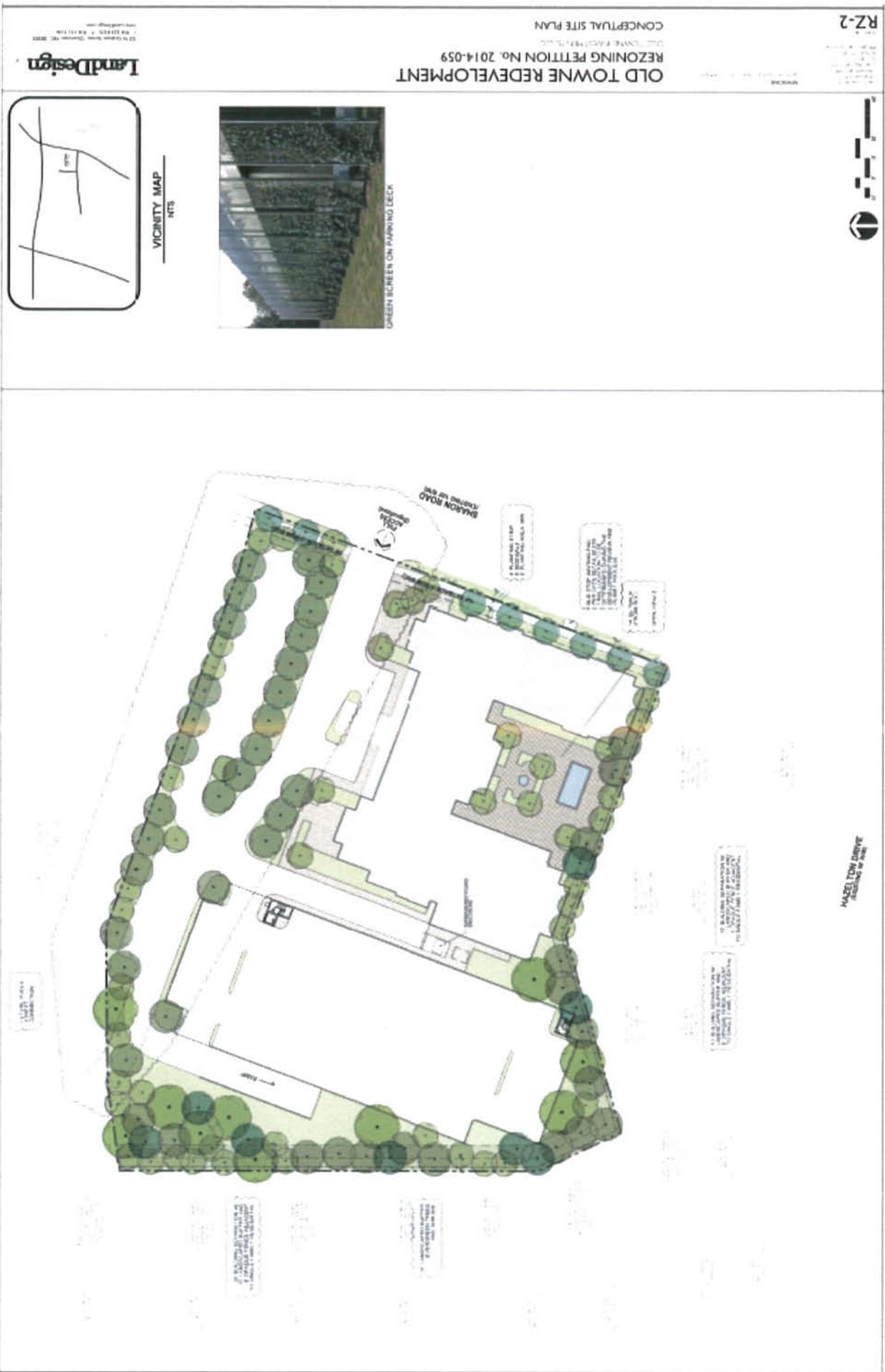


Impacts On Adjoining Properties

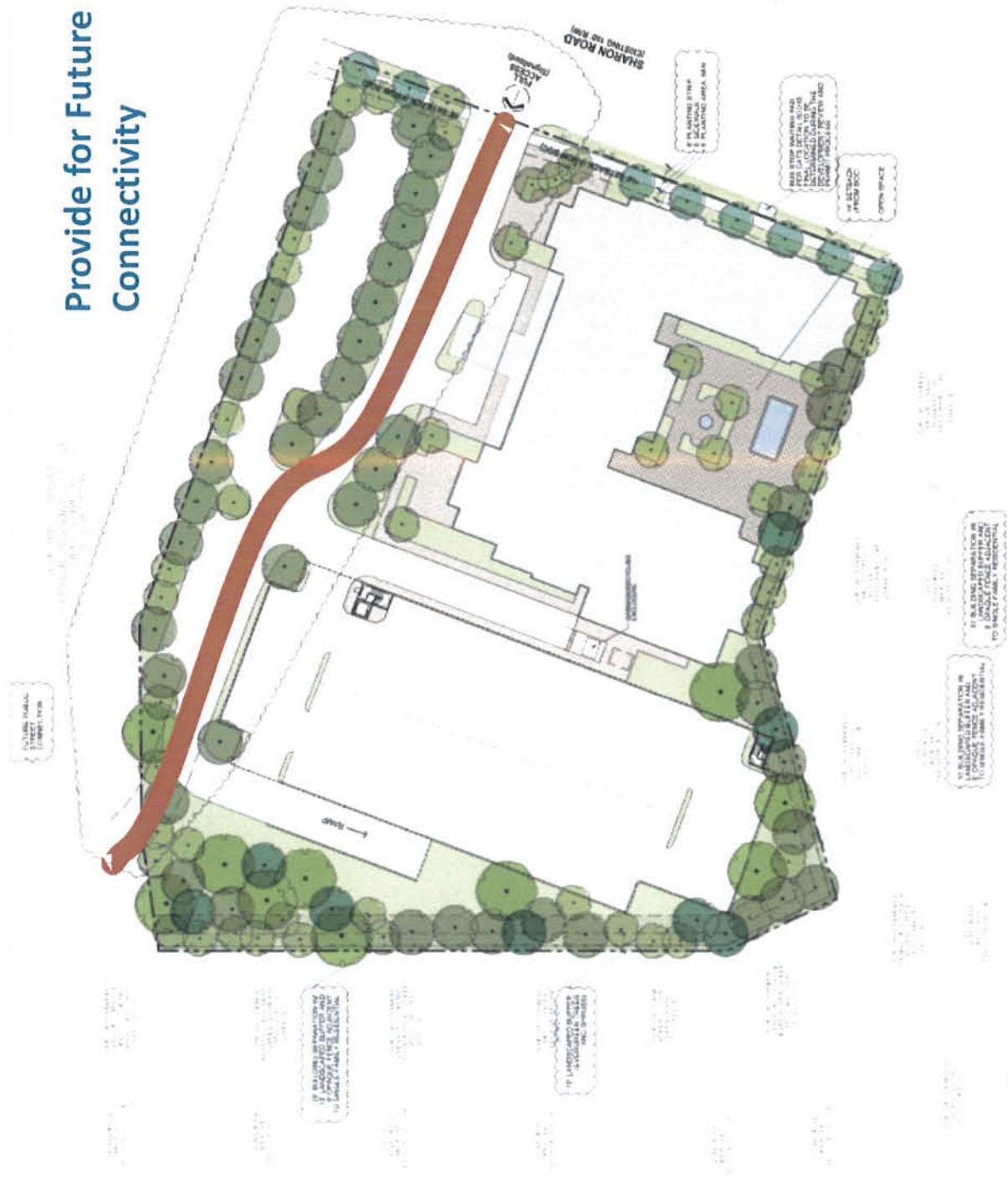
IMPACT ON ADJOINING PROPERTIES

- Concerns with Light, Noise and Stormwater Runoff
- Current Development has No Buffer or Separation
- Plan includes 20' rear buffer, 6' foot fence, vegetative plantings
- One-Story Limit on Parking Structure, with Extended Wall and “Green Screen”
- Limits on lighting
- Improved Stormwater Treatment

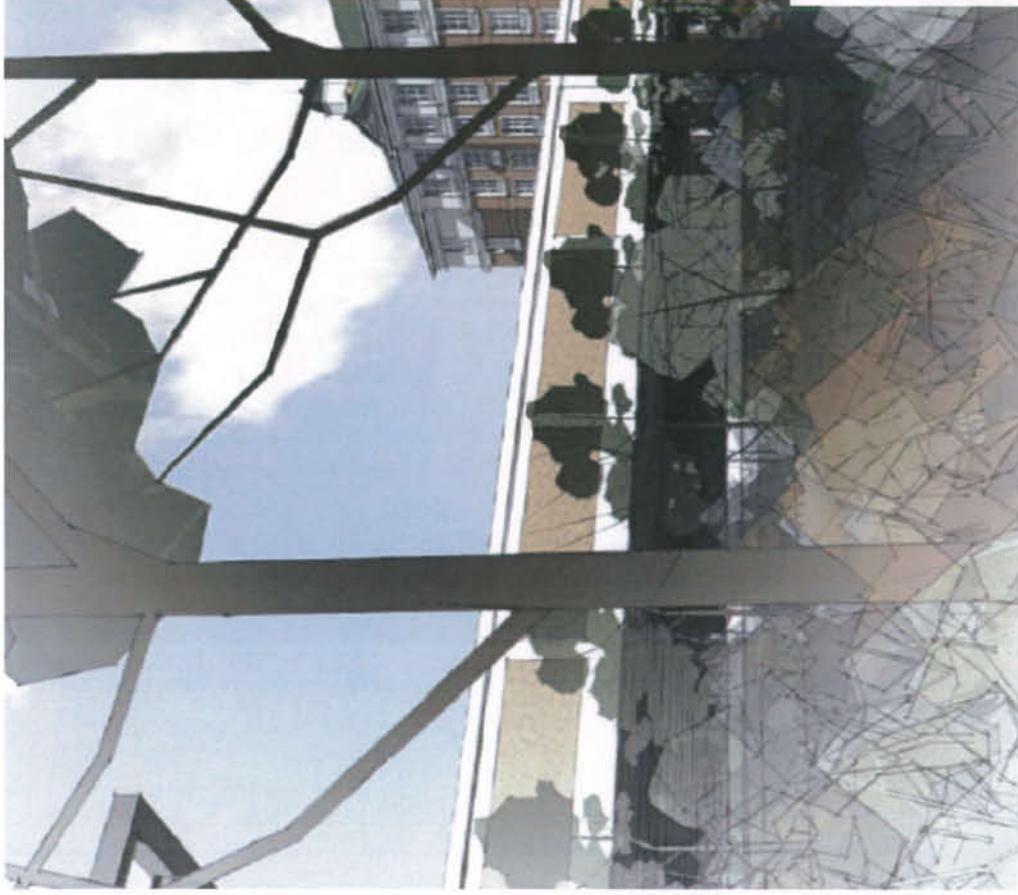
Revised Site Plan



Provide for Future Connectivity







- One Story Max. Height
- Green Screen
- Lighting limitations
- Fence and Planted Buffer

GREEN SCREEN ON PARKING DECK



Community Benefits

SUMMARY OF COMMUNITY BENEFITS

- Significant Investment in Site
- High-Quality Hotel Use to Meet Demand
- Respects the Limit of the Small Area Plan
- Hotel Use “Lesser of Evils” Re: Traffic
- Provides for Future Connectivity
- Neighborhood Sensitive Site Design
- Lower Maximum Height than Allowed by Current Zoning
- Maintain Local Ownership



Important Dates

- Community Meeting: June 24
- Public Hearing: July 21
- Zoning Committee: July 30
- City Council Decision: September 15



Owners



Questions?

K&L GATES

Table 4: Old Towne Hotels Trip Generation Comparison – Lodging/Office

Land Use [ITE Code]	Daily	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
170,000 SF Office							
Office [710]	170,000 SF	1,965	258	35	293	46	223
125 All Suite + 160 Hotel							
All Suites Hotel [311]	125 Rms	613	26	22	48	23	27
Hotel [310]	160 Rms	1,226	47	33	80	46	44
Trip Generation Total		1,839	73	55	128	69	71
Difference Between Lodging & Office		-126	-185	20	-165	23	-152
							-129

Reference:

Trip Generation, 9th Edition, Institute of Transportation Engineers, Washington, DC. 2012.

Table 5: Old Towne Hotels Trip Generation Comparison – Lodging/Retail

Land Use [ITE Code]	Daily	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
36,000 SF Retail							
Retail [820]	36,000 SF	3,496	52	32	84	145	157
125 Rms All Suite + 160 Rms Hotel							
All Suites Hotel [311]	125 Rms	613	26	22	48	23	27
Hotel [310]	160 Rms	1,226	47	33	80	46	44
Trip Generation Total		1,839	73	55	128	69	71
Difference Between Lodging & Retail		-1,657	21	23	44	-76	-86
							-162

Reference:

Trip Generation, 9th Edition, Institute of Transportation Engineers, Washington, DC. 2012.