

NOV 07 2014

COMMUNITY MEETING REPORT
Petitioner: Midtown Area Partners II, LLC
Rezoning Petition No. 2014-109

OFFICE OF THE CITY CLERK

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-1 attached hereto by depositing such notice in the U.S. mail on October 2, 2014. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, October 16, 2014 at 6:30 PM at Vivace Restaurant located at 1100 Metropolitan Avenue, Building E, Suite 100, 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 B. The Petitioner's representatives at the Community Meeting were Roy Goode, Steve McLeod and Buddy Kirk of the Petitioner, David Wagner, the Petitioner's architect, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Attached hereto as Exhibit C is a copy of the Power Point presentation utilized by the Petitioner's representatives at the Community Meeting.

Roy Goode opened the meeting by introducing himself and the Petitioner's representatives, and he thanked everyone for attending the Community Meeting.

Roy Goode stated that he and his group own the Midtown Centre office building located on Baxter Street at its intersection with South Kings Drive. They purchased that site approximately four years ago, and they are currently constructing a new parking deck on the site. When they acquired the Midtown Centre office building, the building was rundown and in need of renovations. Roy Goode stated that his group renovated the Midtown Centre office building with the help of David Wagner. Roy Goode stated that David Wagner is also the architect on this proposed project.

Roy Goode stated that the Midtown Centre office building is now 100% leased, and the tenants enjoy being in that location.

Roy Goode stated that he has enjoyed being a part of the Midtown-Cherry area for the last four years, and he feels that this is a unique area of the city.

Utilizing the Power Point presentation, Roy Goode then shared details of the proposed project and the Petitioner's conditional rezoning plan.

Roy Goode shared an aerial photograph that showed the location of the site and the surrounding area and uses. Roy Goode stated that pursuant to this rezoning request, the Petitioner is not requesting the rezoning of Dr. Chung's building.

Roy Goode stated that the proposed project consists of a maximum 140 foot tall building located at the corner of Baxter Street and South Kings Drive that would contain ground level retail and restaurant uses facing South Kings Drive and office and/or hotel uses on the upper floors of the building. The upper floors of the building could also contain residential uses. Additionally, the project would have a maximum 75 foot tall parking deck with ground level retail and restaurant uses facing South Kings Drive, and up to eight townhomes located on the site's frontage on Cherry Street next to the parking deck. Therefore, residential uses would front Cherry Street.

In response to a question, Roy Goode stated that the heated portions of the townhome units would be approximately 30 feet in height. Roy Goode estimated that the existing house located across Cherry Street from the site is approximately 15 feet in height.

An individual asked if the parking deck would be taller than the townhome units. Utilizing Slide 23 of the Power Point presentation, Roy Goode stated that yes, the height of the parking deck would be above the townhome units. However, the townhome units would do an effective job of screening the parking deck as seen on Slide 23 of the PowerPoint presentation.

John Carmichael then provided the schedule of events relating to this rezoning request. He stated that the Rezoning Petition was filed on August 25, and the City Open House Forum was held on October 6 at the Charlotte-Mecklenburg Government Center. John Carmichael stated that the Public Hearing is scheduled to be held on Monday, November 17 at 6:00 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Monday, December 1, 2014 at 2:00 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to make a decision on this rezoning request on Monday, December 15 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael then discussed the existing zoning of the site. He stated that the site is currently zoned a combination of UR-C (CD)(PED), B-1(PED) and R-8. The Petitioner is seeking to rezone the site to the MUDD-Optional (PED) and MUDD-Optional zoning districts.

John Carmichael stated that the pedestrian overlay district is very similar to the MUDD zoning district in terms of the development standards and requirements. John Carmichael then reviewed the development standards in the pedestrian overlay district and in the MUDD zoning district.

John Carmichael then briefly discussed the Midtown, Morehead, Cherry Area Plan. He stated that it was adopted on February 27, 2012, and it recommends residential, office and retail uses on the site, which is consistent with the rezoning request.

With respect to the maximum 140 foot height of the building proposed to be located at the corner of Baxter Street and South Kings Drive, John Carmichael stated that the Petitioner believes that this is an appropriate height because it provides a transition from the Metropolitan to the Cherry community. The building to be constructed by Daniel Levine has a proposed maximum height of 295 feet, and the office building located in the Metropolitan has a height of 165 feet.

David Wagner then discussed the pedestrian overlay district and the Midtown, Morehead, Cherry Area Plan, and how these documents have impacted the design of the proposed project. David Wagner stated that the parking deck would be five stories and approximately 70 feet in height. David Wagner stated that with respect to the townhome units along Cherry Street, the design team felt that it was important that residential uses face the existing residential uses on Cherry

Street. David Wagner stressed the importance of having street level retail uses that address South Kings Drive. He noted that the Metropolitan does not have street level retail uses that address South Kings Drive. David Wagner discussed and showed the pedestrian arcade that would be located along the site's frontage on South Kings Drive in front of the retail and restaurant uses. David Wagner emphasized the width of the pedestrian arcade and the wonderful pedestrian experience it would provide along South Kings Drive. David Wagner stated that there would also be retail and restaurant uses on the first level of the parking deck facing South Kings Drive.

David Wagner showed the pedestrian connection from South Kings Drive to Cecil Street through the middle of the proposed project. David Wagner stated that this connectivity is a nice element of the project.

An individual asked what types of commercial uses would be located in the building. Roy Goode stated that restaurant and retail uses would be located in the project. This individual asked if a strip club could be located in the project, and Roy Goode stated that a strip club would not be a part of this project.

An individual asked if a nightclub could be located in the development, and Roy Goode stated that a nightclub is a possible use.

David Wagner reviewed the elevations of the proposed structures. He noted that the exterior building materials for the proposed building change on the upper floors of the building. There is more glass on the upper levels of the building, and this helps with the scale of the building.

An individual asked if the Petitioner would consider residential uses above the retail uses. Roy Goode stated that he thinks there should be more employment uses and services in the area, and he prefers office and hotel uses above the retail and restaurant uses. However, residential uses could be considered and made a part of the project.

The Baxter Street section of the proposed building was then reviewed (Slide 10 of the Power Point presentation), and David Wagner noted that the Cecil Street side of the building is shorter than the South Kings Drive side of the building because of the change in elevation from South Kings Drive to Cecil Street.

Utilizing Slide 12 of the Power Point presentation, David Wagner discussed once again the pedestrian area in front of the building along South Kings Drive, and he stated that it is approximately 24 feet from the back of the curb to the face of the building.

Utilizing Slide 13, David Wagner discussed the view of the building from the intersection of South Kings Drive and Baxter Street. David Wagner shared Slide 15 of the Power Point presentation, which depicts the pedestrian connection and staircase from Cecil Street to South Kings Drive.

Utilizing Slide 17 of the Power Point presentation that depicts the street level retail in front of the parking deck facing South Kings Drive, David Wagner discussed this area in more detail.

David Wagner discussed Slide 19 of the Power Point presentation, which shows a view of the parking structure, the ground level retail and the proposed building from the intersection of Luther Street and South Kings Drive.

David Wagner shared Slide 21 of the Power Point presentation, which depicts the parking deck along Luther Street.

Utilizing Slide 23 of the Power Point presentation, the townhome units were discussed. Roy Goode stated that the exterior design of the townhome units would be revised from that shown on Slide 23 in order to make the townhome units more compatible with the Cherry community.

Slide 25 of the Power Point presentation, which is an aerial view of the proposed project, was then discussed.

An individual asked if a traffic light would be needed at the intersection of Luther Street and South Kings Drive. David Wagner stated that he did not think that a traffic light would be permitted at that intersection. David Wagner stated that CDOT is reviewing the proposed project, and the Petitioner will be required to meet all of CDOT's requirements in terms of access and traffic circulation.

In response to a question, David Wagner stated that hotel guests and staff, office uses and retail and restaurant uses would utilize the parking deck. It is possible that the townhome units could also utilize the parking deck.

Roy Goode stated that there is a lot of information contained in the relevant planning documents, such as the Midtown, Morehead, Cherry Area Plan and the pedestrian overlay district, and with two exceptions, relating to building height and on-street parking along South Kings Drive, this project would meet or exceed the required design elements of these planning documents. Roy Goode then discussed these design elements in some detail.

Roy Goode stated that the exceptions that they are seeking in connection with this rezoning request are to allow the maximum height of the proposed building to be 140 feet, which height exceeds the maximum height of the pedestrian overlay district and the MUDD zoning district, and to eliminate the requirement of on-street parking along South Kings Drive. Roy Goode stated that in his opinion, the on-street parking would create a hazard and it would not operate efficiently. Roy Goode stated that his team believes it is more important to have an enhanced pedestrian environment and experience along the site's frontage on South Kings Drive than on-street parking. In other words, they voted for the pedestrian over the automobile.

Roy Goode stated that the existing transit stop located along the site's frontage on South Kings Drive would remain, although it may be relocated to another location along the site's frontage on South Kings Drive.

An individual stated that parking in a parking deck could be an issue for retailers.

In response to a question, Roy Goode stated that it is likely that valet parking would be provided at this location.

An individual asked if there is a crosswalk across South Kings Drive in front of the location of the proposed pedestrian connection from Cecil Street to South Kings Drive. At this time, there is not a crosswalk, but Roy Goode stated that he would advocate for a crosswalk.

In response to a question, Roy Goode reiterated that the exterior design of the townhome units would be revised.

An individual asked if the exception for the building height is not approved, what would happen. Roy Goode stated that it would limit the height of the building and it would point us in more of a residential direction.

John Carmichael stated that with respect to Development Area C on the conditional rezoning plan, only townhome units could be constructed in Development Area C.

In response to a question, Roy Goode stated that he is not in partnership with Dr. Chung. Roy Goode thanked everyone for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

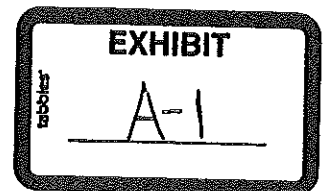
No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 7th day of November, 2014.

Midtown Area Partners II, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)
Mr. Roy Goode, Midtown Area Partners II, LLC (via email)

Case_No	FirstName	LastName	OrgLabel	MallAddress	MallCity	Mt_MailZip
2014-109	Cullen	McNulty	Crescent Heights NA	2237 Crescent Avenue	Charlotte	NC 28207
2014-109	Bob	Szymkewicz	First Ward Community Fund, Inc.	Post Office Box 30712	Charlotte	NC 28230
2014-109	Karen	Jensen	Friends & Residents of Historic Cherry	311 Baldwin Avenue	Charlotte	NC 28204
2014-109	June	Watts-Mistri	Amherst Place HOA & NA	1730 Amherst Place	Charlotte	NC 28204
2014-109	Melanie	Sizemore	Elizabeth Comm. Assoc.	2309 Vail Avenue	Charlotte	NC 28207
2014-109	Peter	Tart	Elizabeth Comm. Assoc.	1517 East 8th Street	Charlotte	NC 28204
2014-109	Elizabeth	Barnhardt	Charlotte Regional Realtor Assoc.	1201 Greenwood Cliff #200	Charlotte	NC 28204
2014-109	Monte	Richey	Elizabeth Comm. Assoc.	525 Clement Avenue	Charlotte	NC 28204
2014-109	Joe	Padilla	Charlotte Regional Realtor Assoc.	1201 Greenwood Cliff, Suite 200	Charlotte	NC 28204
2014-109	Budd	Berro	Office of the Gov. of North Carolina	600 East Fourth Street	Charlotte	NC 28202
2014-109	Cynthia	Schwartz	Dilworth Comm. Dev. Assoc. (DCDA)	1235 East Blvd., Suite E-153	Charlotte	NC 28203
2014-109	Mike	Sposato	Carolina Realty Advisors	1001 East Boulevard	Charlotte	NC 28203
2014-109	Yolanda	Trotter	7th Street	1401 East Seventh Street	Charlotte	NC 28204
2014-109	Beth	Hacimi	Elizabeth NA	2133 Greenway Avenue	Charlotte	NC 28204
2014-109	Eric	Davis	Elizabeth NA	2200 Greenway Avenue	Charlotte	NC 28204



Care_No	TrpID	OwnerLast	OwnerFirst	OwnerFirs	Comment	MallAddr1	MallAddr2	City	State	ZipCode
2014-109	12522917	ADGERMANN	SHANNON			1100 METROPOLITAN AVE #306		CHARLOTTE	NC	28204
2014-109	12522715	ALFARO	GLMER			4112 SAWMILL TRACE LN		CHARLOTTE	NC	28213
2014-109	12522930	ALLEN	SALLY O VAN			1100 METROPOLITAN AVE # 404		CHARLOTTE	NC	28204
2014-109	12522941	ALTEA	KEITH BRADFORD R/T			1100 METROPOLITAN AVE #415		CHARLOTTE	NC	28204
2014-109	12522719	ANDRICHUK	DANIEL			1133 METROPOLITAN AVE UNIT 209		CHARLOTTE	NC	28204
2014-109	12522201	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3667
2014-109	12522201	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3667
2014-109	12522105	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3667
2014-109	12522105	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3667
2014-109	12522109	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3667
2014-109	12522202	BANK OF AMERICA NA				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204
2014-109	12522237	BARRAGAN	JOATHAN			NCL-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28204
2014-109	12522759	BEAN	RICHARD			1100 METROPOLITAN AVE #411		CHARLOTTE	NC	28204
2014-109	12522932	BEASLEY	JENNIFER STACY			1133 METROPOLITAN AVE #609		CHARLOTTE	NC	28204
2014-109	12522746	BOHMAN	ERIC R			1100 METROPOLITAN AVE #405		CHARLOTTE	NC	28204
2014-109	12522729	BOYD	JUSTIN A			718 W TRADE ST	UNIT # 711	CHARLOTTE	NC	28204
2014-109	12522931	BROWN	DANIELLE(N/C)			1133 METROPOLITAN AVE #219		CHARLOTTE	NC	28204
2014-109	12522404	BURICK	SAMUEL			1100 METROPOLITAN AVE #405		CHARLOTTE	NC	28204
2014-109	12522405	BURICK	SAMUEL			1335 ARCH ST UNIT 602		PHILADELPHIA	PA	19103
2014-109	12522935	BURNETT	ALFRED C			1133 METROPOLITAN AVE #409		CHARLOTTE	NC	28204
2014-109	12522731	CALTS	KATE K			1133 METROPOLITAN #003		CHARLOTTE	NC	28204
2014-109	125221502	CEBADA	FRANCISCO J GONZALES			609 CHERRY ST		MOORESVILLE	NC	28117-5954
2014-109	12522726	CHAN	BENSON K			130 CHANDLER OR		CHARLOTTE	NC	28202
2014-109	12522502	CHARLOTTE MECKLENBURG				701 E 2ND ST		CHARLOTTE	NC	28204
2014-109	12522503	CHERRY COMMUNITY	BOARD OF EDUCATION			610 BALDWIN AV		CHARLOTTE	NC	28202
2014-109	12522428	CITY OF CHARLOTTE	ORGANIZATION			PO BOX 36795		CHARLOTTE	NC	28202
2014-109	12522601	CITY OF CHARLOTTE	HOUSING AUTHORITY			600 E 4TH ST		CHARLOTTE	NC	28202-3816
2014-109	12522712	COLBRE INVESTMENTS LLC				1133 METROPOLITAN AVE UNIT 202		CHARLOTTE	NC	28204
2014-109	12522726	COLLETT	VIRGINIA C	KAREN C		PO BOX 36799		CHARLOTTE	NC	28202
2014-109	12522767	COMBS	ANTHONY R			820 N EDGEHILL RD		CHARLOTTE	NC	28207
2014-109	12522718	COUCHELL	CHRISTOPHER P			1133 METROPOLITAN AVE #208		CHARLOTTE	NC	28204
2014-109	12522940	COX	FRANCIS M IV			1100 METROPOLITAN AV #414		CHARLOTTE	NC	28204
2014-109	12522903	CRAIN	ROY O			1100 METROPOLITAN AVE #203		CHARLOTTE	NC	28204
2014-109	12522737	CRUZ	JOHANNA C			1133 METROPOLITAN AVE #307		CHARLOTTE	NC	28204
2014-109	12522939	DAVIS	PAUL WYNNEONA IV			1100 METROPOLITAN AVE #413		CHARLOTTE	NC	28204
2014-109	12521502	DECOMT	R STEVEN			1606 LUTHER ST		CHARLOTTE	NC	28204
2014-109	12522732	DESILVA	SHANTHINAJINI			1133 METROPOLITAN AVE #502		CHARLOTTE	NC	28204
2014-109	12522730	DEVAULT	MICHAEL W			1133 METROPOLITAN AV #220		CHARLOTTE	NC	28204
2014-109	12522769	DICKINSON	SANDRA H	DAVID		1133 METROPOLITAN AV #613		CHARLOTTE	NC	28204
2014-109	12522717	DICKINSON	STEPHEN CRAIG	JOSHUA L	DAVIES	1133 METROPOLITAN AV #207		CHARLOTTE	NC	28204
2014-109	12522731	DROSSINS	VASILIOS	MARTINA	WATTS	1133 METROPOLITAN AVE #301		CHARLOTTE	NC	28204
2014-109	12522938	EAKER	CHARLES KEIN			1100 METROPOLITAN AVE #412		CHARLOTTE	NC	28204
2014-109	12522770	FADEL	JOSEPH T			1133 METROPOLITAN AVE UNIT 620		CHARLOTTE	NC	28204
2014-109	12522722	FEDERAL NATIONAL MORTGAGE ASSO				P O BOX 650043		DALLAS	TX	75265
2014-109	12522766	FEDERAL NATIONAL MORTGAGE ASSO				19810 PANDY CT		CANYON COUNTRY	CA	91351
2014-109	12522727	FLETCHER	THOMAS A	SUZANNA	FLETCHER	1232 BRAEBURN RD		CHARLOTTE	NC	28211
2014-109	12522764	FREY	ALAN R			PO BOX 225		IRONIA	NC	07845
2014-109	12522743	FUCHS	ROGER JAY	MARGA ELLEN	FRIEDLANDER	1133 METROPOLITAN AV #313		CHARLOTTE	NC	28204
2014-109	12522743	GARNER	DAVID	JENNIFER	FUCHS	320 SOUTH TORRENCE ST		CHARLOTTE	NC	28204
2014-109	12522408	GATTIS	ERIC JR			4074 N COURSE DR		CHARLOTTE	NC	28277
2014-109	12521408	GATTS	SHARON ANN K			624 CHERRY ST		CHARLOTTE	NC	28204
2014-109	125212914	GIBBS	JOHN	HRESANTHE	HOWELL R KENNEDY JR	1133 METROPOLITAN AVE 303		CHARLOTTE	NC	28204
2014-109	12522758	GIFTON	COY R	HEATHER K	GIBBS	1100 METROPOLITAN AVE #608		CHARLOTTE	NC	28204
2014-109	12522916	GONZALEZ	DAVIN M	JOSEPH	GNOZZO	1100 METROPOLITAN AVE UNIT 206		CHARLOTTE	NC	28204
2014-109	12522906	GOARE	ALEXANDER D	BARBIE	MORGANSTEIN	232 PROVIDENCE RD		CHARLOTTE	NC	28211
2014-109	12522911	GOLDSTEIN	MATTHEW	DIANE HOOVER	BECHTLER	1100 METROPOLITAN AVE UNIT 302		CHARLOTTE	NC	28204
2014-109	12522757	GROSS	MICHAEL DAVID			1100 METROPOLITAN WAY #313		CHARLOTTE	NC	28204
2014-109	12522924	HALL	JOHN D			1100 METROPOLITAN AVE UNIT 315		CHARLOTTE	NC	28204
2014-109	12522926	HARPER	MELINDA S			PO BOX 325		HILLSVILLE	VA	24343
2014-109	12522915	HARVEY	DAVID M	STEPHANIE A	HARVEY	1133 METROPOLITAN AV #604		CHARLOTTE	NC	28204
2014-109	12522754	HERSKOVIC	JOSEPH	JULIE	HERSKOVIC	1133 METROPOLITAN AV UNIT 211		CHARLOTTE	NC	28204
2014-109	12522752	HUGGINS	JOHN J			6351 WYNHAM HILL DR		CHARLOTTE	NC	28269
2014-109	12522752	JAHANEANI	JOHN	SEYFEDIN	ARAGHI	1133 METROPOLITAN AVE UNIT 318		CHARLOTTE	NC	28204
2014-109	12522748	JOHNSON	BRADEE A			PO BOX 160		APCX	NC	27502-0160
2014-109	12521509	KAZEN	CAPITAL LLC	RICHARD E JR	CAUTHEN	100 METROPOLITAN AVE #202		CHARLOTTE	NC	28204
2014-109	12522902	KENNEY	JOHN WESLEY	ANNA CLAIRE	ODLE	1133 METROPOLITAN AV #305		CHARLOTTE	NC	28204
2014-109	12522735	KOCH	DANIEL MICHAEL			1100 METROPOLITAN AVE #408		CHARLOTTE	NC	28204
2014-109	12522714	KOEHLER	KYLE	DENISE R	LINDSAY	1100 METROPOLITAN AVE UNIT 209		CHARLOTTE	NC	28204
2014-109	12522534	LECIEPORSKI	HAL R	DENISE F	LINDSAY	1100 METROPOLITAN AV		CHARLOTTE	NC	28204
2014-109	12522908	LINDSAY	HAL R	ALEX	ELIAS	1100 METROPOLITAN AVE #402		CHARLOTTE	NC	28204
2014-109	12522927	LYOTTI	MELANIE			1133 METROPOLITAN AV STE 605		CHARLOTTE	NC	28204
2014-109	12522755	MAHONEY	KEIRAN M			2100 SHERWOOD AVE		CHARLOTTE	NC	28207
2014-109	12522920	MANCHI LLC						CHARLOTTE	NC	28207

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2014-109** filed by Midtown Area Partners II, LLC to request the rezoning of an approximately 1.70 acre site located on the northeast corner of the intersection of Baxter Street and South Kings Drive and the south side of Luther Street between Cecil Street and Cherry Street from the R-8, UR-C(CD)(PED) and B-1(PED) zoning districts to the MUDD-O and MUDD-O(PED) zoning districts

**Date and Time
of Meeting:** Thursday, October 16, 2014 at 6:30 p.m.

Place of Meeting: Vivace Restaurant
1100 Metropolitan Avenue, Building E, Suite 100
Charlotte, NC

We are assisting Midtown Area Partners II, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 1.70 acre site located on the northeast corner of the intersection of Baxter Street and South Kings Drive and the south side of Luther Street between Cecil Street and Cherry Street from the R-8, UR-C(CD)(PED) and B-1(PED) zoning districts to the MUDD-O and MUDD-O(PED) zoning districts. The purpose of this rezoning request is to accommodate a mixed use development that would be comprised of a maximum 270,000 square foot building that could contain office, retail, hotel and residential uses, a maximum 187,450 square foot structured parking facility, a maximum of 4,000 square feet of ground floor retail uses in the structured parking facility and dwelling units attached to the structured parking facility.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department'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.

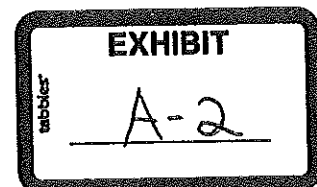
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, October 16, 2014 at 6:30 p.m. at Vivace Restaurant, 1100 Metropolitan Avenue, Building E, Suite 100 in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Patsy Kinsey, Charlotte City Council District 1 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Roy Goode, Midtown Area Partners II, LLC (via email)

Date Mailed: October 2, 2014

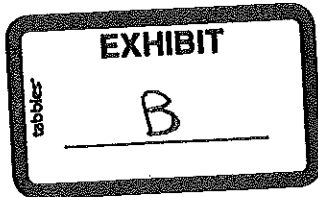


Midtown Area Partners II, LLC, Petitioner
Rezoning Petition No. 2014-109

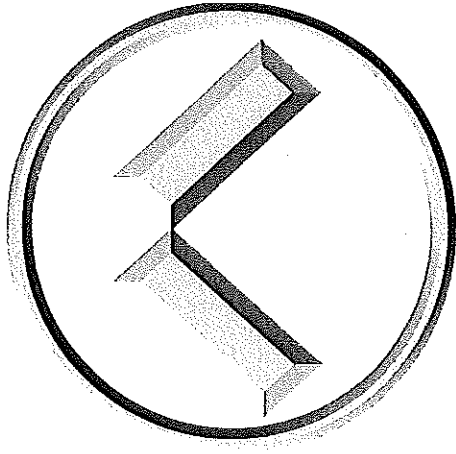
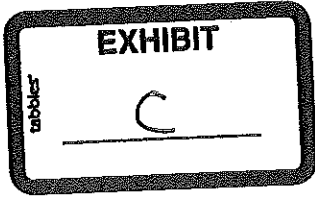
Community Meeting Sign-in Sheet

Vivace Restaurant
1100 Metropolitan Avenue, Building E, Suite 100
Charlotte, NC

Thursday, October 16, 2014
6:30 P.M.



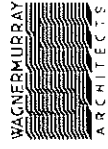
	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	John and Cindy George	624 Cherry St.	704-564-2208	lth1ev11aygr12@gmail.com
2.	Allen & Clara Wolfe	1100 Metropolitan Ave, Unit 402	704-817-7773	platoqumba@aol.com
3.	Sylvia B. He Patton	1023 Luther St, Cha 28204	704-372-3720	sbpdec@bellsouth.net
4.	Vernie B. Hitt	2105 Torrence Street 28204	704-372-5418	" "
5.	DAVID JACOBS	634 Waco St.	704-619-2003	dgiacowb21@gmail.com
6.	KAREN JENSEN	311 BRIDGEM AVE	704 281 6848	KJASEN@HOTMAIL.COM
7.				
8.				
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MIDTOWN CENTER

Community Meeting
October 16 2014

GOODE PROPERTIES

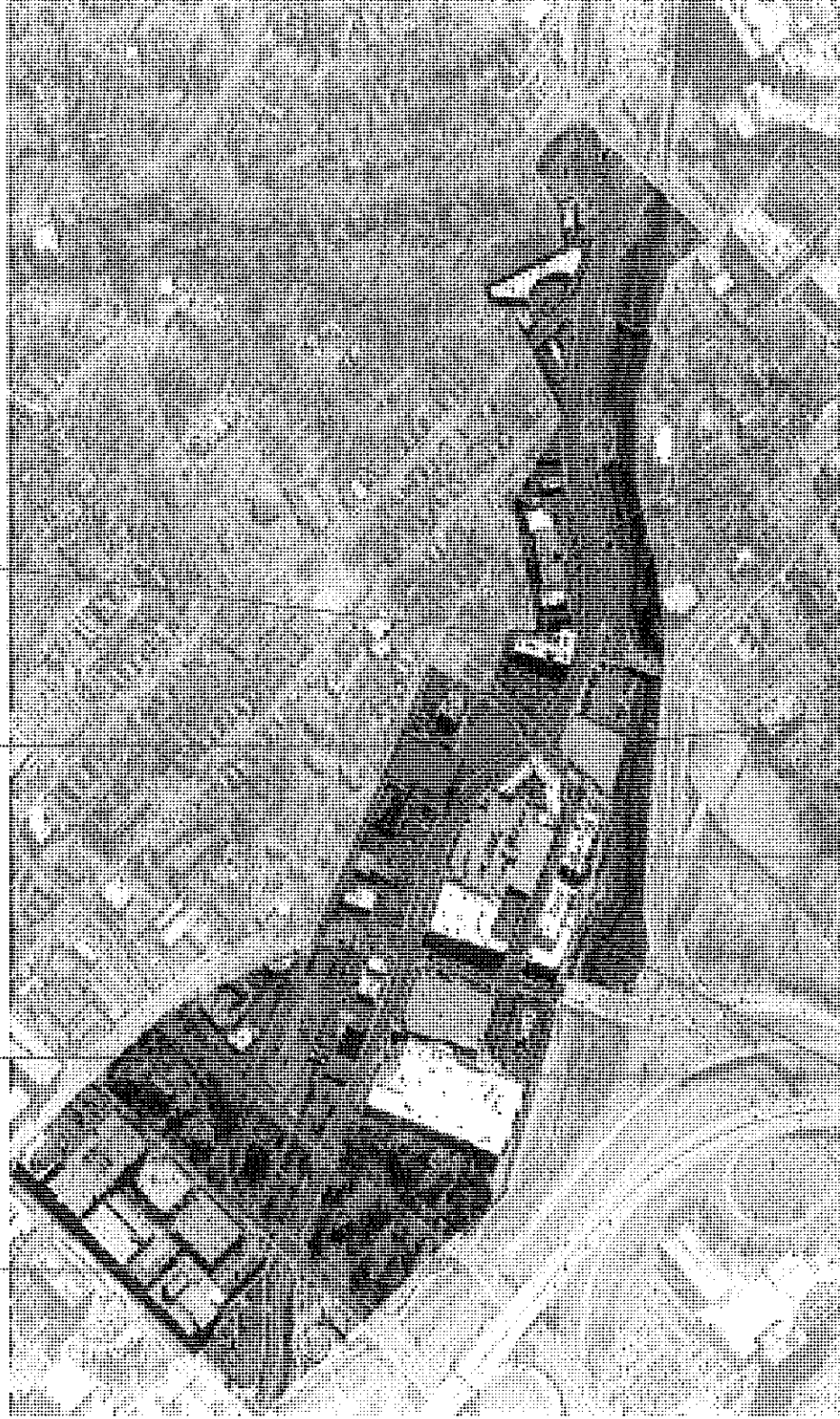


CPCC CENTRAL CAMPUS

CURRENT APARTMENT DEVELOPMENT

MIDTOWN CENTRE PROJECTED EXTENSION

MIDTOWN CENTRE EXISTING

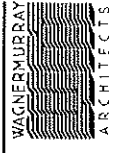


METROPOLITAN

NEW DOMINION
BANK TOWER
10 STORIES

LEVINE PROPERTY
TOWER DEVELOPMENT

SOUTH KINGS DRIVE
COMMERCIAL CORRIDOR



SITE CONTEXT
SUGAR CREEK GREENWAY CORRIDOR
JULY 2014



Map 3
Midtown Morehead Cherry area plan

Source: Charlotte-Mecklenburg Planning Department mapping, September 2011

GOODE PROPERTIES

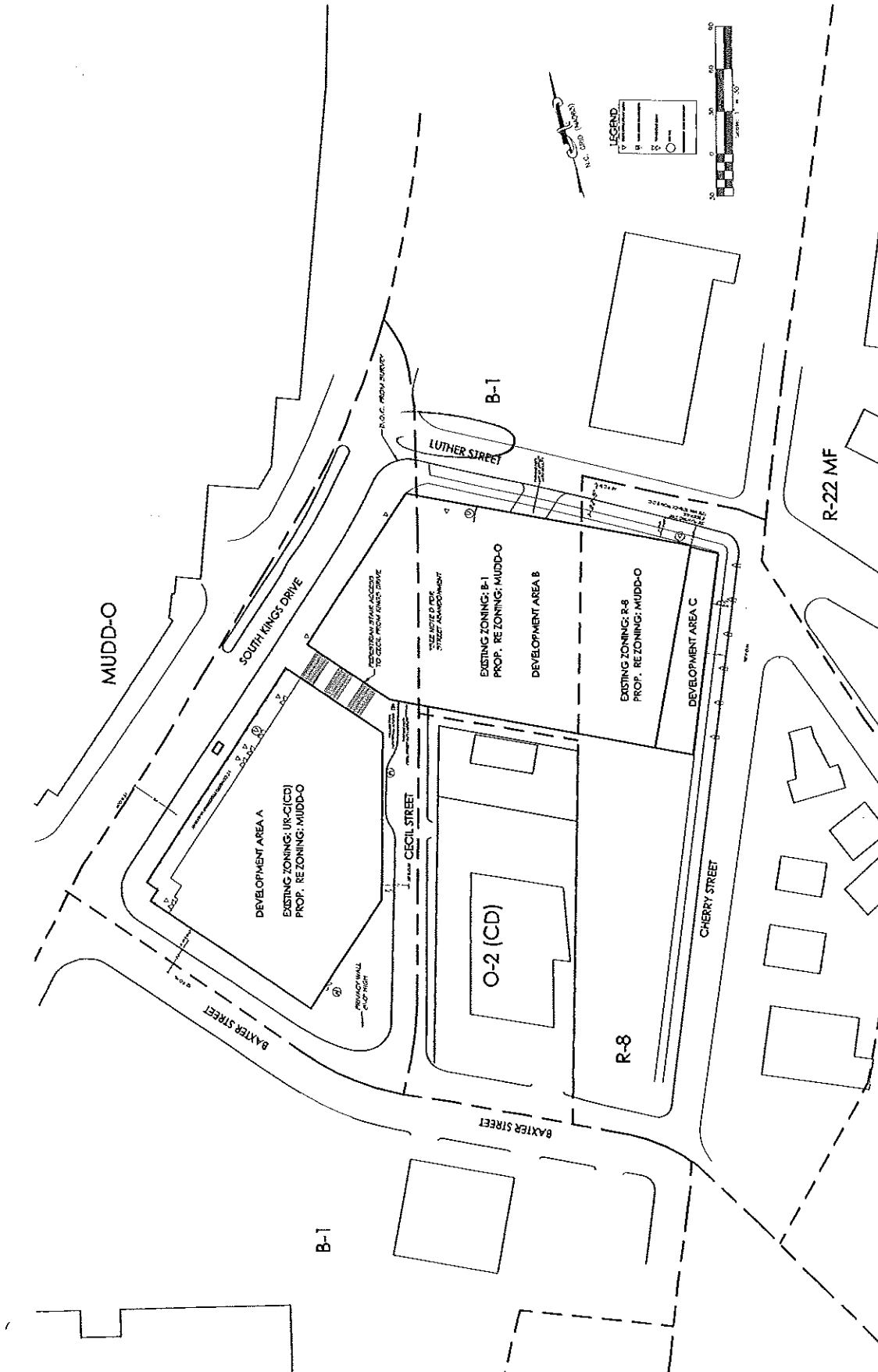


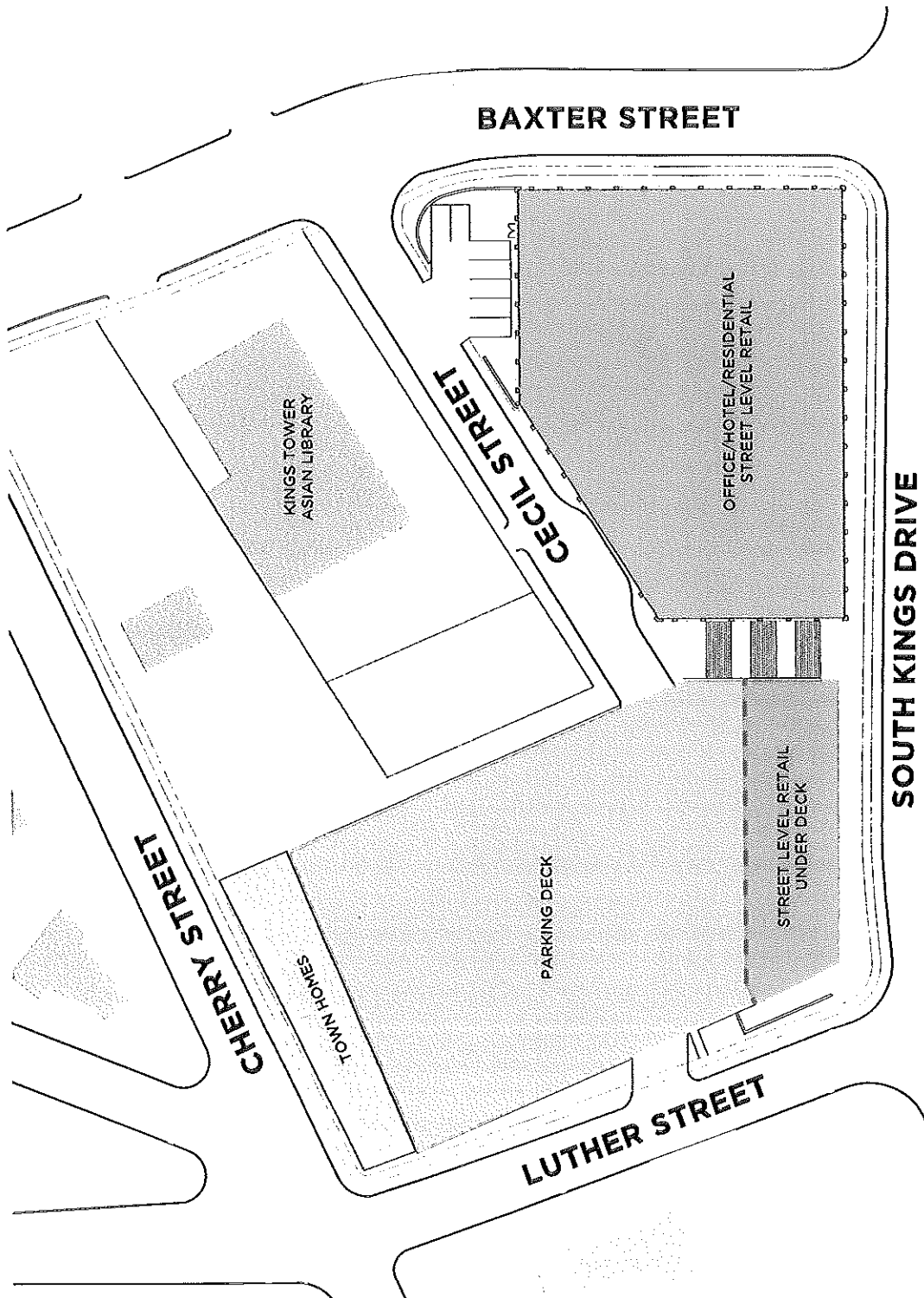
Source: Charlotte-Mecklenburg Planning Department field data, November 2010

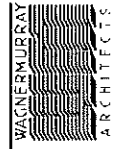
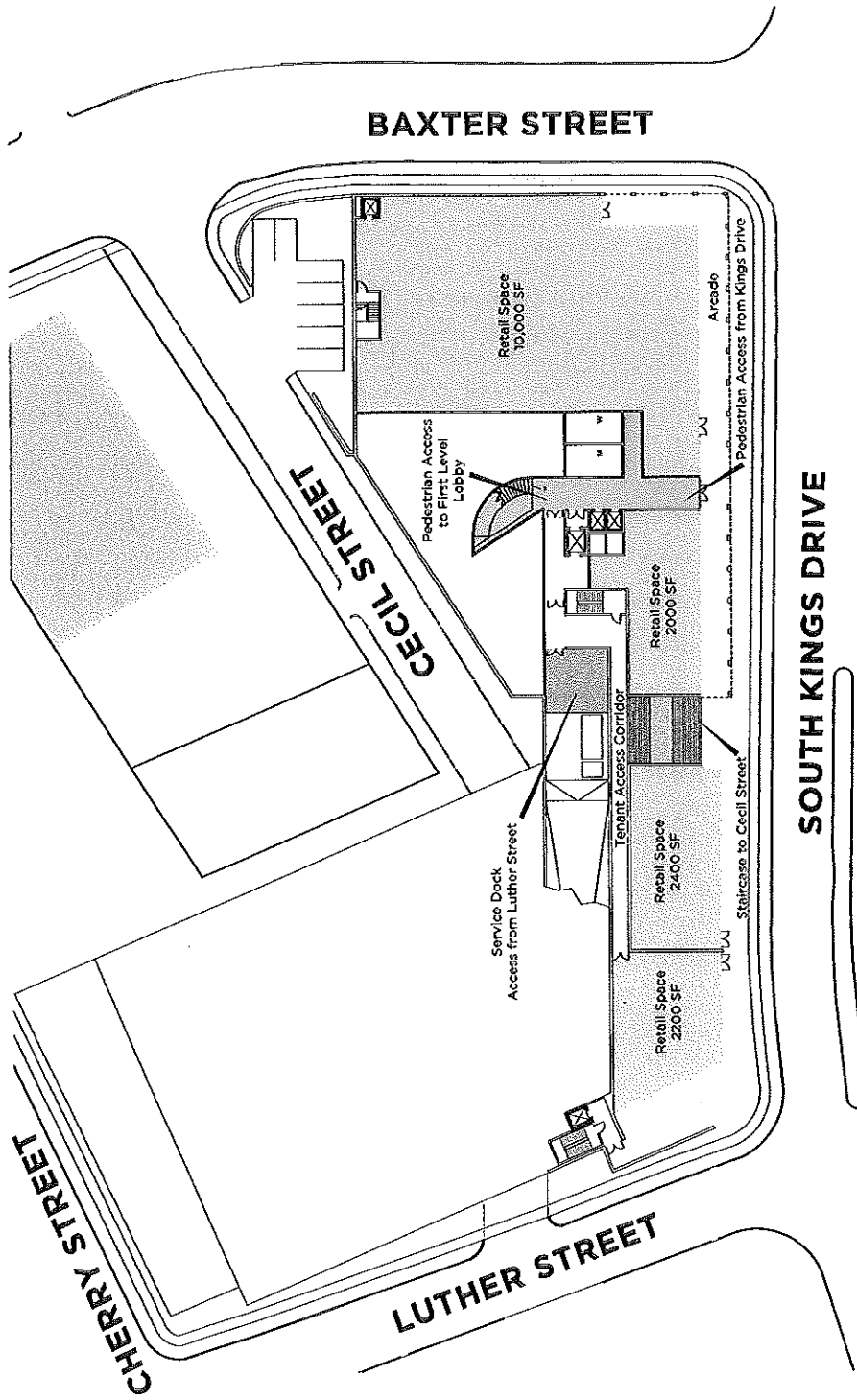
Map A2

58 Midtown Morehead Cherry area plan

GOODE PROPERTIES

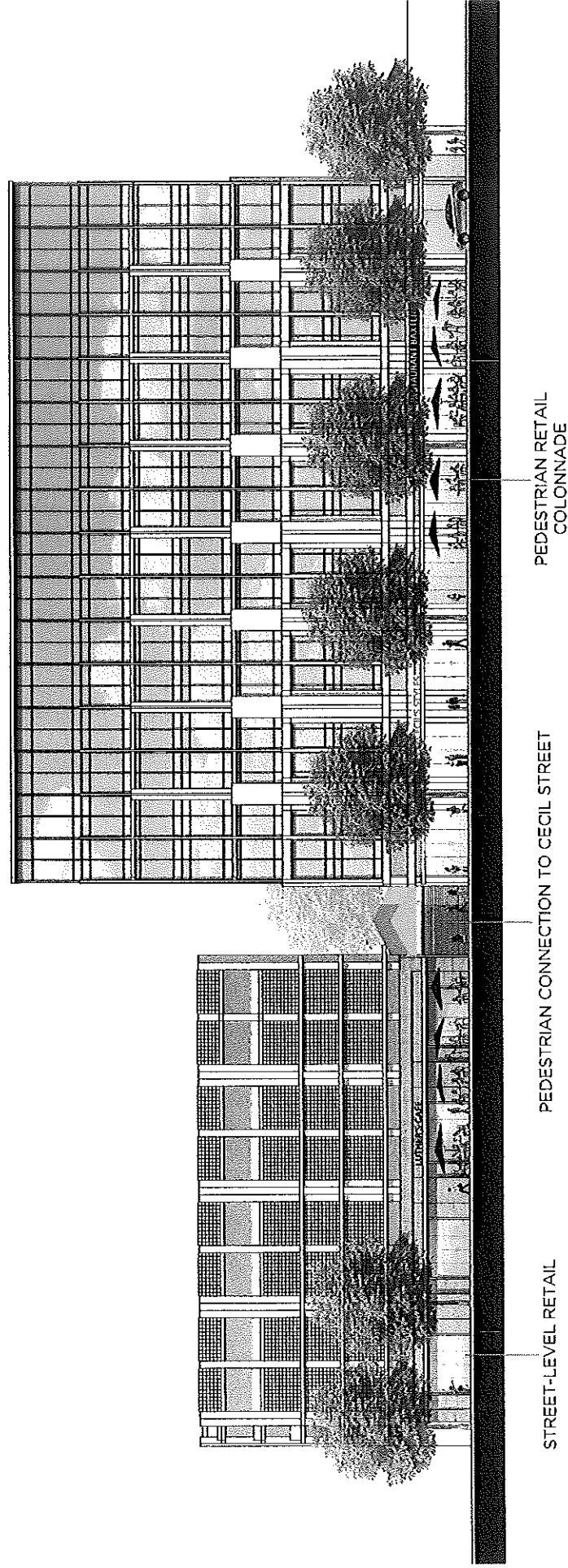






MIDTOWN CENTER DESIGN CONCEPT
FIRST LEVEL RETAIL PLAN
OCTOBER 2014

GOODE PROPERTIES

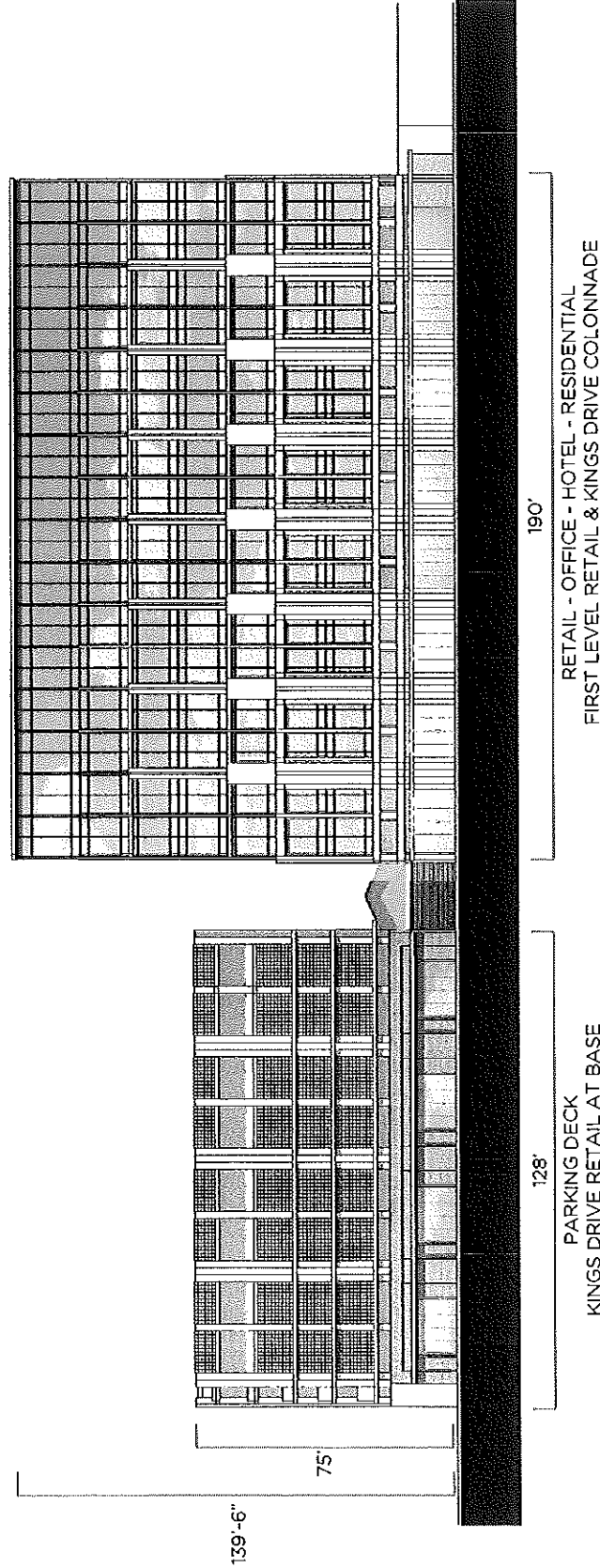


BUILDING CORNICE
DENOTES TOP OF BUILDING.

HEIGHT AND DEPTH OF
COLUMNS RECEDES
INWARD TO DISSOLVE
BUILDING PROFILE AGAINST
SKY.

BELT COURSES ARTICULATE
EACH LEVEL.

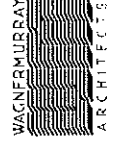
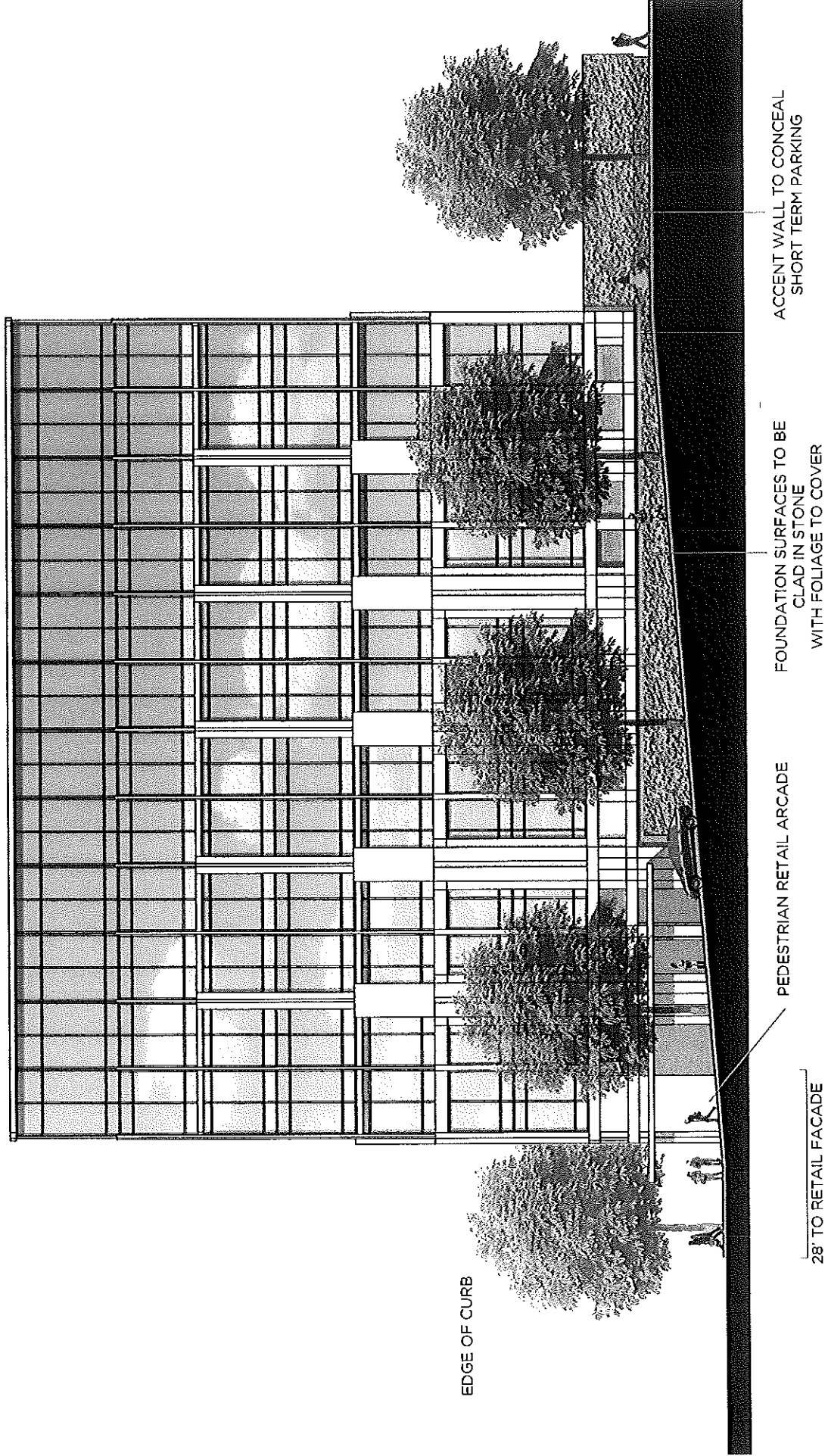
BUILDING BASE
ARTICULATED BY
PEDESTRIAN COLONNADE.



MIDTOWN CENTER
ELEVATION GUIDE
OCTOBER 2014



GOODE PROPERTIES



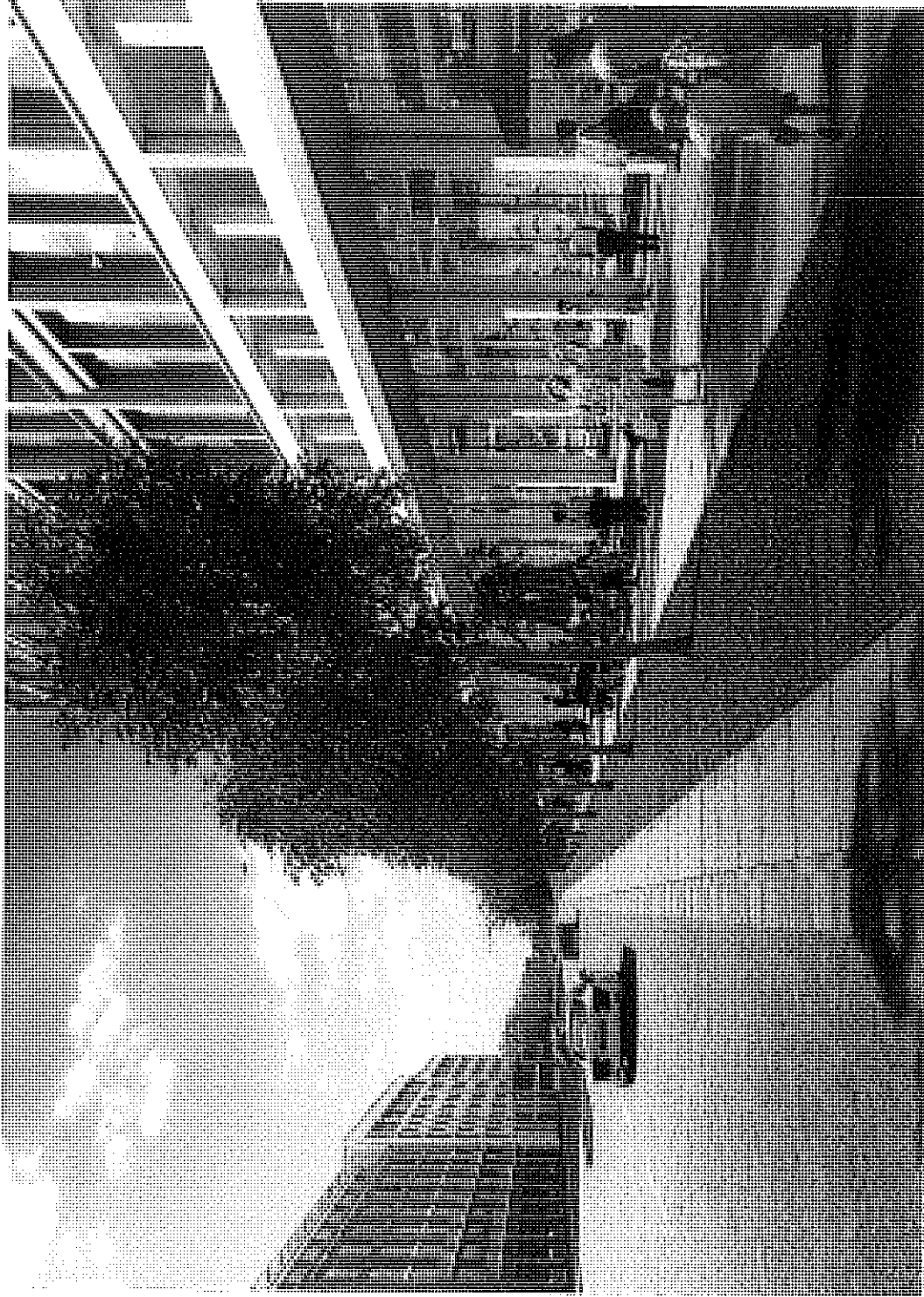
MIDTOWN CENTER
 BAXTER STREET ELEVATION
 OCTOBER 2014

GOODE PROPERTIES



EXISTING STREET VIEW
AT BAXTER AND KINGS DRIVE

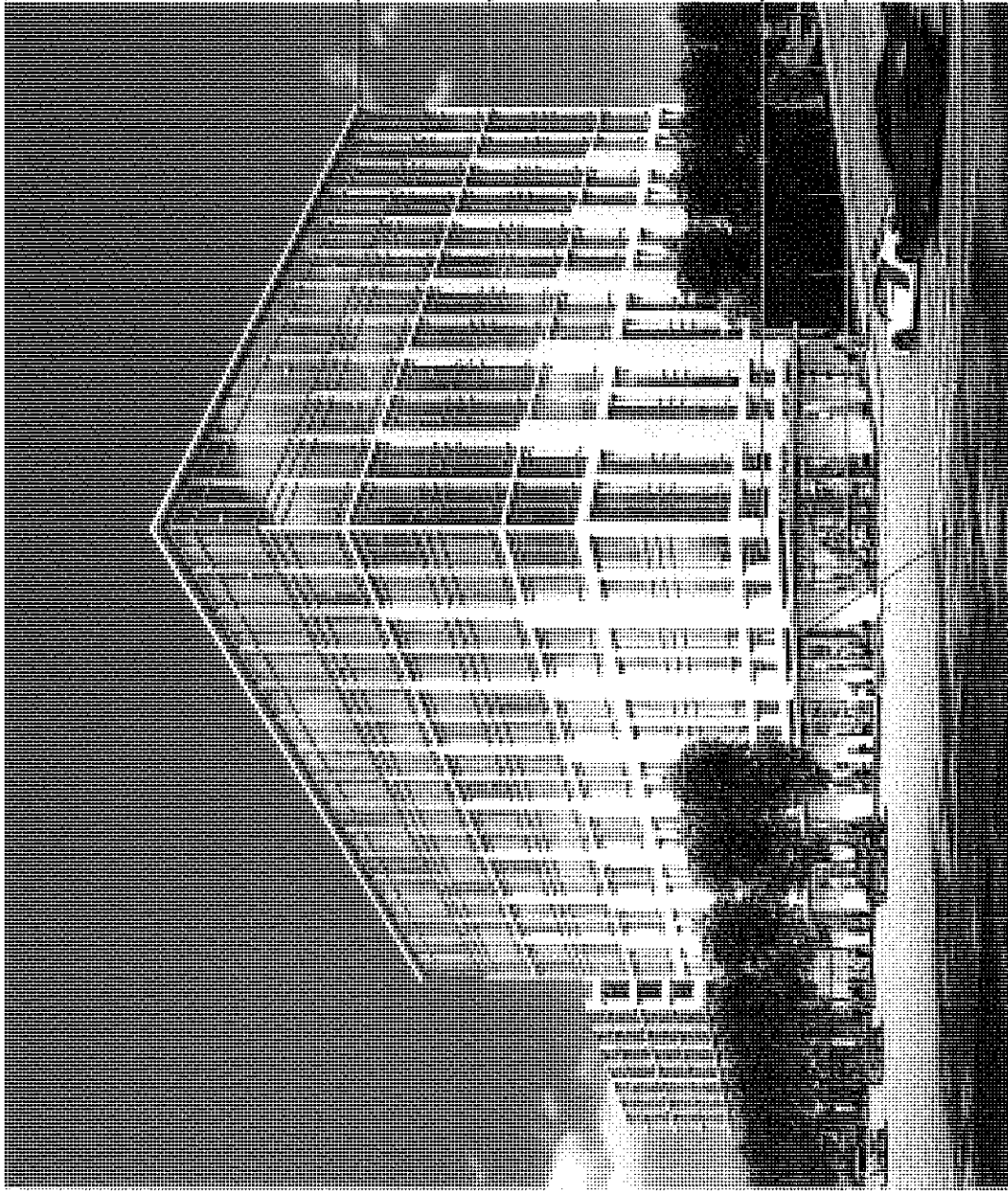
GOODE PROPERTIES



GOODE PROPERTIES

12

MIDTOWN CENTER
VIEW OF STREET-GRADE PEDESTRIAN &
RETAIL COLONNADE
OCTOBER 2014



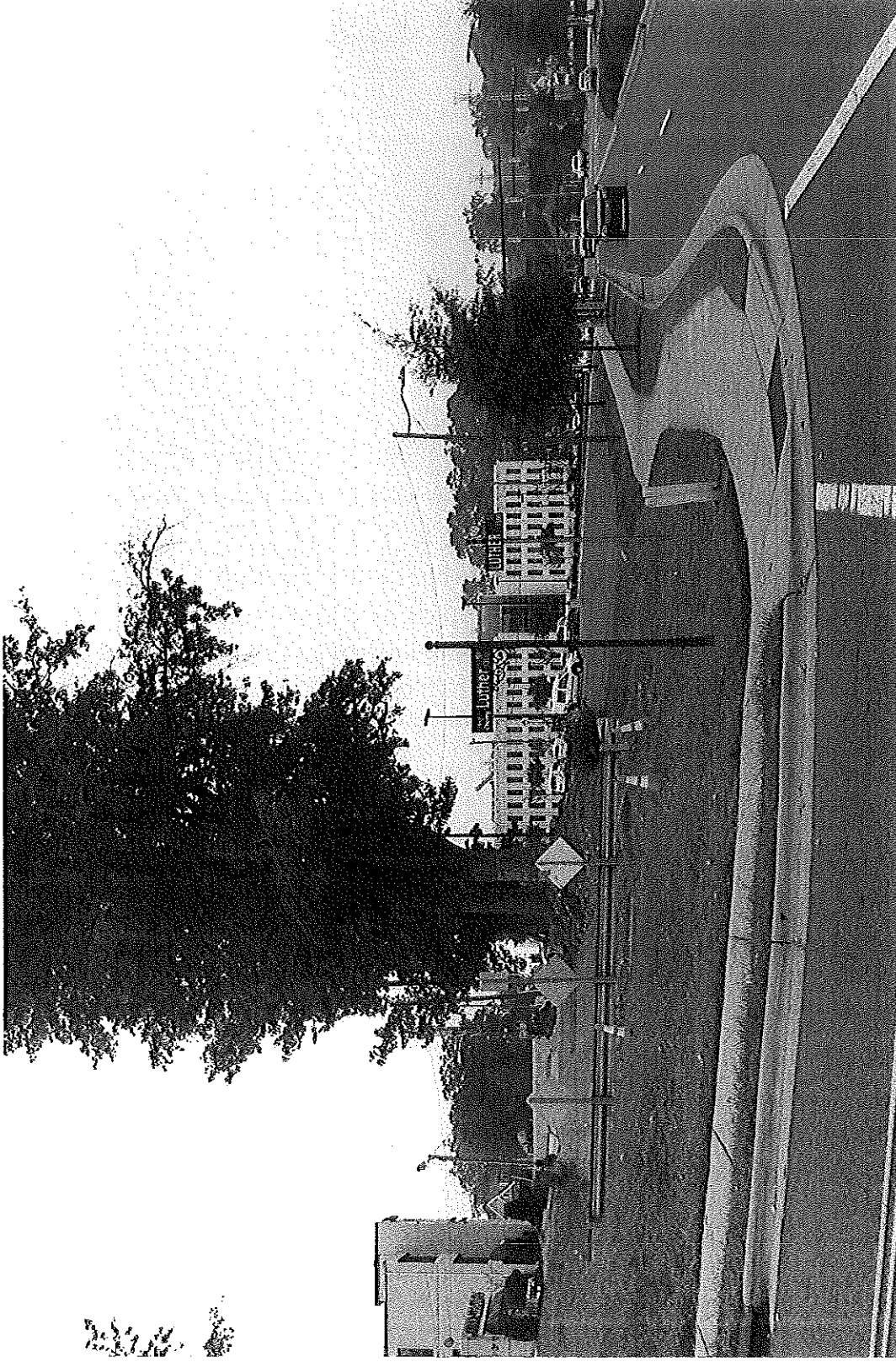
DESIGN INTENTIONS
OCTOBER 2014

GOODE PROPERTIES

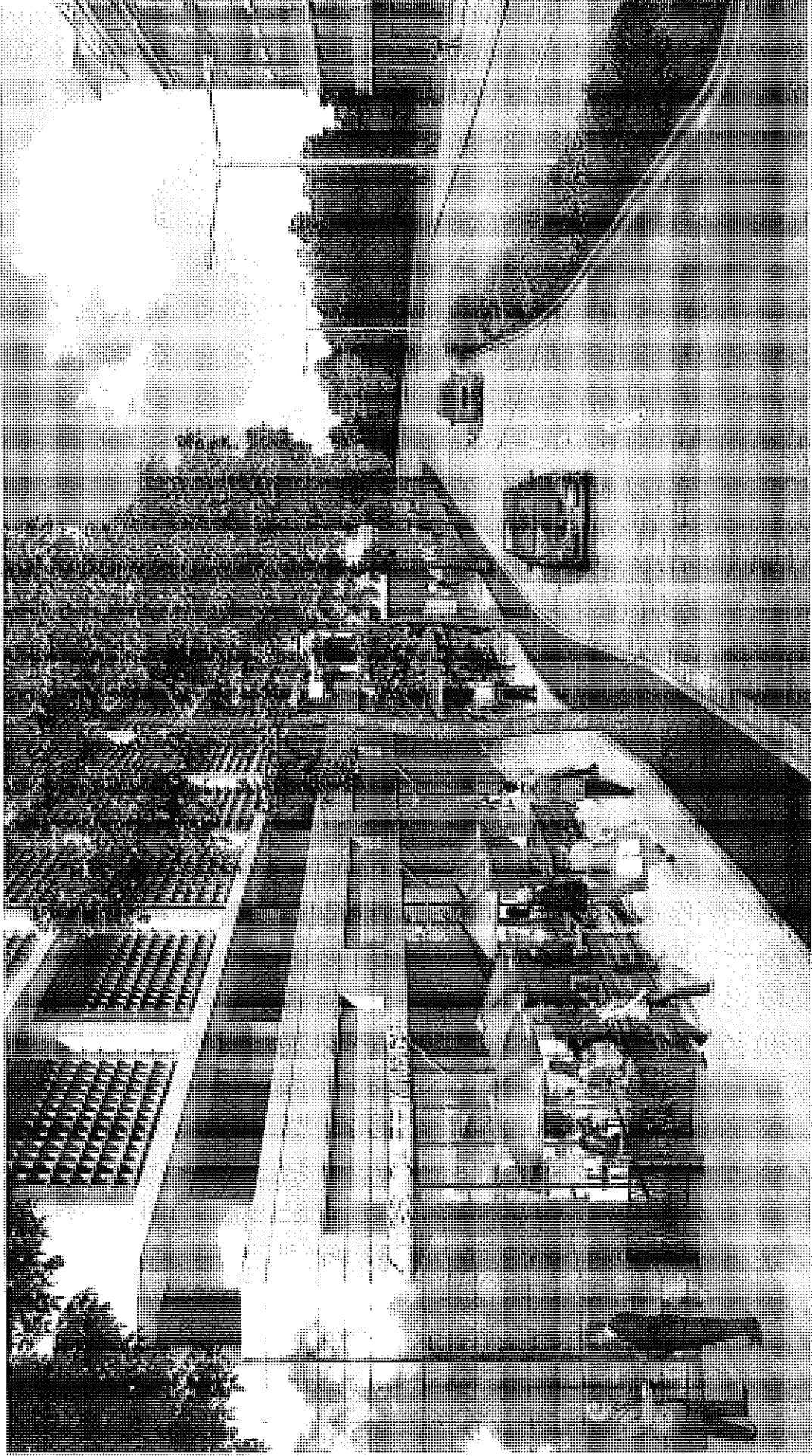


EXISTING GRADE CHANGE
FROM KINGS DRIVE TO CECIL STREET
OCTOBER 2014





EXISTING VIEW
AT KINGS DRIVE AND LUTHER STREET
OCTOBER 2014



MIDTOWN CENTER
VIEW OF PARKING DECK + RETAIL
AT KINGS DRIVE AND LUTHER
OCTOBER 2014

WAGNERMURRAY
ARCHITECTS

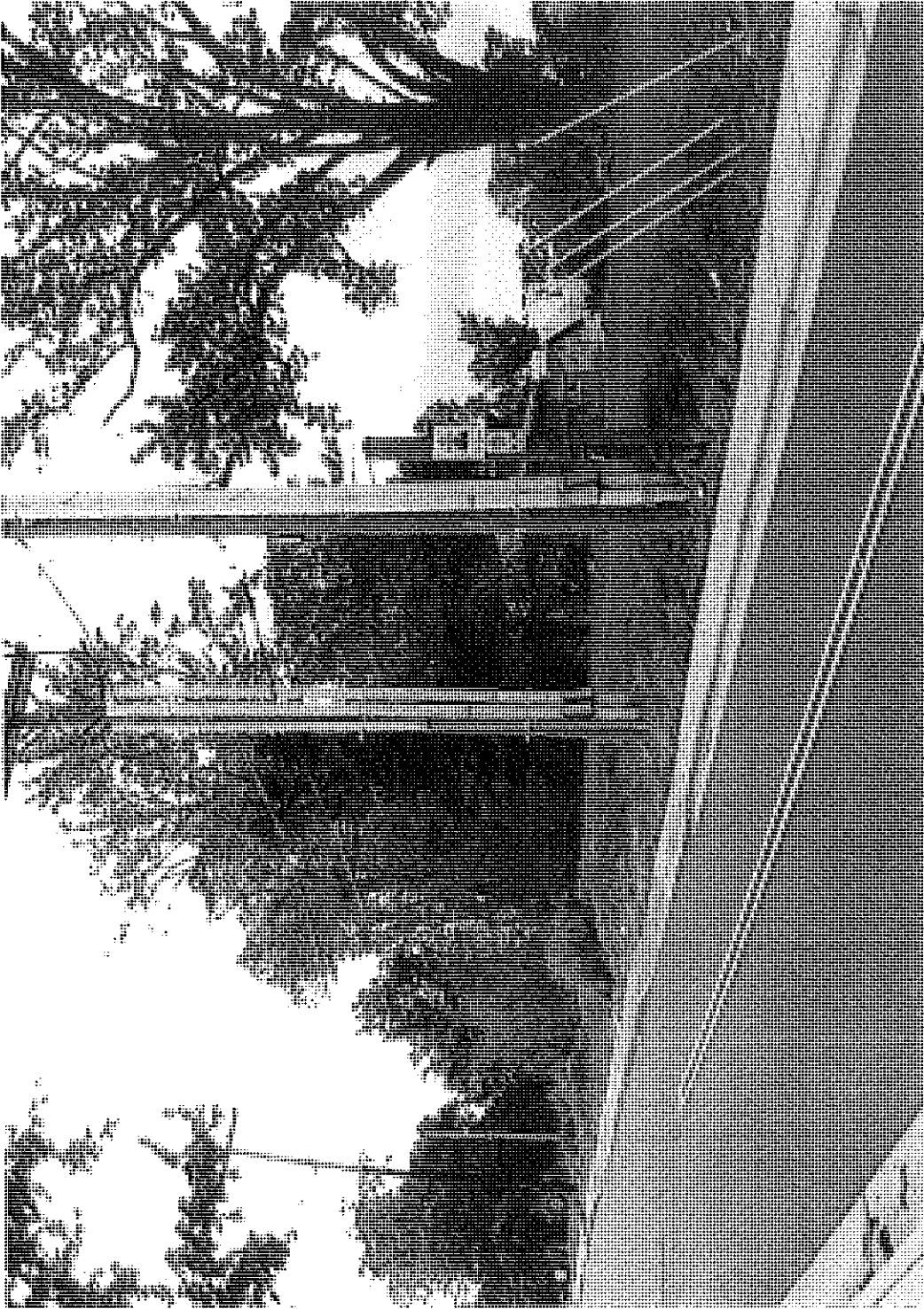
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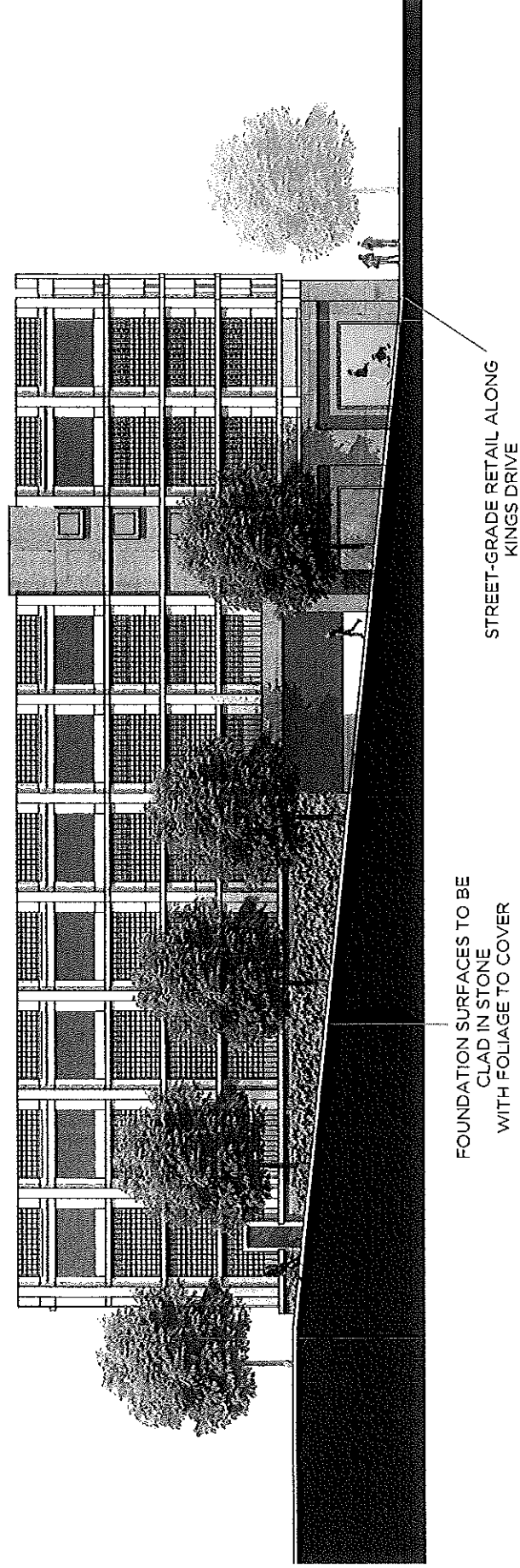
EXISTING VIEW
AT UPPER KINGS DRIVE
OCTOBER 2014

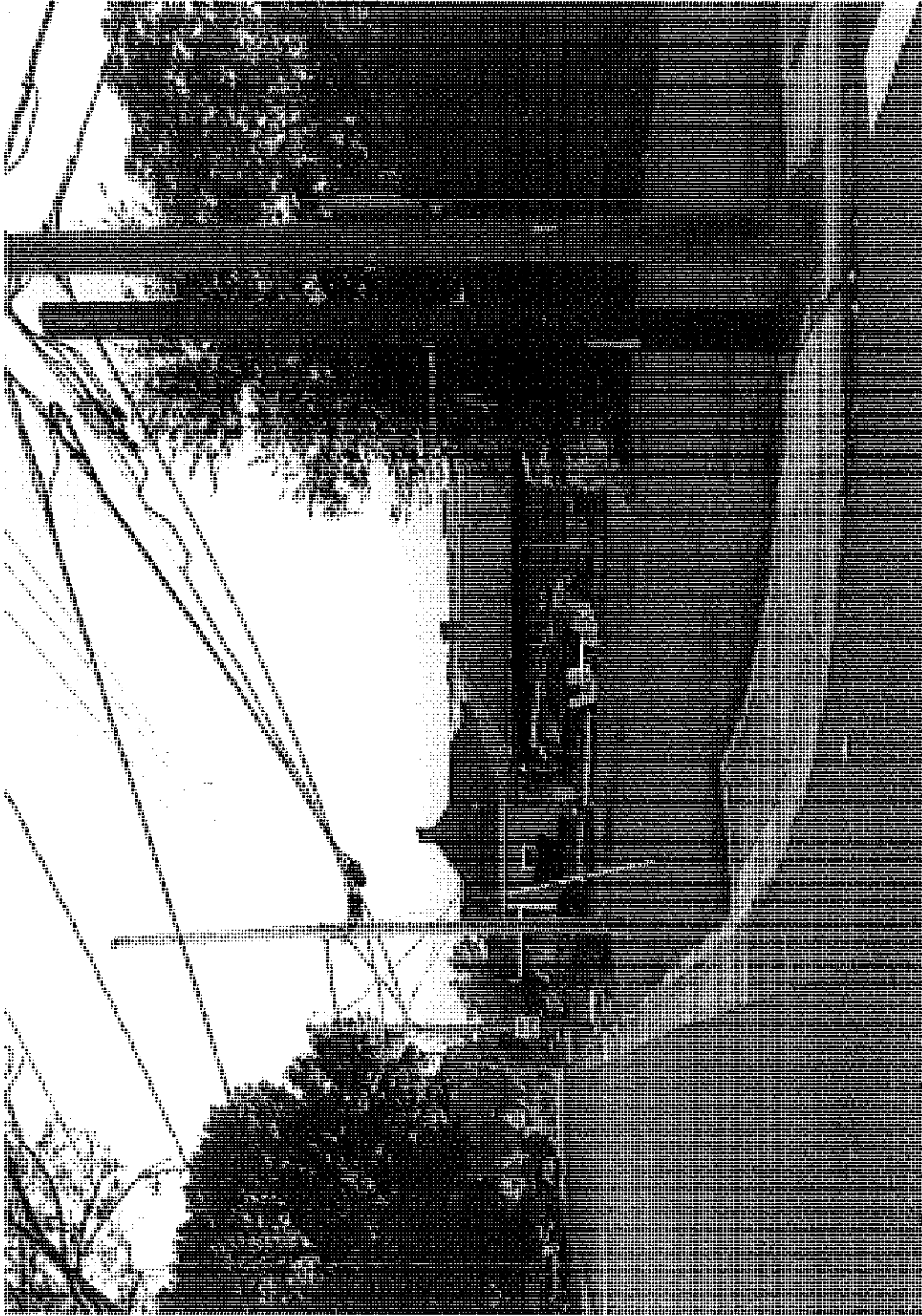


MIDTOWN CENTER
VIEW OF PARKING DECK + RETAIL
AT UPPER KINGS DRIVE
OCTOBER 2014



EXISTING VIEW ALONG LUTHER STREET
OCTOBER 2014





EXISTING VIEW ALONG CHERRY STREET

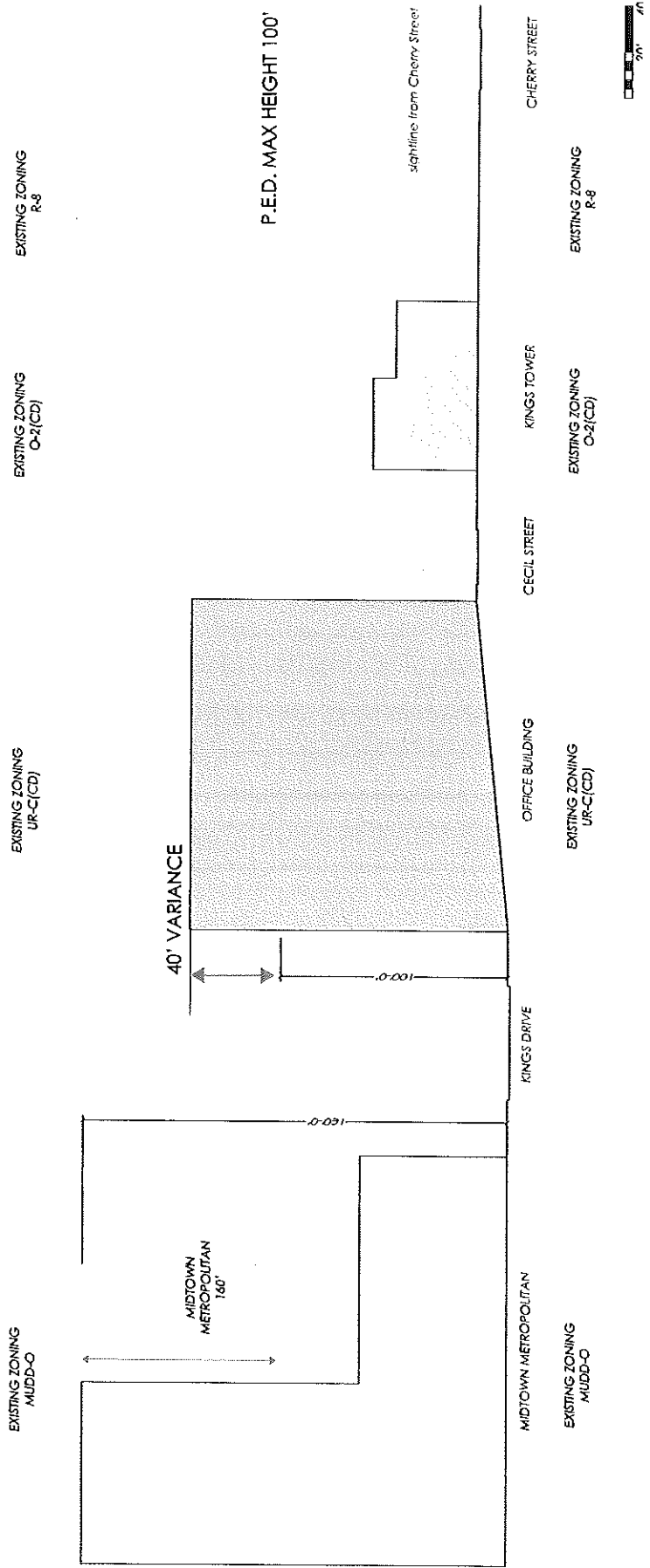
OCTOBER 2014

GOODE PROPERTIES



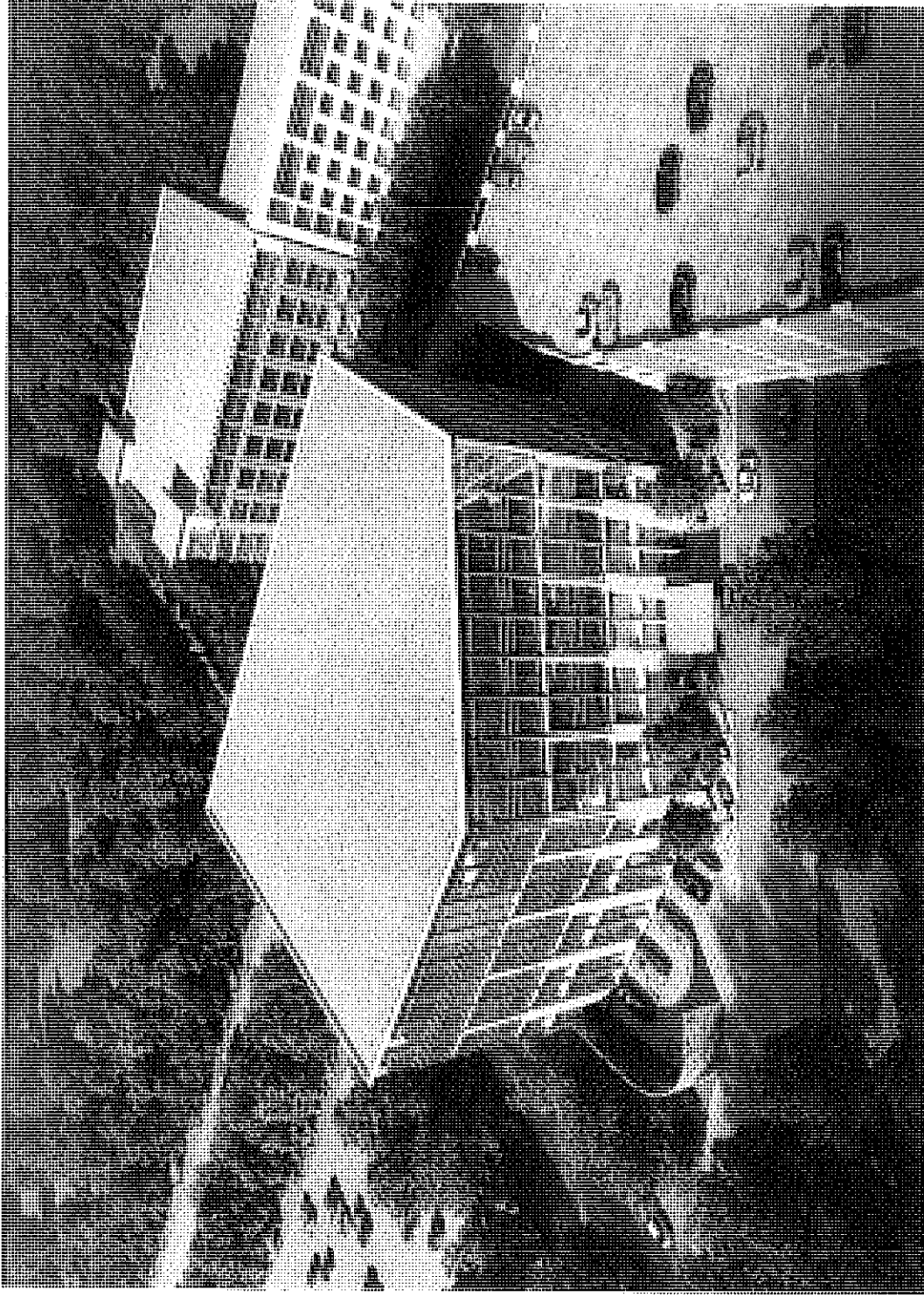
GOODE PROPERTIES

MIDTOWN CENTER TOWNHOMES
VIEW OF TOWNHOMES ALONG CHERRY STREET
OCTOBER 2014



MIDTOWN CENTER
SECTION DIAGRAM THROUGH KINGS DRIVE
OCTOBER 2014





MIDTOWN CENTER
VIEW OF OFFICE AND PARKING DECK
AT CECIL STREET
OCTOBER 2014

GOODE PROPERTIES