

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2015-001

Southern Apartment Group, LLC

Petitioner: Southern Apartment Group, LLC

Rezoning Petition No. 2015-001

Property: Approximately 3.627 acres located on the east side of N. Davidson Street between E. 27th Street and E. 26th Street 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 December 17th 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 December 8th 2014. A copy of the written notice is attached as **Exhibit B**. The Petitioner also attended meetings of the NoDa residents association and two meetings with the representatives of the Villa Heights neighborhood association to present the plans for the Site.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on December 17th 2014 at 7:00 PM, at Johnston YMCA, located at 3025 N. Davidson Street Charlotte, North Carolina 28205.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Beau McIntosh with Capstone Apartment Partners, Shane Seagle and Lindsey McAlpine with The Southern Apartment Group, LLC. Also in attendance representing the Petitioner was: Nate Doolittle with LandDesign; Roger Manley with BB&M Architecture the architect for the Site; and Keith MacVean with Moore & Van Allen.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. MacVean introduced the development team to the attendees and provided a summary of the Petition.

Mr. MacVean began by familiarizing the attendees with the location of the Site on N. Davidson Street. He indicated to the attendees that the 3.63 acres that make up the Site is currently developed with three buildings which contain warehouse and industrial uses and several gravel parking areas. The existing buildings and parking areas are enclosed by a chain link fence. There are no existing sidewalks along the four streets that border the Site.

Mr. MacVean then explained that the Site had been previously rezoned from I-2 (Heavy Industrial) to MUDD-O (Mixed Use Development District Optional) in 2008. The currently approved conditional plan for the Site would allow the Site to be redeveloped with up to 40,000 square feet on non-residential uses and up to 200 multi-family residential dwellings units. The new buildings constructed on the Site could be a combination of four and five story buildings with a maximum

allowed height of 75 feet. The existing building at the corner of N. Davidson Street and E. 27th Street would be preserved, reused and expanded with for use with retail, office and restaurant uses.

The site plan that accompanies the current rezoning request was then presented to the attendees.

The proposed rezoning petition looks to rezone the Site from MUDD-O to MUDD-O (SPA) to allow various modifications to the previously approved conditional plan. The primary changes proposed for the Site will reduce the allowed commercial square footage from 40,000 square feet to 24,714 square feet and increase the number of allowed residential units on the Site by 50 units for a total 250 units.

The proposed site plan for the Site creates two Development Areas (A and B). Development Area A will be the portion of the Site that is planned to be redeveloped with up to 250 residential dwelling units and a small amount of commercial space located along N. Davidson Street. The residential buildings proposed on this portion of the Site will be limited to five (5) stories and 75 feet (after the community meeting the proposed building height was lowered to 55 feet and 60 feet along N. Davidson Street).

The portion of the Site located at the corner of N. Davidson Street and E. 27th has been delineated as Development Area B. The existing building located on this portion of the Site will be maintained and re-used with new commercial uses (Free Range Brewery is currently in the process of up fitting a portion of this building). In the future should the existing building be demolished Development Area B could be redeveloped with uses as allowed by the TOD-M zoning district.

Access to the Site will be from N. Davidson Street, E. 27th Street and Yadkin Avenue. The existing streets will be improved with new sidewalks and planting strips with street trees. On-street parking will also be provided along E. 26th Street and Yadkin Avenue. On-street parking will also be provided along N. Davidson Street in the future when the bike lane along N. Davidson Street is relocated to the multi-use trail that will be part of the Blue Line Extension.

Parking for the proposed residential units will be provided on Site in a new parking structure. Parking for the existing building will be provided in the existing parking area located between the building and N. Davidson Street and E. 27th Street. Additional parking is also available on the adjoining public streets and along an interior private drive that will provide access to the interior of the Site.

Mr. MacVean then explained the rezoning process and the upcoming dates for the public hearing and City Council decision date. The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses

A number of questions were asked by the attendees about the proposed parking for the uses located on the Site. The Petitioners representatives' responded that parking for the proposed residential dwelling units would be provided at the rate of one parking space per bedroom and would be located within the new parking structure. Parking for the proposed non-residential uses would be provided on Site in the area surrounding the existing building and along the interior private drive and along the existing public streets.

A number of questions were also asked about the proposed building height. The Petitioner explained that the proposed building height was taken from the currently approved conditional plan which allowed the buildings on the Site to be up to 75 feet in height. The height of a new building constructed on Development Area B, if the existing building was removed, would be 85 feet. The Petitioner also explained that after speaking with a number of residents at the City Open House Forum and at a Villa Heights neighborhood meeting the height of the proposed buildings within both Development Areas had been lowered to 65 feet (after additional discussions with the Planning

Department and neighborhood representative the height of the proposed buildings was once again lowered to a maximum height of 55 feet along Yadkin Avenue and 60 feet along N. Davidson Street).

One of the attendees wanted to know what type of improvements would be done along N. Davidson Street. The Petitioner responded that N. Davidson Street would be improved with a new eight foot sidewalk and eight foot planting strip, which could be combined to create an 16 foot amenity zone along Development Area A's street frontage. Development Area B's N. Davidson Street frontage would be improved with an eight (8) foot sidewalk and planting strip. Parking along N. Davidson Street will be provided when the City transitions the existing bike lane to on-street parking. The location of the existing curb line along N. Davidson Street would not be changed.

A question about the amount of open space that would be provided was asked. The Petitioner indicated that several open space courtyards were planned as part of the residential development. In addition the area between the proposed residential building and existing building where the private drive would be located could also have open space areas.

A number of questions about the timing of the development were asked. If the rezoning petition is approved, construction on the Site would start not start unit late this summer after the design phase of the development is completed. It is anticipated that construction would take 20 to 22 months to be complete. The completion of the development is being timed to coincide with the completion of the Blue Line extension.

The attendees were thanked for their time and interest, the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The following changes were made to the Petition as a result of the community meeting and additional conversations with the adjoining property owners and the Planning Department.

- The proposed building height was lowered from 75 and 85 feet to 55 and 60 feet.
- The requested zoning category was changed from MUDD-O to TOD-M(O).
- Recessed on-street parking spaces were added along E. 26th Street.
- Additional design details and commitments were made regarding the parking deck treatment along Yadkin Avenue, including, a commitment to work with ACS to provide art work for the parking deck façade.
- Sidewalk and planting strip widths were increased along Development Area B's street frontage on N. Davidson Street and E. 27th Street.

SOUTHERN APARTMENT GROUP, LLC

cc: Mayor Dan Clodfelter, Mayor Pro-Tem Barnes, and Members of Charlotte City Council
Tammie Keplinger, Planning Department
Claire Lytle-Graham, Planning Department
Rick Grochoske, CDOT
Beau McIntosh, Capstone Apartment Partners, LLC
Shane Seagle, Southern Apartment Group, LLC
Nate Doolittle, LandDesign
Roger Manley, BB&M Architecture
Jeff Brown & Keith MacVean, Moore & Van Allen

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-001	Elaine	Bailes	Ritch Avenue HOA	3400 Ritch Avenue	Charlotte	NC	28206
2015-001	Valerie	Stepp	Optimist Park	512 East 18th Street	Charlotte	NC	28206
2015-001	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC	28205
2015-001	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC	28206
2015-001	Tarik	Abdel-Hameed	Optimist Park	1226 North Caldwell Street	Charlotte	NC	28206
2015-001	Hollis	Nixon	NoDa NA	3409 Ritch Avenue	Charlotte	NC	28206
2015-001	PMNA	President	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC	28299
2015-001	Chad	Maupin	NoDa NA	1109 East 35th Street	Charlotte	NC	28205
2015-001	Tom	Eagan	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC	28299
2015-001	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC	28205
2015-001	Vicki	Jones	Belmont NA	1237 Allen Street	Charlotte	NC	28205
2015-001	Patricia	Adams	Belmont Community	805 East 17th Street	Charlotte	NC	28205
2015-001	Christopher	Dennis	Lockwood NA	445 Keswick Avenue	Charlotte	NC	28206
2015-001	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC	28205
2015-001	Michael	Gella	Villa Heights NA	1613 Grace Street	Charlotte	NC	28208
2015-001	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC	28205
2015-001	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC	28206
2015-001	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC	28277
2015-001	Angela	Ambroise	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC	28205
2015-001	Maxine	Eaves	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC	28215
2015-001	Carol	Burke	NorthEnd Partners	3815 N Tryon Street	Charlotte	NC	28206



Pct. No.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MallAddr1	MallAddr2	City	State	ZipCode
2015-001	08305409	2226 PROPERTIES (CHARLOTTE) LL				1415 SUTRANT ENGALS BLVD		MOUNT PLEASANT	SC	29464
2015-001	08305637	28TH RO COMMERCIAL LLC				3220 CENTRAL AVE UNIT 105		CHARLOTTE	NC	28205
2015-001	08305768	ALVAREZ	PEDRO A			2338 YADKIN AVE #108		CHARLOTTE	NC	28205
2015-001	08305826	AQUINO	AIMEE I			2338 YADKIN AVE UNIT 505-D		CHARLOTTE	NC	28205
2015-001	08305793	ARNETTE	SETH			2338 YADKIN AVE # 304		CHARLOTTE	NC	28205
2015-001	08305774	BAIN	DANIEL L			2338 YADKIN AVE #205		CHARLOTTE	NC	28205
2015-001	08305913	BELMONT COMMUNITY DEVELOPMEN	CORP			PO BOX 33051		CHARLOTTE	NC	28209
2015-001	08305906	BIKAS	VASILIOS D	DIMITRIOS P		221 SCOFIELD RD		TEGA CAY	SC	29715
2015-001	08305901	BOINEAU	STEPHEN	TAMARA	BOINEAU	651 HOSTA DR		CHARLOTTE	NC	28205
2015-001	08305812	BONASEIA	JOEL H	KATHARINE B	BONASEIA	2338 YADKIN AVE #403-D		FORT MILL	SC	29708
2015-001	08305829	BORST	STEVE			3396 WILLSHIRE DR		CHARLOTTE	NC	28205
2015-001	08305407	BROWN	WILLIAM JASON			2221 YADKIN AVE		CHARLOTTE	NC	28205
2015-001	08305789	BUCHHOLZ	THOMAS			1602 TARRINGTON WAY		INDIAN TRAIL	NC	28079
2015-001	08305770	BUTTERFIELD LAND COMPANY				PO BOX 892641		TEMECUJA	CA	28273
2015-001	08305786	CABRERA	EDWIN			2338 YADKIN AVE #309		CHARLOTTE	NC	28205
2015-001	08305311	CHARLOTTE INDUSTRIAL LLC				102 TOWTON CT		WAXHAW	NC	28173
2015-001	08305802	CHITICK	JOHN F Y			10019 FAIRWAY RIDGE RD		CHARLOTTE	NC	28177-7706
2015-001	08305831	COOK	GARY D JR			2338 YADKIN AVE #506		CHARLOTTE	NC	28205
2015-001	08305831	COOLEY	SILAS M			2338 YADKIN AVE #509		CHARLOTTE	NC	28205
2015-001	08305702	DARATONY	JAMES			2403 PINCKNEY AVE		CHARLOTTE	NC	28205
2015-001	08305767	DHURVE	ASHWIN			2338 YADKIN AV #110		CHARLOTTE	NC	28205
2015-001	08305902	DIBIAKEZUE	CHARLES			PO BOX 36893		CHARLOTTE	NC	28215
2015-001	08305908	DUNMOND	WILLIE JAMES & W		PATRICIA	4428 TIPPERARY PL		CHARLOTTE	NC	28205
2015-001	08305815	DUNEGAN	STEVEN P			2338 YADKIN AVE UNIT 404		CHARLOTTE	NC	28205
2015-001	08305782	EAKER	DAVID R			2338 YADKIN AVE UNIT #202		CHARLOTTE	NC	28205
2015-001	08305769	EICHSTADT	JON			2338 YADKIN AVE UNIT #106		CHARLOTTE	NC	28205
2015-001	08305803	ENGLISH	JOYCELEEN N			715 E 26TH ST		CHARLOTTE	NC	28205
2015-001	08305309	FLORIDA CARBONIC MANUFA	CTURING COMPANY		C/O AIRGAS INC	2530 SEVER RD STE 300		LAWRENCEVILLE	GA	30043-4022
2015-001	08305816	FORGO	CHARLES N IV			2338 YADKINS AVE #405		CHARLOTTE	NC	28205
2015-001	08305809	FRANCS	MICHAEL J			1001 SPRUCE ST		CHARLOTTE	NC	28203
2015-001	08305827	FRANK	GREGORY ANDREW	ADRIENE SCHREUR	FRANK	2338 YADKIN AVE #507		CHARLOTTE	NC	28205
2015-001	08305405	FREAR	ROBERT G III	KATHERINE A	FREAR	2215 YADKIN AVE		CHARLOTTE	NC	28205
2015-001	08305823	FREEMAN	JOHN G	JOHN LEE	FREEMAN	2338 YADKIN AV		CHARLOTTE	NC	28205
2015-001	08305911	FURR	HERMAN L JR	CHERYL A	FURR	4908 WEDGEWOOD DR	UNIT 501	CHARLOTTE	NC	28210
2015-001	08305911	GAMBILLS LLC				115 EAST PARK AVE		CHARLOTTE	NC	28203
2015-001	08305104	GENERAL LATEX & CHEMICAL CORP		REGINA	GIURINTANO	2321 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-001	08305207	GIURINTANO	JOSEPH			2338 YADKIN AVE UNIT #201		CHARLOTTE	NC	28205
2015-001	08305781	GREENE	DALE DREW JR			2338 YADKIN AVE UNIT #107		INDIAN TRAIL	NC	28079
2015-001	08305764	GROSSE	MICHAEL			1407 BECKLOW CT		CHARLOTTE	NC	28278
2015-001	08305801	HOMES BY POLARIS LLC				13000 SOUTH TRYON ST STE F 217		CHARLOTTE	NC	28270
2015-001	08305777	JANE'S DOUGH LLC				7319 VALLERBROOK LN		CHARLOTTE	NC	28205-1810
2015-001	08305787	JANE'S DOUGH LLC				7319 VALLERBROOK LN		CHARLOTTE	NC	28205
2015-001	08305914	JONES	ERNEST T		IVANELLA ALFORD	716 F 20TH ST		CHARLOTTE	NC	28205
2015-001	08305772	KARIM	ANA			2338 YADKIN AVE		CHARLOTTE	NC	28205
2015-001	08305775	KITCHENS	STEVEN MARK	CATHY W	KITCHENS	2338 YADKIN AVE #207		CHARLOTTE	NC	28205
2015-001	08305907	KLOSEK	JOHN V	MARK P	KLOSEK	1323 THOMAS AVE		CHARLOTTE	NC	28205
2015-001	08305903	KONZ	RYAN	KATHRYN	DAAR	2212 YADKIN AVE		CHARLOTTE	NC	28205
2015-001	08305822	KOVACS	MARY E			2380 YADKIN AVE UNIT 505-D		CHARLOTTE	NC	28205
2015-001	08305814	LABREC	JAMES A JR	MARY K	LABREC	3256 GRAY MOSS RD		CHARLOTTE	NC	28226
2015-001	08305791	LAMB INVESTMENT CO LLC				15217 BUCKHAVEN CT		CHARLOTTE	NC	28227
2015-001	08305819	LOELIUS	WILLIAM PAUL	KATHLEEN SUSAN	LOELIUS	2217 YADKIN AVE		CHARLOTTE	NC	28205
2015-001	08305406	MANAMEE	MEAGAN			2333 PINCKNEY AVE		CHARLOTTE	NC	28205
2015-001	08305810	MASON	WILLIE T	ANNIE L	MASON	10115 BAXTER CALDWELL DR		CHARLOTTE	NC	28213
2015-001	08305804	MCDONELL	JULIUS	LESLIE H	MCDONELL	2338 YADKIN AVE #304		CHARLOTTE	NC	28205
2015-001	08305783	MCDONELL	LAUREN ASHLEY			2338 YADKIN AVE #504		CHARLOTTE	NC	28205
2015-001	08305823	MCGUEN	STEPHEN J			2321 PINCKNEY AVE		CHARLOTTE	NC	28205
2015-001	08305808	MORRIS	ROBERT LEE	ANTHONY M	GRACE ANN F	2301 PINCKNEY AVE		CHARLOTTE	NC	28205-1853
2015-001	08305805	MUELLER	PATRIZIA	GEORGE	GARDZIELIK	P O BOX 9423		CHARLOTTE	NC	28205
2015-001	08305912	NEVADA	JAMES			2227 PINCKNEY AV		CHARLOTTE	NC	28216
2015-001	08305501	NODA AT 27TH ST LLC				4806 ROZELLE'S FERRY RD		CHARLOTTE	NC	28205
2015-001	08305785	OPDYKE	KEITH			2338-D307 YADKIN AVE		CHARLOTTE	NC	28247
2015-001	08305904	PROPERTY REDEVELOPMENT GROUP L				PO BOX 473862		CHARLOTTE	NC	28205
2015-001	08305792	PROVANCE	ELLIOTT P			2338 YADKIN AVE #302		CHARLOTTE	NC	28205
2015-001	08305773	RADLE	JAMES L			2338 YADKIN AVE UNIT #104		CHARLOTTE	NC	28205
2015-001	08305817	RATCLIFFE	RYAN C			2338 YADKIN AVE UNIT #407		CHARLOTTE	NC	28205
2015-001	08305824	RUST LLC				7755 HILLIARD LN		CONCORD	NC	28205
2015-001	08305764	RODEN	MATTHEW W			2338 YADKIN AVE UNIT #105		CHARLOTTE	NC	28205
2015-001	08305779	ROI LLC			INDUSTRIAL VALUATION SERVICES	3507 FRENCH WOODS RD		CHARLOTTE	NC	28262
2015-001	08305811	SAFETY-KLEEN CORP				PO BOX 92108	UNIT 408	AUSTIN	TX	78709
2015-001	08305703	SHROPSHIRE	FRANKLIN			2405 PINCKNEY AVE		CHARLOTTE	NC	28205
2015-001	08305820	SIMMONS	BRIAN CHRISTOPHER			2338 YADKIN AV		CHARLOTTE	NC	28205
2015-001	08305776	SKILONE	CHRISTIAN			710 EAST 26TH ST		CHARLOTTE	NC	28205
2015-001	08305915	SMITH	BEN JOSEPH			10924 OAKSIDE CT		CHARLOTTE	NC	28210
2015-001	08305308	SOUTHERN WIPERS INC			C/O W G MACKINNON	1725 MOUNTAIN TRAIL DR		CHARLOTTE	NC	28214-5417

2015-001	08305821	STEARIS	STEPHEN S	6040 BOULEVARD EAST 7H	WEST NEW YORK	NJ	07093
2015-001	08305790	STOVESAND	DAVID LINK	2338 YADKIN AVE #B03	CHARLOTTE	NC	2805
2015-001	08305788	SUTTON	MATTHEW D	2338 YADKIN AVE UNIT #308	CHARLOTTE	NC	28205
2015-001	08305208	TEXTILE RUBBER & CHEMICAL CO	INC	1300 TARCO DR	DALTON	GA	30720
2015-001	08305766	THOMPSON	ERIC JASON	2338 YADKIN AVE UNIT 109	CHARLOTTE	NC	28205
2015-001	08305403	TOWNSEND	MICHAEL KEVIN	2809 DARROW RD	DURHAM	NC	27704
2015-001	08305204	TRI C INVESTMENTS LLC		2315 N DAVIDSON ST	CHARLOTTE	NC	28204
2015-001	08305206	TRI C INVESTMENTS LLC		2315 N DAVIDSON ST	CHARLOTTE	NC	28205
2015-001	08305780	TRICOLA	JACKIE ANN	2338 YADKIN AV # D203	CHARLOTTE	NC	01367
2015-001	08305310	TROLLEYS INVESTMENTS LLC		20401 STAGHORN CT	CORNELIUS	NC	28031
2015-001	08305778	TURING HILL LLC		6049 BLUEBIRD HILL LN	WEDDINGTON	NC	28104
2015-001	08305807	VILLEGAS	LEONIA L	2315 PINCKNEY AVE	CHARLOTTE	NC	28205-1853
2015-001	08305708	VYNE APARTMENTS LLC THE	MAXIMO M	1001 ELIZABETH AVE APT 1B	CHARLOTTE	NC	28204
2015-001	08305739	VYNE APARTMENTS LLC THE	DANIEL R	1001 ELIZABETH AVE APT 1B	CHARLOTTE	NC	282057
2015-001	08305818	WEBBER		2338 YADKIN AV # D409	CHARLOTTE	NC	28206-0000
2015-001	08305105	WELLMON FAMILY LP		PO BOX 790035	CHARLOTTE	NC	28205-1853
2015-001	08305806	WELSBY	MARY BEAM	2309 PINCKNEY AVE	CHARLOTTE	NC	28205
2015-001	08305701	WHITE	AZALEE M	2401 PINCKNEY AVE	BUTLER	TN	37640
2015-001	08305830	WHITWORTH	PRESLEY DEAN	698 CARIE BUNTON LN	CHARLOTTE	NC	28210
2015-001	08305404	WOLFE	IRMA GAIL	4941 CURRIE LUCK DR	CHARLOTTE	NC	28206
2015-001	08305905	WOOD	MELANIE	PO BOX 791453	CHARLOTTE	NC	28205
2015-001	08305813	ZIMMER	JAMES C	2338 YADKIN AV	CHARLOTTE	NC	

UNIT # 401

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-001 – Southern Apartment Group

Subject: Rezoning Petition No. 2015-001

Petitioner/Developer: Southern Apartment Group

Property: 3.63 acres located on the east side of North Davidson Street and bounded by East 27th Street, Yadkin Avenue, East 26th Street and North Davidson Street.

Existing Zoning: MUDD-O

Rezoning Requested: MUDD-O(SPA) – The Planning Department has requested that the proposed zoning category be changed to TOD-M(O) to be consistent with Transit Station Area Plan recommendations.

Date and Time of Meeting: **Wednesday, December 17, 2014 at 7:00 p.m.**

Location of Meeting: Johnston YMCA
3025 N. Davidson Street
2nd Floor Conference Room
Charlotte, NC 28205

Date of Notice: Mailed on December 8, 2014

We are assisting Southern Apartment Group (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 3.63 acres (the "Site") located on the east side of North Davidson Street and bounded by East 27th Street, Yadkin Avenue, East 26th Street and North Davidson Street. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone a 3.63 acre Site from MUDD-O (Mixed Use Development District Optional) to TOD-M(O) (Transit Oriented Development District Mixed Use Optional), to allow the Site to be redeveloped with a high quality residential community and non-residential uses as allowed by the TOD-M zoning district.

The Site as currently zoned can be redeveloped with 200 residential dwelling units and 40,000 square feet of non-residential uses. The existing building at the corner of E. 27th Street and N. Davidson Street would be preserved and redeveloped with non-residential uses. Additional non-residential uses would also be allowed on the ground floor of the residential building along the N. Davidson Street frontage. The maximum allowed building height would be four and five stories and 75 feet.

The proposed rezoning petition looks to slightly modify the previously approved rezoning request. The new site plan proposes to reduce the 40,000 square feet of allowed non-residential uses and add 50 dwelling units to the previously approved plan. The maximum building height of 75 feet would be maintained. Non-residential uses would be allowed on the ground floor of the residential building along N. Davidson Street. A parking deck would be constructed on the Site as part of the residential building.

The existing building at the corner of N. Davidson Street and E. 27th Street would be preserved and redeveloped with non-residential uses, as has been approved under the current plan. The site plan also allows the existing building at the corner of N. Davidson Street and E. 27th Street to be redeveloped with non-residential uses allowed in the TOD-M zoning district.



Vehicular access to the Site would be from N. Davidson Street and E. 27th Street. Parallel on-street parking is proposed to be provided along N. Davidson Street, E. 26th Street and Yadkin Avenue.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, December 17 at 7:00 p.m. at Johnston YMCA at 3025 N. Davidson Street, 2nd Floor Conference Room, Charlotte, North Carolina 28205.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
Claire-Lytle Graham, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Rick Grochoske, Charlotte Department of Transportation (CDOT)
Lindsey McAlpine, Southern Apartment Group
Shane Seagle, Southern Apartment Group
Beau McIntosh, Capstone Apartment Partners
Andrew Klenk, Capstone Apartment Partners
Nate Doolittle, LandDesign, Inc.
Roger Manley, BB & M Architecture
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Southern Apartment Group

Rezoning Petition 2015-001

Community Meeting

Wednesday, December 17, 2014

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Les Davis	2321 N. Davidson	704-376-3582	ldavis@trcnc.com
2	Joe/RAGINA GUARINTANO	2338 YADKIN AVE	610-360-604	JGSAVANO@barnard.edu
3	Cathy Hitchcock	2338 Yadkin Ave	(601) 906-2443	Cathy.Kitt@nklitchen.com
4	Bill Lee/lus	15217 Buckhaven CT. 28227 (28th Rd Condo corner)	704 545-2765	W/belins@Aol.Com
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