

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2015-076

YMCA of Greater Charlotte

Petitioner: YMCA of Greater Charlotte

Rezoning Petition No.: 2015-076

Property: Approximately 4.40 acres located at 400 E. Morehead Street (DOWD YMCA) 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 June 22, 2015, 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 June 10, 2015. A copy of the written notice is attached as **Exhibit B**. The Petitioner has held individual meetings with a number of the adjoining property owners prior to the filing of the Petition. The Petitioner also met and presented the plans for the Site to the Dilworth Community Association Land Use Committee and the Dilworth Community Association Board.

TIME AND LOCATION OF MEETING:

The **Community Meeting required by the Ordinance was held on June 22, 2015 at 7:00 PM**, at DOWD YMCA at 400 E. Morehead Street (7th Floor Conference Room), Charlotte, North Carolina 28202.

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 Scott Krueger, Chris Orr, and Jon Bontrager with YMCA of Greater Charlotte. Also in attendance representing the Petitioner was Jim Williams and David Burn with LS3P Architects and Keith MacVean with Moore & Van Allen, PLLC.

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 review of the rezoning process and time line. Mr. MacVean provided the attendees the upcoming Public Hearing date, Zoning Committee date and the date of the decision on the Petition. He also explained that the rezoning petition was filed to allow the DOWD YMCA to expand the existing facility by adding exercise and fitness training areas as well as a parking structure.

Mr. MacVean explained that a rezoning petition is required to be filed to allow the proposed additions and expansions to the existing facility because the existing DOWD YMCA has exceeded the floor area limitations of the existing B-1 zoning district. The YMCA use is an allowed use in the B-1 zoning district.

He then provided a brief overview of the proposed site plan associated with the rezoning request. The site plan proposed to allow the existing building to expand out toward Morehead Street where the new exercise and fitness training areas will be located. The Site plan also proposed to add a new parking structure to the Site along S. Boulevard. The proposed parking structure would allow the Dowd YMCA to meet its parking requirements on its Site. The YMCA currently leases parking on several adjoining properties, some of which are currently scheduled to be redeveloped.

Access to the YMCA would be maintained from Lexington, E. Morehead and Caldwell Streets. Access to the new parking structure would be from E. Morehead Street as well as from the internal parking areas located along Lexington Avenue and Caldwell Street.

A new eight foot sidewalk and an eight foot planting strip will be provided along the Site's frontage on E. Morehead Street and S. Boulevard. Along Lexington Avenue a 13 foot planting strip and a new eight (8) foot sidewalk will be provided. The existing planting strip and sidewalk will be maintained along Caldwell Street.

The proposed building elevations of the new addition and the proposed parking structure were reviewed with attendees.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

One of the attendees asked a number of questions regarding how pedestrians and cyclist would access the Site, and where bicycle parking would be located. Jim Williams with LS3P Architects explained how pedestrians and cyclist would gain access to the Site and where bicycle parking was going to be located. He explained that as part of the new building a new main pedestrian access "front door" into the DOWD YMCA was planned from W. Morehead Street. This main entrance would also be where YMCA members utilizing the parking structure would access the YMCA. The existing pedestrian access from Lexington Avenue and Caldwell Street would also be improved with new crosswalks and internal sidewalks to facilitate access from the adjoining public streets as well as from the new parking structure.

Mr. Williams also explained where bicycle parking would be located in the proposed parking structure. Bike parking was located on the ground floor level of the parking structure and in close proximity to the building access along W. Morehead Street. Additional bike parking is also located in the portion of the parking structure located along Lexington Avenue which will serve YMCA members accessing the Site from South Boulevard and Lexington Avenue.

A number of questions about how bicyclist would enter the parking structure were asked. It is anticipated that bicyclist would access the parking deck using the vehicular access points from W. Morehead Street and Lexington Avenue.

A number of questions about the planned improvements to the existing locker rooms and other exercise facilities were asked. The planned improvements were described.

One attendee wanted to know when construction was scheduled to begin. If the rezoning request is approved in September it is anticipated construction would start in the first quarter or second quarter of 2016.

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

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the Petition were made as a result of the Community Meeting.

YMCA OF GREATER CHARLOTTE

cc: Mayor Dan Clodfelter, and Members of Charlotte City Council
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Scott Krueger, YMCA of Greater Charlotte
Chris Orr, YMCA of Greater Charlotte
Jon Bontrager, YMCA of Greater Charlotte
Jim Williams, LS3P Architects
Jefferson W. Brown and Keith MacVean, Moore & Van Allen, PLLC

Pct. No.	TaxID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-076	12302301	1031 S.L.L.C.			C/O BRAGG FINANCIAL	1031 S CALDWELL ST #200		CHARLOTTE	NC	28203
2015-076	12302312	BEACON F&B LLC			C/O BEACON PARTNERS	610 EAST MOREHEAD ST #250 PO BOX 640		CHARLOTTE	NC	28202
2015-076	12512407	DEPT OF TRANSPORTATION				602 EAST MOREHEAD ST		ALBEMARLE	NC	28001
2015-076	12302310	DOMAVIDA X LLC				501 E MOREHEAD ST STE 3		CHARLOTTE	NC	28202
2015-076	12517503	FIVE HUNDRED ONE ASSOCIATES LLC				435 E MOREHEAD ST		CHARLOTTE	NC	28202-2642
2015-076	12513704	JFW REALTY INC				304 E MOREHEAD ST		CHARLOTTE	NC	28202
2015-076	12301113	LLP ASSO CO LLC				2448 PARK RD		CHARLOTTE	NC	28203
2015-076	12302209	MARSH EUCLID APARTMENTS LLC			C/O MARSH REALTY COMPANY	PO BOX 353209		CHARLOTTE	NC	28235
2015-076	12302212	MARSH EUCLID APARTMENTS LLC			SPRINGLAND-MOREHEAD SQUARE LL	610 MOREHEAD ST SUITE 200		CHARLOTTE	NC	28202
2015-076	12301101	WHISO ASSOCIATES LLC				1117 SOUTH BLVD		CHARLOTTE	NC	28203-4205
2015-076	12302303	MIDTOWN ACQUISITIONS LLC				189 OLD POST RD		MOORESVILLE	NC	28117
2015-076	12302201	PRITCHARD MEMORIAL BAPTIST CHURCH OF CHAR THE	CHURCH OF CHAR THE			PO BOX 27329		HOUSTON	TX	77227
2015-076	12302502	PRITCHARD MEMORIAL BAPTIST CHURCH OF CHAR THE	CHURCH OF CHAR THE			1 SUN LIFE EXECUTIVE PARK		WELLESLEY HILLS	MA	02481
2015-076	12513105	SIMPSON	KENNETH C F			7820 CRESCENT EXECUTIVE DR		CHARLOTTE	NC	28217
2015-076	12513105	SUMMIT GRANDVIEW LLC				4650 POST OAK PL SUITE 225		HOUSTON	TX	77027
2015-076	12517506	SUN 521 MORREHEAD LLC			ATTN: REAL ESTATE DEPT	500 F MOREHEAD ST	SUITE 300	CHARLOTTE	NC	28202
2015-076	12301112	TIME WARNER CABLE SOUTHEAST LL				500 E MOREHEAD ST	SUITE 300	CHARLOTTE	NC	28202
2015-076	12308605	TP 1100 SOUTH BLVD LLC						CHARLOTTE	NC	28202
2015-076	12308614	TP 1100 SOUTH BLVD LLC						CHARLOTTE	NC	28202
2015-076	12302402	YMCA			C/O CHARLES R DAUL			CHARLOTTE	NC	28202
2015-076	12302401	YMCA OF CHARLOTTE	& MECKLENBURG		C/O CHARLES R DAUL			CHARLOTTE	NC	28202



NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-076 – YMCA of Greater Charlotte

Subject: Rezoning Petition No. 2015-076

Petitioner/Developer: YMCA of Greater Charlotte

Property: 4.40 acres located at 400 E. Morehead Street (The Dowd YMCA).

Existing Zoning: B-1

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Monday, June 22, 2015 at 7:00 p.m.**

Location of Meeting: Dowd YMCA
400 E. Morehead Street (7th Floor Conference Room)
Charlotte, NC 28202

Date of Notice: Mailed on June 10, 2015

We are assisting the YMCA of Greater Charlotte (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for the Dowd YMCA (the “Site”) and its 4.40 acres located at 400 E. Morehead 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 the existing Dowd YMCA property to allow the expansion of the existing facility by adding exercise/ training areas as well as a parking structure.

A rezoning petition is required to be filed to allow the proposed additions and expansions because the existing facility has exceeded the floor area limitations of the existing B-1 zoning district. The YMCA use is an allowed use in the B-1 zoning district.

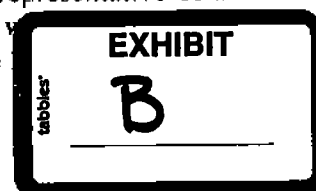
The site plan associated with the rezoning request proposes to expand the existing building out toward Morehead Street where the new exercise/training areas will be located. The Site plan also proposed to add a new parking structure to the Site along S. Boulevard. The proposed parking structure would allow the Dowd YMCA to meet its parking requirements on its Site. The YMCA currently leases parking on several adjoining properties, some of which are currently scheduled to be redeveloped.

Access to the YMCA would be maintained from Lexington, E. Morehead and Caldwell Streets. Access to the new parking structure would be from E. Morehead Street as well as from the internal parking areas located along Lexington Avenue and Caldwell Street.

A new eight foot sidewalk and an eight foot planting strip will be provided along the Site’s frontage on E. Morehead Street and S. Boulevard. The existing planting strips and sidewalks will be maintained along Lexington Avenue and Caldwell Street.

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, you are invited to attend the upcoming Community Meeting to be held on Monday, June 22, 2015 at 7:00 p.m.**



at the Dowd YMCA (7th floor conference room) – at 400 E. Morehead Street, Charlotte, North Carolina 28202. 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
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Scott Krueger, YMCA of Greater Charlotte
Chris Orr, YMCA of Greater Charlotte
Jon Bontrager, YMCA of Greater Charlotte
Jim Williams, LS3P Architects
David Burn, LS3P Architects
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

YMCA of Greater Charlotte
 Rezoning Petition 2015-076
 Community Meeting
 Monday, June 22 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Whit M. S. Powell	809 Edgemoor Rd So. 28207	704-904-9312	wd0709@gmail.com
2	Eric Zaverl	131 Poinsett Dr. Apt 1102	443-668-4040	e.zaverl@mc.com
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