

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-013

Petitioner: Richter Development, LLC
Rezoning Petition No.: 2016-013
Property: 2.57 acres located on E. Woodlawn Road just west of the intersection of E. Woodlawn Road and Park Road

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 15, 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 December 1, 2015. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on December 15, 2015 at 6:00 PM, at Park Road Baptist Church located at 3900 Park Road, Charlotte, NC 28209.

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 Dennis Richter with Richter Development (Petitioner), Brent Stough with Design Resource Group. 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.

Dennis Richter introduced the development team to the attendees. He also asked the attendees to introduce themselves and indicate what area of the neighborhood they lived in. He then explained the conditional rezoning process and provided the attendees with the date of the upcoming public hearing before the City Council, and the date of the Zoning Committee meeting as well as the anticipated date of the City Council decision on the Petition.

He also provided the attendees a general description of the location of the 2.57 acres that make up the rezoning petition. The 2.57 acres are located on E. Woodlawn Road just west of Park Road. The property is currently occupied by 7 single family residences. The Site is zoned R-6 MF(CD). He review the site plan under the current zoning which would allow up to 62 unit to be developed on the property and adjacent 3 parcels.

He also explained that proposed zoning for the Site is UR-2(CD) and the proposed site plan for the Site would allow the Petitioner Richter Development, LLC to develop up to 48 single family

attached dwellings units on the Site. The current zoning would allow approximately the same number of units to be built on the property.

Mr. Richter also provided the attendees with photos of existing homes and conditions of the property.

The Petitioner representative also provided additional information on the proposed development. They indicated that the request was consistent with the land use recommendations of the Park Road Area Plan, the property was located in a Center which recommended residential development at 17 units to the acre on the Site, the proposed density is 18.6 units to the acre. Mr. Richter indicated that the proximity of the Site to the services of the area would encourage walking which are the types of projects the Petitioner typically develops.

Mr. Richter provided additional details on the proposed development; he indicated that the buildings along Woodlawn would address the street with front doors and sidewalks leading to the public sidewalk. Sides of two units facing Halstead would be treated as to address the street with windows and window bays. Setback of the buildings along Halstead would stagger. Building at corner would be closer to the street and the second building would be set back further to be more in line with the existing single family house. All units will include a one or two car garage. Visitor spaces are provided on site for guest.

The Petitioner indicated that the units facing Woodlawn would have a low brick wall in front of the building for private open space for each of the units.

The site plan also calls for the construction of a new private street to allow for access between Woodlawn and Halstead. The Woodlawn connection would be exit only, right in, right out, per the request of CDOT.

Where the Site abuts single family homes a 5 foot landscaping buffer will be provided along with a 6 foot wooden fence. Trees in this buffer are limited in height to 15 feet due to overhead utility lines. The location of the trash enclosure was discussed. Petitioner indicated that the enclosure would be screened from view with a fence and masonry enclosure.

An architectural elevation was not provided. The Petitioner explained the architectural standards that would be included on the rezoning documents to as a means of controlling the design and use of materials. Some of the architectural elements described were; no blank wall larger than 20 feet in length, roof planes would be broken as not to have one continuous plane, unit planes would vary and would include bays and projections. Materials that would be allowed include; brick, fiber cement board – vertical - flat and horizontal siding, stucco, window/glass and asphalt shingles. No vinyl siding would be allowed with the exception of soffits and windows. Buildings will step down in relation to the slope of the property.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

What will the streetscape look like along Woodlawn: Mr. Stough explained that it will include street trees per the city ordinance between the curb and the new sidewalk. There would be a new five foot right of way provided to the city, then an 8 foot planting strip, 6 foot sidewalk. Each building fronting Woodlawn would have a brick low wall with gates to the private outdoor space for each unit.

Will there be elevations: Mr. Richter explained that none were required at this time and that we were asked to include architectural standards to describe the design intent of the buildings.

How big will they be and what are prices: Mr. Richter explained that it had not been determined yet but that units should range in size from 1,200 sf to 1,800 sf and maybe larger. Price range would be from high 200's to approximately \$400,000.

How many parking spaces: Zoning requires 1 per unit with a maximum of 3 per unit. We were provided a minimum of 2 spaces per unit with an additional 11 guest spaces.

What is elevation change between buildings and homes at rear: The units would step down with the grade and would be approximately at the same grade as the single family homes in the rear.

How will it be phased: Site work will be completed at one time. Will be built one building at a time depending on market conditions. Possible that multiple buildings will be under construction at same time.

Where will the wood fence go to: It will run along property line and end at the ROW at both Woodlawn and Halstead.

Asked about power poles at the property line: These will remain.

Will there be a sidewalk along Halstead: Yes there will be a sidewalk but will not connect due to no existing sidewalk on Halstead.

Question about height: Maximum height per zoning would be 45 feet, however we expect the height to be closer to 40 feet.

Asked about a new left turn lane on Woodlawn: Petitioner indicated that our access to Woodlawn would be a right in and right out only so no left turn lane would be required on Woodlawn. There was follow on discussion of difficulty of making a left hand turn onto Woodlawn off of Halstead. Neighbors frustrated with traffic cutting through neighborhood and over to Melrose to miss traffic at Woodlawn and Park. Petitioner and neighborhood association president made suggestions on how to address this issue with the city.

Could we be informed when elevations would be available: Petitioner said if anyone was interested in seeing them they should let him know their contact info so they could be contacted. Expected sometime in June.

What type of outdoor lighting will be provided: Street lights along Private Street can be no higher than 20 feet and must direct light down. Wallpack lights are prohibited. Individual owners may replace lights provided with their own spot lights which we would have no control over.

How will this effect water pressure: Petitioner engineers will work with city to design the appropriate connection? Petitioner did not know how that might affect the existing water pressure.

Will fire hydrant stay in same location: We expect that it will.

Will there be a bus stop on Woodlawn: Petitioner is required to provide a concrete pad for a future bus stop.

Will City provide a signal at intersection: Petitioner is not aware of any signal and proximity to Park Road may be an issue.

Some attendees voiced approval and would be willing to do so at the public hearing.

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.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Dennis Richter, Richter Development, LLC
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

**EXHIBIT A
Petition 2016-013**

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-013	Carla	Weyrick	Ashbrook NA	1315 Holmes Drive	Charlotte	NC 28209
2016-013	Mike	Rains	Ashbrook NA	1312 Bywood Lane	Charlotte	NC 28209
2016-013	Judy	Smith	Ashbrook NA	1300 Drexel Place	Charlotte	NC 28209
2016-013	Jo Ellen	Bray	Briar Creek (Lower) HOA	3118 Michael Baker Place	Charlotte	NC 28209
2016-013	Wendy	Parks	Falcon Ridge HOA	Post Office Box 11906	Charlotte	NC 28209
2016-013	Bob	Binner	Freedom Park NA	1323 Townes Road	Charlotte	NC 28209
2016-013	Dorian	Gunter	Hillside West Condo Owners Assoc.	859 Park Slope Drive	Charlotte	NC 28209
2016-013	Patrick	Schaber	Hope Creek NA	4244 Castlewood Road	Charlotte	NC 28209
2016-013	Shelly	Jackson	Huntington Forest HOA	4523 Park Road	Charlotte	NC 28237
2016-013	Bobby	Curtis	Kimberlee Apartments	1300 Reece Road, Unit 316	Charlotte	NC 28209
2016-013	Douglas	Welton	Madison Park Homeowners Association	5601 Murrayhill Road	Charlotte	NC 28210
2016-013	Spencer	Brown	Madsion Park HOA	4454 Halstead Drive	Charlotte	NC 28209
2016-013	Brad	Wallace	Myers Park Manor	215 Tranquil Avenue	Charlotte	NC 28209
2016-013	Pamela	Hayes	Pines of Woodlawn HOA	1201 Scaleybark Road	Charlotte	NC 28209
2016-013	David	Bunn	Selwyn NA	3118 Fairfax Drive	Charlotte	NC 28209
2016-013	Russell	Heydorn	Selwyn Park NA	4807 Buckingham Drive	Charlotte	NC 28209
2016-013	Irwin	Bostian	Selwyn Village	532 Wakefield Drive, Unit B	Charlotte	NC 28209
2016-013	Jim	Foster	Selwyn/Colony Merchants Assoc.	2801 Selwyn Avenue	Charlotte	NC 28209

EXHIBIT A
Petition 2016-013

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-013	14920618	1351 WOODLAWN (MELROSE) LLC				1351 E WOODLAWN RD		CHARLOTTE	NC	28209
2016-013	17104416	BAILES	WALTER B SR			PO BOX 11172		CHARLOTTE	NC	28209
2016-013	17104234	BAYLEY	RHODA F	SANDRA B	MOORE	4412 HALSTEAD DR		CHARLOTTE	NC	28209
2016-013	14920601	BEATTIE	JAMES			1241 E WOODLAWN RD		CHARLOTTE	NC	28209
2016-013	14920315	BOWMAN	MATTHEW F			4339 WATERBURY DR		CHARLOTTE	NC	28209
2016-013	17104407	BOYLAN	MATTHEW			1319 DREXMORE AV		CHARLOTTE	NC	28209
2016-013	17104408	BROOKS	LESLIE			1325 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	17104420	BROUGHTON	JERRY			1318 EAST WOODLAWN RD		CHARLOTTE	NC	28209
2016-013	17104415	BUCK BAILES INC				PO BOX 11172		CHARLOTTE	NC	28209
2016-013	17104406	BURANDT	BRIAN J			1311 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	14920316	CIUDAD	MANUEL	LAURA	CIUDAD	8818 CLIFTON MEADOW DR		MATTHEWS	NC	28105
2016-013	17104331	CLARK	PETER L JR	WESLEY H	SHULL	201 N TRYON ST #2450		CHARLOTTE	NC	28202
2016-013	17104404	CULLEN	MARK J			4425 HALSTEAD DR		CHARLOTTE	NC	28209
2016-013	17104232	DANIEL	JOHN ALDRIDGE GIBSON	LINDSAY W	DANIEL	4424 HALSTEAD DR		CHARLOTTE	NC	28209
2016-013	17104418	DEANS	JHON J	ANA	DEANS	1330 E WOODLAWN RD		CHARLOTTE	NC	28209
2016-013	17104326	DOPP	HEIDI J			1362 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	17104233	DREHER	JENNIFER ANN			4418 HALSTEAD DR		CHARLOTTE	NC	28209
2016-013	17104401	EGGER	BRIAN CHRISTOPHER			4401 HALSTEAD DR		CHARLOTTE	NC	28209
2016-013	14920604	ERICKI	ALEV			1253 EAST WOODLAWN RD		CHARLOTTE	NC	28209
2016-013	17104412	FREEDMAN	JEANNETTE E			1349 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	17104328	GARRIDO	ELIZABETH O			1350 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	14920606	GRUBAR	ROBERT J			1261 E WOODLAWN RD		CHARLOTTE	NC	28209
2016-013	17104411	HAMILTON	PAULA BUIE			601 EVANS MANOR DR		MATTHEWS	NC	28104
2016-013	17104405	HENDERSON	ROBERT A	DORIS W	HENDERSON	NECKARPARK 17,78056 VILLINGEN	SCHWENNINGEN, GERMANY			
2016-013	17104231	HOLDERNESS	MURPHY H			5539 MURRAYHILL RD		CHARLOTTE	NC	28210
2016-013	14920617	HORIZON DEVELOPMENT PROPERTIES	INC			PO BOX 36795		CHARLOTTE	NC	28236
2016-013	17104301	KNIGHT	JOHN R JR	CARA R	KNIGHT	6141 RHONE DR		CHARLOTTE	NC	28226
2016-013	17104332	KURTZ	WALTER T	HOLLY A	KURTZ	1326 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	17104402	LAWRENCE	ROBERT JONATHAN	ALICE HARMON	LAWRENCE	4411 HALSTEAD DR		CHARLOTTE	NC	28209
2016-013	17104230	LINEBERGER	PARKS			4436 HALSTEAD DR		CHARLOTTE	NC	28209
2016-013	14920605	LOWE	JONATHAN CARTER	GARY F	LOWE	1257 E WOODLAWN RD		CHARLOTTE	NC	28209
2016-013	14920616	MADISON GLEN HOMEOWNERS	ASSOCIATION			PO BOX 29082		CHARLOTTE	NC	28229
2016-013	14920619	NATIONAL RETAIL PROPERTIES	LP			450 SOUTH ORANGE AVE #900		ORLANDO	FL	32801
2016-013	17104419	NGO	JAMES	YEN	NGO	2901 CHATELAINE PL		RALEIGH	NC	27614
2016-013	17104236	NGO	JAMES P	YEN N	NGO	2901 CHATELAINE PL		RALEIGH	NC	27614
2016-013	17104421	NGO	JAMES P	YEN N	NGO	2901 CHATELAINE PL		RALEIGH	NC	27614
2016-013	17104417	NGO	JING YIN	NAM	NGO	1336 E WOODLAWN RD		CHARLOTTE	NC	28209
2016-013	17104324	NGUYEN	THANH NGOE	HANH HONG THI	LE	1374 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	14920609	NORWOOD	SUSAN G			1273 E WOODLAWN RD		CHARLOTTE	NC	28209
2016-013	14920611	NOWITZKY	KATHRYN D			1281 EAST WOODLAWN RD		CHARLOTTE	NC	28209
2016-013	17104325	NUNNERY	LINDSEY JAYNE	KEVIN	NUNNERY	1368 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	17104321	PARK PLACE OF CHARLOTTE LLC		CAPITAL LLC	C/O GRAND BRIDEG REAL ESTATE	4400 PARK RD		CHARLOTTE	NC	28209
2016-013	14920602	PEASE	DEBORAH S	CLIFTON H	PEASE	1245 E WOODLAWN RD		CHARLOTTE	NC	28209
2016-013	17104329	PETTY	DEBORAH KAY		HSB RAYMOND DONALD JR	1344 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	17104330	PFEIFER	JONATHAN C	DARE P	PFEIFER	1338 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	17104410	PISTOLIS	TOMMY SAM			1337 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	17104327	QUIGLEY	SCOTT D			1356 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	14920613	RAMEY	JOHN ALLEN			1289 E WOODLAWN RD		CHARLOTTE	NC	28209
2016-013	17104235	RES PROPERTIES LLC				212 W MATTHEWS ST # 101		MATTHEWS	NC	28105
2016-013	17104409	SANTOS	STUART D	ERIN R	SANTOS	1331 DREXMORE AVE		CHARLOTTE	NC	28209
2016-013	17104333	SANTOS	STUART D	ERIN	SANTOS	4208 OLD COURES DR		CHARLOTTE	NC	28227

2016-013	17104220	SCHULZE	TIMOTHY		4501 WENTWORTH PLACE	CHARLOTTE	NC	28209
2016-013	17104334	SHELTON	KIMBERLY A		6141 RHONE DR	CHARLOTTE	NC	28226
2016-013	14920607	SNELLENBARGER	KRISTIN N		1265 E WOODLAWN RD	CHARLOTTE	NC	28209
2016-013	14920608	SPEER	ALEXANDER		1269 E WOODLAWN RD	CHARLOTTE	NC	28209
2016-013	17104413	STEIN	JASON	DANA	1359 DREXMORE AVE	CHARLOTTE	NC	28209
2016-013	14920610	TOGNONI	CAROLINE YOUNGBLADE	GARY	1277 E WOODLAWN RD	CHARLOTTE	NC	28209
2016-013	17104414	WASHINGTON	CHRISTINA WILSON	STEIN	1369 DREXMORE AVE	CHARLOTTE	NC	28209
2016-013	17104403	WHITE	JAMES A II	TOBNONI	3917 AYRSHIRE PL	CHARLOTTE	NC	28210
2016-013	14920603	WILLIAMS	WARREN C		1249 E WOODLAWN RD	CHARLOTTE	NC	28209
2016-013	14920612	YING	LEON L		1285 E WOODLAWN RD	CHARLOTTE	NC	28209

EXHIBIT B

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-013 – Richter Development, LLC**

Subject: Rezoning Petition No. 2016-013

Petitioner/Developer: Richter Development, LLC

Property: 2.57 acres located on the south side of East Woodlawn Road between Halstead Drive and Drexmore Avenue.

Existing Zoning: R-6MF(CD)

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Tuesday, December 15th, 2015 at 6:00 p.m.**

Location of Meeting: Park Road Baptist Church
3900 Park Road
Charlotte, NC 28209

Date of Notice: Mailed on December 1st, 2015

We are assisting Richter Development LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 2.57 acres (the “Site”) located on the south side of Woodlawn Road between Halstead Drive and Drexmore Avenue. 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 2.57 acre Site from R-6MF(CD) (Multi-Family, Residential Conditional) to UR-2(CD) (Urban Residential, Conditional). The site plan associated with this rezoning request, proposes to develop the Site with up to 49 townhomes for sale.

The Site was originally rezoned in 1979 to allow the Site and three additional parcels not included in this Petition to be developed with up to 62 residential dwellings units (condominiums) in one building that stretched from Halstead Drive to Drexmore Avenue.

This rezoning petition proposes rezone the Site to allow the Site to be developed with up to 49 townhomes for sale. The proposed townhomes will have garages which will be accessed from an interior private street. The proposed private street will have access to Halstead Drive and E. Woodlawn Road.

The proposed units along E. Woodlawn Road will be oriented toward to E. Woodlawn Road. Each unit will have a private open space. The Site’s frontage on E. Woodlawn Road and Halstead Drive will be improved with an eight (8) foot planting strip and a six (6) foot sidewalk.

The townhomes will use a combination of stone, masonry and cementitious siding as the principal building materials.

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 Tuesday, December 15th at 6:00 p.m. the Park Road Baptist Church located at – 3900 Park Road, Charlotte, North Carolina 28209.**

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 and Members of Charlotte City Council

John Kinley, Charlotte Mecklenburg Planning Commission

Tammie Keplinger, Charlotte Mecklenburg Planning Commission

Dennis Richter, Richter Development, LLC

Jeff Brown, Moore & Van Allen, PLLC

Keith MacVean, Moore & Van Allen, PLLC

EXHIBIT C

Richter Development, LLC
 Community Meeting for Rezoning Petition 2016-013
 December 15, 2015 @ 6:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	JERRY BRONSTON	1318 E Woodlawn	704 5602845	NA
2	Tony + Jenn Osborne	4418 Halstead Dr.	704.287.6504	jdrchern@gmail.com
3	Moto Bruun	1319 DREEMORE AVE.	704-618-1065	MABRUUN2002@YAHOO.COM
4	Buck Bailes	1348 E. Woodlawn	980-2010926	bbailes@aol.com
5	Warren Williams	1249 E. Woodlawn Rd	704-965-2369	warrenwtrader@yahoo.com
6	Clay Spear	1269 E Woodlawn Rd	7-	AGSPEER@GMAIL.COM
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