

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-024**

### **Greystar GP II, LLC**

**Petitioner:** Greystar GP II, LLC  
**Rezoning Petition No.:** 2016-24  
**Property:** 6.01 acres located on the west side of Randolph Road between Sloane Square Way and Rutledge Avenue.

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 Tuesday, February 16, 2016. 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 February 3, 2016. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND LOCATION OF MEETINGS:**

The **Community Meeting required by the Ordinance was held on February 16, 2016 at 7:00 PM**, at Scottish Rite, 4740 Randolph Road, Charlotte, NC 28211. In addition to the required community meeting the Petitioner also held meetings with representatives of the adjoining neighborhoods on November 5<sup>th</sup> and again on December 2<sup>nd</sup> 2015. The Petitioner has also scheduled an additional meeting with the residents to present a further revised site plan on April 12<sup>th</sup>.

### **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 Ben Liebetrau and Josh Glover with Greystar GP II, LLC. Also in attendance assisting the Petitioner was Dennis Richter with Richter Development, LLC as well as David Pearson with LandDesign 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.**

Keith MacVean introduced the development team to the audience. He also introduced Council Member Kenny Smith, the district representative for the area to the attendees as well as former Council Member Nancy Carter. He then asked the attendees at the meeting to indicate in which of the adjoining neighborhoods they lived in. Mr. MacVean then provided an overview of the upcoming public hearing date, zoning committee date and the date the City Council would be making a decision on the Petition. He also explained how the conditional rezoning process worked. He explained that once the proposed site plan was approved by the City Council the approved site plan and the conditions/notes placed on the site plan would be used to govern development taking

place on the Site. He also explained that the approved conditional plan would run with the property and other than minor changes to the approved site plan, that could be approved by the Planning Department, changes to the approved conditional plan would require the filing of a new rezoning petition for approval by the City Council.

The presentation was then turned over to Ben Liebetrau. Mr. Liebetrau provided the attendees with background information about Greystar, the Petitioner and proposed developer of the property. Greystar is a diversified national multi-family company headquartered in Charleston S.C. The company is the largest property management company in the U.S. with over 410,000 residential units under management. Greystar also invests in multi-family assets and develops Class A communities in supply-constrained and high barrier to growth markets.

He explained that the proposed age restricted residential community Greystar was proposing to develop on the Site would be a Class A+ development that Charlotte will be very proud of. He explained that the Overture brand that Greystar has developed nationally and was proposing for the Site would be a high quality luxury age restricted development that would provide a housing option for the aging Baby Boomer population of Charlotte that does not currently exist in the Charlotte area and will meet a desperate need for new senior housing stock in Charlotte.

Mr. Liebetrau explained that active adult communities such as Overture are filling in a gap in the senior housing market. Active adult senior communities like Overture offer a housing choice for seniors that is designed to specifically meet the needs of active seniors that do not need nor want to pay for the specialize care offered by assisting living facilities, and nursing homes.

He explained the rapidly growing senior population and need this growing population is creating for this type of unit through the country and in Charlotte. Overture active adult communities are an attractive housing choice to seniors that are downsizing and want to stay in their established neighborhoods or are moving to a new community to be near grandchildren. The average age of the residents in these communities is between 70 and 74 years. The Overture brand offers amenities similar to a high end boutique hotel, with amenities and services tailored for an active adult population.

These type of communities are needed by municipalities to help meet the housing needs of the tidal wave of baby boomers that are becoming seniors over the next ten to fifteen years. Residents of these communities are far more permanent residents than traditional multi-family residents with far less impact on traffic and schools. However, because these seniors are active, they still spend money in area retail stores, restaurants and entertainment venues.

He explained some of the amenities and services typically in an Overture Community; high quality interior and exterior finishes, outdoor courtyards, a dining room, bodegas, game rooms, pool, salon, spa classes, and a full time activity director. The combination of amenities and the fact that the residents are of a similar age tends to create a sense of community among the residents.

### **Outreach:**

Mr. Liebetrau provided the attendees with an overview of the community outreach Petitioner had undertaken. He explained how the original proposal for the site was for a 200 unit market rate apartment complex; that proposal had been presented to the residents in early August 2015. Subsequent to that meeting the plans for the Site had changed from a market rate apartment complex to an age restricted active adult community, Overture Cotswold. The plans for Overture were introduced to the community on November 5<sup>th</sup> at a small group meeting. After the meeting of

November 5<sup>th</sup> a follow up meeting with a large group of residents was held on December 2<sup>nd</sup>. Additional outreach via phone calls to residents that attended the meetings were made in late January and early February prior to the officially required Community Meeting.

At these meetings the Petitioner heard the following community concerns: traffic impact, school impact, density/building mass, Randolph Road frontage, building setback, and buffer treatment.

Mr. Liebetrau then provided an overview of how the Petitioner had responded to each of these issues.

Traffic; because the development is an age restricted community, the traffic from the Site will be significantly less than market rate apartments, and traffic would be less than a lesser dense townhome development.. He also pointed out that in the critical AM and PM hours, the traffic from the proposed development would be notably less than other types of residential uses, including a townhome development with less units.

School Impact; because the development is an age restricted community with an average age of residents been between 70 and 74 years of age, no school age children would reside in the community and thus the impact on area schools would be zero.

Building Mass; the proposed building has been located between 125 feet and 200 feet from the rear property line, and designed with a number of large breaks in the building to avoid the appearance of a long uninterrupted building façade. In addition, balconies on the ends of the building closest to the rear property line have been oriented inward and away from the adjoining single-family homes.

Randolph Road Frontage; the proposed building setback along Randolph Road has been increased to 38 feet and the building has been designed to have a varied and articulated building façade along Randolph Road.

Building Setback/Rear Yard; a rear yard of 125 feet which increases to 200 feet where courtyards and motor courts have been added to break up the building mass is far greater than other comparable and more dense developments throughout Charlotte that abut single-family neighborhoods.

Buffer Treatment; the proposed buffer width has been increased from 10 feet to 26 feet. The buffer treatment includes an eight foot solid fence, undisturbed tree save areas, and additional landscaping beyond ordinance requirements. Mr Liebetrau also offered to provide customized landscaping on the adjoining property owners property to further mitigate impact to the neighboring residents.

#### **Site Plan Changes in Response to Neighborhood Concerns:**

Ben then provided the residents with synopsis of the how the Site plan had been modified to address neighborhood concerns. He explained how the proposed site plan had been changed six times (the proposed site plan has since been modified one additional time since the community meeting).

- The number of units has been decreased from 230 units to 180 units;
- The size/acreage of the Site has increased from 5.19 acres to 6.44 acres; although additional acreage was added to the site in order to decrease overall density, the unit count continued to decrease over subsequent iterations of the site plan;

- The height of the of the building from existing grade has gone from a four (4) story building, to a three (3) story building with a basement;
- Building height has gone from 60 feet to a maximum of 50 feet and 40 feet;
- The buffer width has been increased from 10 feet to 26 feet, an eight (8) foot fence, with existing and new landscaping as well as an offer to provide a landscape allowance for the homes directly adjoining the Site have also been made part of the buffer;
- The proposed rear yard has been increased from 80 feet to 125 and 200 feet, far more than nearly any other comparable re-zoning examples in Charlotte;
- The setback along Randolph Road has been increased from 20 feet to 38 feet;
- The design of the parking area has been reoriented so parking spaces no longer face the existing single-family homes; and
- The Site plan was redesigned to eliminate the need to fill the Site, and the need to have a retaining wall along the rear property line. This change also allowed the building to move further away from the rear property line by the incorporation of a basement level with no increase the proposed building height.
- In summary, Mr. Liebetrau explained that massive concessions and changes to the site plan had been made in order to respond to neighborhood concerns, and they had worked extremely hard to mitigate impact to the residents.

The attendees were then invited to ask questions.

## **II. Summary of Questions/Comments and Responses:**

One of the attendees wanted to know if additional landscaping could be added along the northern side yard adjacent to the existing townhome in Sloane Square. The Petitioners representatives responded that additional landscaping could be provided within the buffer.

Another attendee wanted to know where Greystar was based and had they developed projects like this one in the past. The Petitioners representatives responded that Greystar is headquartered in Charleston SC. Greystar is currently developing a market rate community in uptown Charlotte but this Site would be the first Overture development in the Charlotte area. It was also explained that Greystar has 10 Overture communities under construction in the U.S. with a site in Dallas currently accepting residents. Demand has been good. It was also pointed out that Greystar had done a year and a half of market research to determine the need and the market demand for this type of housing. The market research had shown a strong need and demand for this housing choice with strong growth in the future as the baby boomer generation continued to age.

Another attendee wanted to know how long it would take to develop the Site and would the development of the Site stop if leasing of the units was progressing slowly. It was explained that development of the Site would take about 15 to 18 months. It was also explained that once construction started completion was not contingent on preleasing and the development would be completed as planned. The Petitioner also stressed the depth of the market and the existing need for the proposed housing type/choice the market study had revealed.

A question about the Center designation for the Cotswold area and for the Site was asked. It was explained that the City's land use policies had designated certain areas of the City as mixed use activity centers where new, intense developments could be concentrated and supported by the existing mix of uses and infrastructure. The City's policies for centers also discussed how the transition from the more intense core of the center to the surrounding lower density neighborhoods should be accomplished. It was explained that residential densities in the heart of the Cotswold activity center could be expected to be double and triple the proposed density of this Site and could also be expected to be taller than the three (3) stories proposed. Since this Site is located in the Center but abuts an existing single-family neighborhood it was important that an appropriate transition be made. The Petitioner expressed the belief that the proposed low intensity use with large yards and setbacks, buffers, and limited height is making the appropriate transition while providing a complementary use to the Cotswold activity center, which would strengthen the center by adding new residents and creating a different housing option in Cotswold area.

A number of questions about the proposed building elevations were also asked. The Petitioner explained that Greystar was open to working with the community on a building aesthetic that would feel like part of Cotswold, and that further renderings of the building were in process. The Petitioner plans to present this information at the additional 4/12/16 community meeting.

A question about the potential of a Randolph Road widening was asked. The development of the Site would not require the widening of Randolph Road. A new 10 foot multi-use trail would be built in the setback along the Sites frontage on Randolph Road.

A question about the size and mix of units was asked. The mix of units is expected to be 60% one bedroom units with 40% two bed room units, the average size of the units is expected to be about 950 square feet.

One attendee indicated that the proposed building looked nice, but they were concerned with the number of residents and the size of the building. One attendee felt that the size and density was too much like what they would find in transit corridors and not Cotswold.

Several of the attendees expressed a concern with traffic from the Site possibly adding to the cut-through traffic on Rutledge, and the difficulty with making left turn lanes on Randolph Road during the morning and afternoon peak hours. The Petitioner mentioned that the use would generate very few AM and PM peak trips, which is when cut through traffic on Rutledge is at its worst. The Petitioner also agreed to study existing and proposed cut-through traffic numbers and plans to present this information at the additional 4/12/16 community meeting.

One of the attendees mentioned that seniors in these types of communities tended to age in place and be a very stable population that move once every 10 to 15 years.

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

#### **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

Since the Community Meeting, several changes to the site plan have been made to address concerns expressed at the meeting. The number of proposed units was reduced further from 191 to 180 units, thus decreasing density yet again. An additional open space court yard was also added to create an additional break in the proposed buildings, further reducing the building mass and scale. The previous site plan had showed 2 larger building, and the current plan now shows three smaller building, giving the project a more residential feel and further decreasing the building mass.

## **Greystar GP II, LLC**

cc: Mayor and Members of Charlotte City Council  
John Kinley, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Ben Liebetrau, Greystar GP II, LLC  
Josh Glover, Greystar GP II, LLC  
Nate Doolittle, LandDesign, Inc.  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-024	18503311	ADAIR	ANDREW A		PATRICIA JUDICE ADAIR (H/W)	4812 HADRIAN WY		CHARLOTTE	NC	28211
2016-024	18502168	ALEXANDER	TONY D	GWENDOLYN D	ALEXANDER	1101 RANDOLPH OAKS CT		CHARLOTTE	NC	28211
2016-024	18502233	ANSELL	JOHN PUTNAM			326 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18504237	BATTLE	CHARLES NEWELL III	EMILY DAWSON	BATTLE	4814 MONTCLAIR AVE		CHARLOTTE	NC	28211
2016-024	18502243	BEARD	CHRISTINA G	HAYDEN	WILDER	132 SLOANE SQUARE WY		CHARLOTTE	NC	28211
2016-024	18502245	BLUM	JULIE ANNE			124 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18503308	CAMPBELL	HUGH E JR	JANE E	CAMPBELL	4836 HADRIAN WAY		CHARLOTTE	NC	28211
2016-024	18502236	CANSLER	RICHARD L SR	MILLIE B	CANSLER	314 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502205	CARMICHAEL	RICHARD CARTWRIGHT			216 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502134	CHARLOTTE SCOTTISH RITE	BODIES TRUSTEES FOR			PO BOX 221149		CHARLOTTE	NC	28222
2016-024	18502229	CLAUDINE E & ROBERT E STORY	REVOCABLE LIVING TRUST	ROBERT B	STORY	128 HUNTLEY OAKS BLVD		LAKE PLACID	FL	33852
2016-024	18502220	COLVIN	ADAM J			251 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502216	COUTURE	MARILYN			235 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502223	CUTHBERT FAMILY PARTNERSHIP LP				1307 SHULL ISLAND RD		GILBERT	SC	29054
2016-024	18504235	DHIMAN	PARSHANT K		PENNY M DIETZ	1200 CHANDLER PL		CHARLOTTE	NC	28211
2016-024	18502132	DIETZ	SETH T		DONNA HOWE	1100 RUTLEDGE AVE		CHARLOTTE	NC	28211
2016-024	18503304	FAGAN	ROBERT C			4928 HADRIAN WAY		CHARLOTTE	NC	28211
2016-024	18502201	FITTS	DEBORAH J			125 SLOANE SQUARE WAY				28211
2016-024	18502231	FRANCESCHI	GARY	KIMBERLY R	FRANCESCHI	340 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18503305	GADDY	JONATHAN	ALLISON	GADDY	4936 HADRIAN WAY		CHARLOTTE	NC	28211
2016-024	18502122	GIBSON	RICHARD W JR	DENISE C	GIBSON	4841 MONTCLAIR AVE		CHARLOTTE	NC	28211
2016-024	18502213	GRAY	MARY M			221 SLOANE SQUARE WY		CHARLOTTE	NC	28211
2016-024	18503301	GRE CHARLOTTE INC				4601 SHERIDAN ST,STE 600		HOLLYWOOD	FL	33021
2016-024	18504307	HARWARD	SETH	LAUREL ANNE	HARWARD	1200 RUTLEDGE AVE		CHARLOTTE	NC	28211
2016-024	18504308	HELMS	GERALD W	VIRGINIA H	HELMS	5000 MONTCLAIR AVE		CHARLOTTE	NC	28211
2016-024	18503304	HELMS	H PARKS	ELEANOR A	HELMS	4901 HADRIAN WAY		CHARLOTTE	NC	28211
2016-024	18502227	HENDRIX	BARBARA F			327 SLOANE SQUARE WY #4		CHARLOTTE	NC	28211
2016-024	18502222	HENNESSY	WILLIAM P	PATRICIA J	HENNESSY	305 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502215	HEYEN	PETER J			229 SLOANE SQUARE WY #46		CHARLOTTE	NC	28211
2016-024	18502130	HILL	RACHEL G			1130 RUTLEDGE AVE		CHARLOTTE	NC	28211
2016-024	18502248	HOLLOWELL JR	ROBERT	DONNA	HOLLOWELL	115 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502131	HULL	WILLIAM			1116 RUTLEDGE AV		CHARLOTTE	NC	28211
2016-024	18503306	HURLEY	MASON B	MELISSA JAYNE	HURLEY	4912 HADRIAN WAY		CHARLOTTE	NC	28211
2016-024	18502218	KETNER	BARBARA M			243 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502224	KIMBLER	JAMES D			313 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502204	LEVASSEUR	MICHELE A			137 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502221	LI	WEN HSIU			255 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502136	LIVING TRUST	A RAY MATHIS REVOCABLE			7111 HOPETON RD		CHARLOTTE	NC	28210
2016-024	18502125	LUXTON	DONALD KEITH		MARY BETH MEEHAN	4919 MONTCLAIR AVE		CHARLOTTE	NC	28211
2016-024	18502169	MANN	W JOSEPH	ANN F	MANN	505 TUFTS CT		RALEIGH	NC	27609
2016-024	18502211	MATTHEWS	JAMES F R/L/T	ELIZABETH K R/TL/T	MATTHEWS	213 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502219	MAY	KATHERINE D			247 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502246	MCCRAY	ETHEL J			1116 ROSEDALE RD		VALLEY STREAM	NY	11581
2016-024	18502119	MCLAUGHLIN	ROBERT	DIANE	MCLAUGHLIN	4821 MONTCLAIR AVE		CHARLOTTE	NC	28211
2016-024	18502120	MERCER	JASON S	STACY P	MERCER	4829 MONTCLAIR AVE		CHARLOTTE	NC	28211
2016-024	18504236	METZLER	BARBARA C			4820 MONTCLAIR AVE		CHARLOTTE	NC	28211
2016-024	18502121	MILLER	MATTHEW C	MELISSA	MILLER	4835 MONTCLAIR AVE		CHARLOTTE	NC	28211
2016-024	18502123	MISHOE	DOUGLAS W	JANIS	MISHOE	4901 MONTCLAIR AV		CHARLOTTE	NC	28211
2016-024	18502228	MITCHELL	CATHERINE VERA			331 SLOANE SQUARE WAY UNIT 3		CHARLOTTE	NC	28211
2016-024	18502249	MORGAN	DIANNE	CHARLES V	TOMPKINS JR	SLOANE SQUARE		CHARLOTE	NC	28211
2016-024	18502226	MORRIS	LUCINDA S			321 SLOANE SQUARE WY		CHARLOTTE	NC	28211
2016-024	18502206	MORRISON	MARGARET D			212 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502209	MURDOCK	JEFFERY			205 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18502214	NASH	PATRICIA B			225 SLOANE SQUARE WAY		CHARLOTTE	NC	28211
2016-024	18504310	NEALE	HENRY D	MARCY	NEALE	1201 CHANDLER PL		CHARLOTTE	NC	28211





Pet No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-024	Jan	Abrams	Cotswold Homes Condominiums HOA	110 Wonderwood Drive	Charlotte	NC 28211
2016-024	Maureen	Cherry	Randolph Park Civic Assoc.	4733 Gaynor Road	Charlotte	NC 28211
2016-024	Alan	Wells	Hunter Wood	236 Hunter Lane	Charlotte	NC 28211
2016-024	Kelly	Voler	Churchill Downs	4808 Walker Road	Charlotte	NC 28211
2016-024	Albert	Busedu	Gaynor Arms HOA	4527 Gaynor Road, Unit 301	Charlotte	NC 28211
2016-024	Michael	Long Nguyen	Vietnamese Assoc. of Charlotte	338 S Sharon Amity Road, Unit 305	Charlotte	NC 28211
2016-024	Scott	Wallace	Greentree NA	951 Greentree Drive	Charlotte	NC 28211
2016-024	Mary Caroline	Lee	Olde Cotswold NO	2627 Danbury Street	Charlotte	NC 28211
2016-024	William	Mileham	Sedgewood Place HOA	1111 Sedgewood Place Court	Charlotte	NC 28211
2016-024	Eric	Banks	Providence Park Neighborhood Watch	4619 Montclair Avenue	Charlotte	NC 28211
2016-024	Ross	Payne	Providence Park Neighborhood	242 Beckham Court	Charlotte	NC 28211
2016-024	Heather	Renner	Cotswold/Sheraton Park NO	2611 Danbury Street	Charlotte	NC 28211
2016-024	Nelson	Lemmond	Randolph Park NA	516 Chillingworth Lane	Charlotte	NC 28211
2016-024	John	Carmichael	Randolph Park HOA	4910 Hardwick Road	Charlotte	NC 28211
2016-024	John	Carmichael	Heathmoor HOA	4910 Hardwick Road	Charlotte	NC 28211
2016-024	Diedrich	Oglesbee	Heathmoor HOA	2938 Heathmoor Lane	Charlotte	NC 28211
2016-024	Kathryn	Horne	Providence Park	1341 Kingscross Drive	Charlotte	NC 28211
2016-024	James	Kimbler	The Cotswolds Condominium Homeowners Association	313 Sloane Square Way	Charlotte	NC 28211
2016-024	Bill	Williams	The Cotswolds Condominium Homeowners Association	209 Sloane Square Way	Charlotte	NC 28211

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-024 – Greystar GP II, LLC**

Subject: Rezoning Petition No. 2016-024

Petitioner/Developer: Greystar GP II, LLC

Property: 6.01 acres located on the west side of Randolph Road  
between Sloane Square Way and Rutledge Avenue.

Existing Zoning: R-3 and R-8MF(CD)

Rezoning Requested: UR-2(CD)

**Date and Time of Meeting:** **Tuesday, February 16th, 2016 at 7:00 p.m.**

Location of Meeting: Scottish Rite  
4740 Randolph Road  
Charlotte, NC 28211

Date of Notice: Mailed on February 3<sup>rd</sup>, 2016

We are assisting Greystar GP II, LLC (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 6.01 acres (the “Site”) located on the west side of Randolph Road between Sloane Square Way and Rutledge 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 6.01 acre Site from R-3 (Single-Family, Residential) and R-8MF(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 198 active adult age-restricted (age 55+) residential dwelling units, in two buildings with access from Randolph Road. The active adult community will be designed to meet the housing needs of the next generation of seniors. The community is designed to be a highly amenitized luxury community similar to a high end, boutique resort/hotel, with extremely high-end exterior and interior finishes. The residents of the community will be active seniors with an average age of 70-74.

The active adult community will be designed with two (2) buildings that front on Randolph Road, with parking for the units located behind the proposed buildings. The proposed buildings will be located a minimum of 125 feet from the rear property line.

The proposed buildings have been designed so as to minimize the scale and impact on the existing single-family homes along the rear of the property line. This is accomplished by breaking up the building mass with a series of courtyards facing the rear of the property and by orienting the units so as to avoid facing any units directly at the rear neighbors.

Along the western property boundary and along the southern property boundaries adjoining the existing single-family homes a 26 foot landscape buffer with an eight (8) foot high decorative, opaque wooden fence will be provided. Along the northern property boundary adjacent to Sloane Square a 15 foot landscape buffer with an eight (8) foot high decorative, opaque wooden fence will be provided.

Along Randolph Road a 30 foot setback will be provided. Within the setback an eight (8) foot planting strip with a 10 foot multi-use trail will be provided.

Access to the Site will be via two driveways from Randolph Road.

### **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, February 16, at 7:00 p.m. at the Scottish Rite - located at 4740 Randolph Road, Charlotte, North Carolina 28211.** 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

Ben Liebetrau, Greystar GP II, LLC

Josh Glover, Greystar GP II, LLC

Nate Doolittle, LandDesign, Inc.

Jefferson W. Brown, Moore & Van Allen, PLLC

Keith MacVean, Moore & Van Allen, PLLC

Greystar GP II, LLC  
Community Meeting - Rezoning Petition 2016-024  
February 16, 2016 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	JAMES COOK	135 Cabell Way	704-364-5250	jamescook@bellsouth.net
2	Hunter Cook	" " "	"	"
3	Pat Nish	225 Skaneateles Way		smilug704@aol.com
4	Jeannie Gilland	505 Westbury Rd	704-534-4879	jig505@earthlink.net
5	Ivan Gilland	505 Westbury Rd	704-618-5671	jpgilland@mindspring.com
6	ERIC BANKS	4619 MONTCLARE AVE	704-578-0742	banksr@gmail.com
7	JOHN PETERSON	253 King Owen Ct.	704-907-6375	
8	Rick Lanier	206 Beckham Ct	704-366-3944	nichlanier@bellsouth.net
9	Beth Heaton	1419 Rutledge Ave	704-362-1125	bheaton@carolineal.com
10	LEIGH FRAME	311 Burlough St	704-621-2400	leighframe@mac.com
11	Daniel Frame	311 Burlough St	704-621-2401	danielframe@redbox.com
12	Sherry Ward	1205 Rutledge Ave.	704-362-0253	lonakranchers@carolineal.com
13	T Schupp	1221 Rutledge Ave	704-364-6244	_____
14	D Patterson	4815 Montclair Ave	704-905-4577	chasrep@aol.com

Jenny Beaumont 310 Chidingworth Ln 704-517-734 Jenny@swanlearningcenter.com

Greystar GP II, LLC  
Community Meeting - Rezoning Petition 2016-024  
February 16, 2016 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	Dorothy Welling	322 S Leone Square W	704-366-3868	dorothywelling@att.net
16	Spencer Lueders	4808 Montclair Ave	704-442-8215	GSL227@YAHOO.COM
17	Clark Crowther	3317 Fielding Ave	704-365-5524	ebcrowther@gmail.com
18	Sandra Lanier	206 Beckham Ct	704-366-3946	risklanier@bellsouth.net
19	John Ansell	326 Sloane Sq Way	704-362-2669	amferrier@me.com
20	Judrey Ferrier	326 Sloane Sq. way	904-362-2669	"
21	Jeff Hyson	3015 Crosby Rd	980-722-1424	jffhyson1@gmail.com
22	Genevieve Patterson	4815 Montclair Ave Ch. 722	704-365-0260	GSELM@AOL.COM
23	Nicholas Gaudino	149 Cabell Way	410-627-4169	gaudgeoner@yahoo.com
24	Margaret Ford	5325 Sunbury Ln <sup>Set.</sup> 28211	704-619-2317	mford@margaretford.com
25	Denise + Richard Gibson	4841 Montclair Ave	704-365-4051	gibson58@bellsouth.net
26	Cynthia + William Tate		704-362-2456	hcanotyat@bellsouth.net
27	Matthew + Kyle Tilley	4701 Montclair Ave	704-248-6970	mttilley@rbh.com
28	Cheryl Bradshaw	1906 Rutledge Ave	704-241-1105	cbadshaw@gmail.com



Greystar GP II, LLC  
Community Meeting – Rezoning Petition 2016-024  
February 16, 2016 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
29	Jim Kimbler	313 Sloane Square Way	704-264-6187	jim.kimbler@me.com
30	Kent Jones	219 Hodgson Rd	704 907 3550	kjones@vtjlawfirm.com
31	Jane Moore	500 Wintbury Rd	704-364-5330	
32	<del>Laura Norman</del>	509 Maxwell St 28211	704-366-1143	githomas153@gmail.com
33	Rudy Norman	509 Maxwell St 28211	704-366-1143	githomas153@gmail.com
34	Halina Robertson	1245 Chandler Pl	704 526-7514	Halina.robertson@gmail
35	Quat Sci'fat	1201 Rutledge Av	704 756 8124	quat.sci.fat@gmail.com
36	Marebeth Kenna Luxton	4919 Montclair Ave	704 364 7450	mluxton@carolina.rr.com
37	Ron & Marjoleen Louture	235 Sloane Sq Way	704-430-8132	RLOUTURE@TRIAD.rr.com
38	Mary Stewart Duffy	4810 Handwick Rd	704-366-3105	MSDuffy1@aol.com
39	Singleton Kimmel	1280 Chandler	704 582 1672	sink@thenicholscompany.com
40	Danielle Conrad	119 Hodgson Rd	704-726-8377	dlogan5@gmail.com
41	Steven Alles	510 McArthur	704-381-1000	stamalles@gmail.com
42				

Greystar GP II, LLC  
Community Meeting – Rezoning Petition 2016-024  
February 16, 2016 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
43	Jeff Murdock	205 Shoreway 28211	205-276-6488	jeffmurdock@belbouth.net
44	Laura Sammons	1213 Chandler Pl 28211	704-975-4465	LauraSammons@hotmail.com
45	Sandra Ward	1205 Antelope Ave 28211	704-362-0253	LOWOAK RANCHERS @CAROLINA.NC.COM
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				

Greystar GP II, LLC  
Community Meeting - Rezoning Petition 2016-024  
February 16, 2016 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
57	Margaret Munison	212 Sloan Sq		m4munison@carlisle.com
58	Michele Lawrence	137 Sloane Sq Way		michele_lew@hotmail.com
59	WAYNE HILL	1222 CHANDLER PL		Wayne23@gmail.com
60	Diane Seifert	1201 Rutledge Ave.		seifertd@bellsouth.net
61	Laurie Weddington	318 Burleigh St	704 807 6649	folly318@aol.com
62	Andrew Taylor	400 Chillingworth Ln		attaylor3@gmail.com
63	Peggy & Elliot Gartner	227 Chillingworth Ln		elliott@jefcosales.com
64	Cameron Uher	4935 Montclair Ave.	704-575-6953	cameron.uher@wellsfargo.com
65	Leanne Undquist	1305 Kingscross Dr	704-366-2164	jkurow@bellsouth.net
66	Stacy Mercer	4829 Montclair Ave.	540-226-2252	stacypmcmer@gmail.com
67	Keely Allison	510 McAWAY Rd	704 996 2819	klbakr67@gmail.com
68	Chris Metzler	1230 Chandler Pl	704 578 3692	cmetzler@h.aml
69	GARY FRANCESCHI	340 Sloan Square	704-517-2170	gary.franceschi@gmail.com
70				



Greystar GP II, LLC  
Community Meeting - Rezoning Petition 2016-024  
February 16, 2016 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
71	Mark Robertson	1245 Chandler Ave Charlotte 2824	704-502-8471	mrobertson02Catt.net
72	Neel Stallings	4930 Montclair Ave 28211	704-364-7655	neelstallings@earthlink.net
73	Michael Brummett	3000 Montclair Ln 28211	704-364-8083	Michael.Brummett@Charlotte-NC.com
74	Roger McDaniel	1319 Kingscross Drive	704-519-6356	roger@thefinancial.com
75	Douglas Mishoe	4901 Montclair Ave	704-562-0745	farheelblue1500@yahoo.com
76	Allen Robinson	1420 Cavendish Ct	784-232-3346	wdeallen@gmail.com
77	Joe Rechner	113 Cabell Way	704-364-1731	JOERECHNER@HOTMAIL.COM
78	Martha Franceschi	3410 Graham Place	704-517-9326	mfranceschi@gmail.com
79	Ivan Ashleigh Mothershead	1236 Chandler Place	(704) 591-5018	imothershead@gmail.com
80				
81				
82				
83				
84				

Greystar GP II, LLC  
Community Meeting – Rezoning Petition 2016-024  
February 16, 2016 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
85	MaryBeth Snyder	3327 Lesham Pl	704 491-3481	mbnyder@calina.cc.com
86	Laure Fatzloff	3017 Clover Rd	704 451-5590	laure.fatzloff@gmail.com
87	Jeff Williams-Troy	3410 Gresham Place	704 442 7155	JSWT@HarkeyLambeth.com
88	William R. Edwards	1108 Randolph Oaks Ct	704 366 9158	wpritt@bellsouth.net
89	Nancy Carter	1401 Cavendish Ct	704-564-8997	n3157w@yahoo.com
90	Ann Pockat	119 Beekham Court	704-458-4922	apockat@aol.com
91				
92				
93				
94				
95				
96				
97				
98				