



## COMMUNITY MEETING REPORT

**Petitioner:** MPV Properties

**Petition #:** 2016-039

**Meeting Date:** March 1, 2016

**Project:** 13425 South Tryon

**Mtg. Location:** Christ the King Lutheran Church, 13501 S Tryon St, Charlotte, NC

**Meeting Time:** 6:30 PM

**Attendees:** See attached Sign-In Sheet (Exhibit C) for attending Neighbors  
Mark Newell – MPV Properties  
Chip Cannon – Urban Design Partners  
Maggie Watts – Urban Design Partners

The community meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner and his representatives were present at the Community Meeting.

**Purpose:** Required Community Meeting for 13425 S Tryon (Rezoning Petition #2016-039)

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

A representative (Urban Design Partners) 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 attached hereto by depositing such notice in the US Mail on February 18, 2016. A copy of the written notice is attached hereto as Exhibit B.

**Minutes:** The following items were discussed. Also, see attached Meeting Summary for more detailed information.

Mr. Cannon welcomed everyone to the meeting before introducing himself and the team members present. He then explained the purpose for the meeting (a requirement of the rezoning and opportunity to discuss the project with the neighbors as well as upcoming dates pertinent to the rezoning process) and the meeting format (brief introduction, project description, and then a question/answer period). See "Process" section of attached Meeting Summary for more detailed information.

Mr. Cannon described the project context within the Steele Creek area and related to nearby projects developed by MPV Properties. He provided information about existing and proposed zoning districts, building(s) size,

architecture, parking, and other site improvements. He also discussed the additional right of way to be dedicated for future improvements, installation of a wider frontage sidewalk for greenway connection, a 20' wide access easement along the creek for future greenway improvements, tree save on site, and a Class C Buffer along the northern property line adjacent to the single family residential property. Lastly, Mr. Newell shared a conceptual rendering of the building architecture, noting this is still a work in progress and not final...final design would, in part, be dictated by the tenants. However, this conceptual rendering is indicative of the articulation, materials, and general aesthetic of the final product. See "Project Summary" section of attached Meeting Summary for more detailed information.

#### Questions/Comments by Neighbors:

1. Where is detention and/or how will it be handled  
A: Stormwater management will either be a completely underground system or handled by a minimal dry detention basin or wet pond.
2. How big is the building in the conceptual elevation (speaking to the conceptual two story rendering)?  
A: Our exact footprint size depends on the tenants that are secured, but if a larger footprint/two story building is selected similar to this (conceptual rendering), it would be approximately 24,000 to 28,000 square feet.
3. One resident makes a statement that there is no residential value being added to the properties directly along S Tryon frontage. They're all small pockets (many single properties) and will never be used as single-family residential again.
4. Congresswoman Mayfield then asks if there are any challenges to the project or the proposed plan.
5. Why there is no masterplan for road frontage for the overall area.  
A: Reference the Steele Creek Area Plan and that there are general requirements and guidelines outlined in that document that the development will be following...it sets up the envelope and policy for design in the area. Congresswoman Mayfield explains that development areas are primarily market driven making it tough for the city to truly control and plan. Mr. Newell states that they prefer to get larger pieces, so they can plan larger areas, but that in this instance, they only control this single parcel.
6. Has there been a traffic impact study completed for this project?  
A: A traffic impact analysis has not been completed at this time.
7. Councilwoman Mayfield makes a statement that she tries to come to as many of these community meetings as she can to get a better feel for viewpoints from all parties involved.

The foregoing conveys our understanding of the items discussed and conclusions reached during the meeting. We assume this information to be correct, unless notice to the contrary is brought to our attention.

Respectfully submitted, this 7<sup>th</sup> of March, 2016



Chip Cannon  
Partner  
Urban Design Partners

## **Petition #2016-039: 13425 South Tryon Street – Meeting Summary**

### **Introductions:**

Mark Newell with MPV Properties, Chip Cannon and Maggie Watts with Urban Design Partners

### **Process (Chip Cannon):**

- Rezoning Petition was filed on December 28<sup>th</sup>, 2015
- Revised plans based on city comments and resubmitted on Feb. 19<sup>th</sup> (plans you see here)
- Community meeting required 10 days prior to public hearing
- Public hearing is scheduled for March 21<sup>st</sup> at 6pm (open to public and public can speak if signed up)
- Revised site plans to city on March 24<sup>th</sup>
- Zoning Committee scheduled for March 30<sup>th</sup> at 4:30pm (open to public but no discussion)
- One more resubmittal date if needed to revise plans based on ZC comments
- City Council Decision April 18<sup>th</sup> at 6pm

### **Project Summary (Chip Cannon):**

- 3.48acre site being rezoned from R-3 to O-1(CD) for a mix of office uses (primarily medical office) with potential childcare facility
- Maximum of 45,000sf TOTAL building area
  - o 33,500sf of office in front building
  - o 11,500sf of childcare or office in rear building
- Buildings may be one, two, or three floors
- Building architecture must comply with guidelines set forth in Steele Creek Area Plan.
- Single access point to Tryon Street...would be right-in/right-out only due to median in Tryon
- Developer is agreeing to dedicate land for additional ROW width along Tryon...67' from centerline which is an additional +/-9' width along the frontage.
- Providing a minimum of 156 parking spaces...will meet minimums per ordinance.
- Installing an 8' wide planting strip and 10' wide sidewalk along frontage...this wider sidewalk will serve as an overland greenway connector.
- Providing at a minimum a 20' wide access easement along the northern boundary of the site along the creek and through the SWIM buffer for future greenway use to Meck County Parks and Rec
- Installing a 22' wide class C buffer along a portion of the northern boundary where adjacent to SF residential property...its width may be reduced by 25% to 16.5' width with installation of a fence.
- Tree save will be provided on site along the creek and in other unused areas of the site (15% of total site area)

That's a summary of the site. Any questions?

# Exhibit A

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-039	21912104	ARMSTRONG	CLYDE D R/LIVING/TRUST	MARY C R/LIVING/TRUST	ARMSTRONG	2535 ROLING VIEW DR		DUNEDIN	FL	34698
2016-039	21912107	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 36022		CHARLOTTE	NC	28236
2016-039	21912114	CHRIST THE KING LUTHERAN	CHURCH			13501 S. TRYON ST		CHARLOTTE	NC	28278
2016-039	19955106	COMPTON	PARKIS BILL			6451 HIGHWAY 55 EAST		CLOVER	SC	29710
2016-039	19955105	COMPTON CONTRACTING CO				PO BOX 7424		CHARLOTTE	NC	28241
2016-039	19955104	FREEMAN	HARRY E	BARBARA A	FREEMAN	13500 YORK RD		CHARLOTTE	NC	28278
2016-039	19955232	QUEEN CITY HEALTH INVESTORS LLC				4423 PHEASANT RIDGE RD	SUITE 301	ROANOKE	VA	24014
2016-039	21912112	RUSSELL	REES G JR	RETHA	RUSSELL	14812 CROOKED BRANCH LN		CHARLOTTE	NC	28278
2016-039	19955103	STEELECROFT PLACE	HOMEOWNERS ASSOC			15514 DEHAVILLAND DR		CHARLOTTE	NC	28278
2016-039	19955202	STEELECROFT PLACE	HOMEOWNERS ASSOC			15514 DEHAVILLAND DR		CHARLOTTE	NC	28278
2016-039	21912106	THE CHARLOTTE-MECKLENBURG	HOSPITAL AUTHORITY			PO BOX 32861	ATTN LEGAL DEPARTMENT	CHARLOTTE	NC	28232
2016-039	21912109	THE CHARLOTTE-MECKLENBURG	HOSPITAL AUTHORITY			PO BOX 32861	ATTN LEGAL DEPARTMENT	CHARLOTTE	NC	28232
2016-039	21912110	TSOULOS	JOHN G			15000 CROOKED BRANCH LN		CHARLOTTE	NC	28278
2016-039	21912111	TSOULOS	JOHN G			15000 CROOKED BRANCH LN		CHARLOTTE	NC	28278

# Exhibit A

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	M: MailZip
2016-039	Paula	Yorick	Steele Croft Place HOA	14329 Arlandes Drive	Charlotte	NC 28278
2016-039	Dennis	Ryan	Wiltshire Manor HOA	13621 Kensal Green Drive	Charlotte	NC 28278
2016-039	Richard	Frank	Pleasant Hill Rd. Resident's Assoc.	14600 Pleasant Hill Road	Charlotte	NC 28278
2016-039	Debbie	Jamro	Steelecroft Place HOA	13615 Christian Tyler Court	Charlotte	NC 28278
2016-039	David	Bloom	Steele Creek HOA	13218 Mallard Landing Road	Charlotte	NC 28273
2016-039	Ted	Flor	Hamilton Lakes HOA	12628 Cumberland Cove Drive	Charlotte	NC 28273

## Notice to Interested Parties of Community Meeting



Subject: Community Meeting – Rezoning Petition 2016-039, filed by MPV Properties to rezone an approximately 3.48-acre site located at 13425 S. Tryon Street from the R-3 zoning district to the O-1(CD) zoning district

Date/Time Of Meeting: Tuesday, March 1, 2016, at 6:30 p.m.

Place Of Meeting: Christ the King Lutheran Church  
13501 S. Tryon Street  
Charlotte, NC 28278

We are assisting MPV Properties (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 3.48 acre site (the “Site”) located on the south/east side of South Tryon Street, between Wright’s Ferry Road and Steelecroft Parkway, from the R-3 zoning district to the O-1 (CD) zoning district. The purpose of this rezoning request is to accommodate the development and construction of up to two buildings that could contain a total of up to 45,000 square feet of office and childcare uses on the Site.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 Tuesday, March 1, 2016 at 6:30 p.m. at Christ the King Lutheran Church located at 13501 S. Tryon Street and next to the Site. 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 Chip Cannon at (704) 334-3303 x107.

Respectfully,  
Chip Cannon, PLA  
Urban Design Partners

Cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: February 18, 2016

