

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-068

YMCA of Greater Charlotte

Petitioner: YMCA of Greater Charlotte

Rezoning Petition No.: 2016-068

Property: 1.03 acres located on the east side of South Caldwell Street between Templeton Avenue and Lexington 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 Wednesday, April 13th, 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 April 1st, 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 April 13th, 2016 at 7:00 PM**, at Dowd YMCA (7th floor) 400 E. Morehead Street Charlotte, NC.

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 assisting the Petitioner was Jim Williams and David Burn with LS3P, 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.

There were no attendees at the Required Community Meeting.

This Petition involves a request to rezone a 1.03 acre Site from O-2 (Office District) to TOD-M(O) (Transit Oriented Development Mixed, Optional) (*The proposed zoning category has been changed from MUDD-O to TOD-M(CD) to address comments from the Planning Department*). The site plan associated with this rezoning request proposes to redevelop the Site with a parking structure that would be utilized by the members, guests and employees of the Dowd YMCA and Pritchard Memorial Baptist Church.

The Site is owned by Pritchard Memorial Baptist Church and is developed with a surface parking lot. The Church and the YMCA have entered into an agreement to construct a parking structure on the property that can be shared by both institutions. The thought being that one shared parking structure for both uses would be preferable to each institution use constructing its own standalone parking structure.

Due to current redevelopment activity occurring on sites that the Dowd YMCA had previously used for overflow parking, and the proposed plans to expand the Dowd YMCA, have created a need for Dowd YMCA to find a means to provide more parking. The proposed shared parking deck on this Site has been determined to be the best suited option to meet the needs of both the YMCA and Pritchard Memorial Baptist Church.

The proposed parking structure would have four (4) levels and would be accessed from Lexington and Templeton Avenues. Each of the abutting street frontages would be improved with eight (8) foot sidewalks and eight (8) foot planting strips with street trees. Parking on all levels of the parking structure would be screened. The proposed parking deck will be designed to have active ground floors uses as required by the TOD-M zoning district along Lexington and Caldwell Streets.

II. Summary of Questions/Comments and Responses:

N/A.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the proposed site plan were made.

YMCA of Greater Charlotte

cc: Mayor Jennifer Roberts and Members of Charlotte City Council
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Scott Krueger, YMCA of Greater Charlotte
Chris Orr, YMCA of Greater Charlotte
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No.	First Name	Last Name	OrgLabel	MailAddress	MailCity	Mt MailZip
2016-068	Mike	Sposato	Carolina Realty Advisors	1001 East Boulevard	Charlotte	NC 28203
2016-068	Karen	Sullivan	Charlotte Observer	600 South Tryon Street	Charlotte	NC 28202
2016-068	Elizabeth	Bainhardt	Charlotte Regional Realtor Assoc.	1201 Greenwood Cliff #200	Charlotte	NC 28204
2016-068	Joe	Padilla	Charlotte Regional Realtor Assoc.	1201 Greenwood Cliff, Suite 200	Charlotte	NC 28204
2016-068	Cynthia	Schwartz	Dilworth Comm. Dev. Assoc. (DCDA)	1235 East Blvd., Suite E-153	Charlotte	NC 28203
2016-068	Will	Mover	EPHESUS CHURCH	PO Box 31395	Charlotte	NC 28231
2016-068	Mary	Spears	Friends of Fourth Ward	229 N. Church Street, Suite 300	Charlotte	NC 28202
2016-068	Budd	Berro	Office of the Gov. of North Carolina	600 East Fourth Street	Charlotte	NC 28202
2016-068	Nina	Lipton	Olmsted Park Homes HOA	415 Meacham Street	Charlotte	NC 28202
2016-068	Tom	Johnson	Quail Hollow Estates IV	527 South Church Street	Charlotte	NC 28203
2016-068	Jennifer	McCartney	South End Neighborhood Association	1453 Camden Road	Charlotte	NC 28203
2016-068	Krissy	Oechslin	South End Neighborhood Association	325 E. Park Avenue	Charlotte	NC 28203
2016-068	John	English	Wilmore NA	1680 S Mint Street	Charlotte	NC 28203
2016-068	Missy	Epps	Wilmore NA	1624 Wilmore Drive	Charlotte	NC 28203
2016-068	Frank	Grier	Wilmore NA	232 W Kingston Avenue	Charlotte	NC 28203
2016-068	Julie	Knutson	Wilmore NA	1604 Merriman Avenue	Charlotte	NC 28203
2016-068	Angela	Marshall	Wilmore NA	1690 S Mint Street	Charlotte	NC 28203
2016-068	Louise	Shackford	Wilmore NA	1908 Wood Dale Terrace	Charlotte	NC 28203
2016-068	Rob	Sheridan	Wilmore NA	1901 S Mint Street	Charlotte	NC 28203
2016-068	Brian	Walker	Wilmore NA	Post Office Box 33672	Charlotte	NC 28202
2016-068	Martha	Epps	Wilmore NA	Post Office Box 33672	Charlotte	NC 28233

Pet_No	TaxPID	ownerlastn	ownerfirst	ownerfirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-068	12302301	1031 S LLC		CONSULTANTS	C/O BRAGG FINANCIAL	1031 S CALDWELL ST #200		CHARLOTTE	NC	28203
2016-068	12302305	AB MOREHEAD CHARLOTTE LLC		C/O ASTON PROPERTIES INC	C/O ASTON PROPERTIES INC	610 E. MOREHEAD ST SUITE 250		CHARLOTTE	NC	28202
2016-068	12302309	AB MOREHEAD CHARLOTTE LLC		C/O ASTON PROPERTIES INC	C/O ASTON PROPERTIES INC	610 E. MOREHEAD ST SUITE 250		CHARLOTTE	NC	28202
2016-068	12302312	BMPI-EM500 LLC			C/O BEACON PARTNERS	610 EAST MOREHEAD ST SUITE 250		CHARLOTTE	NC	28205
2016-068	12302303	BMPI-EUCLID LLC			C/O BEACON PARTNERS	610 EAST MOREHEAD ST SUITE 250		CHARLOTTE	NC	28205
2016-068	12302306	BMPI-EUCLID LLC			C/O BEACON PARTNERS	610 EAST MOREHEAD ST SUITE 250		CHARLOTTE	NC	28205
2016-068	12302102	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795		CHARLOTTE	NC	28202
2016-068	12302103	CITY OF CHARLOTTE HOUSING	AUTHORITY			PO BOX 36795		CHARLOTTE	NC	28202
2016-068	12302310	DOMA VIDA X LLC				602 EAST MOREHEAD ST		CHARLOTTE	NC	28236
2016-068	12302209	MARSH EUCLID APARTMENTS LLC			C/O MARSH REALTY COMPANY	2448 PARK RD		CHARLOTTE	NC	28203
2016-068	12302212	MARSH EUCLID APARTMENTS LLC			C/O MARSH REALTY COMPANY	PO BOX 353209		CHARLOTTE	NC	28235
2016-068	12302201	PRITCHARD MEMORIAL BAPT	CHURCH OF CHAR THE			1117 SOUTH BLVD		CHARLOTTE	NC	28203
2016-068	12302502	PRITCHARD MEMORIAL BAPTIST	CHURCH OF CHAR THE			1117 SOUTH BLVD		CHARLOTTE	NC	28203
2016-068	12302501	SIMPSON	KENNETH C F			189 OLD POST RD		MOORESVILLE	NC	28117
2016-068	12302505	SLT COMMERCIAL PROPERTIES LLC				516 N TRYON ST		CHARLOTTE	NC	28202
2016-068	12302402	YMCA				500 E MOREHEAD ST	SUITE 300	CHARLOTTE	NC	28202
2016-068	12302401	YMCA OF CHARLOTTE	& MECKLENBURG			500 E MOREHEAD ST	SUITE 300	CHARLOTTE	NC	28202

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-068- YMCA of Greater Charlotte, Inc.

Subject: Rezoning Petition No. 2016- 068

Petitioner/Developer: YMCA of Greater Charlotte, Inc.

Property: 1.03 acres located on the east side of South Caldwell Street between Templeton Avenue and Lexington Avenue.

Existing Zoning: O-2

Rezoning Requested: TOD-M(O) – *changed from MUDD-O*

Date and Time of Meeting: **Wednesday, April 13th, 2016 at 7:00 p.m.**

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

Date of Notice: April 1st, 2016

We are assisting YMCA of Greater Charlotte, Inc. (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 1.03 acres (the “Site”) located on the east side of Caldwell Street between Lexington Ave. and Templeton Ave. 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 1.03 acre Site from O-2 (Office District) to TOD-M(O) (Transit Oriented Development Mixed, Optional) (*The proposed zoning category has been changed from MUDD-O to TOD-M(CD) to address comments from the Planning Department*). The site plan associated with this rezoning request proposes to redevelop the Site with a parking structure that would be utilized by the members, guests and employees of the Dowd YMCA and Pritchard Memorial Baptist Church.

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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 April 13th at 7:00 p.m. at the**

Dowd YMCA (7th floor) 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 and Members of Charlotte City Council
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Scott Krueger, YMCA of Greater Charlotte
Chris Orr, YMCA of Greater Charlotte
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

YMCA of Greater Charlotte, Inc.
 Rezoning Petition 2016-068
 Community Meeting – April 13, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
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Exhibit C