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**COMMUNITY MEETING REPORT**

**Petitioner: NRP Properties, LLC**

Rezoning Petitions Nos. **2017-007** and 2017-008

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

**PRELIMINARY STATEMENT**

The Petitioner has filed two rezoning petitions—Petition Nos. 2017-007 and 2017-008—for parcels that are adjacent to one another. They are referred to herein as the “N. Tryon Street” property (Petition No. 2017-007) and the “Northchase Drive” property (Petition No. 2017-008). Because of the contiguity of the parcels and the overlap between the notice parties, the Petitioner addressed both petitions in this combined Community Meeting.

**PERSONS AND ORGANIZATIONS CONTACTED:**

For Petition No. 2017-007, 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-1 by depositing such notice in the U.S. Mail on Wednesday, November 23, 2016. A copy of the written notice for Petition No. 2017-007 is attached hereto as Exhibit A-2.

For Petition No. 2017-008, 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 B-1 by depositing such notice in the U.S. Mail on Wednesday, November 23, 2016. A copy of the written notice for Petition No. 2017-008 is attached hereto as Exhibit B-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on December 8, 2016 at 6:30 p.m. at the Comfort Suites University-Research Park Large Conference Room, 7735 University City Blvd., Charlotte, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheets attached hereto as Exhibit C (Petition No. 2017-007) and Exhibit D (Petitioner No. 2017-008). The Petitioner’s representatives at the Community Meeting were: Aaron Pechota and Cheryl Steigerwald (The NRP Group, LLC), Rad Hudson (American Structurepoint, Inc.), and John Carmichael and Ty Shaffer (Robinson, Bradshaw & Hinson, P.A.). Also in attendance was Councilmember Greg Phipps (District 4).

**SUMMARY OF ISSUES DISCUSSED:**

The meeting began with the PowerPoint presentation that is attached as Exhibit E.

John Carmichael opened the meeting and explained that it was the official Community Meeting for both Petition No. 2017-007 and Petition No. 2017-008. He then introduced the Petitioner's representatives and gave an overview of the rezoning schedule:

- Public Hearing, January 17, 2017 at 6:30 pm at the Government Center
- Zoning Committee Meeting, January 25, 2017 at 4:30 pm at the Government Center
- City Council Decision, February 20, 2017 at 5:30 pm at the Government Center

Mr. Carmichael explained that the Community Meeting would address both Petition Nos. 2017-007 and 2017-008, and then gave an overview of the site and its location (including zoning designations for surrounding parcels). The Petitioner is requesting that the parcels be rezoning TOD-RO.

- The N. Tryon Street parcel is a 7.9 acre property currently zoned B-2. At present it houses a trailer park. Mr. Carmichael explained that multifamily uses are allowed by right consistent with the requirements outlined in the Zoning Ordinance.
- The Northchase Drive parcel is a 5.5 acre property currently zoned B-2 (CD), which means it has an existing approved site plan that governs the use and development of the site. That plan currently calls for extension of a public street to connect to a future public street extension, and limits uses to a 55,000 SF building until the public street connection is completed. Mr. Carmichael showed a copy of the current approved site plan.

Aaron Pechota introduced himself and NRP Group. He explained that it is a national multifamily developer that owns and manages apartments across the nation. It has been in existence since the mid-1990s and acts as developer, builder, and owner of projects. Currently, NRP Group builds 2,000-3,000 units a year across its footprint, which is primarily concentrated in the Midwest, Texas, and Florida. For a development with an affordable housing focus, which is proposed for these parcels, NRP Group would own the property for the long term. Mr. Pechota then reviewed NRP Group's "Core Values" as shown on the slides, and offered to answer any questions.

Mr. Carmichael reviewed the Blue Line extension's path and location of the subject properties along that line. He then summarized what the BLE Transit Station Area Plan calls for at the Old Concord Road station—dense development to support the transit network, along the lines of what is seen at stations in Southend.

Mr. Carmichael then reviewed the proposed site plans for these Petitioners and explained that the Petitioner plans to build streets through the site (per the Subdivision Ordinance).

For the N. Tryon Street parcel, Mr. Carmichael explained that the Petitioner has requested up to 130 units, though it now plans to build fewer units (about 90). The units will be affordable, workforce housing and the structures will have a maximum height of three stories, will be residential in character, and will have pitched roofs.



The Petitioner has asked for up to 140 units for the Northchase Drive property, though it has reduced that number in current plans to 120 units. It also will be affordable housing, and it is possible the Petitioner will develop exclusively senior (age 55 and up) housing on the site. The structures will be no more than four stories

Mr. Pechota explained that the reason the Petitioner has filed two separate rezoning requests for these adjoining parcels, which ultimately will be connected by the proposed internal streets, is because of the tax credit request process. Reducing the number of units in each request makes better sense given the economics of the way these projects are structured and how the tax credits are obtained. Mr. Carmichael added that proceeding under two applications will allow for the Petitioner to develop at least one of these affordable housing projects if the other is not awarded the tax credits necessary to make the project financially feasible.

Mr. Carmichael then discussed the proposed design and sample elevations, which show use of vinyl with some masonry. He noted that elevations will be submitted with the Petitioner's revised site plan, which is due on December 19.

The sole attendee at this point in the meeting noted that the property owner did not necessarily view the project as a negative for the area, but the main concern was that it be a nice product and visually appealing.

At this point in the meeting, several additional attendees arrived. Mr. Carmichael reviewed the same slide presentation for these individuals. In response to a question, he noted that the site meets the distance requirement to the Old Concord station necessary for TOD zoning.

Mr. Carmichael summarized the current uses on the parcels and present zoning, and that the uses allowed by right in the B-2 district would include multifamily. The Petitioner is proposing to move to TOD-RO zoning for these two parcels, but because the proposed density has now decreased, it is possible a rezoning is not necessary. Mr. Carmichael then showed the existing approved site plan for the properties, the uses called for in the transit station area plan, and the Petitioner's proposed site plan.

In response to a question why the Petitioner was planning to reduce the number of units in the N. Tryon Street parcel, Mr. Pechota explained that there would be parking and other "fit" issues if the project became too large for the site. He also added, in response to a question, that the N. Tryon Street parcel plan would remove the entire existing trailer park community.

Mr. Carmichael reviewed the Northchase Drive parcel and summarized the building size and proposed units. He explained that both projects would be true affordable housing (i.e. exclusively affordable units). He then reviewed the elevations and explained, in response to a question, that the use of vinyl on these projects is driven to large extent by the need to keep costs low enough to allow for use as an affordable housing community. The extensive road improvements that the City is requiring from the Petitioner put additional pressure on the costs for this project, given its likely rental range.



Mr. Pechota then reintroduced NRP Group and discussed other projects they have completed in Charlotte. He also noted that NRP Group's efforts here are a response to desires for more affordable housing units in Charlotte, and that they are targeting rents in the \$600-\$950/mo. range for the N. Tryon Street parcel, and \$600-\$800/mo. for the Northchase Drive property (though the rents would be lower if the Northchase Drive development is limited to seniors age 55 and older).

Mr. Pechota explained the submittal process for seeking tax credits for building affordable housing. He noted that the Petitioner would not sacrifice on quality of the development, but did state that their experience is that vinyl is a good fit for these projects for maintenance and durability reasons. He also emphasized that the roads the City will require create additional financial pressures they must address from a cost perspective.

Mr. Pechota then discussed why the Petitioner is pursuing separate rezoning and tax credit requests for the two properties. State financing limits the number of units the Petitioner can pursue on each request, and it is not financially feasible to pursue a larger, single unified project. Also, by pursuing the two separately, the Petitioner is increasing the chances that when the tax credit awards are announced in August 2017, it will have been successful for at least one project (currently only one of every three applications is, on average, awarded). He explained that the Petitioner is seeking 9% tax credits and that if those tax credit awards are not received, for the time being, the Petitioner will not be able to develop the projects (though it will keep pursuing the opportunity). Mr. Pechota added that the Petitioner probably is likely to request senior housing for the Northchase Drive property because if they submit applications for both sites, they do not want them to compete with one another.

In response to additional questions, Mr. Pechota explained the likely mix of units: 75% are likely to be at 60% AMI, and 25% of the units would be reserved for 30% AMI. Neither development will have units at market rate.

An additional neighbor arrived at the meeting. She noted that she owns properties to the rear of these two parcels, and that they are affected by water runoff, sewage leaks, and gas tank contamination in the creek that runs along the back of her properties. She is very concerned that building additional structures and parking lots will have a further negative impact on her properties, which are downhill from the site.

In response, Rad Hudson explained the reason for the BMP on the site, which is there to manage storm water quantity and quality. He explained they will perform release rate calculations to ensure that runoff is not increased over the predevelopment conditions (per Code), and also that the BMP structure will settle out imperfections in the runoff.

The questioner asked who would be responsible for ensuring the contamination does not continue and that the sewage leakage does not continue to increase. Mr. Hudson explained that the Petitioner would have to work with Charlotte Water, which has indicated that the system has capacity to add these sites. Mr. Hudson also noted that the Petitioner has been told the sites can tie into the sewer line along N. Tryon Street. The questioner noted that the current uses of the N. Tryon Street parcel are tying into the sewer line that runs across her parcels. Mr. Pechota stated

that the Petitioner has no intention of using that line. Mr. Hudson stated that because the Petitioner would tie the site into the N. Tryon Street sewer line, this use probably will improve the sewage situation for her properties versus what currently is the case.

When asked if the BMP was a retention pond, Mr. Hudson explained the concept of a wet retention basin, which is a permanent pool that allows impurities to settle out and be removed.

The questioner advised that the Petitioner should perform a more thorough investigation of the situation currently on site. Mr. Pechota explained that the Petitioner doesn't currently own the properties, so cannot speak at this time to the current uses and impact on her properties, but that exactly that type of due diligence is taking place right now.

Mr. Carmichael, in response to a question about increased traffic impact and the need for a traffic study, noted that the connectivity of the parcels shown in the two site plans (if approved) should help with traffic flow. He then explained the threshold that must be met to trigger a traffic study, as well as CDOT's discretion to request a traffic study for safety concerns. He noted that his experience is that projects at transit stations with a proposed TOD designation do not trigger traffic study requests because the expectation is that the uses around stations will be denser. Mr. Pechota noted that if the Northchase Drive parcel is restricted to senior residents, the average age likely will be 72, which is a demographic that does not create as many trips (and certainly not during peak hours). Mr. Carmichael added, however, that these proposals will no doubt generate more cars in the area than if they are left at their current uses.

Mr. Carmichael then noted that the Petitioner will submit revised site plans on December 19, and offered to remain and to review the proposed site plans with the late arriving attendee. That attendee noted her concerns about increased noise, issues with the number of potential residents that would be added near her properties, and also a concern about the fact that these units will be affordable housing. She noted that the neighborhood is one that has been trying very hard to revitalize in recent years, and she is concerned that adding affordable housing units is not going to help that process, at all.

The Community Meeting then adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

None at this time.

Respectfully submitted, this 16<sup>th</sup> day of December, 2016.

NPR Properties, LLC, the Petitioner

**EXHIBIT A-1**



Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-007	08912102	ABERNETHY	W S JR	JOHN B	ABERNETHY	1901 FAIR FOREST DR	C/O MARGARET ABERNETHY HOUGH	MATTHEWS	NC	28105
2017-007	08920102	BAKIS ASSOCIATES INC				6600 ROCKY FALLS RD		CHARLOTTE	NC	28211
2017-007	08920114	BORGA	JAMES			521 DAWN CR		CHARLOTTE	NC	28213
2017-007	08920120	BORGA	JAMES			525 DAWN CR		CHARLOTTE	NC	28213
2017-007	08920116	CASPER	ELIZABETH MASHBURN			533 DAWN CIR		CHARLOTTE	NC	28213
2017-007	08921206	CONWAY	LUCILLE			524 DAWN CIR		CHARLOTTE	NC	28213
2017-007	08921101	COOK	RONI R	TIMMY R	COOK	601 DAWN CIR		CHARLOTTE	NC	28213
2017-007	08921102	COOK	RONI R	TIMMY R	COOK	601 DAWN CIR		CHARLOTTE	NC	28213
2017-007	08921205	COSME	YOLANDA GRISEL ACOSTA			540 DAWN CIRCLE		CHARLOTTE	NC	28213
2017-007	09711104	CROSSROADS CHARTER HIGH SCHOOL				5500 NORTH TRYON ST		CHARLOTTE	NC	28213
2017-007	08920115	DAVIS	MELODY J	JAMES	BORGA	529 DAWN CR		CHARLOTTE	NC	28213
2017-007	09711105	DROSS	JOHN N	FRANCES M	DROSS	17229 GREEN DOLPHIN LN		CORNELIUS	NC	28031
2017-007	08920117	GREGORY	JAMES H	LOLA L	GREGORY	6638 PENCADE LN		CHARLOTTE	NC	28215
2017-007	08912108	H R H 641 LLC				110 NORTHCHASE DR		CHARLOTTE	NC	28213
2017-007	08920119	JAMISON	MAURICE	BASHAWN	JAMISON	1544 DELANE AVE APT 7		CHARLOTTE	NC	28211
2017-007	08921210	JOHNSON	ANNA M			508 DAWN CIR		CHARLOTTE	NC	28213
2017-007	08912101	KATOPODIS	ARISTIDIS	ETHEL G	KATOPODIS	616 BLUE ROCK DR		CHARLOTTE	NC	28213
2017-007	08920104	KILLIAN	J W	SARA K	KILLIAN	PO BOX 298		NEWELL	NC	28126
2017-007	08920112	KIZIAH	CHARLES RAY	ANNA H	KIZIAH	790 PLAYGROUND LN		SALISBURY	NC	28146
2017-007	08921103	LEMMOND	JUSTIN MICHAEL			731 STERNBRIDGE DR		CONCORD	NC	28025
2017-007	08920113	NOURSE	DEALLEN JR			501 DAWN CIR		CHARLOTTE	NC	28213
2017-007	08921209	PERALTA	JUVENTINA	ISRAEL	PERALTA	5905 NORTH TRYON ST		CHARLOTTE	NC	28213
2017-007	04901110	QUIKTRIP CORPORATION			ATTN:PRESIDENT	PO BOX 3475		TULSA	OK	74101
2017-007	08921104	RAMOS	MIRNA MACHUCA			621 DAWN CR		CHARLOTTE	NC	28213
2017-007	08921208	RUSSELL	WILLIAM II			514 DAWN CIR		CHARLOTTE	NC	28213
2017-007	04901101	SINNETT	DONNA M			5920 EMERALD WOODS DR		INDIAN TRAIL	NC	28079
2017-007	08920101	TDK INC				5635 N TRYON ST		CHARLOTTE	NC	28213
2017-007	08920123	TDK INC				5635 N TRYON ST		CHARLOTTE	NC	28213
2017-007	08920124	TDK INC				5635 N TRYON ST		CHARLOTTE	NC	28213
2017-007		JOHN CARMICHAEL (ROBINSON BRADSHAW				101 N. TRYON ST	SUITE 1900	CHARLOTTE	NC	28246
2017-007		NRP PROPERTIES, LLC c/o AARON PECHOTA				5309 TRANSPORTATION		CLEVELAND	OH	44125

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2017-007	Willie	Caldwell	Highland Trace Neighborhood	901 Highland Mkt Lane	Charlotte	NC 28215
2017-007	Howard	Carmichael	Highland Trace Neighborhood	4829 Banshire Road	Charlotte	NC 28215
2017-007	Kay	Blake	Green Meadows Comm. Assoc.	311 Briarwood Drive	Charlotte	NC 28215
2017-007	Bernice	Brawley	Brisbane	833 Vickery Drive	Charlotte	NC 28215
2017-007	Veronica	Thompson	Green Forest NA	6925 Woodfield Drive	Charlotte	NC 28215
2017-007	Jeff	Hopkins	Hidden Valley CA	229 Austin Drive	Charlotte	NC 28213
2017-007	Harriett	Mendinghall	Hunters Chase	6342 Elgywood Lane	Charlotte	NC 28213
2017-007	Samuel	Love	Hidden Valley PAC	6417 Heatherbrooke Lane	Charlotte	NC 28213
2017-007	Odell	Witherspoon	Hidden Valley Comm, Dev. Corp.	6601 Heatherbrooke Avenue	Charlotte	NC 28213
2017-007	John	Wall	Hidden Valley CA	5017 Springview Road	Charlotte	NC 28213
2017-007	Priscilla	Duncan	Hidden Valley Zoning Committee	6423 Heatherbrooke Avenue	Charlotte	NC 28213
2017-007	Maxine	Eaves	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2017-007	Ola	Michell	Bridlewood Community Association	227 Vickery Drive	Charlotte	NC 28215
2017-007	Doris	Edwards	Hidden Valley HOA	1224 Kirt Court	Charlotte	NC 28213
2017-007	Saundra	Jackson	Hidden Valley HOA	6409 Hidden Forest Drive	Charlotte	NC 28213
2017-007	Linda	Butler	Hidden Valley HOA	5209 Springview Road	Charlotte	NC 28202
2017-007	Susan	Lindsay	Friends of Fourth Ward (FOFW)	100 N. Tryon Street, Suite 8220	Charlotte	NC 28215
2017-007	Kyle	Woudstra	Charlotte East Comm. Partners	6205 Rosecroft Drive, Unit C	Charlotte	NC 28202
2017-007	Richard	Toenjes	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC 28215
2017-007	Claire	Fallon	Hickory Grove Coalition	6809 Linda Lake Drive	Charlotte	NC 28215
2017-007	Maxine	Eaves	Northeast Coalition of Neighborhoods	8879 Legacy Lake Lane	Charlotte	NC 28269
2017-007	Phillip	Davis	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2017-007	Dorothy	Caplan	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2017-007	Darrell	Bonapart	Southwest Comm. Dev. Corp.	4316 Bellwood Lane	Charlotte	NC 28270
2017-007	Susie	Hines	Southwest Comm. Dev. Corp.	5707 Justins Forest Drive	Charlotte	NC 28212
2017-007	Heather	Ferguson	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC 28212
2017-007	Vickie	Fewell	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28212
2017-007	Carol	Burke	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC 28215
2017-007	Mary	Hopper	NorthEnd Partners	3815 N Tryon Street	Charlotte	NC 28206
2017-007	Al	Winget	University City Partners	8335 IBM Drive, Suite 110	Charlotte	NC 28262
2017-007	Dave	Wiggins	Steele Creek Residents Assoc.	12238 Winget Road	Charlotte	NC 28276
2017-007	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273
2017-007	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273



**EXHIBIT A-2**

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2017-007** filed by NRP Properties, LLC to request the rezoning of an approximately 7.9 acre site located on the north side of North Tryon Street at the intersection of North Tryon Street and Old Concord Road from the B-2 zoning district to the TOD-RO zoning district

**Date and Time of Meeting:** Thursday, December 8, 2016 at 6:30 p.m.

**Place of Meeting:** Comfort Suites University-Research Park  
Large Conference Room  
7735 University City Boulevard  
Charlotte, NC 28213

We are assisting NRP Properties, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 7.9 acre site located on the north side of North Tryon Street at the intersection of North Tryon Street and Old Concord Road from the B-2 zoning district to the TOD-RO zoning district. The purpose of this rezoning request is to accommodate the development of a multi-family residential community on the site that could contain up to 130 dwelling units. This residential community would provide high quality workforce housing for families at or below 60% of the area median income.

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 Thursday, December 8, 2016 at 6:30 p.m. in the Large Conference Room at the Comfort Suites University-Research Park located at 7735 University City Boulevard in Charlotte.** 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 John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Greg Phipps, Charlotte City Council District 4 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: November 23, 2016

**EXHIBIT B-1**



PET_NO	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-008	08912102	ABERNETHY	W S JR	JOHN B	ABERNETHY	1901 FAIR FOREST DR	C/O MARGARET ABERNETHY HOUGH	MATTHEWS	NC	28105
2017-008	08921108	ADDAMS LLC				P O BOX 621301		CHARLOTTE	NC	28262
2017-008	08921109	ADDAMS LLC				P O BOX 621301		CHARLOTTE	NC	28262
2017-008	08921106	CARTER	LANDA FREEMAN			637 DAWN CIR		CHARLOTTE	NC	28213
2017-008	08912103	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
2017-008	08921101	COOK	RONI R	TIMMY R	COOK	601 DAWN CIR		CHARLOTTE	NC	28213
2017-008	08921102	COOK	RONI R	TIMMY R	COOK	601 DAWN CIR		CHARLOTTE	NC	28213
2017-008	08912108	H R H 641 LLC				110 NORTHCHASE DR		CHARLOTTE	NC	28213
2017-008	08912101	KATOPODIS	ARISTIDIS	ETHEL G	KATOPODIS	616 BLUE ROCK DR		CHARLOTTE	NC	28213
2017-008	08921103	LEMMOND	JUSTIN MICHAEL			731 STERNBRIDGE DR		CONCORD	NC	28025
2017-008	08921105	LEMMOND	JUSTIN MICHAEL			731 STERNBRIDGE DR		CONCORD	NC	28025
2017-008	08921107	MILLER	MAX M ET AL			633 DAWN CIR		CHARLOTTE	NC	28213
2017-008	08921104	RAMOS	MIRNA MACHUCA			621 DAWN CR		CHARLOTTE	NC	28213
2017-008	08920101	TDK INC				5635 N TRYON ST		CHARLOTTE	NC	28213
2017-008	08920123	TDK INC				5635 N TRYON ST		CHARLOTTE	NC	28213
2017-008	08912105	TRYON CORRIDOR REALTY LLC				20506 S SHORE DR		CORNELIUS	NC	28031
2017-008	08912107	TRYON CORRIDOR REALTY LLC				20506 S SHORE DR		CORNELIUS	NC	28031
2017-008		JOHN CARMICHAEL (ROBINSON BRADSHAW)				101 N. TRYON ST	SUITE 1900	CHARLOTTE	NC	28246
2017-008		NRP, LLC (C/O AARON PECHOTA)				5309 TRANSPORTATION BOULEVARD		CLEVELAND	OH	44125

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	M/ MailZip
2017-008	Willie	Caldwell	Highland Trace Neighborhood	901 Highland Mist Lane	Charlotte	NC 28215
2017-008	Howard	Carmichael	Highland Trace Neighborhood	4829 Banfbire Road	Charlotte	NC 28215
2017-008	Kay	Blake	Green Meadows Comm. Assoc.	311 Briarwood Drive	Charlotte	NC 28215
2017-008	Bernice	Brawley	Brisbane	833 Vickery Drive	Charlotte	NC 28215
2017-008	Jeff	Hopkins	Hidden Valley CA	229 Austin Drive	Charlotte	NC 28213
2017-008	Harriett	Mendinghall	Hunters Chase	6342 Elgywood Lane	Charlotte	NC 28213
2017-008	Samuel	Love	Hidden Valley PAC	6417 Heatherbrooke Lane	Charlotte	NC 28213
2017-008	Odell	Witherspoon	Hidden Valley Comm. Dev. Corp.	6601 Heatherbrooke Avenue	Charlotte	NC 28213
2017-008	John	Wall	Hidden Valley CA	5017 Springview Road	Charlotte	NC 28213
2017-008	Priscilla	Duncan	Hidden Valley Zoning Committee	6423 Heatherbrooke Avenue	Charlotte	NC 28213
2017-008	Maxine	Eaves	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2017-008	Doris	Edwards	Hidden Valley HOA	1224 Kirt Court	Charlotte	NC 28213
2017-008	Sandra	Jackson	Hidden Valley HOA	6409 Hidden Forest Drive	Charlotte	NC 28213
2017-008	Linda	Butler	Hidden Valley HOA	5209 Springview Road	Charlotte	NC 28213
2017-008			Friends of Fourth Ward (FOFW)	100 N. Tryon Stree, Suite B220	Charlotte	NC 28202
2017-008	Susan	Lindsay	Charlotte East Comm. Partners	6205 Rosecroft Drive, Unit C	Charlotte	NC 28215
2017-008	Kyle	Woudstra	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC 28215
2017-008	Richard	Toenjes	Hickory Grove Coalition	6809 Linda Lake Drive	Charlotte	NC 28215
2017-008	Claire	Fallon	Northeast Coalition of Neighborhoods	8879 Legacy Lake Lane	Charlotte	NC 28215
2017-008	Maxine	Eaves	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2017-008	Phillip	Davis	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2017-008	Dorothy	Coplon	Southeast Coalition of Neighborhood Associations	4316 Bellwood Lane	Charlotte	NC 28270
2017-008	Darrell	Bonapart	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC 28212
2017-008	Susie	Hines	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28212
2017-008	Heather	Ferguson	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28212
2017-008	Vickie	Fewell	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC 28215
2017-008	Carol	Burke	NorthEnd Partners	3815 N Tryon Street	Charlotte	NC 28206
2017-008	Mary	Hopper	University City Partners	8335 IBM Drive, Suite 110	Charlotte	NC 28262
2017-008	Al	Winget	Steele Creek Residents Assoc.	12238 Winget Road	Charlotte	NC 28278
2017-008	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273
2017-008	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273

**EXHIBIT B-2**



**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2017-008** filed by NRP Properties, LLC to request the rezoning of an approximately 5.48 acre site located on the east side of Northchase Drive, north of North Tryon Street and next to Martin Luther King, Jr. Middle School, from the B-2 (CD) zoning district to the TOD-RO zoning district

**Date and Time of Meeting:** Thursday, December 8, 2016 at 6:30 p.m.

**Place of Meeting:** Comfort Suites University-Research Park  
Large Conference Room  
7735 University City Boulevard  
Charlotte, NC 28213

We are assisting NRP Properties, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 5.48 acre site located on the east side of Northchase Drive, north of North Tryon Street and next to Martin Luther King, Jr. Middle School, from the B-2 (CD) zoning district to TOD-RO zoning district. The purpose of this rezoning request is to accommodate the development of a multi-family residential community on the site that could contain up to 140 dwelling units. This residential community would provide high quality workforce housing for families at or below 60% of the area median income.

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 Thursday, December 8, 2016 at 6:30 p.m. in the Large Conference Room at the Comfort Suites University-Research Park located at 7735 University City Boulevard in Charlotte. 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 John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Greg Phipps, Charlotte City Council District 4 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: November 23, 2016

**EXHIBIT C**

NRP Properties, LLC, Petitioner  
Rezoning Petition No. 2017-007

Community Meeting Sign-in Sheet

Comfort Suites University – Research Park  
Large Conference Room  
7735 University City Boulevard  
Charlotte, NC 28213

Thursday, December 8, 2016

6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Delice Young	9915 Bayartway Huntersville	NC 7045082558	delice.young@yahoo.com
2.	Greg Shipp	600 E. 4th Street	704-331-2436	gaphipps@charlottesville.nc.gov
3.	Roni Cook	601 DAWN CIR	704-546-3445	
4.	Heidi Cogdell			
5.				
6.				
7.				
8.				
9.				
10.				
11.				



**EXHIBIT D**

NRP Properties, LLC, Petitioner  
Rezoning Petition No. 2017-008

Community Meeting Sign-in Sheet

Comfort Suites University – Research Park  
Large Conference Room  
7735 University City Boulevard  
Charlotte, NC 28213

Thursday, December 8, 2016

6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Delice Young	9915 Bayart Way	704 508 8552	delice.young@yahoo.com
2.	<del>Roni Cook</del>	Hentersville NC		
3.	Roni Cook	601 Dawn Cir.		
4.		Chas NC 28213	704-596-3445	
5.	Greg Phipps	600 E. 4th street	704-336-3436	gaphipps@charlo.tenc.gov
6.				
7.				
8.				
9.				
10.				
11.				

**EXHIBIT E**



# Rezoning Petition No. 2017-007 Rezoning Petition No. 2017-008

NRP Properties, LLC, Petitioner

Community Meeting

December 8, 2016

ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)



# Agenda

- I. Introduction of Development Team Members
- II. Rezoning Schedule
- III. Sites/Existing Zoning
- IV. Information on The NRP Group, LLC
- V. Review and Discussion of the Site Plans
- VI. Review and Discussion of Building Architecture
- VII. Question, Answer and Comment Session.

## Development Team

- Aaron Pechota, The NRP Group, LLC
- Cheryl Steigerwald, The NRP Group, LLC
- Rad Hudson, American Structurepoint, Inc.
- John Carmichael, Robinson, Bradshaw & Hinson
- Ty Shaffer, Robinson, Bradshaw & Hinson

## Rezoning Schedule

- Public Hearing: Tuesday, January 17, 2017 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Wednesday, January 25, 2017 at  
4:30 PM at the Charlotte-  
Mecklenburg Government Center
- City Council Decision: Monday, February 20, 2017 at  
5:30 PM at the Charlotte-  
Mecklenburg Government Center







Petition #: **2017-007**

Petitioner: **NRP Properties, LLC**

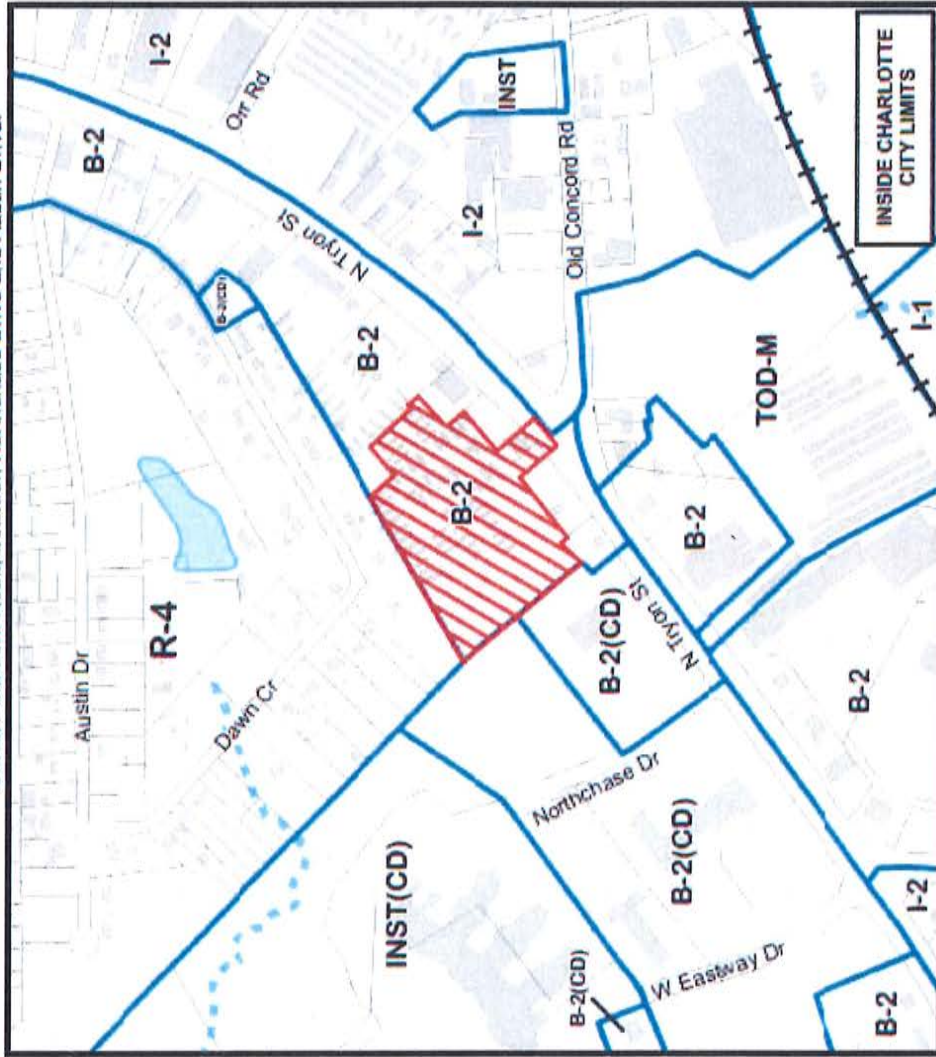
Zoning Classification (Existing): **B-2**

(General Business)

Zoning Classification (Requested): **TOD-RO**

(Transit Oriented Development, Residential, Optional)

**Acreage & Location:** Approximately 7.9 acres located north of the intersection of North Tryon Street and Old Concord Road, between Northchase Drive and Austin Drive.



Map Produced by the Charlotte-Mecklenburg Planning Department, 10-28-2016

0 125 250 500 750 1,000 Feet



Zoning Map #1(s)

77

**Acres & Location:** Approximately 5.48 acres located on the east side of Northchase Drive north of North Tryon Street.



Zoning Map # (s)



- Requested TOD-RO from B-2(CD)**
-  **Existing Building Footprints**
-  **Existing Zoning Boundaries**
-  **Charlotte City Limits**
-  **Pedestrian Overlay**
-  **FEMA flood plain**
-  **Watershed**
-  **Lakes and Ponds**
-  **Creeks and Streams**
-  **Historic District**



# Approved Rezoning Plan - Northchase Drive Site



## NORTH TRYON STREET SITE FOR W.S. ABERNETHY

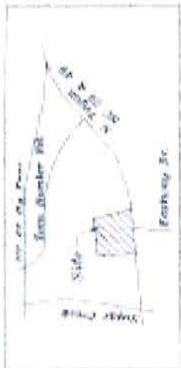
DATE: 9/22/85  
BY: 1/22/86  
SCALE: 1"=400'

### CONDITIONAL NOTES

1. The rezoning is conditional upon the applicant submitting a site plan to the Planning Commission for review and approval.
2. The rezoning is conditional upon the applicant submitting a site plan to the Planning Commission for review and approval.
3. The rezoning is conditional upon the applicant submitting a site plan to the Planning Commission for review and approval.
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16. The rezoning is conditional upon the applicant submitting a site plan to the Planning Commission for review and approval.
17. The rezoning is conditional upon the applicant submitting a site plan to the Planning Commission for review and approval.
18. The rezoning is conditional upon the applicant submitting a site plan to the Planning Commission for review and approval.
19. The rezoning is conditional upon the applicant submitting a site plan to the Planning Commission for review and approval.
20. The rezoning is conditional upon the applicant submitting a site plan to the Planning Commission for review and approval.



GENERAL NOTES:  
1. The rezoning is conditional upon the applicant submitting a site plan to the Planning Commission for review and approval.  
2. The rezoning is conditional upon the applicant submitting a site plan to the Planning Commission for review and approval.  
3. The rezoning is conditional upon the applicant submitting a site plan to the Planning Commission for review and approval.



Vicinity Map

### DEVELOPMENT DATA:

EXISTING ZONING	R-2000, R-2000	PROPOSED ZONING	R-2000, R-2000
EXISTING AREA	10.8 AC	PROPOSED AREA	10.8 AC
EXISTING USE	Residential	PROPOSED USE	Residential
EXISTING LOT SIZE	10.8 AC	PROPOSED LOT SIZE	10.8 AC
EXISTING LOT COUNT	1	PROPOSED LOT COUNT	1
EXISTING LOT AREA	10.8 AC	PROPOSED LOT AREA	10.8 AC
EXISTING LOT VALUE	10.8 AC	PROPOSED LOT VALUE	10.8 AC
EXISTING LOT PRICE	10.8 AC	PROPOSED LOT PRICE	10.8 AC
EXISTING LOT RENT	10.8 AC	PROPOSED LOT RENT	10.8 AC
EXISTING LOT INCOME	10.8 AC	PROPOSED LOT INCOME	10.8 AC
EXISTING LOT TAXES	10.8 AC	PROPOSED LOT TAXES	10.8 AC
EXISTING LOT UTILITIES	10.8 AC	PROPOSED LOT UTILITIES	10.8 AC
EXISTING LOT SERVICES	10.8 AC	PROPOSED LOT SERVICES	10.8 AC
EXISTING LOT AMENITIES	10.8 AC	PROPOSED LOT AMENITIES	10.8 AC
EXISTING LOT FEATURES	10.8 AC	PROPOSED LOT FEATURES	10.8 AC
EXISTING LOT CHARACTERISTICS	10.8 AC	PROPOSED LOT CHARACTERISTICS	10.8 AC
EXISTING LOT TRENDS	10.8 AC	PROPOSED LOT TRENDS	10.8 AC
EXISTING LOT PROJECTIONS	10.8 AC	PROPOSED LOT PROJECTIONS	10.8 AC
EXISTING LOT ANALYSIS	10.8 AC	PROPOSED LOT ANALYSIS	10.8 AC
EXISTING LOT CONCLUSIONS	10.8 AC	PROPOSED LOT CONCLUSIONS	10.8 AC
EXISTING LOT RECOMMENDATIONS	10.8 AC	PROPOSED LOT RECOMMENDATIONS	10.8 AC
EXISTING LOT NOTES	10.8 AC	PROPOSED LOT NOTES	10.8 AC

APPROVED BY: [Signature]  
DATE: 9/22/85

### TECHNICAL DATA SHEET: Petition # 98-117 FOR PUBLIC HEARING

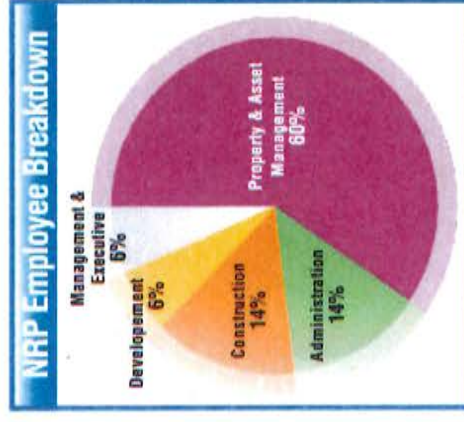
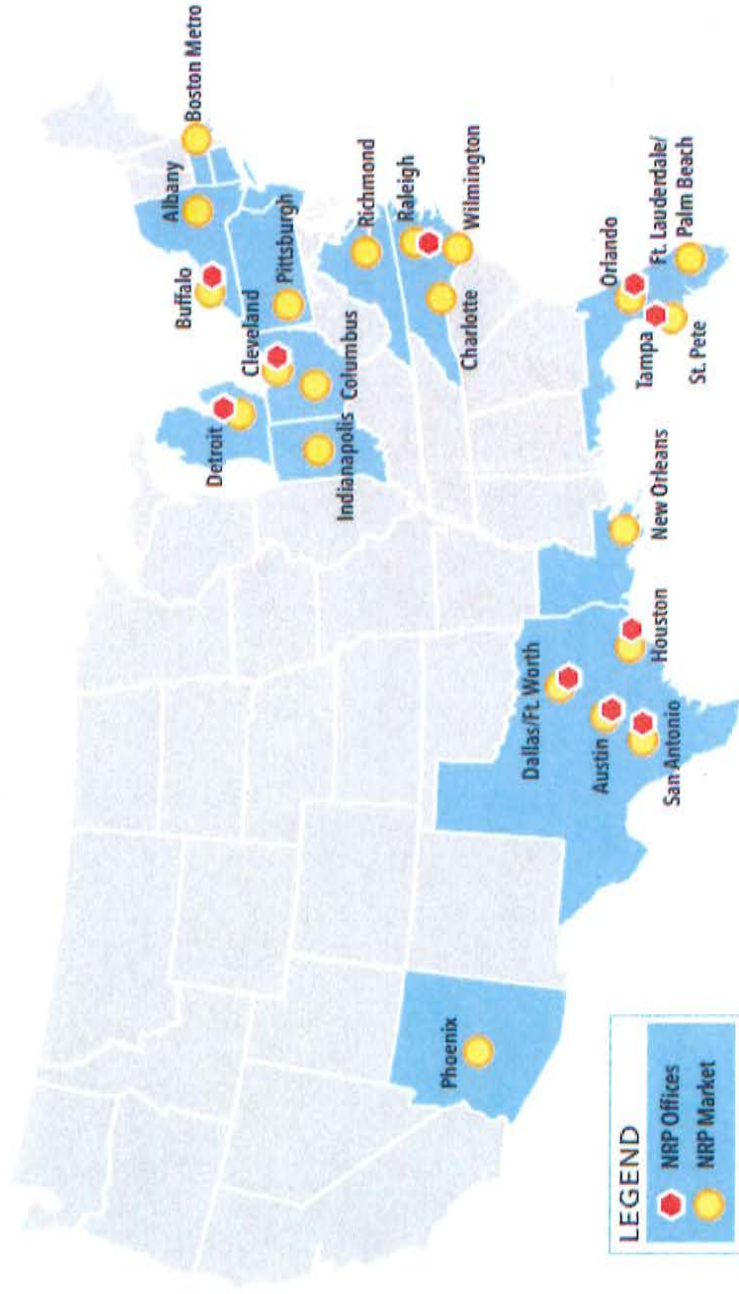
DATE: 9/22/85  
BY: 1/22/86  
SCALE: 1"=400'

RZ-1



# The NRP Group: Quick Facts and Markets

- National multifamily developer, general contractor and property manager founded in 1995
- Developed over 28,000 units in 12 states, and manages over 15,000+ residential units
- More than 300 years of collective executive team experience, and over 550+ employees nationwide
- Annual building revenue of over \$300 Million
- Closed over \$5.0 Billion in Real Estate, \$3.0 Billion since 2009



# The NRP Group: Business Lines

The NRP Group is a full-service, fully-integrated, developer, general contractor and property manager

## ■ DEVELOPMENT

The NRP Development team handles every aspect of development from concept to completion.

- With every new project, the team reviews and details the many elements that contribute to success: site selection, zoning, market studies, and designs that combine the most desirable features for each market.
- NRP partners with local governments, financial institutions and neighborhood organizations on its many multifamily housing, single-family infill homes, senior housing, student housing and land development projects.
- NRP's current organization pipeline includes over 3,000 units located in 10 sub-markets representing \$550 million worth of development.



## ■ CONSTRUCTION

NRP Contractors is a full-service general contractor providing a range of services to maximize cost efficiency & productivity.

- Licensed in 12 states, NRP Contractors has built more than 28,000 multifamily, single-family, student and senior units across the nation and has honed its skills to place a priority on key architectural features while expediting time-lines to meet objectives.
- Services include conceptual estimating, project management, design, consultation, civil engineering, architecture and budget development.
- The company currently has over 4,000 units under construction.





# The NRP Group: Business Lines

The NRP Group is a full-service, fully-integrated, developer, general contractor and property manager

## ■ MANAGEMENT

NRP Management is a full-service property manager with over 15,000+ luxury, family and senior rental units under management.

- The team includes specialists in corporate compliance, accounting, operations, marketing and leasing support as well as on-site expertise in management, leasing and maintenance at each community.
- NRP Management provides expertise in initial lease-ups, stable operations, market analysis, compliance, maintenance and training.
- NRP Management will be adding over 3,500 units over the next 12 months.



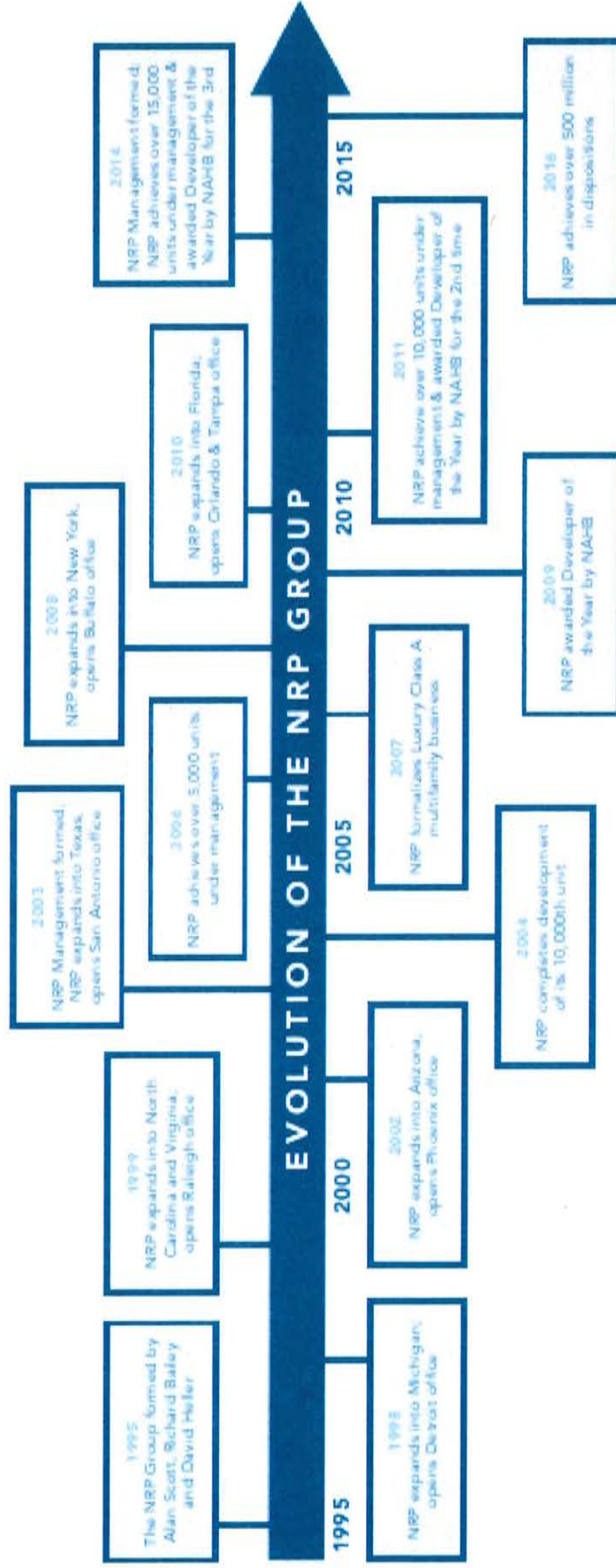
## ■ INVESTMENT SERVICES

Navistone is a financial company, owned by the principals of the NRP Group, tasked with providing financial certainty for NRP's tax credit properties as a tax credit purchaser and tax exempt bond buyer.

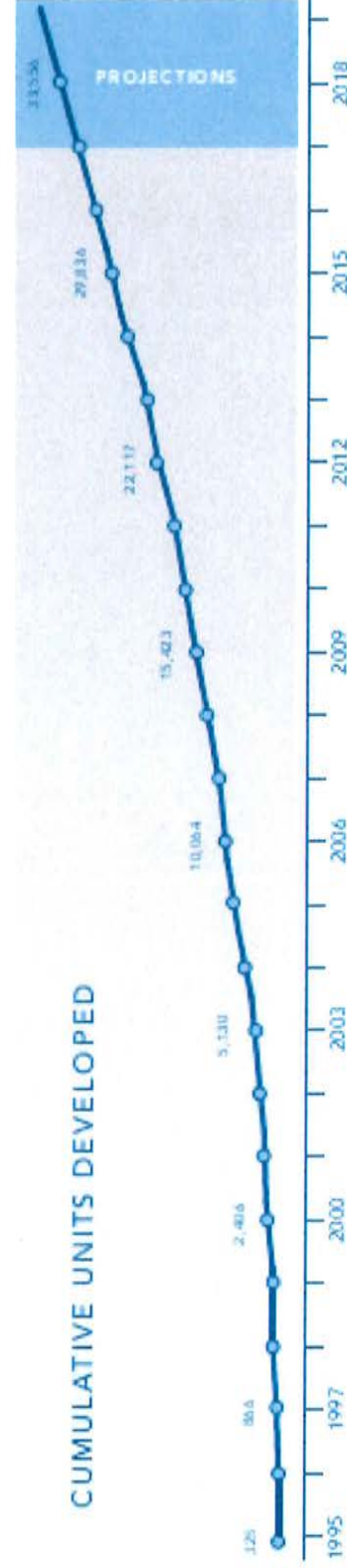
- Buyer of Tax-Exempt Bonds: Navistone supports NRP's affordable housing projects by acquiring and holding tax-exempt bonds during the construction phase, permitting access to favorable Fannie/Freddie permanent takeover financing. Through 2016, Navistone has purchased \$150 + million in tax-exempt mortgage revenue bonds.
- Purchaser of Low-Income Housing Tax Credits: Navistone was originally created during the recession to purchase LIHTC positions in NRP transactions during a dislocated and illiquid market. Today, Navistone continues to provide our partners with security of execution, providing commitments for LP equity that ensure a successful closing, no matter what is happening in the financial markets.
- Consulting: Navistone can also provide consulting services when necessary for arranging complicated capital structures and securing debt and equity financing.



# The NRP Group: History



CUMULATIVE UNITS DEVELOPED





# The NRP Group: Core Values

## **OUR CORE BEHAVIORS**

Honesty, integrity and ethical behavior are shared values of every employee, and the foundation for every business activity.

## **SHARED GOALS**

We are all here to work for a common purpose, so teamwork is essential in our every day functions, guided by helpfulness and friendliness towards our peers.

## **RESPECTING INDIVIDUAL STRENGTHS**

Every person has his or her own unique qualities and expertise in their position; therefore, we treat everyone with respect for their originality personally and professionally.

## **HIGH EXPECTATIONS**

We will continually strive toward our goals, and as such we expect high performance from each other to reach our objectives along the way.

## **A SENSE OF PURPOSE**

Our commitment is on business at hand, and our perseverance individually and collectively will enable us to become the partner of choice to our residents, subcontractors, suppliers, associates and employees.

## **OPENNESS AND APPROACHABILITY**

Each one of us has the responsibility to be open and approachable to every other person involved in any business transaction, as each transaction is reflective of the reputation and dependability of our company.

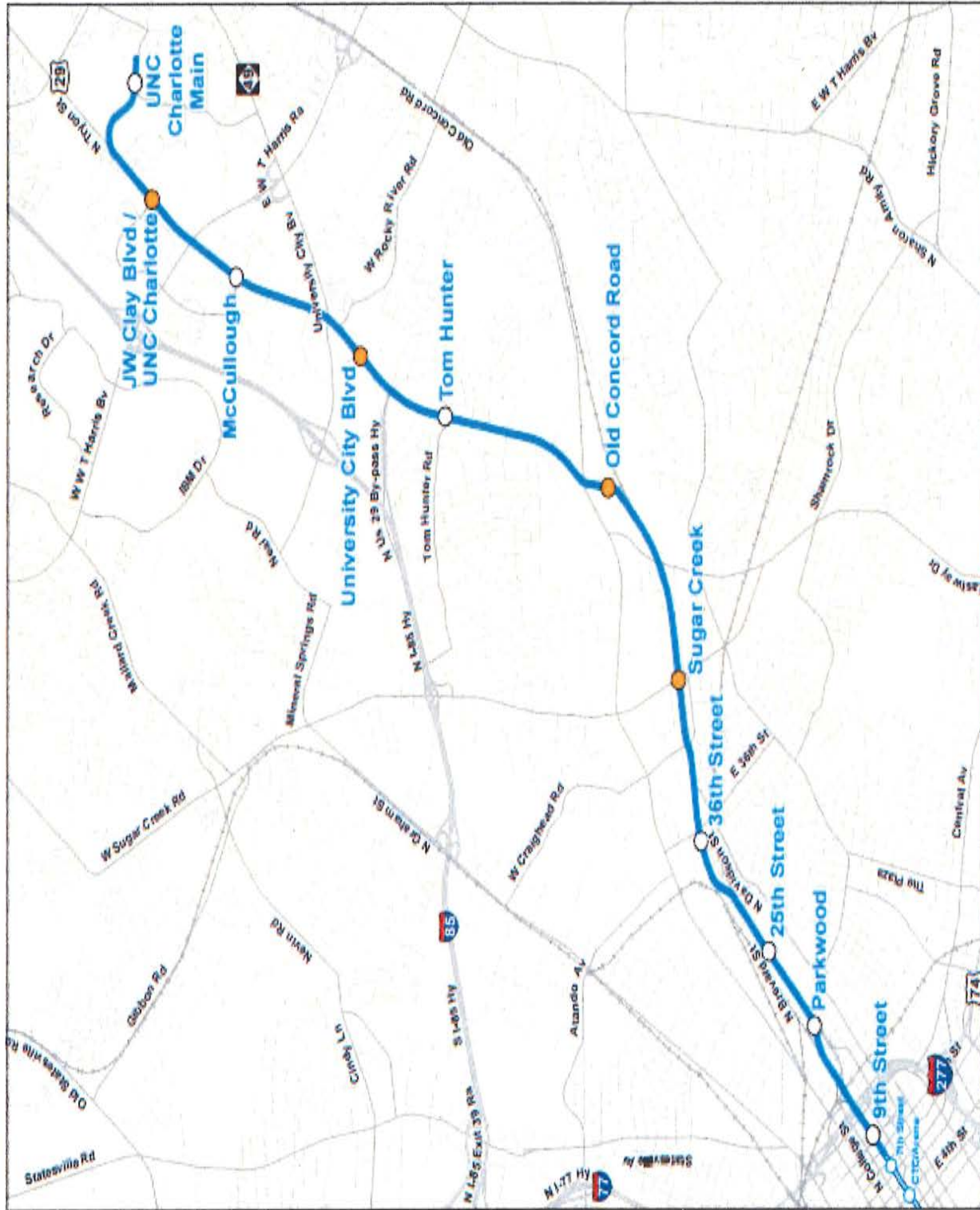
## **A GREAT WORKING ATMOSPHERE**

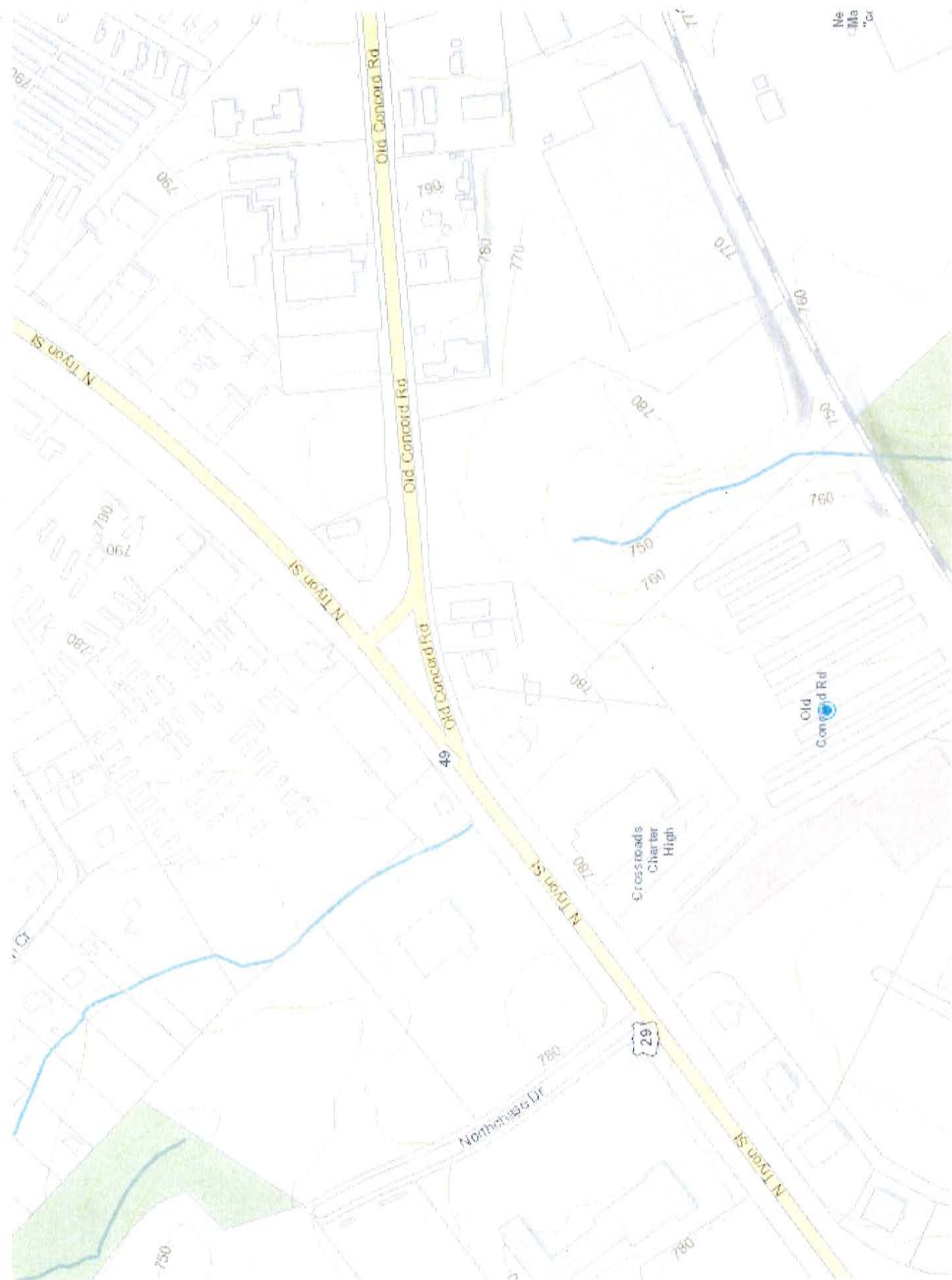
Work is a necessity for all of us, and so our working environment must be enjoyable every day so that each of us can put our best efforts forward.

## **PROFESSIONALISM ALWAYS**

We are a professional organization, and as such, will present ourselves in that fashion in every internal and external business activity.











**BLE  
Transit Station  
Area Plan**

### Concept Plan Land Use & Key Community Design

**Recommended Land Use**

- Low Density Residential
- Transit Supportive Uses
- Institutional
- Park/Open Space
- Office/Retail

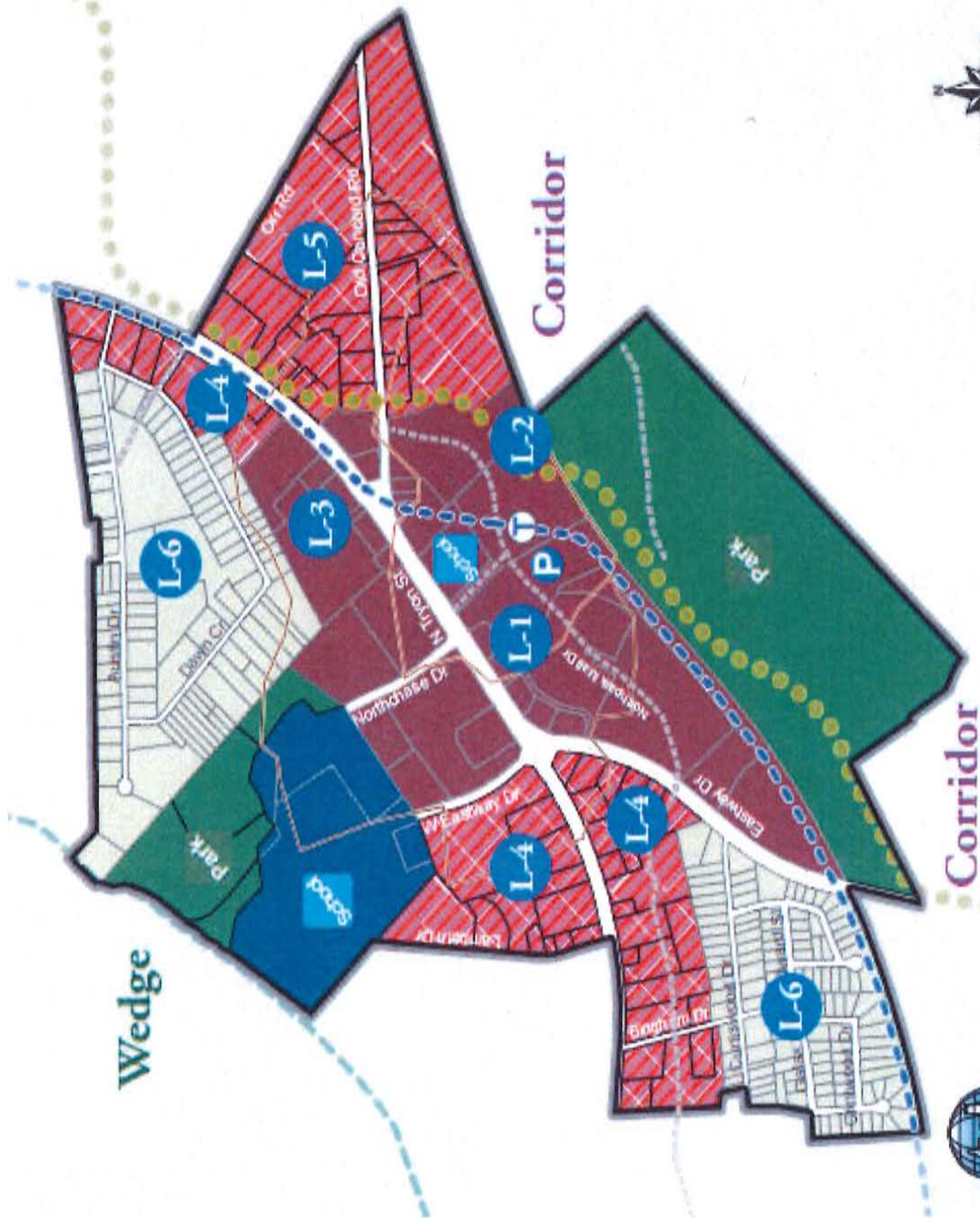
**Current and Future Amenities**

- Proposed Transit Station and Rail Line
- Prop. LYNX Park and Ride
- Proposed Street Connection
- Proposed Multi-Use Trail
- Proposed Little Sugar Creek Greenway
- 1/4 Mile Walking Distance
- 1/2 Mile Walking Distance
- Existing Public Facility Site

## OLD CONCORD ROAD TRANSIT STATION AREA

**Map 16: DEVELOPMENT PLAN**

■ Suburban Station

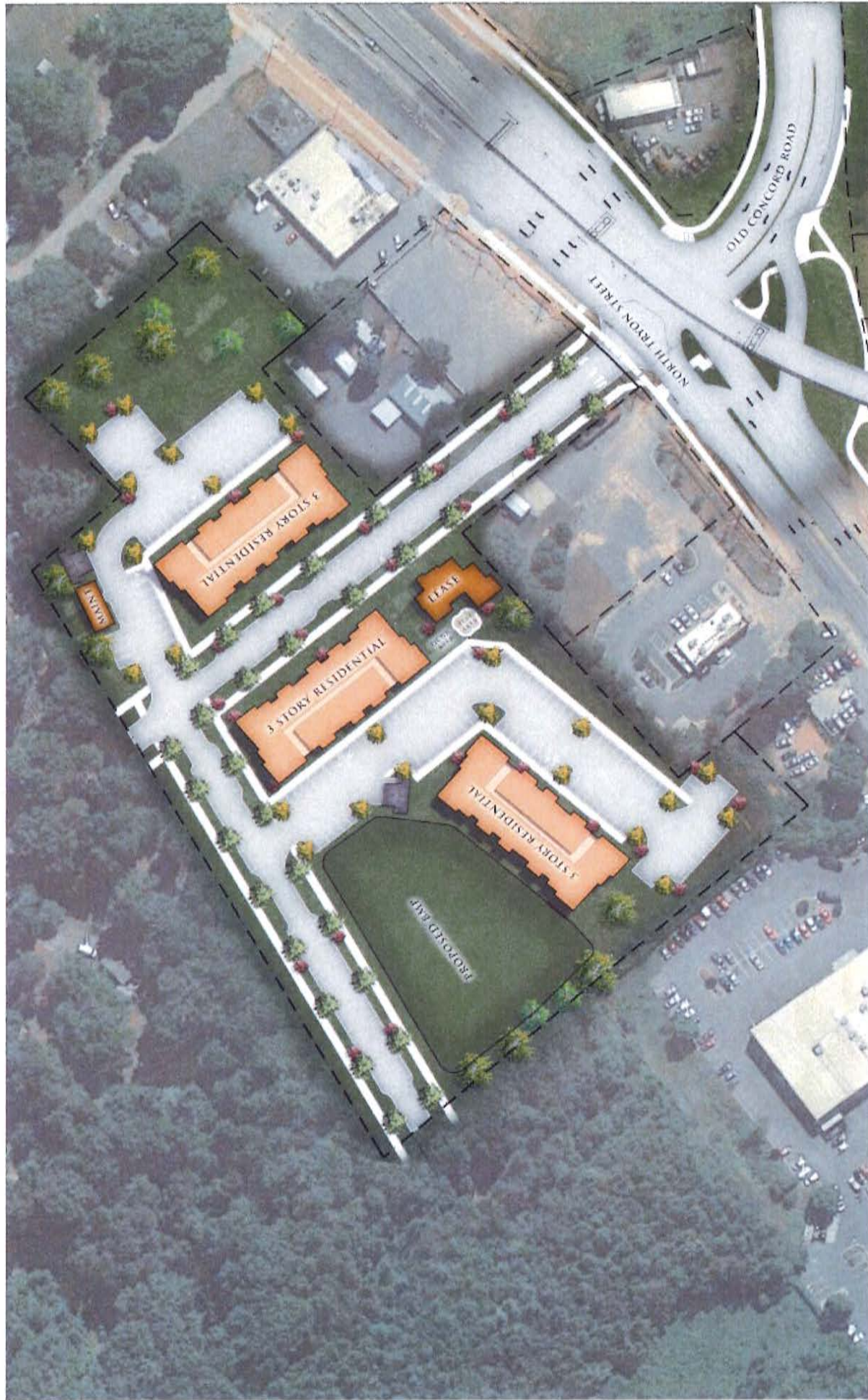


Prepared by the Charlotte-Mecklenburg Planning Department.

Date: June 22, 2012

OLD CONCORD ROAD TRANSIT STATION AREA





the  
**NRP**  
group inc.

**NORTH TRYON**  
**CHARLOTTE, NORTH CAROLINA**  
**ILLUSTRATIVE SITE PLAN**













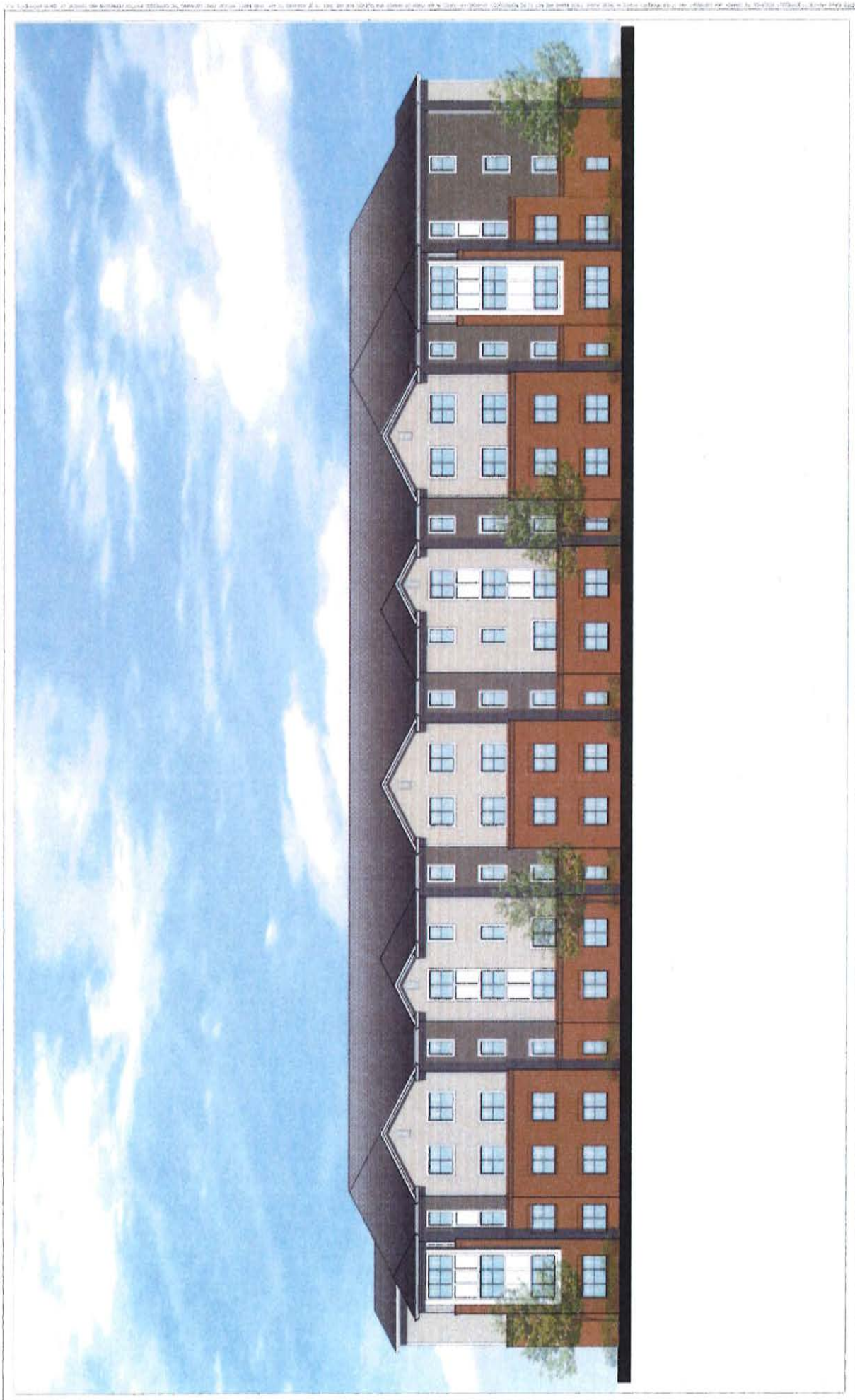
**JDAVIS** >

1000 Lakeshore Drive, Suite 100, Westborough, MA 01581  
Tel: 508.336.1000 Fax: 508.336.1001  
www.jdavisinc.com

**OLD CONCORD**  
BUILDING TYPE A FRONT ELEVATION

SCALE: 1/8"=1'-0"  
12.5.16





SCALE: N.T.S.  
12.5.16

NORTH CHASE  
FRONT ELEVATION

# Questions and Comments