

## COMMUNITY MEETING REPORT

**Petitioner: Saussy Burbank, LLC**

Rezoning Petition No. 2017-070

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.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

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 attached hereto by depositing such notice in the U.S. mail on May 25, 2017. A copy of the written notice is attached hereto as Exhibit B.

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

The Community Meeting was held on Monday, June 5, 2017 at 6:30 p.m. at The Park Road Baptist Church, 3900 Park Road, Charlotte, NC 28209.

### **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 sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Bob Zweier, Peter Harakas, and Tommy Crowell, as well as by Petitioner's agents, Collin Brown and Brittany Lins with K&L Gates.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that the Petitioner is a local Charlotte homebuilder with a good reputation in the community for quality housing products. Before filing the rezoning, the Petitioner met with several adjacent landowners and members of the community to discuss the intent of the rezoning and gain initial feedback.

Mr. Brown explained that the rezoning petition relates to an approximately 2.22 acre property located on Park Road, which is currently zoned R-4 (low intensity residential zoning). Mr. Brown believes that a by-right development could possibly get up to about 16 single family houses on the site, if the developer takes advantage of various density bonus provisions in the Charlotte Ordinance.

Mr. Brown then discussed a prior rezoning petition from a different developer (Selwyn Property Group) for this same piece of property that went through the majority of the rezoning process in 2016 before the petition was withdrawn in the final stages. Mr. Brown explained that Planning Staff was supportive of this petition and Zoning Committee voted unanimously to recommend approval of the petition. The Petitioner's current plan has many similarities to this prior townhome plan, including the number of units, access point from Park Road, and internal cross-street. In the prior meeting, the Petitioner listened to feedback from adjacent owners and community members regarding the prior proposed renderings from the Selwyn Property Group rezoning petition and promised to provide architectural renderings that are consistent with the feedback received from the community.

Mr. Brown then showed the Petitioner's site plan, which is mostly consistent with the prior Selwyn Property Group rezoning plan. However, unlike the Selwyn plan, the Petitioner does not have townhome units oriented toward the center cross-street, but rather all facing the main internal road. The Petitioner believes that this orientation provides a better sense of place and is more aesthetically desirable. The Petitioner also intends to provide a large tree-save area in the back portion of the property.

Since the prior informal meeting with adjacent landowners, the Petitioner has shifted the townhome buildings closer to the internal street and farther from the property line facing adjacent single-family residential homes. In doing so, the Petitioner has made the driveway connections for the townhome units shorter so that no cars will be able to park in the driveway. Two-car garage parking will still be available for each unit, as well as on-site street parking. However, Mr. Brown explained that this revision is subject to comment by Planning Staff and other governmental departments and may need to be revised based on those discussions.

Peter Harakas then explained the architectural concept for the townhomes, demonstrating brick frontage, high-pitched roofs, articulation on the rear of the building, and varying rooflines from the rear elevation. The Petitioner plans for the highest peak of the townhome units to measure about forty-five feet tall. Tommy Crowell then explained the intended floorplan for the townhome project, which include ground-level two-car garages topped with two levels of living space, three bedrooms and two outdoor balconies for each unit. Mr. Crowell explained that the units will have an option to include an elevator shaft throughout the three floors of the townhomes, if desired.

Mr. Brown explained that the Petitioner's intended rezoning timeline anticipates a public hearing in July and a City Council vote in September.

An attendee expressed concern over traffic increase. The Petitioner's agent acknowledged that traffic will increase with this proposed rezoning, however, the impact will not be significantly more than what a by-right development may bring to the site.

One attendee inquired into the price points of the intended project. The Petitioner's agents responded that Petitioner intends for the units to be at the higher end of the townhome market. The Petitioner plans to make architectural commitments that will ensure that the townhomes are a high-quality product.

Another attendee asked what the restrictive covenants will include and who will enforce them. Mr. Harakas responded that the Petitioner will provide a set of restrictions intended to secure the value and aesthetics of the townhomes, which will then be revised and enforced by the Homeowners Association themselves.

An attendee asked whether there would be any caps or limits against investors purchasing the townhome units with the intent to rent them out. Mr. Zweier responded that this has not yet been considered but that the Petitioner will be sensitive to this fact. Mr. Zweier stated that the Petitioner desires to create a product that is marketed as a desirable place to live and will incorporate the idea of rental caps into future discussions.

Another attendee inquired into stormwater treatment on the site. The Petitioner's agents responded that both water quantity and quality will be controlled on the site per the Post Construction Controls Ordinance.

An attendee stated that she believes that the Petitioner is known for having a beautiful product and she believes it will complement the area well.

Mr. Brown then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at 7:30 p.m.

Respectfully submitted, this 12th day of June, 2017.

cc: Council Member Patsy Kinsey  
Solomon Fortune, Charlotte-Mecklenburg Planning Department  
Charlotte City Clerk