

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-076

Petitioner: Laurel Street Residential
Rezoning Petition No.: 2017-076
Property: ± 14.56 acres located on the south side of W. Tyvola Road across from City Park Drive and Speer Boulevard (**the "Site"**).

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 26th. 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 04/14/2017. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Wednesday, April 26th at 7:00 PM, at Hyatt Place Charlotte Airport, 4119 South Stream Boulevard, Charlotte, NC 28217.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Lee Cochran and Andrew Miller with Laurel Street. Also in attendance was Scott Kiger with Design Resource Group and Keith MacVean with Moore & Van Allen, PLLC. City Council Member LaWana Mayfield was also in attendance at the meeting.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Andrew Miller began the presentation by describing the Site and its location. He indicated the Site is approximately a 14.56 acre parcel located on west side of W. Tyvola Road and across from the City Park mixed-use center. Of the total Site acreage of 14.56 acres he indicated about seven (7) acres along the Site's frontage on W. Tyvola Road are developable. The developable acreage of the Site is effected by stream buffers and utility easements.

He explained that the rezoning request would allow the Site to be developed with up to 200 multi-family residential units. Eighty of the proposed units would be designed and constructed as age restricted units for seniors. The 80 units restricted to seniors would be located in a single four (4) story building. The remaining 120 units would be non-age restricted multi-family units located in

three additional buildings. These units would be located in three (3) story buildings. He also explained that three of the four proposed buildings would front on W. Tyvola Road with parking located to the rear.

Amenity areas would be provided for both the age restricted and non-age restricted multi-family units. The senior building would have a fitness room, a community room, and a computer room. The non-age restricted units would also have an amenity area with a pool, club house and other similar amenities. The proposed units would share a common trash compactor.

He also indicated that along W. Tyvola Road a left turn lane into the Site would be provided. He also indicated that the existing trees and sidewalk along W. Tyvola Road would be preserved.

He explained that the public hearing on the Petition was currently scheduled for June 19th and City Council decision could occur on July 17th.

The attendees were invited to ask questions.

II. Summary of Questions/Comments and Responses:

The following questions were asked during the meeting.

Would the proposed development include non-residential uses? The proposed development would not have any non-residential uses. The proposed zoning for the property is UR-2(CD) for 200 residential dwelling units.

What will the proposed buildings look like? The specific building architecture is still been designed. It is anticipated the buildings would be similar to the buildings Laurel Street constructed at Renaissance but would have more of an urban feel and look.

Will the proposed units have balconies? The non-age restricted units will have balconies. The senior building will have common open space areas including a garden plots.

A question about would the age restricted units be income restricted was asked and if they were what was the target area median income (AMI) for the residents of the age restricted units? The seniors building would be developed for residents that incomes do not exceed 60% of AMI.

Would the non-age restricted units also be income restricted? The non-age restricted units would be a combination of market rate and work force housing units. The work force housing units would be income restricted for residents at 80% or greater of AMI. A minimum of 50% of the units would be market rate units.

A question about the market demand for age restricted units was asked? The petitioner indicated that age restricted units complexes were typically fully occupied with waiting list shortly after they were open. The demand in Charlotte is very high for quality senior units.

A question about how the residents of the development would cross W. Tyvola Road to access the non-residential uses located at City Park was asked. The petitioner is working with CDOT to provide a pedestrian refuge island and re-aligned crosswalks at the main entrance to the Site which is a signalized access point.

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

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner committed to providing a pedestrian refuge island in W. Tyvola Road to make it easier for residents to cross W. Tyvola Road.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Lee Cochran, Laurel Street.
Andrew Miller, Laurel Street
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-076	14313148	API CITY PARK LLC			ATTN PROPERTY MANAGEMENT	610 E MOREHEAD ST STE 100		CHARLOTTE	NC	28202
2017-076	14313149	API CITY PARK LLC			ATTN PROPERTY MANAGEMENT	610 E MOREHEAD ST STE 100		CHARLOTTE	NC	28202
2017-076	14313114	APOLLO HOLDING COMPANY LLC				5720 CREEDMOOR RD STE 205		RALEIGH	NC	27612
2017-076	14313115	APOLLO HOLDING COMPANY LLC				5720 CREEDMOOR RD STE 205		RALEIGH	NC	27612
2017-076	14313110	CITY PARK MASTER OWNERS	ASSOCIATION INC		C/O POPE & LAND ENTERPRISES INC	3330 CUMBERLAND BLVD STE 300		ATLANTA	GA	30339
2017-076	14313112	CITY PARK MASTER OWNERS	ASSOCIATION INC		C/O POPE & LAND ENTERPRISES INC	3330 CUMBERLAND BLVD STE 300		ATLANTA	GA	30339
2017-076	14313113	CITY PARK MASTER OWNERS	ASSOCIATION INC		C/O POPE & LAND ENTERPRISES INC	3330 CUMBERLAND BLVD STE 300		ATLANTA	GA	30339
2017-076	14321105	COFFEY CREEK BUSINESS	PK PROPERTY OWNERS ASSOC			817 E MOREHEAD ST STE 100		CHARLOTTE	NC	28202
2017-076	14327208	COLISEUM CENTER OWNER LLC				2815 COLISEUM CENTRE DR STE 120		CHARLOTTE	NC	28217
2017-076	14321118	CROSSBEAM LLC				1300 CROSS BEAM DR		CHARLOTTE	NC	28217
2017-076	14313302	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2017-076	14313304	HPT SUITE PROPERTIES TRUST			C/O PRIME HOSPITALITY CORP	PO BOX 2196		CHICAGO	IL	60690
2017-076	14313305	LAKEPOINTE PROPERTY OWNERS'				301 S COLLEGE ST # 2800		CHARLOTTE	NC	28202
2017-076	14313303	LAKEPOINTE RESTAURANT			C/O DIVISION CONTROLLER	301 S COLLEGE ST SUITE #2810		CHARLOTTE	NC	28202
2017-076	14321103	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2017-076	14327207	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2017-076	14313111	NOVUS DEVELOPMENT GROUP LLC				5720 CREEDMOOR RD STE 205		RALEIGH	NC	27612
2017-076	14313108	P & L COLISEUM LP				3330 CUMBERLAND BLVD STE 300		ATLANTA	GA	30339
2017-076	14321119	SIX BOYS LLC				PO BOX 220289		CHARLOTTE	NC	28222
2017-076		KEITH MACVEAN & JEFF BROWN			MOORE & VAN ALLEN, PLLC	100 N. TRYON STREET	STE 4700	CHARLOTTE	NC	28202
2017-076		ANDY MILLER			LAUREL STREET RESIDENTIAL, LLC	511 EAST BOULEBARD		CHARLOTTE	NC	28203

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-076 – Laurel Street Residential, LLC

Subject: Rezoning Petition No. 2017-076

Petitioner/Developer: Laurel Street Residential, LLC

Current Land Use: vacant

Existing Zoning: MUDD-O & R-4

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Wednesday, April 26th at 7:00 p.m.**

Location of Meeting: Hyatt Place Charlotte Airport
4119 South Stream Boulevard
Charlotte, NC 28217

Date of Notice: 4/14/2017

We are assisting Laurel Street Residential, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a combination of age restricted and non-age restricted residential units, on a 17.68 acre parcel located on the south side of W. Tyvola Road across from City Park Drive and Speer Boulevard (the “Site”). 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 the ±17.68 acre Site from MUDD-O & R-4 to UR-2(CD) to allow the Site to be develop with up to 200 residential units. The residential units will be a combination of age restricted and non-age restricted units. A total of 80 age restricted units and a total of 120 non-age restricted units are proposed. Access to the Site will be from W. Tyvola Road via an extension of City Park Drive.

The portion of the Site zoned MUDD-O was rezoned in 2009 to allow the development of up to 25,000 square feet of retail and office uses, up to four outparcels could have been developed on the Site including a gas station with a convenience store.

The site plan included with this rezoning petition (2017-076) proposes to develop the Site with up to 200 residential dwelling units, made up of 80 age restricted units and 120 non-age restricted units. The proposed residential buildings will front on W. Tyvola Road and parking will be located behind the buildings. The proposed buildings will range between three and four stories. An amenity area for the residents will be provided.

Access to the Site will be from W. Tyvola Road via the extension of City Park Drive.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’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 Wednesday, April 26th, at 7:00 p.m. at Hyatt Place Charlotte Airport, 4119 South Stream Boulevard, Charlotte, NC 28217.** 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
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Andrew Miller, Laurel Street Residential
Lee Cochran, Laurel Street Residential
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Laurel Street Residential –City Park Rezoning Petition No. 2017-076
 Community Meeting –April 26th, 2017 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Rich Jersey	2114 Piedmont Park ^{st.}	704-506-2161	rjersey@popeandland.com
2	Lawone Mayfield	City of Charlotte		
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