

**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-083**

**Petitioner:** CapRock, LLC  
**Rezoning Petition No.:** 2017-083  
**Property:** ± 1.16 acres located between Harrill Street and Seigle Avenue (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 Monday, May 22<sup>nd</sup>, 2017, 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 5/12/2017. 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 Monday, May 22<sup>nd</sup>, 2017 at 7:00 PM, at Advent Coworking, 933 Louise Avenue, Charlotte, NC 28204.

**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 Ryan Lambert and Kyle diPretoro with CapRock, LLC, TJ Larsen with MY Realtor and Brian Smith and Maggie Watts with Urban Design Partners . Also in attendance was 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.**

Keith MacVean opened the meeting and thanked everyone in attendance. He then introduced Ryan Lambert and Kyle diPretoro with CapRock, LLC, TJ Larsen with MY Realtor and Brian Smith and Maggie Watts with Urban Design Partners. Mr. MacVean then gave a brief overview of the rezoning process timeline, highlighting upcoming meeting dates.

Ryan Lambert and Kyle diPretoro then gave background information on CapRock, LLC. CapRock is an integrated, full-service real estate development company based in Charlotte. They focus on multi-family and assisted living facility projects with experience ranging from single family lot development to mid-rise apartment and condominium developments, townhome projects and assisted living facilities throughout the Southeast.

TJ Larsen, the founder of My Townhome Realty, then gave a brief overview of his company and their intent to fill the gap in the market for affordable high-quality multi-family communities near the uptown area. My Townhome is best prepared to deliver residential housing that fulfills the needs of today's buyer.

Mr. diPretoro went on to describe the Peridoe product they are planning to develop. The original project is located just minutes from the proposed development and all units were pre-sold before completing the site work. The new development will incorporate the same style and high-quality design while blending seamlessly into the surrounding area and celebrating the possible uptown views through each unit's private roof top terrace.

Keith MacVean explained that the site is currently vacant and designated as an industrial site. He also highlighted the zoning in the area and showed that there are many areas zoned for residential use. Maggie Watts then described the site plan in detail, noting that the proposal includes two (2) quadruplex and three (3) townhome buildings. The development will also include significant tree saves.

Kyle diPretoro then showed an example of the rendered product. The units will utilize environmentally friendly materials to include lap siding. He also noted that the sides of the units that face the single-family homes will resemble entryways to provide a more aesthetically pleasing façade.

Keith MacVean then opened the meeting to questions.

## **II. Summary of Questions/Comments and Responses:**

One attendee asked about the vacant parcel adjacent to the development and if they had been approached. TJ Larsen let them know that they were not a part of this development project.

Attendees wanted to know if there were other contemporary developments in the Belmont area to which Mr. Larsen noted that there were no others in this style. He went on to emphasize that the intent of this development is to make sure that they are bringing quality show pieces into the market. This will include generous setbacks, similar to their development located at 15<sup>th</sup> and Myers Street.

It was then asked if any sidewalk improvements would be required. Keith MacVean stated that the development will include sidewalk improvements along Van Every Street, Harrill Street and the new Private Drives. The existing sidewalk along Seigle Avenue will remain.

There was also a question pertaining to sound insulation and the CSX Railway. Mr. diPretoro explained their ongoing consultations with engineers and architects in order to minimize the sound inside of the units. They are also utilizing double pane windows to which TJ Larsen noted that the tree save within the development would also help.

Keith MacVean thanked everyone for their attendance and the meeting was adjourned.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

There were no changes made as a result of this meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Ryan Lambert, CapRock, LLC  
Kyle diPretoro, CapRock, LLC  
TJ Larsen, MY Realtor  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC



<b>Pet_No.</b>	<b>Neighborhood</b>	<b>First_Name</b>	<b>Last_Name</b>	<b>Street_Add</b>	<b>City</b>	<b>State</b>	<b>zip</b>
2017-083	Enderly Park Neighborhood Association	Herbert	Weathers	201-101 W 10th St	Charlotte	NC	28202
2017-083	Optimist Park	Pauline	Simuel	412 E 18th Stret	Charlotte	NC	28206

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-083 – CapRock, LLC**

Subject: Rezoning Petition No. 2017-083  
Petitioner/Developer: CapRock, LLC  
Current Land Use: vacant  
Existing Zoning: I-2  
Rezoning Requested: UR-2(CD)  
**Date and Time of Meeting:** **Monday, May 22<sup>nd</sup>, 2017 at 7:00 p.m.**  
Location of Meeting: Advent Coworking  
933 Louise Avenue  
Charlotte, NC 28204  
Date of Notice: 5/12/2017

We are assisting CapRock, LLC(the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a high quality townhome for sale community on a 1.16 acre parcel located between Harrill Street and Seigle Avenue (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 ±1.16 acre Site from I-2 to UR-2(CD). The rezoning petition would allow the Site to be developed with up to 23 townhomes for sale.

The townhome community would have access to Van Every Street and Harrill Street via a private drive. The units along Van Every Street will front the Street. The units along Harrill Street will have side yards facing Harrill Street. The remainder of the units will be arranged along the interior private drive. Tree save areas are proposed along Seigle Avenue and along the existing Carolina-Central Railway right-of-way. The existing retaining wall along Seigle Avenue will be preserved. Due to the existing retaining wall and the difference in grade along Seigle Avenue access to the Site from Seigle Avenue is not possible.

**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 Monday, May 22<sup>nd</sup>, 2017, at 7:00 p.m. at Advent Coworking, 933 Louise Street, Charlotte, NC 28204.** 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 Department  
Ryan Lambert, CapRock, LLC  
Kyle diPretoro, CapRock, LLC  
TJ Larsen, MY Realtor  
Jeff Brown, Moore & Van Allen, PLLC

Site Location



CapRock – Van Every Street Rezoning Petition No. 2017-083  
 Community Meeting – May 22<sup>nd</sup>, 2017 @ 7:00pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Tim Melton	8209 Victoria Lake Dr WAXHAW NC 28173	704-905-7159	tmelton@carolinas.rr.com
2	*Dottie Smith	5615 Mc Chesney Dr. Ct. 28269	704 777 7488	JottieSmithHomes@BellSouth.net
3	Travis Mercox	1101 Princeton Ave. 28204	704-477-2774	Sylvanore Property Trv@sigmail.com
4	KHALID MCRAE	5807 GARIBAYUS FORD DR. CHIC. NE 28209	704 968-1918	KhalidPlegacy-construction.us
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