

COMMUNITY MEETING REPORT

Petitioner: Lincoln Harris, LLC

Rezoning Petition No. 2017-095

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 July 27, 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 Wednesday, August 9th at 7:00 p.m. at Providence Presbyterian Church, 10140 Providence Church Lane, Charlotte North Carolina 28277.

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 Tracy Dodson, 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 explained that this petition is related to a site plan amendment to the Rea Farms development located between Ardrey Kell Road and Golf Links Drive, west of Providence Road. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D.

Mr. Brown began the presentation by explaining the property's location and current zoning. He stated that the Petitioner is seeking a site plan amendment to the 2015 rezoning in order to add a few details in response to tenant requests that have risen as the development has evolved. These details only relate to a few parcels of the overall Rea Farms development, so only those areas are part of this petition.

First, Mr. Brown confirmed that the Petitioner is no longer pursuing the addition of a gas canopy and gas pumps at the site. Several attendees stated that they appreciated this revision.

Mr. Brown then discussed the requested addition of a video screen at the terminus pavilion of the Village Green. In making the Village Green an active amenity for the neighborhood, the Petitioner believes the addition of a video screen will allow for movie nights and other reasons to congregate and actively use the area. The screen will face the Village Green and will have dimensional restrictions built into the development standards.

Next, Mr. Brown explained that the Petitioner is requesting one additional outparcel building within Development Area B in order to accommodate the request of prospective tenants. The petition does not increase the square footage or number of tenants requested for that area.

Mr. Brown next explained that the Petitioner is adding a sliver of land from the Rea Village parcel in order to reconfigure the buffer area to allow an access point between Rea Village and Rea Farms. Mr. Brown explained that this access point was contemplated in the original rezoning and this site plan amendment request would simply allow the access as planned and removal of a buffer that would otherwise be required by the existing B-2 zoning.

Lastly, Mr. Brown stated that the Petitioner is requesting to increase the allowable height on one parcel of Development Area G (along Ardrey Kell Road) in order to accommodate a hotel. Mr. Brown explained that a hotel was originally planned for a different area of the site but that the identified hotel user is now requesting visibility from Ardrey Kell Road. Hotel uses are currently permitted on this parcel, but the height is restricted to three stories. The Petitioner recognizes that this parcel is an entryway into the site and plans to make it aesthetically pleasing.

The Petitioner hopes that this petition will go to public hearing in September and receive a City Council decision in October of this year.

In response to an attendee's inquiry into the existing shopping center at Rea Village, Tracy Dodson explained that many of the current tenants are looking to move into Rea Farms and that the long term goal is to see Rea Village redeveloped and become part of the overall Rea Village community.

An attendee asked what would be permitted on the parcel in Development Area G if the hotel does not go there. Mr. Brown responded that retail, including a drive-thru restaurant, or a three-story hotel, among other options, could be built under the current zoning.

Several attendees expressed concern over the proposed hotel height. One attendee clarified that the objection is to the height, not the hotel use. The Petitioner's agents said that the Petitioner would continue to work with the neighbors and listen to their concerns.

An attendee expressed concern over noise and light related to the terminus screen at night. The Petitioner's agent responded that the Petitioner would be open to setting reasonable time constraints on the usage of the screen to minimize these effects. The attendee also expressed concern over noise related to the anticipated roof terrace at the hotel.

The formal meeting concluded at approximately 8:00 p.m. and the Petitioner's agents departed after individual discussions with attendees at approximately 8:15 p.m.

Respectfully submitted, this 14th day of August, 2017.

cc: Council Member Ed Driggs
John Kinley, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

EXHIBIT A

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs
2017-095	22917106	HESTER 5 LLC		
2017-095	22917107	NATIONAL RETAIL PROPERTIES	LP	
2017-095	22917108	CVR ASSOCIATES LP		
2017-095	22917110	HR PROVIDENCE ROAD LLC		ADVISORS LLC
2017-095	22917112	HR PROVIDENCE ROAD LLC		LLC
2017-095	22917113	HR PROVIDENCE ROAD LLC		LLC
2017-095	22917114	ERRON BRADY PROPERTIES LLC		
2017-095	22917115	HR PROVIDENCE ROAD LLC		LLC
2017-095	22917116	HR PROVIDENCE ROAD LLC		LLC
2017-095	22917118	LFT REAL ESTATE COMPANY INC		
2017-095	22917124	REA FARMS CONSTRUCTION LLC		
2017-095	22917125	RFR LLC		
2017-095	22917126	REA FARMS CONSTRUCTION LLC		
2017-095	22917127	REA FARMS CONSTRUCTION LLC		
2017-095	22917128	REA FARMS CONSTRUCTION LLC		
2017-095	22917129	REA FARMS CONSTRUCTION LLC		
2017-095	22917130	REA FARMS CONSTRUCTION LLC		
2017-095	22917131	SIMPSON WOODFIELD REA FARMS LLC		
2017-095	22917132	REA FARMS CONSTRUCTION LLC		
2017-095	22917133	REA FARMS CONSTRUCTION LLC		
2017-095	22917134	SIMPSON WOODFIELD REA FARMS LLC		
2017-095	22928153	PROVIDENCE COUNTRY CLUB ACQUISITION LLC		
2017-095	22928154	PROVIDENCE COUNTRY CLUB ACQUISITION LLC		
2017-095	22928301	SUTTON	DARREN L	
2017-095	22928312	FINKEL	DAVID M	ELAINE E
2017-095	22928313	LAND	DAVID N	JULIE C
2017-095	22928314	SCHWARTZ	DAVID ALAN	MICHELLE LYNN
2017-095	22928315	STINE	LARRY W	JUDITH ANN
2017-095	22928316	SUCHLA	JANE M	
2017-095	22928317	HOHEISEL	ANDREW J	JOANNE ELLEN
2017-095	22928318	STRIMIKE	DAVID	SANDRA
2017-095	22928319	MERRICK	STEVEN R	ERIN C
2017-095	22928320	MCDONALD	ARIEN L	

2017-095	22928321	HAISLEY	PAUL	JILL
2017-095	22928322	MELTON	WILLIAM	MARIAN
2017-095	22928323	WOJNOWICH	LORI	
2017-095	22928324	ANDRIACCHI	DIANE M	
2017-095	22928325	DECILLIS	DAVID M	JANET S
2017-095	22928326	WARREN	LOIS H	
2017-095	22928327	VUSKOVICH	ROSE M	
2017-095	22928328	RICHWINE	DAVID A	
2017-095	22928329	WARREN	STACY E	
2017-095	22928330	LEGREE	LEASA L	
2017-095	22928331	MARTIN	BARBARA J	ROBYN L
2017-095	22928332	SANTELLA	NICHOLAS	BARBARA
2017-095	22928333	BROWN	SALLIE J	
2017-095	22928334	BILOTTO	FRANK A	IEVA
2017-095	22928335	ZENDAN	MICHAEL F II	JOANN E
2017-095	22928336	JOHNSON	WAYNE A	MELISSA
2017-095	22928337	ANGEL	JAMES R	MARY D
2017-095	22928338	STEWART	SCOTT L	BETH A
2017-095	22928354	FAIRWAY ROW TOWNHOME OWNERS	ASSOCIATION	
2017-095	22928355	FAIRWAY ROW TOWNHOME OWNERS	ASSOCIATION	
2017-095	22928356	FAIRWAY ROW TOWNHOME OWNERS	ASSOCIATION	
2017-095	22928357	FAIRWAY ROW TOWNHOME OWNERS	ASSOCIATION	
2017-095	22928358	FAIRWAY ROW TOWNHOME OWNERS	ASSOCIATION	
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2017-095	22928361	FAIRWAY ROW TOWNHOME OWNERS	ASSOCIATION	
2017-095	22928362	FAIRWAY ROW TOWNHOME OWNERS	ASSOCIATION	
2017-095	22928363	FAIRWAY ROW TOWNHOME OWNERS	ASSOCIATION	
2017-095	23113120	WAVERLY RETAIL LLC		
2017-095	23113124	WAVERLY RETAIL LLC		
2017-095	23113125	WAVERLY RETAIL LLC		
2017-095	23113126	WAVERLY RETAIL LLC		
2017-095	23113127	COLLINS	LINDA	

cownerlast	mailaddr1	mailaddr2	city	state
	PO BOX 97		SELMA	NC
	450 SOUTH ORANGE AVENUE SUITE 900	ATTN: SHARON SOSA	ORLANDO	FL
% CROSLAND INC	5960 FAIRVIEW RD SUITE 200		CHARLOTTE	NC
C/O COMMERCIAL PROPERTY	101 N TRYON ST		CHARLOTTE	NC
% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINK DR #207		CHARLOTTE	NC
% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINKS DR N #207		CHARLOTTE	NC
	5402 SHOAL BROOK CT		CHARLOTTE	NC
% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINKS DR N #207		CHARLOTTE	NC
% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINKS DR N #207		CHARLOTTE	NC
ATTN ANDREA ERICKSON	2902 CORPORATE PLACE		CHANHASSEN	MN
C/O LINCOLN HARRIS LLC	4725 PIEDMONT ROW DR STE 800		CHARLOTTE	NC
C/O LINCOLN HARRIS LLC	4725 PIEDMONT ROW DR STE 800		CHARLOTTE	NC
C/O LINCOLN HARRIS LLC	4725 PIEDMONT ROW DR STE 800		CHARLOTTE	NC
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C/O LINCOLN HARRIS LLC	4725 PIEDMONT ROW DR STE 800		CHARLOTTE	NC
C/O LINCOLN HARRIS LLC	4725 PIEDMONT ROW DR STE 800		CHARLOTTE	NC
C/O WOODFIELD INVESTMENT COMPANY LLC	11425 HORSEMAN'S TRAIL		RALEIGH	NC
C/O LINCOLN HARRIS LLC	4725 PIEDMONT ROW DR STE 800		CHARLOTTE	NC
C/O LINCOLN HARRIS LLC	4725 PIEDMONT ROW DR STE 800		CHARLOTTE	NC
C/O WOODFIELD INVESTMENT COMPANY LLC	11425 HORSEMAN'S TRAIL		RALEIGH	NC
ATTN: JOHN P MCCONNELL	400 DONALD ROSS DR		RALEIGH	NC
ATTN: JOHN P MCCONNELL	400 DONALD ROSS DR		RALEIGH	NC
	6436 FAIRWAY ROW LN		CHARLOTTE	NC
FINKEL	6433 FAIRWAY ROW LN		CHARLOTTE	NC
LAND	6437 FAIRWAY ROW LN		CHARLOTTE	NC
SCHWARTZ	6501 FAIRWAY ROW LN		CHARLOTTE	NC
STINE	6505 FAIRWAY ROW LN		CHARLOTTE	NC
	6509 FAIRWAY ROW LN		CHARLOTTE	NC
HOHEISEL	6513 FAIRWAY ROW LN		CHARLOTTE	NC
STRIMIKE	6519 FAIRWAY ROW LN		CHARLOTTE	NC
MERRICK	13830 BALLANTYNE MEADOWS DR		CHARLOTTE	NC
	6527 FAIRWAY ROW		CHARLOTTE	NC

HAISLEY	6533 FAIRWAY ROW LN UNIT 21	CHARLOTTE	NC
MELTON	6537 FAIRWAY ROW LN	CHARLOTTE	NC
	6541 FAIRWAY ROW LN	CHARLOTTE	NC
	6547 FAIRWAY ROW LN	CHARLOTTE	NC
DECILLIS	6551 FAIRWAY ROW LN	CHARLOTTE	NC
	6555 FAIRWAY ROW LN	CHARLOTTE	NC
	9711 FAIRWAY ROW LN	CHARLOTTE	NC
	6715 FAIRWAY ROW LN	CHARLOTTE	NC
	6719 FAIRWAY ROW	CHARLOTTE	NC
	6723 FAIRWAY ROW	CHARLOTTE	NC
PRIEST	6727 FAIRWAY ROW LN	CHARLOTTE	NC
SANTELLA	6731 FAIRWAY ROW LN	CHARLOTTE	NC
	6735 FAIRWAY ROW LN	CHARLOTTE	NC
ABOLINA	6739 FAIRWAY ROW LN	CHARLOTTE	NC
ZENDAN	6743 FAIRWAY ROW LN	CHARLOTTE	NC
JOHNSON	6801 FAIRWAY ROW LN	CHARLOTTE	NC
ANGEL	6805 FAIRWAY ROW LN	CHARLOTTE	NC
STEWART	6809 FAIRWAY ROW LN	CHARLOTTE	NC
	11030 GOLF LINKS DR STE 204	CHARLOTTE	NC
	11030 GOLF LINKS DR STE 204	CHARLOTTE	NC
	11030 GOLF LINKS DR #204	CHARLOTTE	NC
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	11030 GOLF LINKS DR STE 204	CHARLOTTE	NC
	11030 GOLF LINKS DR STE 204	CHARLOTTE	NC
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	11030 GOLF LINKS DR STE 204	CHARLOTTE	NC
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	121 W TRADE ST SUITE 2550	CHARLOTTE	NC
	121 W TRADE ST SUITE 2550	CHARLOTTE	NC
	121 W TRADE ST SUITE 2550	CHARLOTTE	NC
LINDA COLLINS 2001 REVOCABLE TRUST	2001 S BARRINGTON AVE STE 108	LOS ANGELES	CA

zipcode

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Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD
2017-095	Berkeley Homeowners Association Inc.	David	Templin	5415 Winsland Ln
2017-095	Covington At Providence	Jane	Harris	10928 Alderbrook Lane
2017-095	Ponderosa Communtiy Association	Elfrieda	Brown	4750 Avonwood Ln
2017-095	Promenade Park	Melissa	Lefko	5429 Ballantyne Commons Pkwy
2017-095	Prosperity Region Area Management (Pram)	Pete	Bozza	10536 Providence Arbours Dr
2017-095	Providence Arbours Homeowners Association	Al	Stevens	10536 Providence Arbours Dr
2017-095	Providence Arbours Homeowners Association	John	Morgan	10536 Providence Arbours Dr
2017-095	Providence Arbours Homeowners Association	Thomas W.	Bruce	10536 Providence Arbours Dr
2017-095	Providence Country Club Homeowners Association	David	Mardjanov	6439 Lundin Links Ln
2017-095	Providence Country Club Homeowners Association	Jim	Martin	6511 Lundin Links Ln
2017-095	Providence Crossing Home Owners Association	Mike	Ballasiotes	13220 Providence Green Ct
2017-095	Providence Township Association	Kathern	Dunlap	4019 Tilley Morris Rd
2017-095	Southeast Coalition of Neighborhood Associations	Betsy	Smith	4316 Bellwood Ln
2017-095	Stone Creek Ranch Homeowners Association	Tammarao	Eswara	5606 Lago Vista Ct

UNIT_NUM	CITY	STATE	ZIP
	Charlotte	NC	28277
	Charlotte	NC	28270
	Charlotte	NC	28270
Unit 2310	Charlotte	NC	28277
	Charlotte	NC	28270
	Charlotte	NC	28277
	Charlotte	NC	28105
	Charlotte	NC	28270
	Charlotte	NC	28277

EXHIBIT B

July 27, 2017

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: **Wednesday, August 9th at 7:00 p.m.**

Location: **Providence Presbyterian Church**
10140 Providence Church Lane
Charlotte, NC 28277

Petitioner: Lincoln Harris, LLC

Petition No.: 2017-095

Dear Charlotte Resident,

We represent Lincoln Harris, LLC (the "Petitioner") in its plans to redevelop a 22.24 acre property located between Ardrey Kell Road and Golf Links Drive, West of Providence Road (the "Property"). The Petitioner is seeking a site plan amendment to the MUDD-O zoning district in order to accommodate its redevelopment plans.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 Commission'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 invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, August 9th, at 7:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,


Collin W. Brown

cc: Council Member Ed Driggs
John Kinley

EXHIBIT C

EXHIBIT D

Official Community Meeting

**Rea Farms Site Plan Amendment
Petition No. 2017-095**

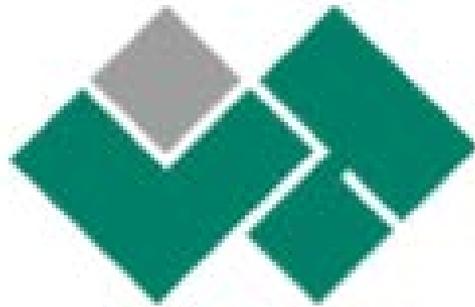
August 9, 2017

Providence Presbyterian Church

AGENDA

- Introductions
- Property Location
- Background
- Current Zoning
- Objectives
- Proposed Site Plan Amendment
- Timing
- Questions/Discussion
- General Update on Overall Development*

- *courtesy update, not associated with the rezoning request, slides will not be included in Community Meeting Report



LINCOLN
HARRIS

Tracy Dodson



Jim Williams, Paul Fretz,
Derek Boesch



Dale Stewart

K&L | GATES

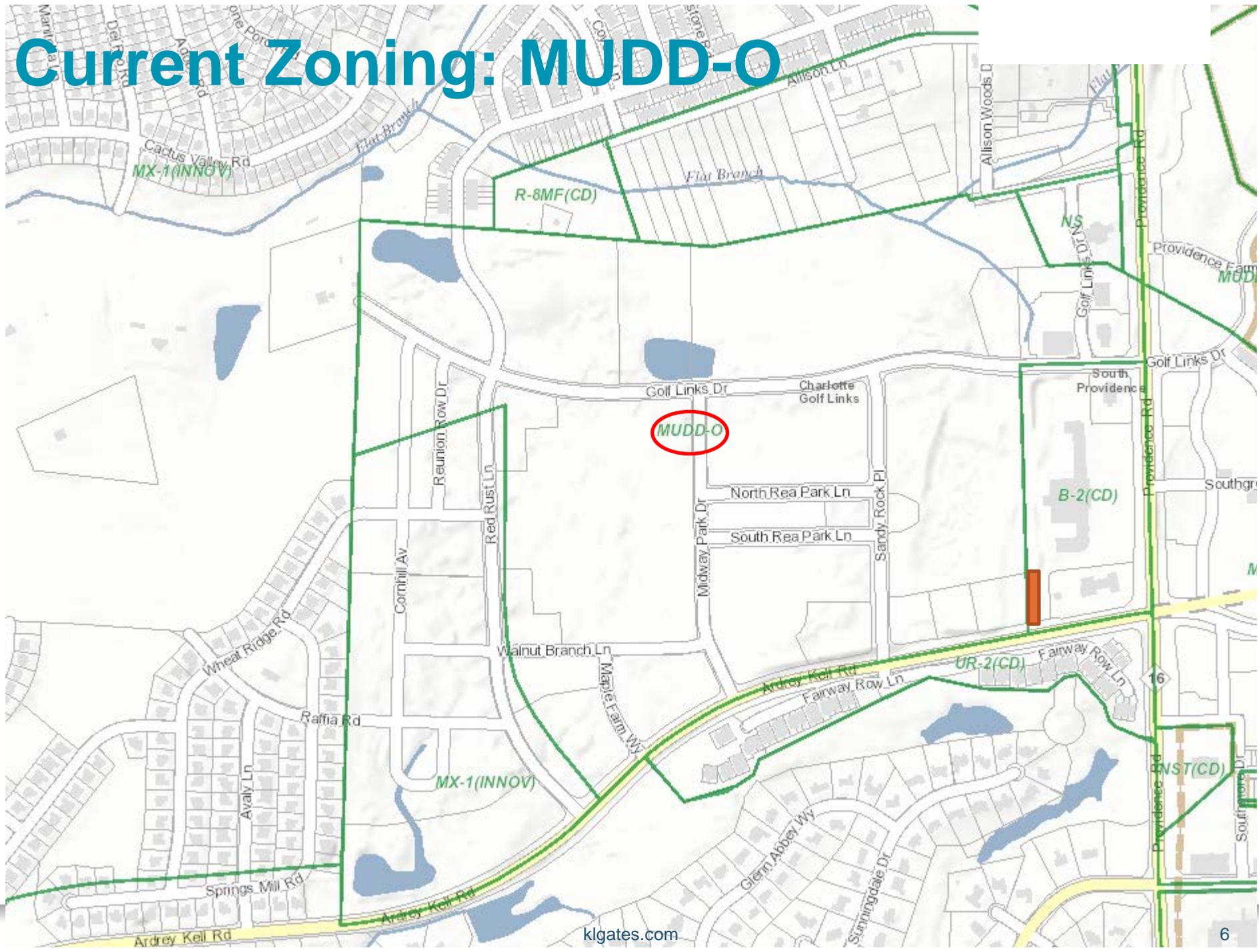
Collin Brown & Brittany Lins

Property Location





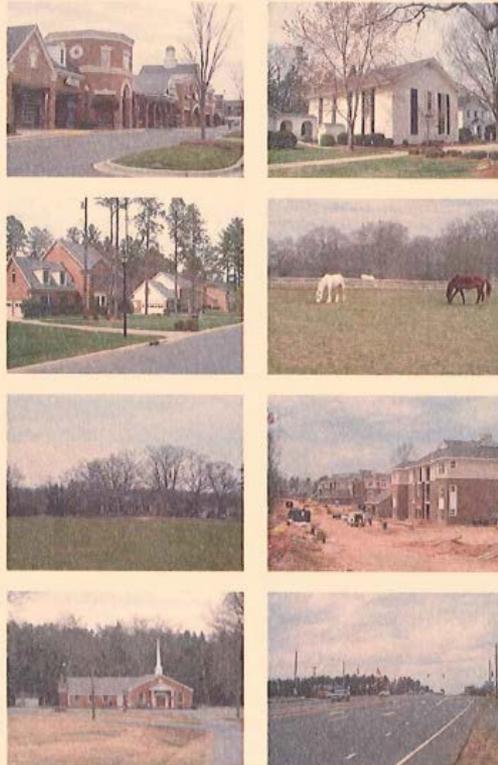
Current Zoning: MUDD-O



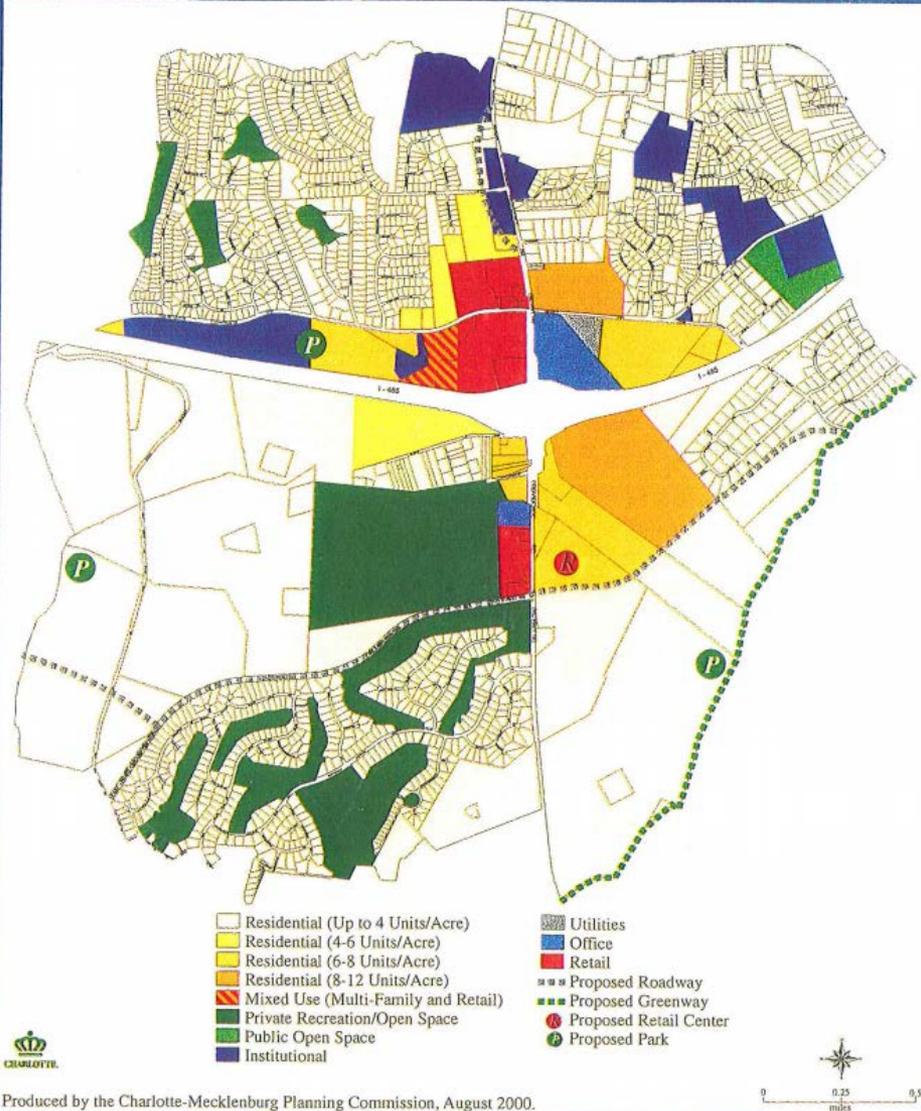
Providence Road / I-485 Area Plan Update

Volume 1: Concept Plan

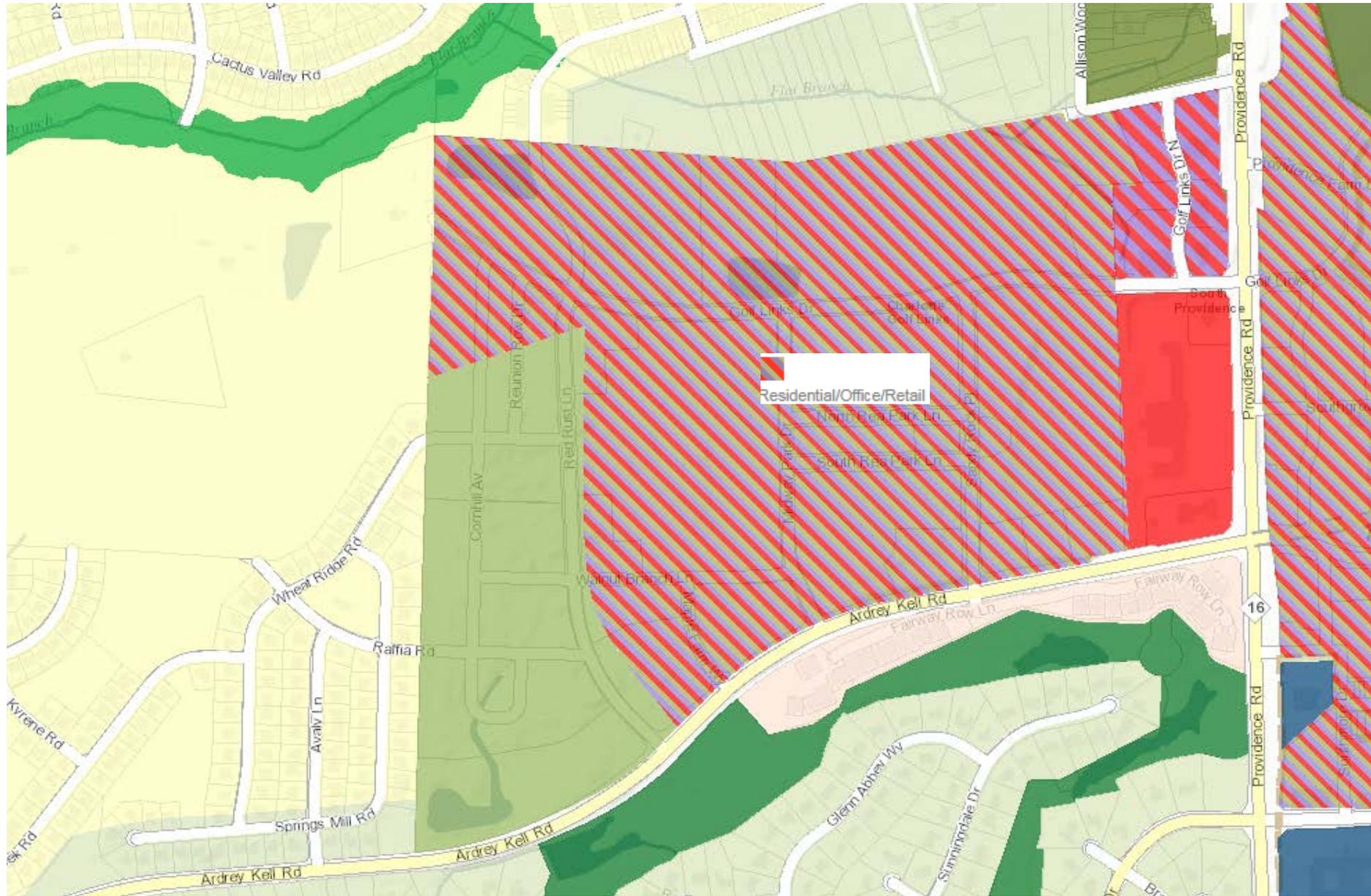
- ◆ APPROVED BY
Charlotte-Mecklenburg Planning Commission, April 20, 1999
- ◆ ADOPTED BY
Mecklenburg Board of County Commissioners, August 17, 1999
- ◆ ADOPTED BY
Charlotte City Council, July 24, 2000



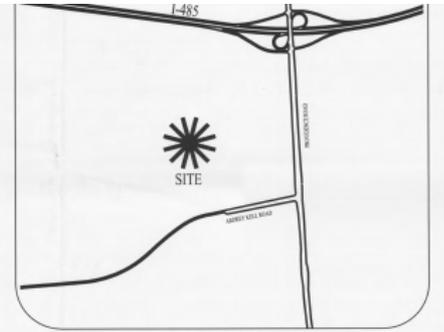
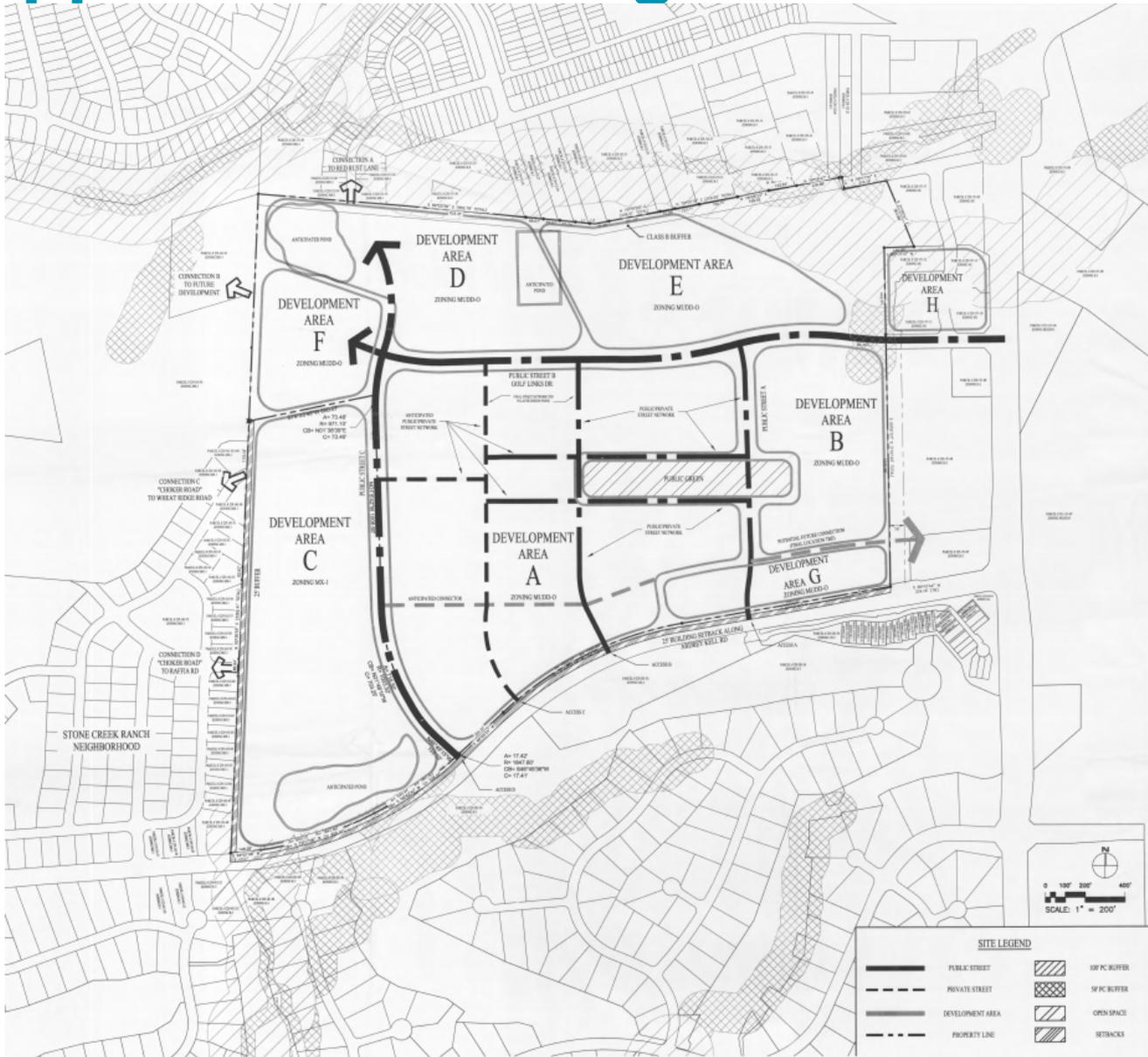
I-485 / PROVIDENCE ROAD PLAN UPDATE Proposed Land Use



Recommended Land Use



Approved Rezoning: Petition No. 2015-022



APPROVED BY
CITY COUNCIL
APR 22 2015

SITE DEVELOPMENT DATA

SITE ACREAGE:	±193.73 AC
TAX PARCELS:	229-171-01 229-171-10 229-171-11 229-171-12 229-171-13
PROPOSED ZONING:	MUDD-O, AND MX-1 Innovative with five (5) year vested rights
EXISTING ZONING:	R-3 and NS
EXISTING USES:	Abandoned Golf Course
PROPOSED USES:	Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD-O zoning district and the MX-1 innovative zoning district (as more specifically on the following pages).
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:	<p>(a) Within the MUDD-O zoning district</p> <ul style="list-style-type: none"> • up to 900,000 square feet of gross floor area of office, retail, restaurant, daycare, personal services, and other commercial uses (as more specifically described below in on the following pages); • up to 265,000 square feet of institutional uses; • up to 250,000 square feet of Indoor and Outdoor Recreational uses; • up to 500 residential dwelling units of all types; • up to 300 dwelling units within an Adult Care Center or Nursing Home; and • up to 54,000 square feet of commercial floor area within Development Area H only. <p>(b) Within the MX-1 Innovative zoning district:</p> <ul style="list-style-type: none"> • up to 200 detached or attached dwelling units
MAXIMUM BUILDING HEIGHT:	As allowed by the Ordinance in the area zoned MX-1 Innovative. In the area zoned MUDD-O, building height will be limited to 95 feet (for the purposes of this height limit, architectural features, such as parapets, spires, mansards, domes and dormers), roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment will not be considered for the calculation of allowed building height when located on a multi-story office building).
PARKING:	<p>(a) As required by the Ordinance for the MX-1 Innovative portion of the Site; and</p> <p>(b) as required by the Ordinance for the portion of the Site zoned MUDD-O.</p>
TOTAL OPEN SPACE:	33.5 AC (includes buffers and public open space)

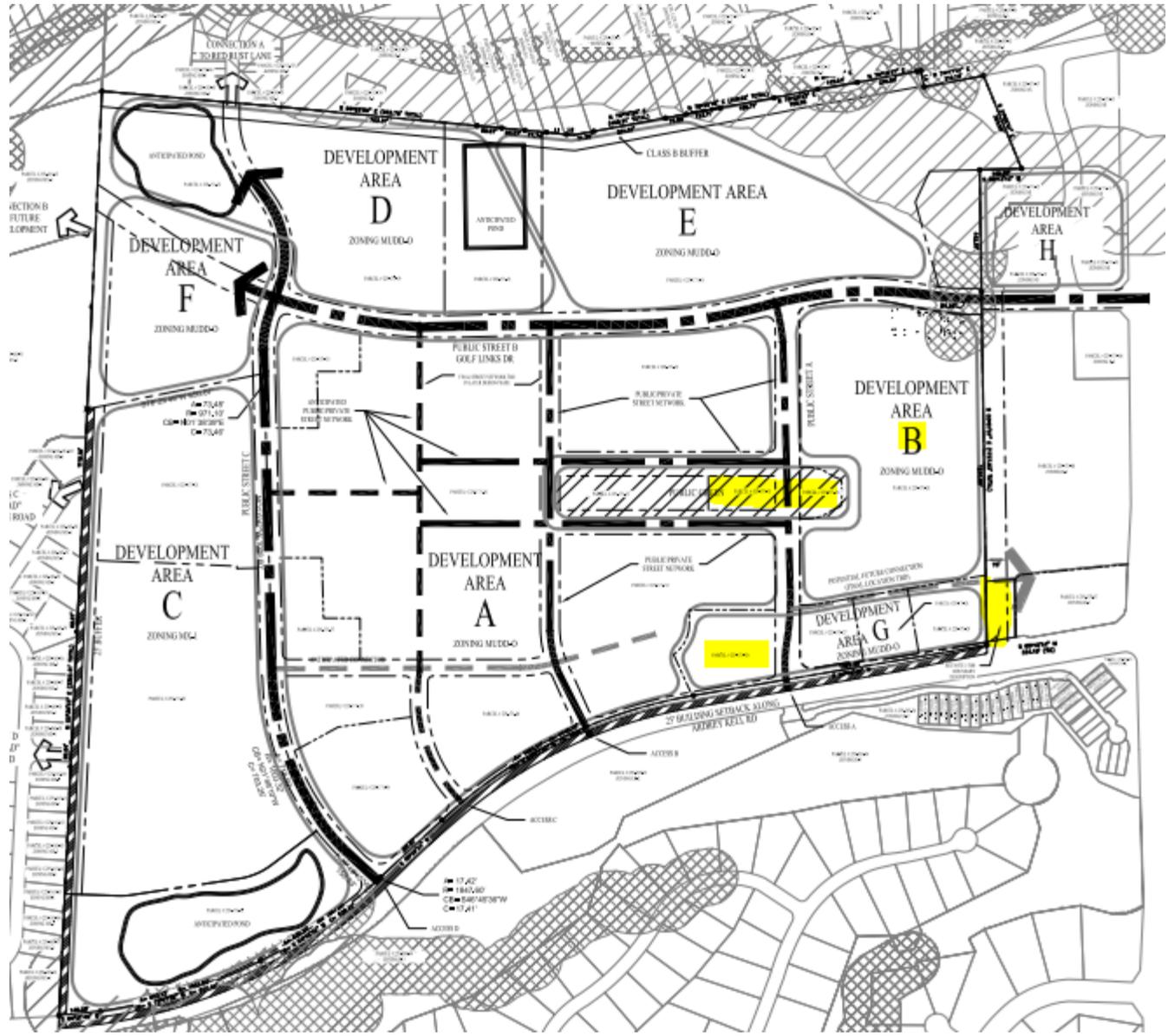
Approved Rezoning: Petition No. 2015-022



OBJECTIVES

- Modify Layout of Retail Area
- Accommodate Screen at Village Green
- Address Buffer between Site and Existing Gas Station
- Accommodate Hotel Design

Proposed Site Plan Amendment



Proposed Site Plan Amendment







Retail Layout



d. Development Area B Design Guidelines.

1. Individual retail uses shall not exceed 60,000 square feet. However, in the event that a grocery store use is developed, that use may occupy up to 85,000 square feet.
2. Up to three free-standing single tenant uses shall be permitted. Only one freestanding retail use may exceed 24,000 square feet. This provision shall not prohibit non-retail uses, including but not limited to offices or studios, within free-standing buildings,
3. Buildings shall not exceed three (3) stories in height.







Video Screen





● 0 ● 8 ● 16 ● 32
SCALE: 1/16" = 1'-0"

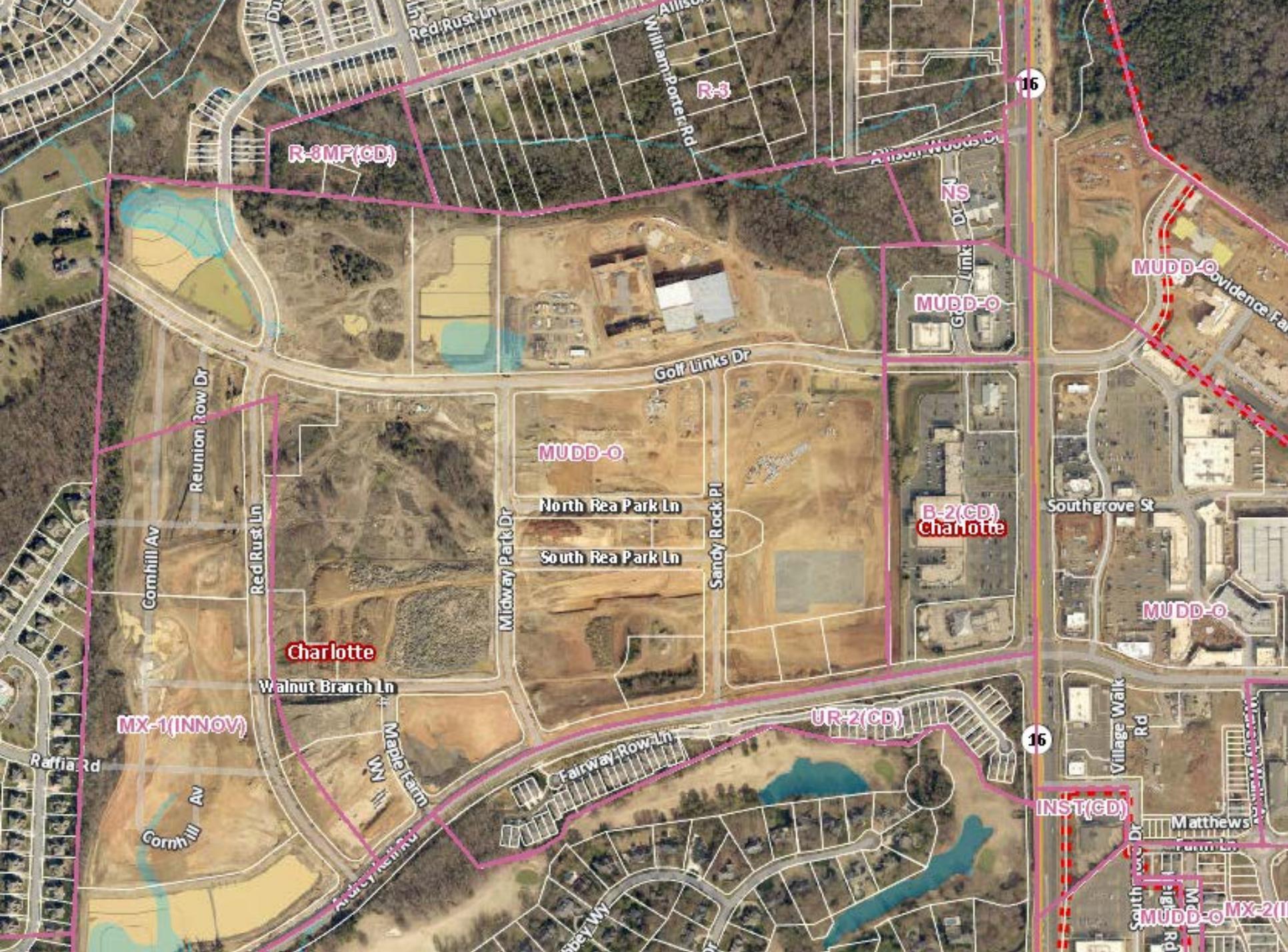
- n. To allow a video screen at the Terminus Pavilion, as generally depicted in the conceptual rendering of this Rezoning Plan, not to exceed twenty-five (25) feet wide and fourteen (14) feet tall.





Buffer

The image features a central orange horizontal band with the word "Buffer" written in white. The top and bottom portions of the image are filled with a blue bokeh effect, consisting of numerous out-of-focus light spots of varying sizes and colors, ranging from light blue to white, against a darker blue background.



R-8MP(GD)

R-3

16

NS

MUDD-O

MUDD-O

MUDD-O

B-2(GD)
Charlotte

Southgrove St

MUDD-O

Charlotte

Midway Park Dr

North Rea Park Ln

South Rea Park Ln

Sandy Rock Pl

Walnut Branch Ln

UR-2(GD)

16

MX-1(INNOV)

INST(GD)

Raffia Rd

Gomhill Av

Maple Farm WY

Liberty WY

Village Walk Rd

Matthews Park

MUDD-O MX-2(I)

Charlotte

UR-2(CD)

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Village Walk
Rd





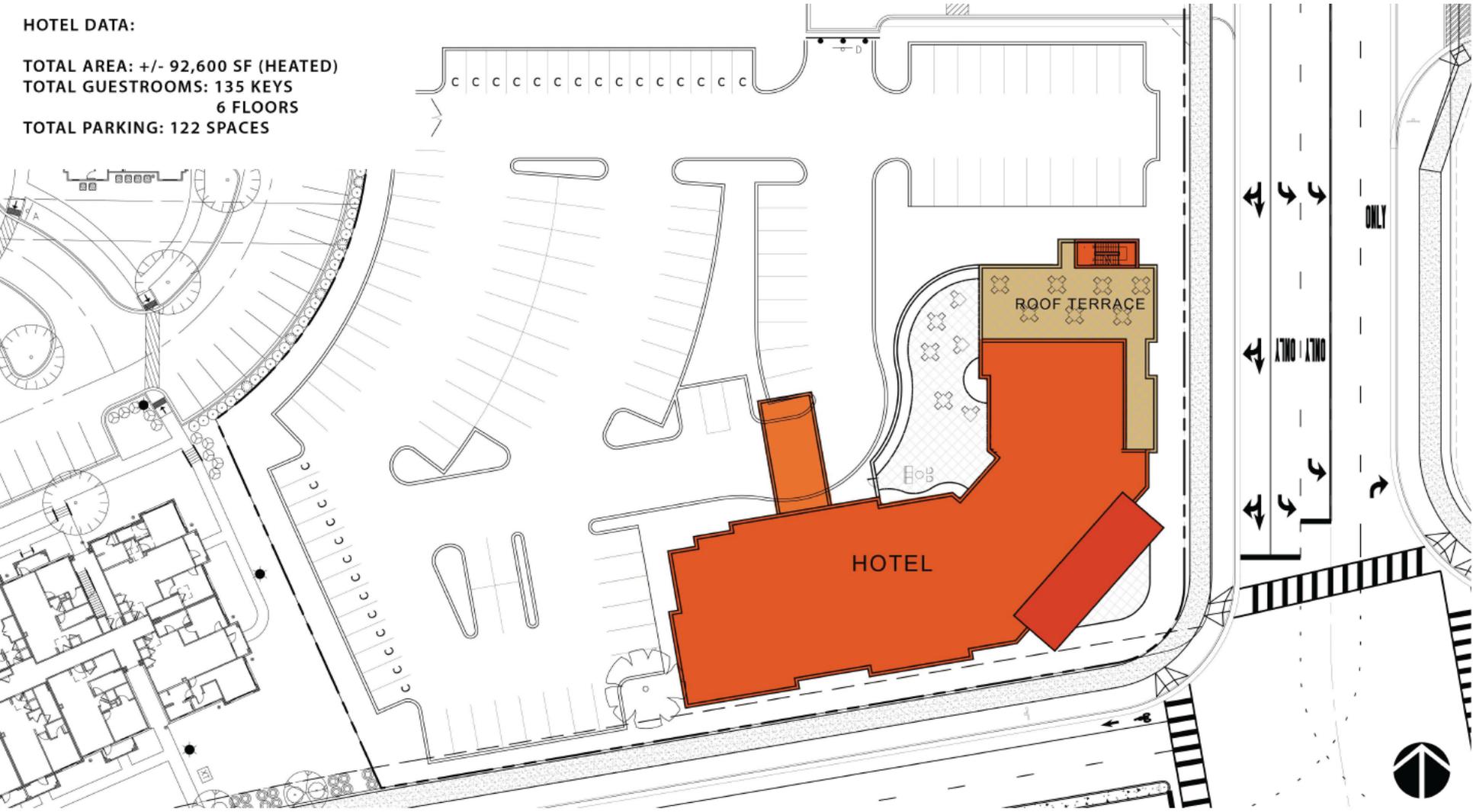
HOTEL DATA:

TOTAL AREA: +/- 92,600 SF (HEATED)

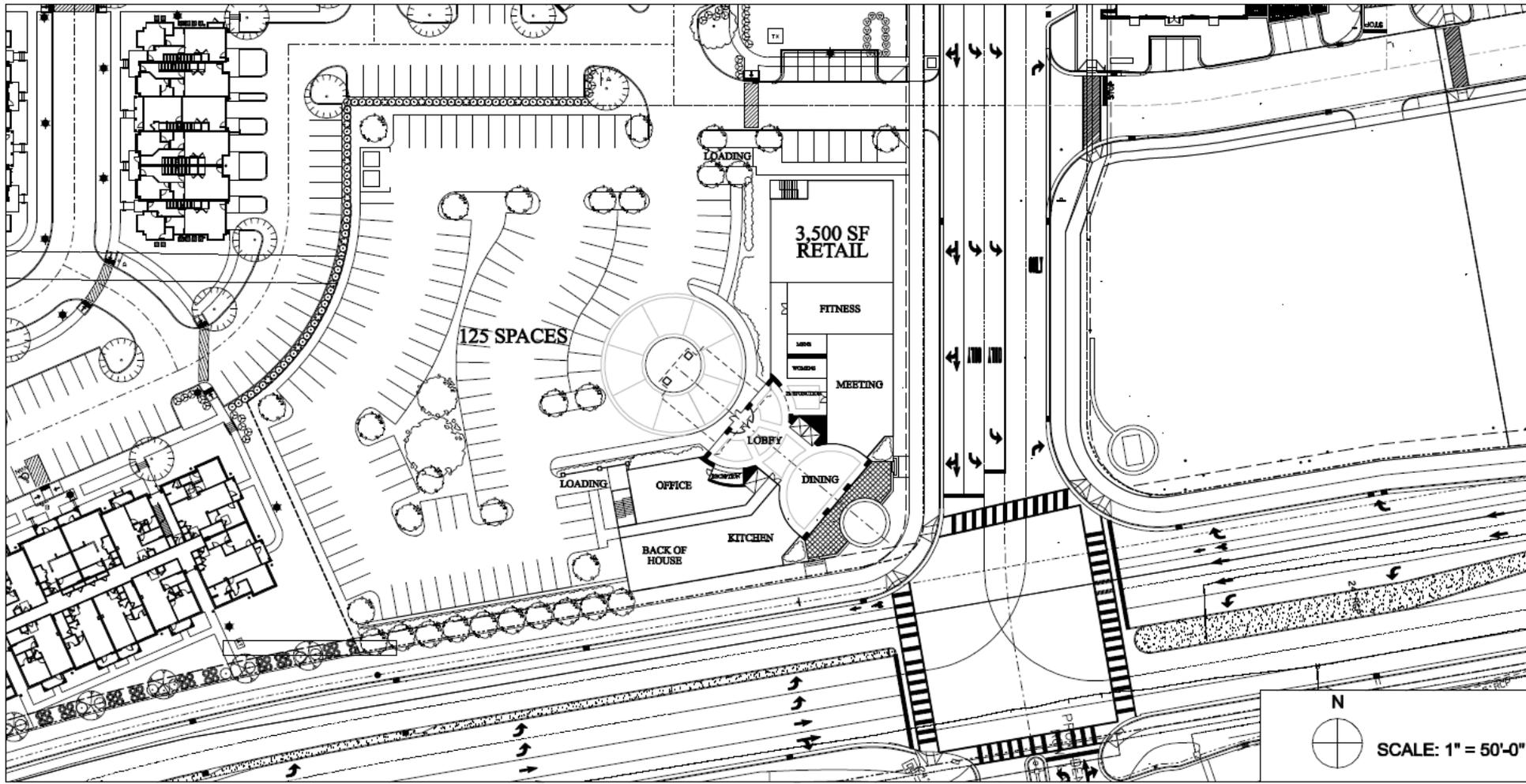
TOTAL GUESTROOMS: 135 KEYS

6 FLOORS

TOTAL PARKING: 122 SPACES



Hyatt House Rea Farms
Charlotte, North Carolina



HOTEL OUTPARCEL - FIRST FLOOR
 REA FARMS
 CHARLOTTE, NC
 11 APRIL 2017





Anticipated Rezoning Schedule

Application Deadline (4th Mon except holidays) – Jun. 26, 2017	1st full review complete, comments sent to petitioner	Petitioner/ staff comment review meetings	Petitioner's community meeting held by this date (include report in your next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, comments sent to petitioner	Submittal deadline requesting next PH (5 weeks prior to PH)	Determination on cases cleared for next PH (11 days after submittal)	1st Legal ad submittal date (last day to defer prior to advertising)	Public Hearing (3rd Mon except holidays)	Submittal deadline for revised site plans for Z.C. (1 week after hearing)	Zoning Committee Meeting (15 days after PH, always a Tue, except holidays)	City Council Decision (3rd Mon except holidays)
One Full Review Cycle	7/31/17	Aug 3 - Aug 9	8/11/17	NA	NA	NA	NA	8/14/17	8/25/17	8/28/17	9/18/17	9/25/17	10/3/17	10/16/17
Two Full Review Cycles	7/31/17	Aug 3 - Aug 9	8/11/17	8/14/17	8/28/17	NA	NA	9/11/17	9/22/17	9/25/17	10/16/17	10/23/17	11/1/17	11/20/17
Three Full Review Cycles	7/31/17	Aug 3 - Aug 9	8/11/17	8/14/17	8/28/17	9/11/17	10/2/17	10/16/17	10/27/17	10/30/17	11/20/17	11/27/17	12/5/17	12/18/17

- Best case scenario:
 - Public Hearing September 18, 2017
 - City Council Decision October 16, 2017



Questions/Discussion



K&L GATES