

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-103

Petitioner: Asana Partners LP Camden Road
Rezoning Petition No.: 2017-103
Property: ± .799 acres located at 1515, 1517, and 1519 Camden Road (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 July 26th 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 July 14th 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 July 26th at 7:00pm**, at 1616 Camden Road, Suite 210, Charlotte, NC 28203.

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 Reed Kracke and Welch Liles as well as Adam McGuire with LandDesign. 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.

Mr. MacVean welcomed the attendees to the meeting and introduced himself. The Petitioner's representatives also introduced themselves to the group. The attendees also introduced themselves.

Mr. MacVean then provided the attendees an overview of the rezoning process and the proposed rezoning request.

The rezoning petition is currently scheduled for a September 18th public hearing and an October 16th decision. The .80 acres that make up the Site is currently zoned I-2. The rezoning petition proposes to rezone the Site to the TOD-M(O) zoning district (Transit Oriented Development-Mixed Use, Optional).

The site plan associated with the rezoning petition proposes to re-use, re-tenant and renovate all but one of the existing buildings on the Site. The very short building with a very low ceiling currently occupied by the Charlotte Post will be removed. The site plan also proposes to convert the parking area at the corner of Camden Road and E. Park Avenue into an outdoor dining area and improved urban open space area for the tenants of the Site as well as the public.

The existing buildings on the Site, that will remain, will be renovated to address Camden Road and the new urban open space. The building occupied by the Charlotte Art League will be renovated to address the multi-use trail as well as Camden Road.

The proposed site plan will provide a minimum of 15 on-site parking spaces.

The meeting was turned over to Mr. Reed Kracke. Mr. Kracke provided the attendees some background information on Asana Partners. He indicated that Asana Partners was formed in January 2016 by a group of folks that has previously worked for Edens. The goal/mission of Asana Partners is to create Urban Street retail in markets from Boston to Austin Texas. He also mentioned that in addition to this Site on Camden Road, Asana Partners has also purchased and is renovating and re-investing in the Design Center, as well as other buildings along W. Tremont, Hawkins Street, and in the Elizabeth neighborhood. The goal of these renovations is to bring new retail and restaurant uses to the area in which they are located.

He indicated that Asana Partners felt that Camden Road could become the most walkable retail street in Charlotte and Southend.

II. Summary of Questions/Comments and Responses:

The attendees asked the following questions.

Is Asana Partners associated with Dimensional Fund Advisors? Asana Partners is not associated with Dimensional Fund Advisors but they are aware of each other. Asana Partners have shared the proposed plans for the Site with Dimensional Fund Advisors through their mutual contacts at Cousins.

A question about had Asana Partners discussed with Dimensional Fund Advisors the possibility of sharing parking in the new parking deck under construction by Dimensional Fund Advisors was asked. Mr. Kracke indicated that they had looked into the possibility of the parking structure under construction for Dimensional Fund Advisors having public parking. It was Asana Partners understanding that at this time Dimensional Fund Advisors had not finalized their plans for how, if, and when parking within the parking structure would be made available to the public.

A question about when the proposed renovations to the buildings and Site would occur was asked. Mr. Kracke indicated that if the rezoning effort is successful and is approved in October as scheduled, then the renovations on the building and the Site would begin in earnest with the goal of having tenants in the buildings by April or May of next year. This would be prior to the opening of the Dimensional Fund Advisors building which is scheduled to be open in December of 2018.

A question about how the Site and the buildings would be renovated and reused was asked. The existing building occupied by the Charlotte Art League would be renovated to have at least two (2) tenants. It is anticipated that at least one of the tenants would be oriented toward the CATS

multi-use trail and the other tenants toward would be oriented toward Camden Road. It was also explained that the Charlotte Art League will not be occupying the building long term.

The building that was formerly occupied by Phat Burrito and a portion currently occupied by the Charlotte Post is planned to be renovated and re-used as a restaurant. In addition the portion of the Site at the corner of Camden Road and E. Park Avenue will be improved as an urban open space for use by the public and for outdoor dining for the proposed restaurant. The urban open space will have access to the CATS multi-use trail as well as the sidewalk along Camden Road. It is also possible that a portion of the urban open space would be improved for a food truck or an accessory building that could be used to animate the urban open space.

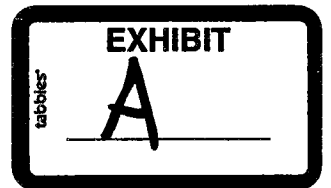
One of the attendees at the meeting mentioned that the original tenant of the building closest to E. Park Avenue was a restaurant by the name of The Little Rock Grill. He also mentioned that the building occupied by this restaurant had a rock building façade.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the proposed site plan were made as a result of the Community Meeting.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Reed Kracke, Asana Partners LP
Welch Liles, Asana Partners LP
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-103	Back Creek II HOA, Inc	Gregory A.	Phipps	1001 East WT Harris Boulevard	Suite P215	Charlotte	NC	28213
2017-103	Candlewood Homeowners Association	Jim & Donna	Lorezen	2516 S Tryon St		Charlotte	NC	28203
2017-103	Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
2017-103	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2017-103	Dilworth Community Development Association	Jill K	Walker	1140 Langanore Pl		Charlotte	NC	28203
2017-103	Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
2017-103	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2017-103	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2017-103	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2017-103	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2017-103	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2017-103	Quail Hollow Estates IV Homeowners Association	Tom	Johnson	527 South Church Street		Charlotte	NC	28202
2017-103	Sedgefield Neighborhood Association	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2017-103	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		Charlotte	NC	28203
2017-103	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2017-103	South End Neighborhood Association	Krissy	Oechslin	325 E. Park Ave. #4		Charlotte	NC	28203
2017-103	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2017-103	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2017-103	Sunset Hills Neighborhood Association	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203
2017-103	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2017-103	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2017-103	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2017-103	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2017-103	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2017-103	Wilmore Neighborhood Association	Kathryn	Wilson	1907 Wilmore Drive		Charlotte	NC	28203
2017-103	Wilmore Neighborhood Association	Lashay	McCoy	815 W Kingston Ave		Charlotte	NC	28203
2017-103	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2017-103	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2017-103	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2017-103	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2017-103	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203



Pet_No.	taxpid	ownerlastn	ownerfirst	owneffirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-103	07309305	BROWDER INVESTMENTS LLC			C/O JUDSON CONNOR CPA	1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2017-103	07309306	1425 SOUTH TRYON STREET LLC				6219 FAIR VALLEY DR		CHARLOTTE	NC	28226
2017-103	11908833	KEE COURT LLC				6500 BEE CAVE RD BLD 1		AUSTIN	TX	78746
2017-103	11908834	BROWN	GAINES EGGAR JR			1520 S TRYON ST		CHARLOTTE	NC	28203
2017-103	12304109	BMPH-581520 LLC				610 E MOREHEAD ST STE 250		CHARLOTTE	NC	28202
2017-103	12304110	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2017-103	12304112	AP 1515 CAMDEN RD LLC				610 E MOREHEAD ST STE 250		CHARLOTTE	NC	28203
2017-103	12304114	BMPH-581520 LLC				610 E MOREHEAD ST STE 250	6584 POPLAR AVE	MEMPHIS	TN	38138
2017-103	12304126	POST SOUTH END LP				C/O TAX DEPT 215400		CHARLOTTE	NC	28202
2017-103	12304127	TWO HUNDRED EAST BLAND STREET LLC				521 E. MOREHEAD ST STE 400		CHARLOTTE	NC	28202
2017-103	12304128	TWO HUNDRED EAST BLAND STREET LLC				521 E. MOREHEAD ST STE 400		CHARLOTTE	NC	28203
2017-103	12304129	ONE THOUSAND FOUR HUNDRED				704 EAST BLVD SUITE 100		CHARLOTTE	NC	28203
2017-103	12304130	BROWN				1500 SOUTH BLVD UNIT 201A		CHARLOTTE	NC	28203
2017-103	12304131	DUKE POWER CO				422 S CHURCH ST		CHARLOTTE	NC	28242
2017-103	12304132	MEETING HALL PARTNERS LLC				773 BEACHWOOD COVE DR		FORT MILL	SC	29708
2017-103	12304134	LACFRERS LLC				115 EAST PARK AVE UNIT A		CHARLOTTE	NC	28203
2017-103	12304135	G & M REAL ESTATE PARTNERS				115-G E PARK AVE		CHARLOTTE	NC	28203
2017-103	12304136	G & M REAL ESTATE PARTNERS				115-G E PARK AVE		CHARLOTTE	NC	28203
2017-103	12304137	GO PROPERTIES LLC				115 EAST PARK AV #B		CHARLOTTE	NC	28203
2017-103	12304138	SHOE PROPERTIES LLC				115 E PARK AV STE B		CHARLOTTE	NC	28203
2017-103	12304139	LITTLEJOHN				115 D E PARK AV		CHARLOTTE	NC	28203
2017-103	12304140	PEARSON				3025 SELWYN AVE		CHARLOTTE	NC	28209
2017-103	12304144	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2017-103	12304145	RICK				1425 CAMDEN RD		CHARLOTTE	NC	28203
2017-103	12304146	LOVETTE				1429 CAMDEN RD UNIT 102		CHARLOTTE	NC	28203
2017-103	12304147	DIMAGGIO				1433 CAMDEN RD		CHARLOTTE	NC	28203
2017-103	12304148	AZAROFF				1437 CAMDEN RD		CHARLOTTE	NC	28203
2017-103	12304149	MARTIN				1441 CAMDEN RD		CHARLOTTE	NC	28203
2017-103	12304150	ZAKARY				1445 CAMDEN RD		CHARLOTTE	NC	28203
2017-103	12304151	CLAWSON				1449 CAMDEN RD		CHARLOTTE	NC	28203
2017-103	12304152	MCCARTNEY				1453 CAMDEN RD UNIT 100		CHARLOTTE	NC	28203
2017-103	12304153	MCCORMICK				1457 CAMDEN RD UNIT 1457		CHARLOTTE	NC	28203
2017-103	12304154	SOUTH END TOWNS OWNERS				715 N CHURCH ST SUITE 110		CHARLOTTE	NC	28202
2017-103	12304196	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2017-103	12304197	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2017-103	12304198	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2017-103	12304201	DC CHARLOTTE PLAZA LLLP				600 E 4TH ST		CHARLOTTE	NC	28202
2017-103	12304214	MCCLURE				191 PEACHTREE ST NE STE 500		ATLANTA	GA	30303
2017-103	12304215	BARLOW				115 PARK AVE #101		CHARLOTTE	NC	28203
2017-103	12304216	SCHNEIDER				115 E PARK AVE UNIT 102		CHARLOTTE	NC	28203
2017-103	12304217	LEVY				115 E PARK AVE 103		CHARLOTTE	NC	28203
2017-103	12304218	SMITH				115 PARK AVE #104		CHARLOTTE	NC	28203
2017-103	12304219	CORRESSELL				115 E PARK AVE UNIT 105		CHARLOTTE	NC	28203
2017-103	12304220	CHANDLER				115 E PARK AVENUE UNIT 106		CHARLOTTE	NC	28203
2017-103	12304221	LEWIS				115 E PARK AVE UNIT 107		CHARLOTTE	NC	28203
2017-103	12304222	CHARLOTTE WARD PROPERTIES LLC				115 E PARK AVE UNIT 108		CHARLOTTE	NC	28203
2017-103	12304223	CHILDERS				221 SARDIS POINTE RD		MATTHEWS	NC	28105
2017-103	12304224	TODD				115 E PARK AVE UNIT 110		CHARLOTTE	NC	28203
2017-103	12304225	BALLEW				115 E PARK AV UNIT111		CHARLOTTE	NC	28203
2017-103	12304226	MATTHEWS				115 EAST PARK AVE UNIT 112		CHARLOTTE	NC	28203
2017-103	12304227	HAWKINS				115 E PARK AVE APT113		CHARLOTTE	NC	28203
2017-103	12304228	WELLS				115 E PARK AVE UNIT 114		CHARLOTTE	NC	28203
2017-103	12304229	HUGO				1001 EAST W T HARRIS BLVD STE G		CHARLOTTE	NC	28213
2017-103	12304230	STANGRY				115 EAST PARK AV #202		CHARLOTTE	NC	28203
2017-103	12304231	BORNEVAN				115 E PARK AV UNIT 203		CHARLOTTE	NC	28203
2017-103	12304232	FULVIMAR				115 EAST PARK AV #204		CHARLOTTE	NC	28203
2017-103	12304233	PIKE				115 EAST PARK AVE #205		CHARLOTTE	NC	28203
2017-103	12304234	BOLOCK				115 E PARK AV UNIT 206		CHARLOTTE	NC	28203
2017-103						827 EUREKA ST		PITTSBURGH	PA	15210

2017-103	12304235	TAUCHERT	ROSS D	115 EAST PARK AV #301	CHARLOTTE	NC	28203
2017-103	12304236	WINDSOR	SHANNON R	115 PARK AVE #302	CHARLOTTE	NC	28203
2017-103	12304237	EICKMAN	JILLIAN A	115 E PARK AVE UNIT 303	CHARLOTTE	NC	28203
2017-103	12304238	HARI	VANI D	115 E PARK AVE UNIT 304	CHARLOTTE	NC	28203
2017-103	12304239	JAMES	JEROME R	115 EAST PARK AVE	CHARLOTTE	NC	28203
2017-103	12304240	RANGEL	SHAUN J	115 EAST PARK AV #306	CHARLOTTE	NC	28203
2017-103	12304241	LECKER	SUSAN T	115 E PARK AV UNIT 307	CHARLOTTE	NC	28203
2017-103	12304242	REINHARTSEN	PAUL	115 EAST PARK AV #308	CHARLOTTE	NC	28203
2017-103	12304243	DKM PROPERTIES LLC		2420 THORNBRIDGE RD	CHARLOTTE	NC	28226
2017-103	12304244	PAMPIN	SAHYMA	115 PARK AVE UNIT 310	CHARLOTTE	NC	28203
2017-103	12304245	JONES	MICHAEL A	115 E PARK AV UNIT 311	CHARLOTTE	NC	28203
2017-103	12304246	MORRIS	DANIEL HOLMES	115 E PARK AVE UNIT 312	CHARLOTTE	NC	28203
2017-103	12304247	WESTMORELAND III	JAMES D	115 E. PARK AVE #313	CHARLOTTE	NC	28203
2017-103	12304248	VOS	EMILY	115 E PARK AV UNIT 314	CHARLOTTE	NC	28203
2017-103	12304249	DAVIS II	JAMES AUSTIN	115 E PARK AV UNIT 315	CHARLOTTE	NC	28203
2017-103	12304250	GUNTER	ANDREW SCOTT	115 E PARK AVE STE 317	CHARLOTTE	NC	28203
2017-103	12304251	SECK	ADJI FATOU ABDOU	115 E PARK AVE UNIT 401	CHARLOTTE	NC	28203
2017-103	12304252	THOMAS	ROBBY L	115 E PARK AV, UNIT 402	CHARLOTTE	NC	28203
2017-103	12304253	CASTILLO	OLIVER A	115 E PARK AVE UNIT 403	CHARLOTTE	NC	28203
2017-103	12304254	GELBACH	MYLES FERREE	115 E PARK AVE UNIT 404	CHARLOTTE	NC	28203
2017-103	12304255	CALDERON-PENA	ANGELICA	115 E PARK AVE UNIT 405	CHARLOTTE	NC	28203
2017-103	12304256	MOUNIE	MATTHEW STROM	115 EAST PARK AVE UNIT 406	CHARLOTTE	NC	28203
2017-103	12304257	LUESCHER	JENNIFER	111 WEXFORD CT	CHARLOTTE	NC	28210
2017-103	12304258	JOHNSTON	CHRISTOPHER M	115 E PARK AVE #408	CHARLOTTE	NC	28203
2017-103	12304259	RANKIN	NICOLE	115 EAST PARK AV #409	CHARLOTTE	NC	28203
2017-103	12304260	GRIFFIN	EARL	975 WILD DOGWOOD LN	WINSTON SALEM	NC	27106
2017-103	12304261	HINES	JAMES PAUL	115 EAST PARK AV #411	CHARLOTTE	NC	28203
2017-103	12304262	CAVENEY	HOWARD LYNN	115 EAST PARK AV #412	CHARLOTTE	NC	28203
2017-103	12304263	WAGNER	'ALICIA M	115 EAST PARK AV #413	CHARLOTTE	NC	28203
2017-103	12304264	ENGLISH	JOHN D	115 E PARK AVE UNIT 414	CHARLOTTE	NC	28203
2017-103	12304265	CARLSSON	LAUREN	406-12 AVENUE SOUTH UNIT 7	MYRTLE BEACH	SC	29577
2017-103	12304266	VANDERWALL	WILLIAM	115 E PARK AV UNIT 417	CHARLOTTE	NC	28203
2017-103	12304267	DULA	THOMAS JAMES	115 EAST PARK AV #418	CHARLOTTE	NC	28203
2017-103	12304268	RICHARD	BRANDY	115 PARK AVE UNIT 419	CHARLOTTE	NC	28203
2017-103	12304269	MCCLURE	CHAD DAVID	115 E PARK AVE UNIT 420	CHARLOTTE	NC	28203
2017-103	12304270	BAUERNFELD	SUSAN	6838 VAN DR RUHE DR	CHARLOTTE	NC	28215
2017-103	12304271	HODGES	BRANDON K	6306 COLBY CT	INDIAN TRAIL	NC	28079
2017-103	12304272	JOYNER	HAROLD C	115 E. PARK AVE #423	CHARLOTTE	NC	28203
2017-103	12304273	BISHOP	FRANK	115 EAST PARK AV #424	CHARLOTTE	NC	28203
2017-103	12304274	GEERS	BRYAN	115 EAST PARK AV #425	CHARLOTTE	NC	28203
2017-103	12304275	OLSON	RYAN MICHAEL	115 E PARK AVE UNIT 426	CHARLOTTE	NC	28203
2017-103	12304276	ALPERT	SUSAN L	1605 Z AND Z LANE	DEER PARK	TX	77536
2017-103	12304277	PERTL	MELVIN B	115 EAST PARK AV #428	CHARLOTTE	NC	28203
2017-103	12304278	BISHOP	WESLEY F	115 E PARK AVE UNIT 429	CHARLOTTE	NC	28203
2017-103	12304279	MEGAHEE	LAURA L	712 FIFTH AVE 9TH FL	NEW YORK	NY	10019
2017-103	12306103	BR PARK & KINGSTON CHARLOTTE LLC		610 EAST MOREHEAD ST SUITE 250	CHARLOTTE	NC	28202
2017-103	12306108	BIN-THI209 LLC		PO BOX 3463	MATTHEWS	NC	28106
2017-103	12306109	PRICE	STEVEN T	1600 CAMDEN RD STE 100	CHARLOTTE	NC	28203
2017-103	12306110	1600 SOUTH END VENTURES LLC		PO BOX 3463	CHARLOTTE	NC	28106
2017-103	12306111	PRICE	STEVEN T	1614 CAMDEN RD	CHARLOTTE	NC	28203
2017-103	12306112	PRICE	DEWITTE TALMADGE	PO BOX 3463	MATTHEWS	NC	28106
2017-103	12306123	PRICE	STEVEN T	7845 COLONY RD,STE C-4	CHARLOTTE	NC	28226
2017-103	12306501A	NEWTON	JILL S	7845 COLONY RD,STE C-4	CHARLOTTE	NC	28226
2017-103	12306506	NEWTON	JILL S	MAILBOX 219	CHARLOTTE	NC	28226
				MAILBOX 219	CHARLOTTE	NC	28226

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-103 – Asana Partners, LP

Subject: Rezoning Petition No. 2017-103
Petitioner/Developer: Asana Partners, LP
Current Land Use: commercial
Existing Zoning: I-2
Rezoning Requested: TOD-M(O)
Date and Time of Meeting: **Wednesday, July 26th at 7:00 p.m.**
Location of Meeting: Asana Partners
1616 Camden Road, Suite 210
Charlotte, NC 28203
Date of Notice: July 14th, 2017

We are assisting Asana Partners (the “Petitioner”) on a Rezoning Petition recently filed to allow the re-use of the majority of the existing buildings located at 1515, 1517, and 1519 Camden Road (the “Site”) with retail and restaurant uses as allowed by the TOD-M zoning district. 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 ±.769 acre Site from I-2 to TOD-M(O). The site plan associated with this Rezoning Petition proposes to allow the reuse of the majority of the existing buildings on the Site with restaurant (EDEE) and retail uses. The portion of the Site located at the intersection of Camden Road and W. Park Avenue will be redeveloped as an open space area for the use by the tenants of the Site, the property owners and residents of the area. The open space area will increase connectivity with the rail trail and will be improved with seating areas and landscaping and other amenities that are appropriate for the proposed open space.

The existing buildings on the Site that will be re-used will be improved to have store fronts along Camden Road. The portions of the buildings that face the light rail line will also be improved to better address the multi-use path that is part of the Lynx Blue Line.

Parking that is provided on Site and will be screened from the light rail line. Access to the proposed on-site parking will be from Camden Road.

Community Meeting Date and Location:

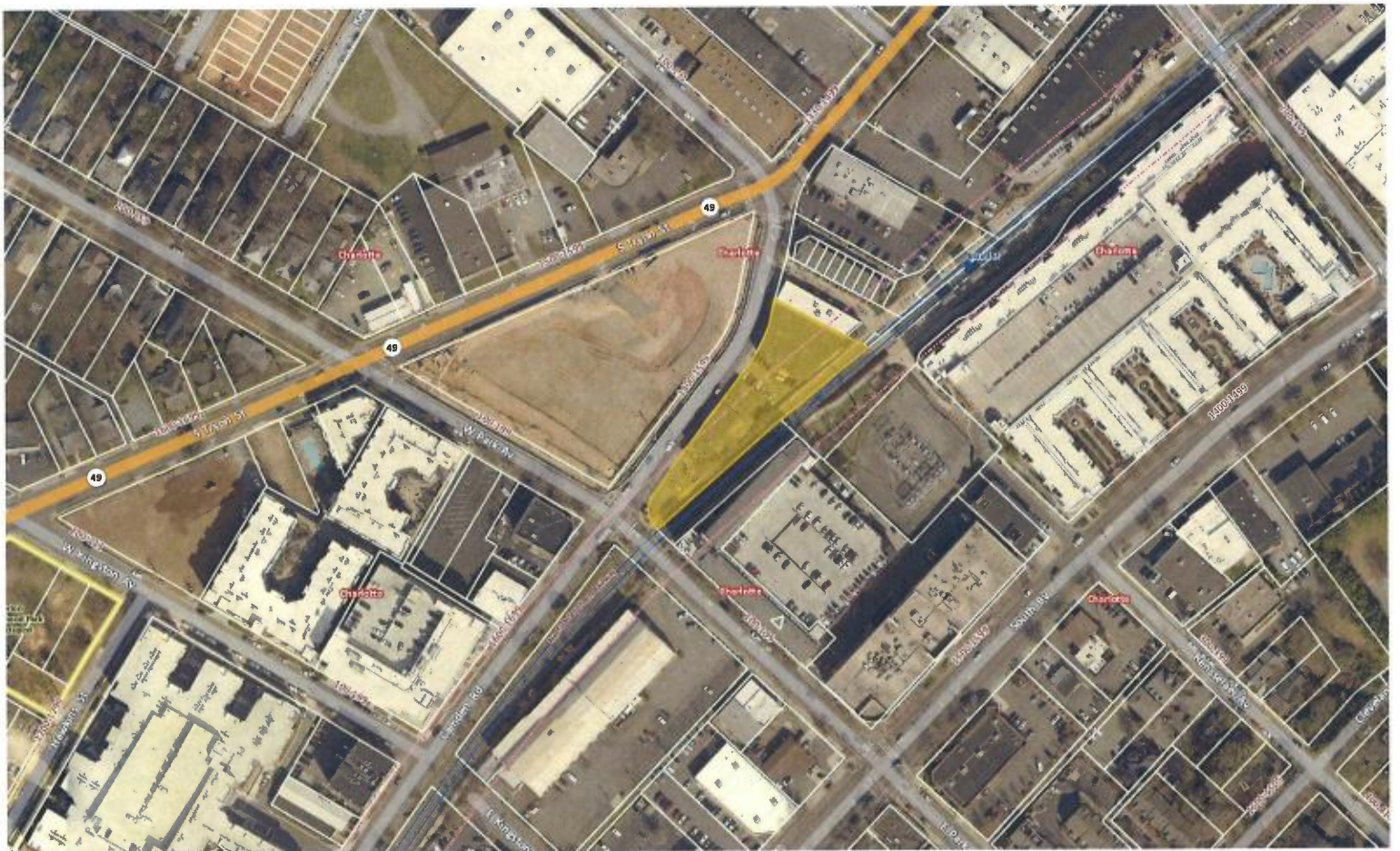
The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, July, 26th at 7:00 p.m. at 1616 Camden Road, Suite 210 Charlotte, NC 28203.** 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
Reed Kracke, Asana Partners, LP
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Asana Partners
 Rezoning Petition 2017-103
 Community Meeting – Wednesday, July 26, 2017 @ 7:00pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Scott Azarov	1437 Camden Rd	240-994-7251	scott.azarov@gmail.com
2	PAUL REINHART SEN	115 E. PARK AVE 308	919-272-6382	paul.reinhart@gmail.com
3	Steven Price	1612 Camden RD	7043348005	
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