

COMMUNITY MEETING REPORT
Petitioner: Sweetgrass Residential Partners, LLC
Rezoning Petition No. 2017-112

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 October 24, 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 Tuesday, November 7, 2017 at 6:00 p.m. at the Charlotte-Mecklenburg Library - Steele Creek, 13620 Steele Creek Road, Charlotte, North Carolina 28273.

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 Ryan Hanks, Bailey Patrick and George Macon, as well as by Petitioner's agents Brent Stough and Randy Goddard with Design Resource Group, Tom Wright with Narmour Wright Architecture, and Collin Brown and Brittany Lins with K&L Gates. Councilmember LaWana Mayfield was also in attendance.

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 this petition involves approximately 28 acres of land located off South Tryon Street, east of Youngblood Road and west of Birnamwood Lane.

From the outset, Mr. Brown acknowledged that this site is likely to be developed due to the property's location and the owners' eagerness to sell. Mr. Brown explained that the rezoning process (as opposed to by-right development) allows for site-specific commitments based on discussions with the community.

Mr. Brown explained that there are many competing priorities to consider when developing a piece of property, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, adjacent property owner concerns, City priorities, community concerns, and market realities. The property's existing zoning is R-3, which typically allows for residential developments with a density up to three units per acre. The Steele Creek Area Plan, which was adopted by the Charlotte City Council in 2012, acknowledges this property as a future neighborhood center with support for higher density and commercial development. The Area Plan specifically proposes a mix of

single-family residential, multi-family residential, office and retail uses at this property. The Plan further states that development should be limited to a convenience size center (70,000 square feet maximum) and residential densities should not exceed eight dwelling units per acre and should serve as a transition to the adjacent residential development.

Mr. Brown explained that the Petitioner is in the process of preparing a traffic study which will contain recommendations to accommodate the development and mitigate traffic impacts. The City also has proposed to extend Shopton Road West through a portion of the site, so the Petitioner is obligated to constrain portions of the development to provide for this future extension. Mr. Brown explained that the Charlotte Subdivision Ordinance requires the extension of all existing street stubs into the proposed development site and requires a specific number of access points to be constructed based on the length of the site's frontage. These requirements will apply regarding of whether the property is developed through the rezoning process or as a by-right development. Based on these Ordinance requirements, the Petitioner will be required to connect the site to South Tryon Street and Birnamwood Lane as well as make two connections to Youngblood Road. The Petitioner is not proposing to connect to the single-family neighborhood to the south of the property at this time.

Mr. Brown stated that many members of the Charlotte City Council have made affordable housing a priority. Mr. Brown explained that the City has adopted an incentive-based inclusionary housing policy to help encourage affordable housing through the use of density bonuses. If the Petitioner utilizes a density bonus, it could develop the currently zoned R-3 development with approximately six units per acre by-right. At this time, the Petitioner does not intend to utilize this density bonus to build affordable housing at the site. If the community responds that their priority is increased property value, the Petitioner could instead commit to high-quality architecture rather than committing to constructing affordable units.

Mr. Brown then walked through the conditional rezoning plan and showed the proposed access points, buffers, and development areas. The current plan proposes up to 280 residential units and 30,000 square feet of commercial development (including retail, office and medical office uses) at the site. Mr. Brown showed some preliminary residential conceptual renderings to show the Petitioner's design intent. Mr. Brown further explained that a list of conditional design notes will accompany the plan. The Petitioner is willing to negotiate design standards based on community priorities.

Mr. Brown stated that the Petitioner's team has heard some preliminary community feedback regarding several aspects of the plan, including density and traffic concerns. Mr. Brown explained that the Petitioner could address density concerns by decrease the number of residential units (currently proposed at approximately 10 units per acre) in favor of additional commercial development. However, commercial development creates more traffic. Additionally, single family homes are calculated to produce greater traffic than apartments.

One attendee voiced strong concerns regarding the school impact resulting from additional residential units. Mr. Brown explained that the City calculates single-family homes as impacting schools at a greater rate than apartments. The Petitioner is willing to have additional discussion regarding the ratio of commercial-to-residential uses at the site if school impacts are a community priority.

Several attendees expressed concern over traffic congestion along Youngblood Road and South Tryon Street as well as the effect that surrounding new developments will have on the area in conjunction with this proposed development. Mr. Brown stated that the Petitioner will continue to have discussions with the community regarding traffic concerns.

In response to an attendee's comment that flooding is a problem in the area, Mr. Brown stated that the Petitioner will comply with the Post-construction Stormwater Ordinance and will work to limit the amount of additional flooding caused by increased development.

A few community members commented that they prioritize home values and would like to see a high-quality development rather than a proposal for affordable housing. An attendee mentioned that apartment-related crime is also a concern in the area. Mr. Brown explained the Petitioner is prepared to have additional meetings to discuss community priorities, especially once the traffic study is complete.

Several attendees voiced strong resistance to any rezoning occurring on the property and prepared a petition which was passed around the meeting room for neighbors to sign in opposition.

Mr. Brown stated that the "best case scenario" zoning timeline would include a public hearing and city council decision in early 2018. 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 7:00 p.m.

Respectfully submitted, this 6th day of April, 2018.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department
Tammie Keplinger, Charlotte-Mecklenburg Planning Department

Exhibit A

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast
2017-112	19901103	VAUGHN	CARL S		
2017-112	19901104	STEEL CREEK ONE LLC			
2017-112	19901105	S & S HOLDINGS OF CHARLOTTE LLC			
2017-112	19901122	MAHEK,LLC			
2017-112	19901171	CITY OF CHARLOTTE			
2017-112	19902102	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT
2017-112	21701112	SPRUILL	MICHAEL W	JUDITH R	SPRUILL
2017-112	21701113	LAWSON	MARION D	ELIZABETH S	LAWSON
2017-112	21701115	CHHAY	TONG CHING	SEAR MEY	CHHAY
2017-112	21911101	GALLOWAY	RODGER DALE	PHYLLIS F	GALLOWAY
2017-112	21911102	NASH	DAVID B	DEBORAH C	NASH
2017-112	21911115	APS INVESTMENTS LLC			
2017-112	21911117	APS INVESTMENTS LLC			
2017-112	21911118	WASHAM	JUDY A		
2017-112	21911119	HARKEY	W TED	SARAH J	HARKEY
2017-112	21911120	STROUPE	MARCUS		
2017-112	21911121	NANCE	GEORGE F	DIANE P	NANCE
2017-112	21911122	POPE	KERRY R	ROXANNE J	POPE
2017-112	21911123	KNOX	F VERNON	JUDY	KNOX
2017-112	21911128	VOORTMANS	ANN SKIPPER		FRANCISCUS C (B/W)
2017-112	21911129	LLP ASSOCI		ALAN A	PRESLEY
2017-112	21911130	MCAULEY	TROY JAMES		BY ENTIRETY
2017-112	21911131	PHAN	TAI NGOC	DIEM NGOC	PHAN
2017-112	21911132	CHEA	KHIN	MALINE S	CHEA
2017-112	21911133	SHAW	MICHAEL T	REBECCA M	PAPRITZ
2017-112	21911137	GALLOWAY	ROGER DALE	PHYLLIS F	GALLOWAY
2017-112	21912412	GIBSON	KEVIN	DIANE	STENSING-GIBSON
2017-112	21912413	FRYE	LISA S		
2017-112	21912423	SANCHEZ	MICHELLE M		
2017-112	21912424	MORANTES	JUAN		
2017-112	21912425	BUCK	NOLAN R		
2017-112	21919403	TUCKER	ROBERT G	DEBRA A	TUCKER
2017-112	21919404	2014-3 IH BORROWER LP			C/O INVITATION HOMES
2017-112	21919405	EBERHARDT	AMANDA	JOHN	EBERHARDT
2017-112	21919406	BROUGH	JOCK	WHITNEY	BROUGH
2017-112	21919407	BABER	JAMES L	CARROLYN J	BABER
2017-112	21919408	YURKOVIC	BRIAN L	PAM C	YURKOVIC
2017-112	21919409	KORMANNSHAUS	CRAIG		
2017-112	21919410	EATON	ROBERT L N	HAYLEY T	EATON
2017-112	21919411	TEAGUE	CHRIS	SHARON	TEAGUE
2017-112	21919412	LYNCH	JOHN M	DIANE M	LYNCH
2017-112	21919413	CAPERS	SHEILA A	CALVIN G	CAPERS
2017-112	21919414	VEGSO	WILLIAM JR	MARIA ROSLIE	VEGSO
2017-112	21919415	CARTER	BONITA A		
2017-112	21919434	CLAPHAM PROPERTIES II LLC			C/O MARK C CLAPHAM
2017-112	21919435	BERRY	LATOSHIA		
2017-112	21919436	HOBBS	JOSHUA A.S.		
2017-112	21919437	CLAPHAM PROPERTIES II LLC			C/O MARK C CLAPHAM
2017-112	21919438	MARKS	JAYNE A		
2017-112	21919439	MOSES	ELLIS D	COLLEEN M	MOSES
2017-112	21919440	WAGNER	DAVID T	CATHERINE M	WAGNER
2017-112	21919441	BURKE	JOHN V	EUDORA R	BURKE
2017-112	21919442	FOX	RANDALL S	GINGER S	FOX
2017-112	21919443	MANN	KEVIN C	DEBRA L	MANN
2017-112	21919444	KENT	BARBARA A	THOMAS G	KENT
2017-112	21919445	SUAREZ	MILTON E	PATRICIA J	SUAREZ
2017-112	21919446	SMOLAR	THOMAS A	SALLY A	SMOLAR
2017-112	21919447	DECKER	DAVE S	MARY L	DECKER
2017-112	21919448	AMH 2014-3 BORROWER LLC			C/O AMERICAN HOMES 4 RENT
2017-112	21919449	AMH 2014-3 BORROWER LLC			C/O AMERICAN HOMES 4 RENT
2017-112	21919450	ACOSTA	ERIC L		
2017-112	21919451	SHAW	SIMON	VICTORIA	SHAW
2017-112	21919499	WILTSHIRE MANOR HOMEOWNERS ASSOCIATION INC			
2017-112	21919504	KEARNEY	JEFFREY D		

mailaddr1	mailaddr2	city	state	zipcode
4331 HORD RD		SHARON	SC	29742
101 S TRYON ST SUITE 2430	ATTN: BRANDON D PERRY	CHARLOTTE	NC	28280
14809 LONESOME OAK CIRCLE		CHARLOTTE	NC	28278
6302 RED MAPLE DR		CHARLOTTE	NC	28053
600 EAST 4TH ST		CHARLOTTE	NC	28202
600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
14320 YOUNGBLOOD RD		CHARLOTTE	NC	28278
14300 YOUNGBLOOD RD		CHARLOTTE	NC	28278
790 LAKEY GAP RD		BLACK MOUNTAIN	NC	28711
16601 CAPPS RD		CHARLOTTE	NC	28278
14247 YOUNGBLOOD RD		CHARLOTTE	NC	28273
PO BOX 34689		CHARLOTTE	NC	28234
255 CHEROKEE RD		CHARLOTTE	NC	28207
14243 YOUNGBLOOD RD		CHARLOTTE	NC	28278
14229 YOUNGBLOOD RD		CHARLOTTE	NC	28278
7201 COLLEY FORD LN		CHARLOTTE	NC	28273
14217 YOUNGBLOOD RD		CHARLOTTE	NC	28278
14309 YOUNGBLOOD RD		CHARLOTTE	NC	28278
14301 YOUNGBLOOD RD		CHARLOTTE	NC	28278
14001 YORK RD		CHARLOTTE	NC	28278
304 E MOREHEAD ST		CHARLOTTE	NC	28202
14624 BIRNAMWOOD LN		CHARLOTTE	NC	28278
400 WESTINGHOUSE BLVD		CHARLOTTE	NC	28273
15617 EAGLEVIEW DR		CHARLOTTE	NC	28278
14800 BIRNAMWOOD LN		CHARLOTTE	NC	28278
16601 CAPPS RD		CHARLOTTE	NC	28278
13801 YORK RD		CHARLOTTE	NC	28278
5924 MAMOLAKE RD		CHARLOTTE	NC	28270
14619 BIRNAMWOOD LN		CHARLOTTE	NC	28278
14701 BIRNAMWOOD LN		CHARLOTTE	NC	28278
9427 HARRISBURG ROAD		CHARLOTTE	NC	28215
14017 HATTON CROSS DR		CHARLOTTE	NC	28278
1717 MAIN ST STE 2000		DALLAS	TX	75201
14029 HATTON CROSS DR		CHARLOTTE	NC	28278
14033 HATTON CROSS DR		CHARLOTTE	NC	28278
14037 HATTON CROSS DR		CHARLOTTE	NC	28278
14043 HATTON CROSS DR		CHARLOTTE	NC	28278
14045 HATTON CROSS DR		CHARLOTTE	NC	28278
14047 HATTON CROSS DR		CHARLOTTE	NC	28278
14044 HATTON CROSS DR		CHARLOTTE	NC	28278
14042 HATTON CROSS DR		CHARLOTTE	NC	28278
14036 HATTON CROSS DR		CHARLOTTE	NC	28278
14030 HATTON CROSS DR		CHARLOTTE	NC	28278
14024 HATTON CROSS DR		CHARLOTTE	NC	28278
14801 LONESOME OAK CIR		CHARLOTTE	NC	28278
14904 ASHLIGHT DR		CHARLOTTE	NC	28278
14842 ASHLIGHT DR		CHARLOTTE	NC	28278
14801 LONESOME OAK CIR		CHARLOTTE	NC	28278
14832 ASHLIGHT DR		CHARLOTTE	NC	28278
14826 ASHLIGHT DR		CHARLOTTE	NC	28278
14820 ASHLIGHT DR		CHARLOTTE	NC	28278
14818 ASHLIGHT DR		CHARLOTTE	NC	28278
14812 ASHLIGHT DR		CHARLOTTE	NC	28278
14806 ASHLIGHT DR		CHARLOTTE	NC	28278
14802 ASHLIGHT DR		CHARLOTTE	NC	28278
14800 ASHLIGHT DR		CHARLOTTE	NC	28278
14801 ASHLIGHT DR		CHARLOTTE	NC	28278
14809 ASHLIGHT DR		CHARLOTTE	NC	28278
30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
14827 ASHLIGHT DR		CHARLOTTE	NC	28278
14833 ASHLIGHT DR		CHARLOTTE	NC	28278
PO BOX 2191		DAVIDSON	NC	28036
13713 WEATHERSTONE CIR		CHARLOTTE	NC	28278

STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
15030 Jerpoint Abby Dr.		Charlotte	NC	28273
15614 Pine Glen Ct		Charlotte	NC	28273
14600 Pleasant Hill Rd		Charlotte	NC	28278
14626 Brotherly Lane		Charlotte	NC	28278
14329 Arlandes Drive		Charlotte	NC	28278
15514 DeHavilland Dr		Charlotte	NC	28278
13621 Kensal Green Dr		Charlotte	NC	28278

Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME
2017-112		Justin	Bonaparte
2017-112	Pineknoll HOA	Art	Lange
2017-112	Pleasant Hill Road Resident's Association	Richard	Frank
2017-112	Reunion/Enclave	Stephen	Massa
2017-112	Steele Croft Place HOA	Paula	Yorick
2017-112	Steelecroft Place Homeowners Association	Debbie	Jamro
2017-112	Westmoreland Homeowners Association	Tom	Bidwick

Exhibit B

October 24, 2017

Collin W. Brown
collin.brown@kigates.com

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

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Tuesday, November 7th at 6:00 p.m.
Location: Charlotte-Mecklenburg Library - Steele Creek
13620 Steele Creek Road
Charlotte, NC 28273
Petitioner: Sweetgrass Residential Partners, LLC
Petition No.: 2017-112

Dear Charlotte Resident,

We represent Sweetgrass Residential Partners, LLC (the "Petitioner") in its plans to redevelop an approximately 28-acre property located off South Tryon Street, east of Youngblood Road and west of Birnamwood Lane (the "Property"). The Petitioner requests to rezone the Property from the R-3 zoning district to the NS zoning district in order to accommodate its mixed-use 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 **Tuesday, November 7th at 6:00 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 LaWana Mayfield
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Staff

Exhibit C

Community Meeting Sign-In Sheet
Petitioner: Sweetgrass Residential Partners, LLC
Petition: 2017-112

Charlotte-Mecklenburg Library - Steele Creek
 13620 Steele Creek Road
 Charlotte, NC 28273

November 7, 2017 @ 6:00 p.m.

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
Tom Grimm	16304 Mariners Watch Ct.	704.614.3850	Tom@infinityrebuild.com
Gonzalo Frias	13172 Glen Abbey Dr		gefrias@gmail.com
Juan DePalma	17032 TURTLEPTD.		juandepalma@gmail.com
LAYLA CLARK	14834 Dunganman		glatayn@roadrunner.com
Lynn Holder	15306 Gower Ct.		lynnholder@gmail.com
Alan Nagy	15210 Wiltshire Manor Dr		aladnagy@yahoo.com
* Kathy Williams	13509 Bath Abbey Ct		kfaithwilliams@gmail.com
Tom Adair	15001 DEWENT CT		fivepointssouth@hotmail.com
John Freeman	14961 Birnamwood		jfreem2334@BellSouth
Shayna Vnansky	14011 Hatton Cross Drive	951-990-2818	capri6190@aol.com
Maxwell	1113 8 Huntington	204-953-7169	
Stephanie Roberts	14527 General Gordon Way		laborndcluv@gmail.com
Hayley Eaton	14047 Hatton Cross	704-817-7880	hteaton@gmail.com
STEVE YEAGER	15006 ANNUWS MASS WA		syeger@hollseath.net
Bill Vegso	14030 Hatton Cross Dr		wvegso@carline.rr.com
Carolyn Franklin	13403 Kensal Green Dr.		CFrank01@aol.com
Rob Wyatt	14018 HATTON CROSS DRIVE		WYATB2112@carline.rr.com
Robert A. Owens	13701 Hatton Cross Dr		spinceyeleok@gmail.com
Richard Frank	14600 Pleasant Hill Rd		
Mike Shaw	14800 Birnamwood LN		shawm53421@gmail.com
JUAN MORANTES	14701 Birnamwood Ln	704-605-0082	juanmorantes@yahoo.com
DAVID HUITT	13401 Ladbroke Ct. CLT		davehuitt@gmail.com
Tommy Miller	15018 Wiltshire Manor Dr		tmiller37076@gmail.com

Christine Pilone 14428 Youngblood

cpilone126@yahoo.com

Community Meeting Sign-In Sheet
Petitioner: Sweetgrass Residential Partners, LLC
Petition: 2017-112

Charlotte-Mecklenburg Library - Steele Creek
 13620 Steele Creek Road
 Charlotte, NC 28273

November 7, 2017 @ 6:00 p.m.

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
Halina Burch	14831 Asheton Creek Dr.	(704) 688-0934	greatescapesofcharlotte@yahoo.com
Yolian Ortiz	14045 Hatton Cross Dr	413-244-4356	Joianhouse611@gmail.com
* James F. Sprouse	24461 Youngblood Rd	704-587-0839	jsprouse2@carolina.rr.com
Joann Nauk	16229 Woodlawn	704-588-7568	JKnauk@yahoo.com
William Zyp	15101 WILSON, REMANOR	704 661 3066	wzyp@carolina.rr.com
Dara Buck	14717 Birnamwood Ln	704-352-1871	dcreswe189@gmail.com
Nolan Buck	14717 Birnamwood Ln	704-648-9859	bucklandscaping.com
Cory Wyker	14910 Birnamwood Ln	704.453.1429	uncw481ax@gmail.com
KEVIN WHATLEY	15011 KINNEGAL LN	803-833-1593	jwhatley1b1@gmail.com
Rebecca Wyatt	14018 Hatton Cross Dr.	980.275.3456	RebeccaWyatt909@gmail.com
GARY CHERNEGA	13629 Pine Harbor Rd	704 588 2905	GAUCH@CAROLINA.RR.COM
Bonita Carter	14024 Hatton Cross	704.957.6286	bonitabac@yahoo.com
John Lynch	14042 Hatton Cross	704-588-5840	jdlynch88@aol.com
Diane Lynch	14042 Hatton Cross Dr.	704 909-6125	jdlynch88@aol.com
Jim Baber	14037 Hatton Cross	704-504-2308	babert2@earthlink.net
Judey Warram	14243 Youngblood Rd	704 588-5417	
Kelly Frazier	13920 Hatton Cross Dr	704 287 9511	kfrazier@earthlink.net
JAVIER LOPEZ	14428 Youngblood	704-977-4259	JLOPEZ739@yahoo.com
Judy Knox	14301 Youngblood Rd	704 588 4378	JudyKnox6@gmail.com

Exhibit D

The logo for K&L GATES, featuring the company name in white, uppercase letters on an orange rectangular background.

K&L GATES

A decorative background featuring a bokeh effect of light blue and white circular spots on a darker blue background, positioned behind the top half of the slide.

Community Meeting Presentation

Rezoning Petition 2017-112
Sweetgrass Residential

November 7, 2017

Steele Creek Library

AGENDA

- Introductions
- Property Location
- Property Owners/History
- Development Considerations
- Current Zoning
- Land Use Plans
- Environmental Issues
- Transportation Issues
- Proposed Conditional Rezoning
- Community Feedback
- Community Priorities
- Questions

Sweetgrass Residential Developer/Petitioner

Ryan Hanks



Bailey Patrick, George Macon



Site Design/Traffic Engineer
Brent Stough, Jim Guyton, Randy Goddard



Tom Wright



Collin Brown & Brittany Lins



Property Location







Shopton Rd West

49

160

Walker Branch
Walker Branch Trib

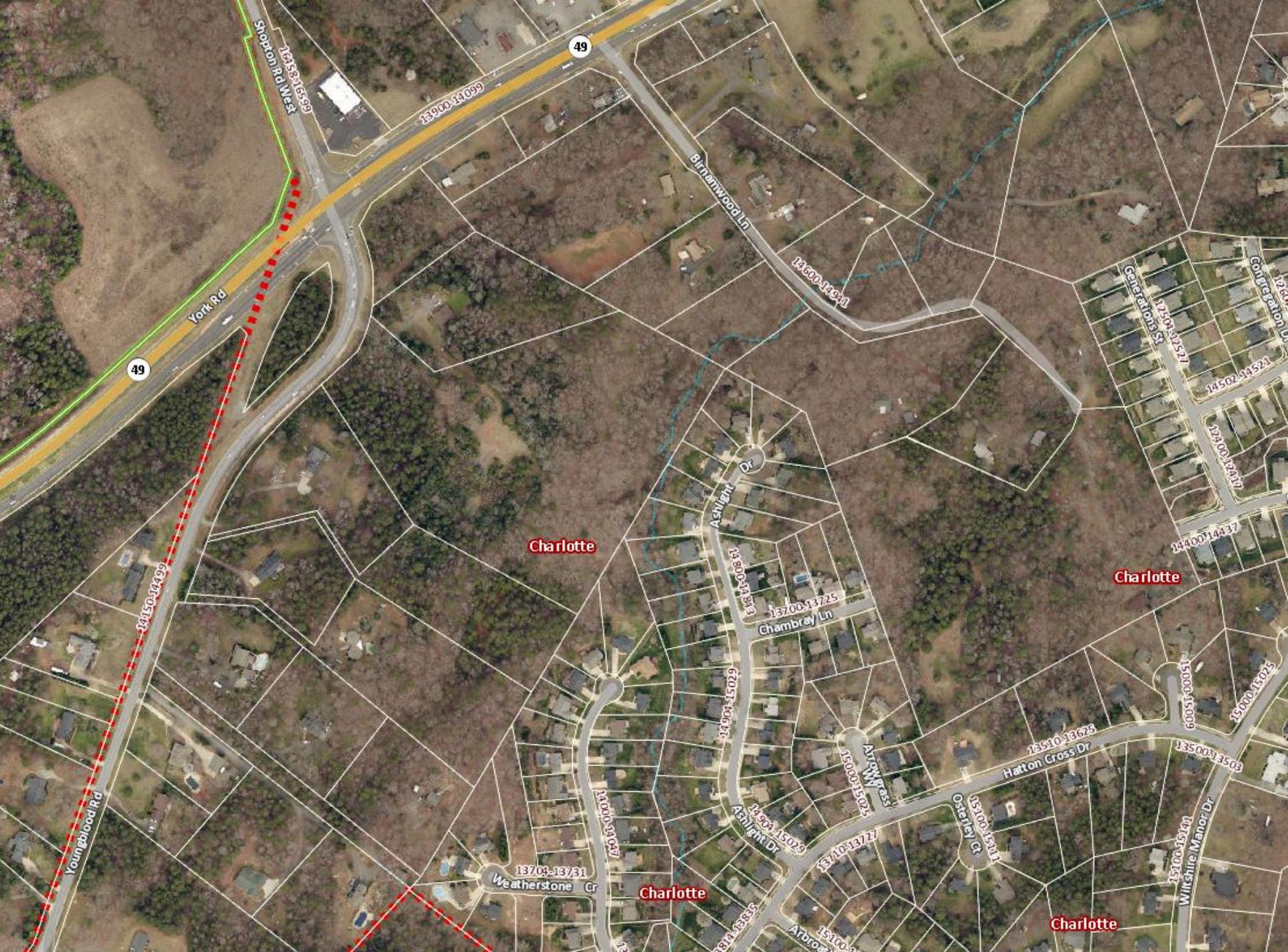
S Tryon St

Mcdowell
Nature Preserve
Developed

160

Hamilton Rd

Steele



York Rd

Shopton Rd West

Youngblood Rd

49

49

Charlotte

Charlotte

Charlotte

Charlotte

18900-19099

14150-14199

13700-13751
Weatherstone Gr

Birchwood Ln

14600-14631

Ashlight Dr

14380-14389

13700-13725
Chambray Ln

14300-14309

14500-14509
Ashlight Dr

13740-13771

14000-14025
Aurora Wy

13510-13625
Hatton Cross Dr

13500-13511
Osterley Cr

13500-13509

13500-13511
Wiltshire Manor Dr

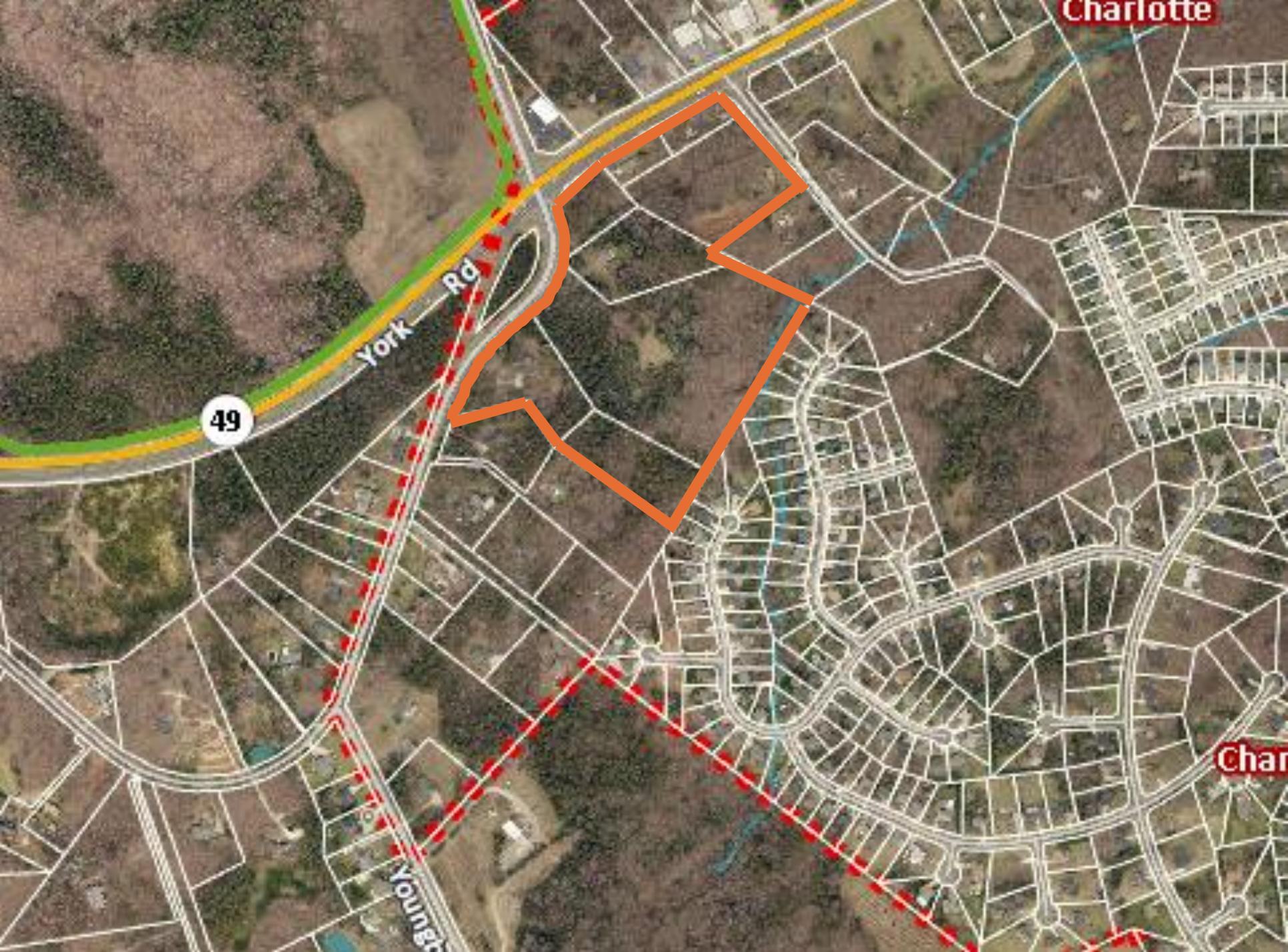
14500-14521
Generations St

14500-14521

14400-14437

14600-14621
Generations Dr

14400-14427



49

York Rd

Younger Rd

Charlotte

Char

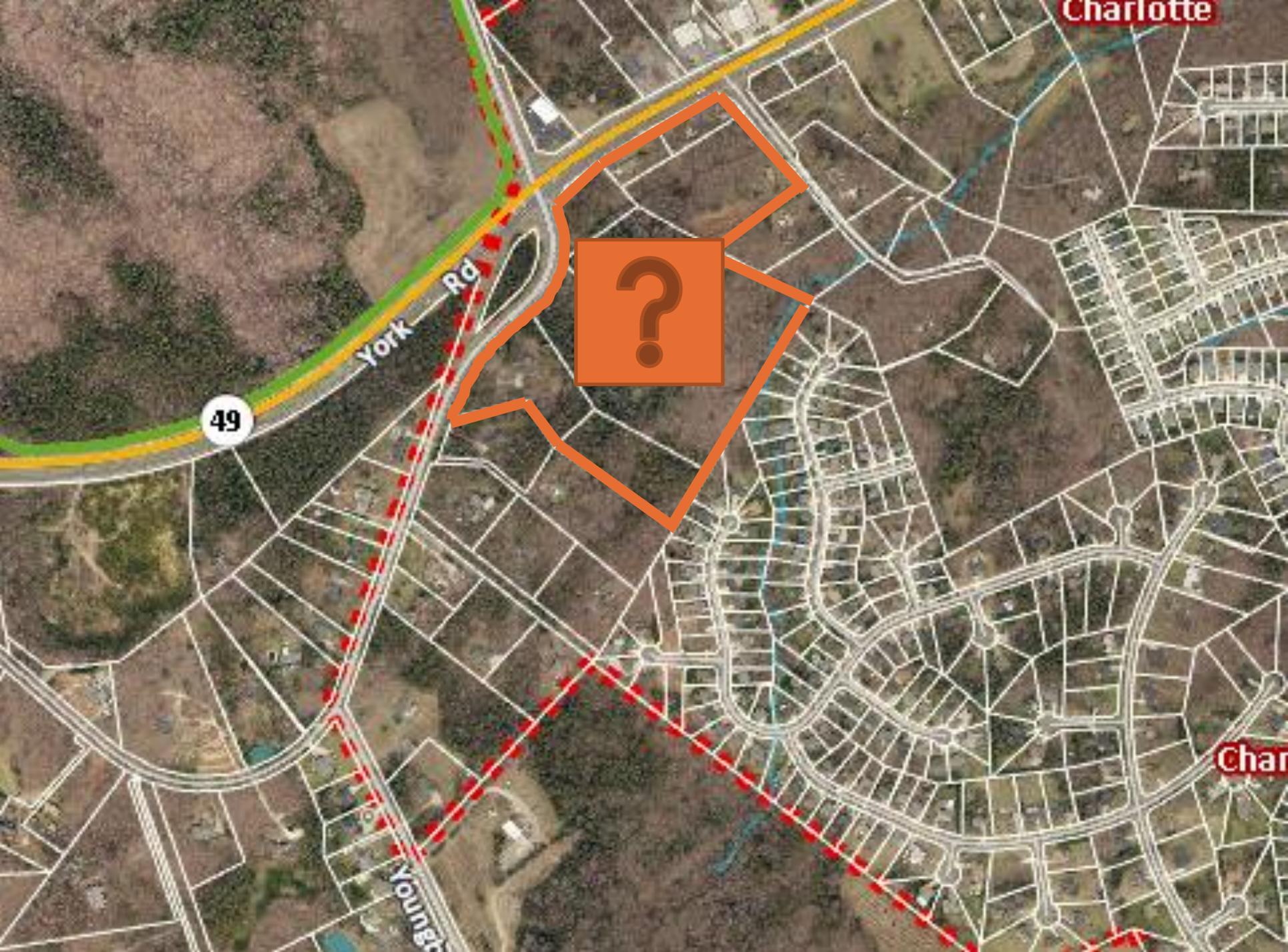








The Owners are Ready to Sell Their Land



Charlotte

49

York Rd

Younger



Char



Considerations



DEVELOPMENT CONSIDERATIONS

- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Community Concerns
- Market Realities





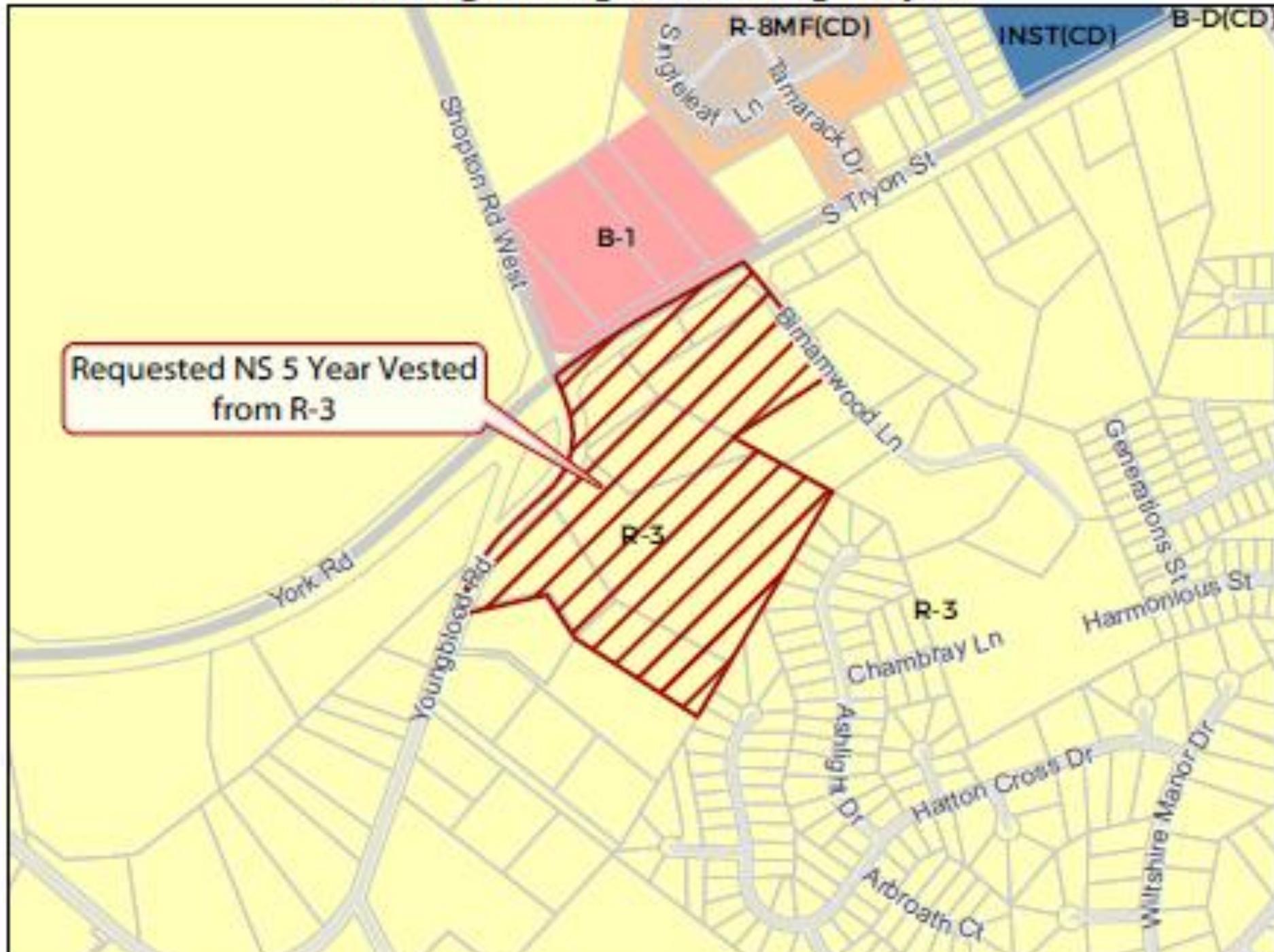
Existing Zoning



Existing Zoning = R-3



Existing Zoning & Rezoning Request



Requested NS 5 Year Vested
from R-3

B-1

R-8MF(CD)

INST(CD)

B-D(CD)

R-3

R-3



Adopted Land Use Plans



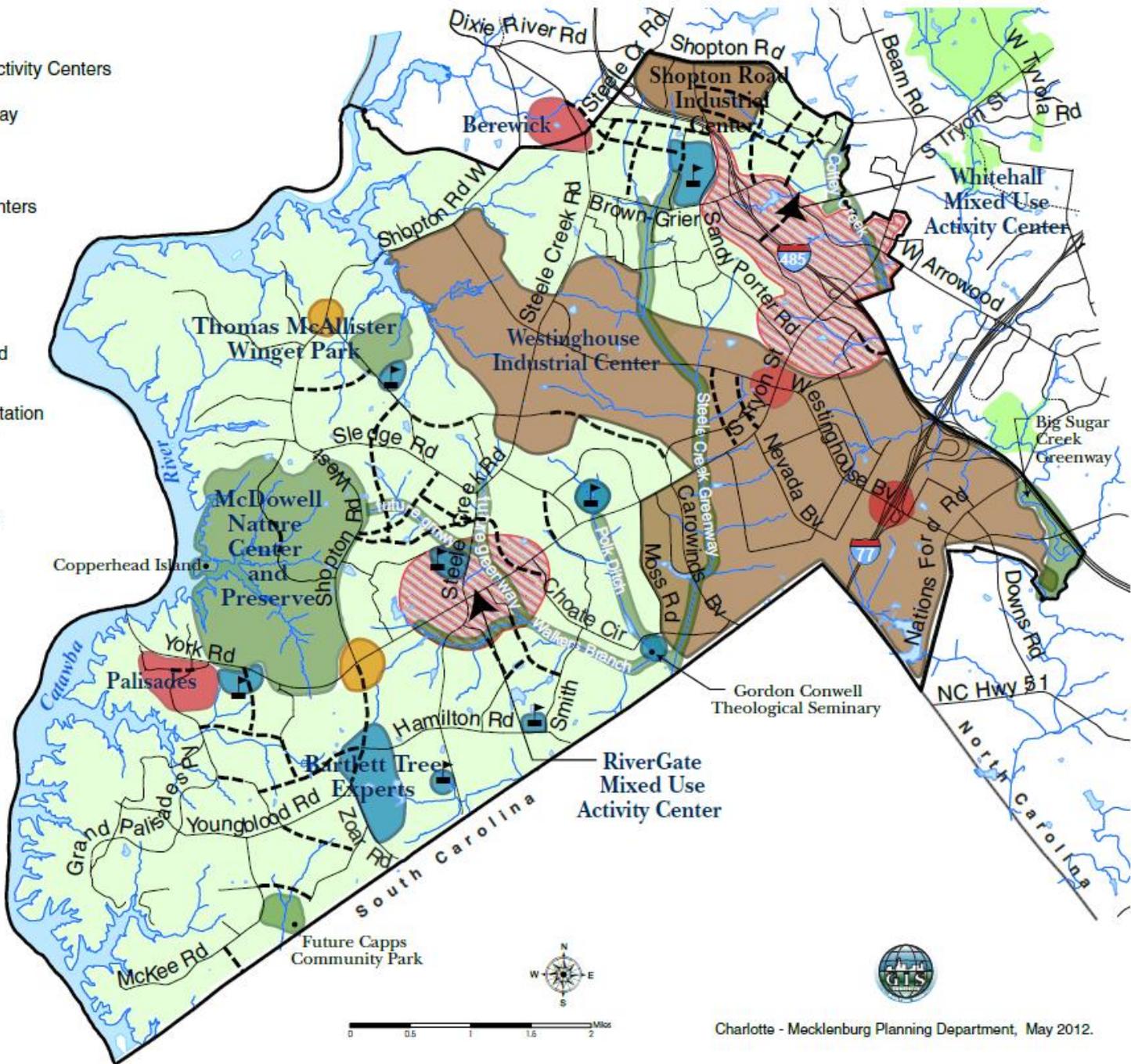


Steele Creek Area Plan

Charlotte-Mecklenburg Planning Department



Adopted by Charlotte City Council February 27, 2012



-  Mixed Use Activity Centers
-  Park/Greenway
-  Institutional
-  Industrial Centers
-  Wedge Residential
-  Community Centers
-  Neighborhood Centers
-  Key Transportation Connections
-  School
-  Steele Creek Area Plan Boundary

February 27, 2012



Charlotte - Mecklenburg Planning Department, May 2012.

Existing Land Use

The Steele Creek plan area is comprised of approximately 26,767 acres. As shown in the table below and illustrated on **Map 8, Existing Land Use**, the largest categories of existing land uses are vacant (27 percent) and single family detached (20 percent). Based upon approved rezonings, there are approved plans for 29 percent of the now vacant land (approximately 2096 acres) .

Industrial and warehouse/distribution accounts for 6 percent of development. The Westinghouse Industrial Center is located along both sides of Westinghouse Boulevard generally between I-77 and Shopton Road West. This is the largest industrial core in the Carolinas with over 20 million square feet of industrial development. A small portion of the Shopton Road Industrial Center is located on the western boundary of the plan area.

Major industrial businesses in the area include Siemens; this company recently announced plans to add 600 jobs. Others are International Paper Company, Arrowood Capital Corporation, TJ Maxx Distribution Center, Sprint, Time Warner Cable and Frito-Lay. Major industrial parks include Arrowood Southern Industrial Park, Moody Lakes and Whitehall.

Existing Land Use	Acreage	% of Total
Agriculture	1,582.32	6%
Industrial	1,500.64	6%
Institutional	501.46	2%
Mixed	11.60	0.04%
Multi-Family	550.98	2%
Office	450.26	2%
Open Space	2,230.22	8%
Retail	548.47	2%
Single Family - Attached	6.56	0.02%
Single Family - Detached	5,426.43	20%
Transportation	83.56	0.31%
Utility	47.37	0.18%
Vacant	7,258.22	27%*
Warehouse/Distribution	2,278.43	9%
Water	1,987.21	7%
Right of Way	2,303.41	9%
Total	26,767.13	100%

Source: Charlotte Mecklenburg Planning, September 22, 2010

Note: The land use acreage figures are calculated by parcel and do not include rights-of-way. As a result, the total acreage figures will not always match the total acreage figure for the plan area which does include rights-of-way as part of that calculation.

* Approximately 29% of the vacant land, or 2096 acres, has an approved development plan.

Existing Land Use Categories

Major land use categories are Vacant (27 percent), Single family residential (20 percent), Industrial and Warehouse/Distribution (17 percent), and Open Space (8 percent).



Agriculture

1,582.32 acres
6% of total acres



Industrial

1,500.64 acres
6% of total acres



Institutional

501.46 acres
2% of total acres



Mixed

11.60 acres
0.04% of total acres



Multi-Family

550.98 acres
2% of total acres



Office

450.26 acres
2% of total acres



Open Space

2,230.22 acres
8% of total acres



Retail

548.47 acres
2% of total acres



Single Family - Attached

6.56 acres
0.02% of total acres



Single Family - Detached

5,426.43 acres
20% of total acres



Transportation

83.56 acres
0.31% of total acres



Utility

47.37 acres
0.18% of total acres



Vacant

7,258.22 acres
27% of total acres



Warehouse/Distribution

2,278.43 acres
9% of total acres



Water

1,987.21 acres
7% of total acres



Right-of-Way

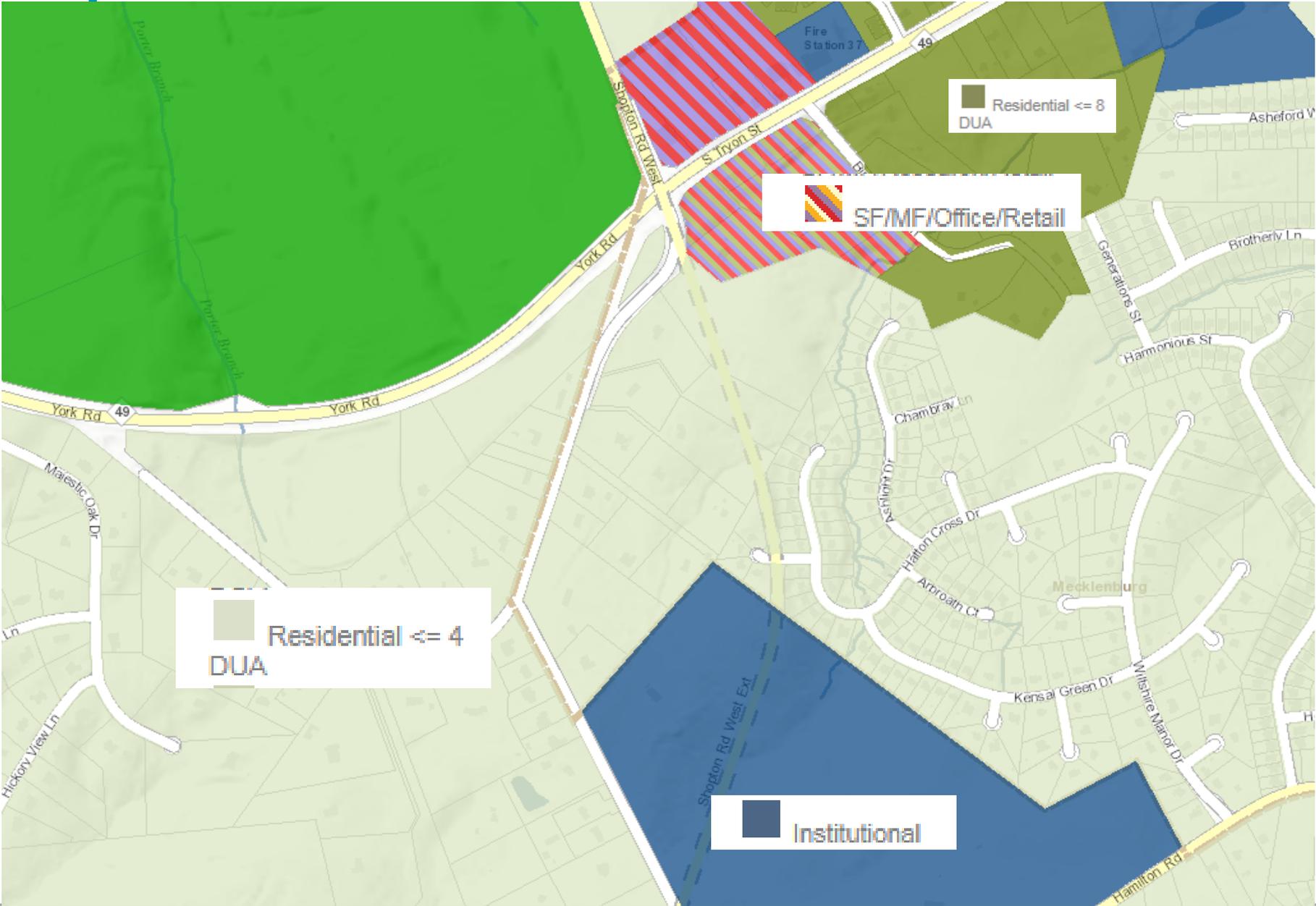
2,303.41 acres
9% of total acres

TOTAL ACRES 26,767.13

Source: Charlotte-Mecklenburg Planning Department, 09/21/2010

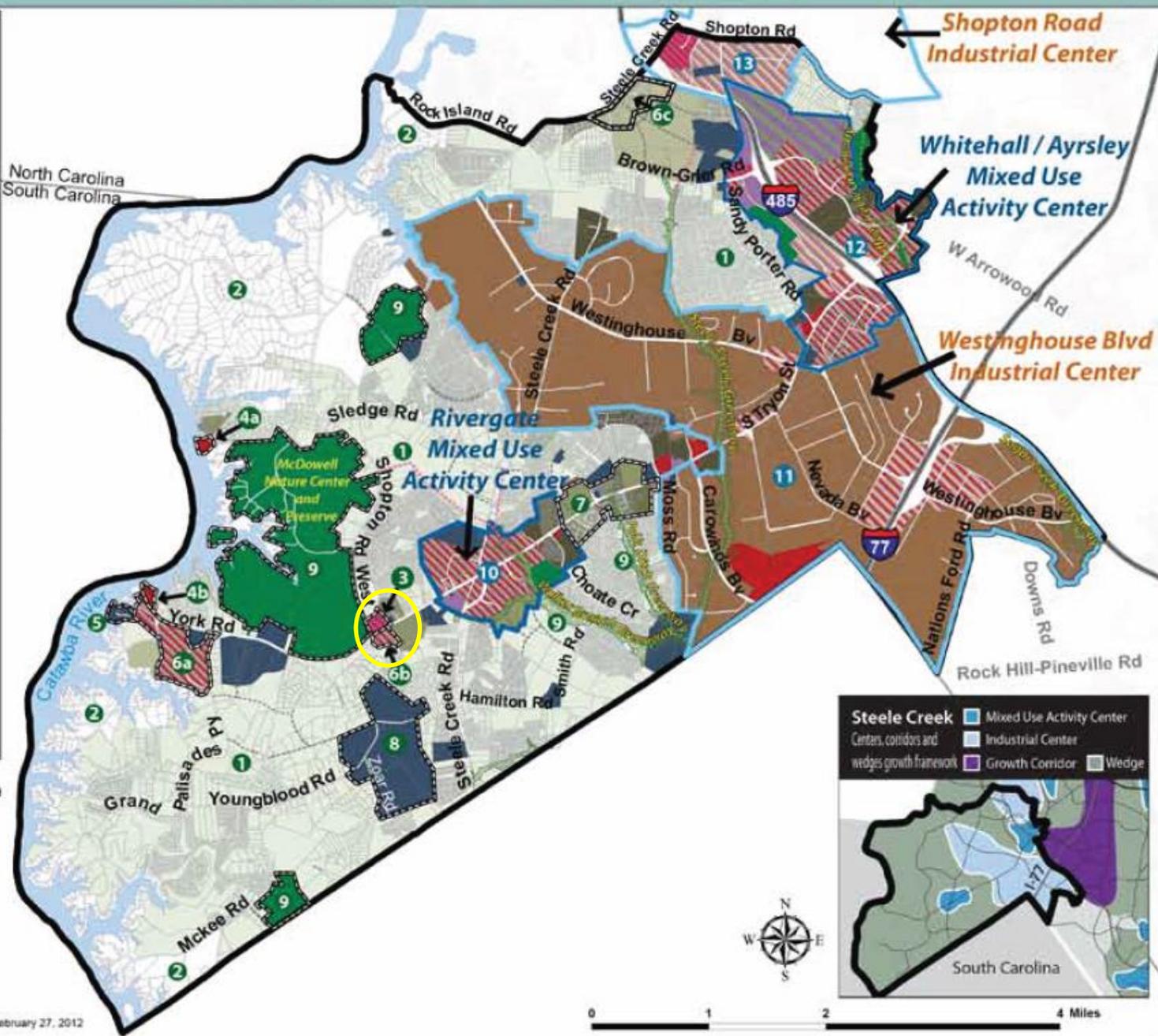
Note: The land use acreage figures are calculated by parcel and do not include rights-of-way. As a result, the total acreage figures will not always match the total acreage figure for the plan area which does include rights-of-way as part of that calculation.

Proposed Uses in Steele Creek Area Plan



Recommended Land Use

- Residential <= 1 DUA (See Policy 2, Page 15)
 - Residential <= 4 DUA
 - Residential <= 5 DUA
 - Residential <= 6 DUA
 - Residential <= 8 DUA
 - Residential <= 12 DUA
 - Residential <= 17 DUA
 - Institutional
 - Office
 - Retail
 - Industrial-Warehouse-Distribution
 - Park/ Open Space
 - Residential/ Office/ Retail
 - Residential/ Office
 - Office/ Retail
 - Office/ Industrial-Warehouse-Distribution
 - Office/ Retail/ Industrial-Warehouse-Distribution
 - Wedge Land Use Recommendation
 - Activity Center Land Use Recommendation
- ### Activity Centers
- Mixed Use
 - Industrial
 - Proposed Street*
 - Plan Area Boundary
 - 100 Year Floodplain
- ### Greenways
- Developed
 - Approved (Greenway Master Plan)
 - Recommended



* Note: The location of the proposed streets is conceptual. Alternative locations, consistent with the intent of the proposed network, will also be considered. Additional streets may be requested to facilitate improved network and connectivity.



Steele Creek

- Mixed Use Activity Center
- Industrial Center
- Growth Corridor
- Wedge





Sledge Rd

Rivergate

Mixed Use

Activity Center

4a

McDowell
Nature Center
and
Preserve

1

Sloop Rd West

7

9

Choate Cr

4b

York Rd

3

10

6a

6b

9

Smith Rd

Creek Rd

Hamilton Rd

8

- 6b. Allow a mixture of residential, office and retail land uses on the southeast corner of York Road (NC 49) and Youngblood Road to serve the immediate area. One or any combination of these uses is appropriate. Development should be limited to a convenience size center (70,000 square feet maximum). Residential densities should not exceed eight dwelling units per acre and should serve as a transition to the adjacent residential development.



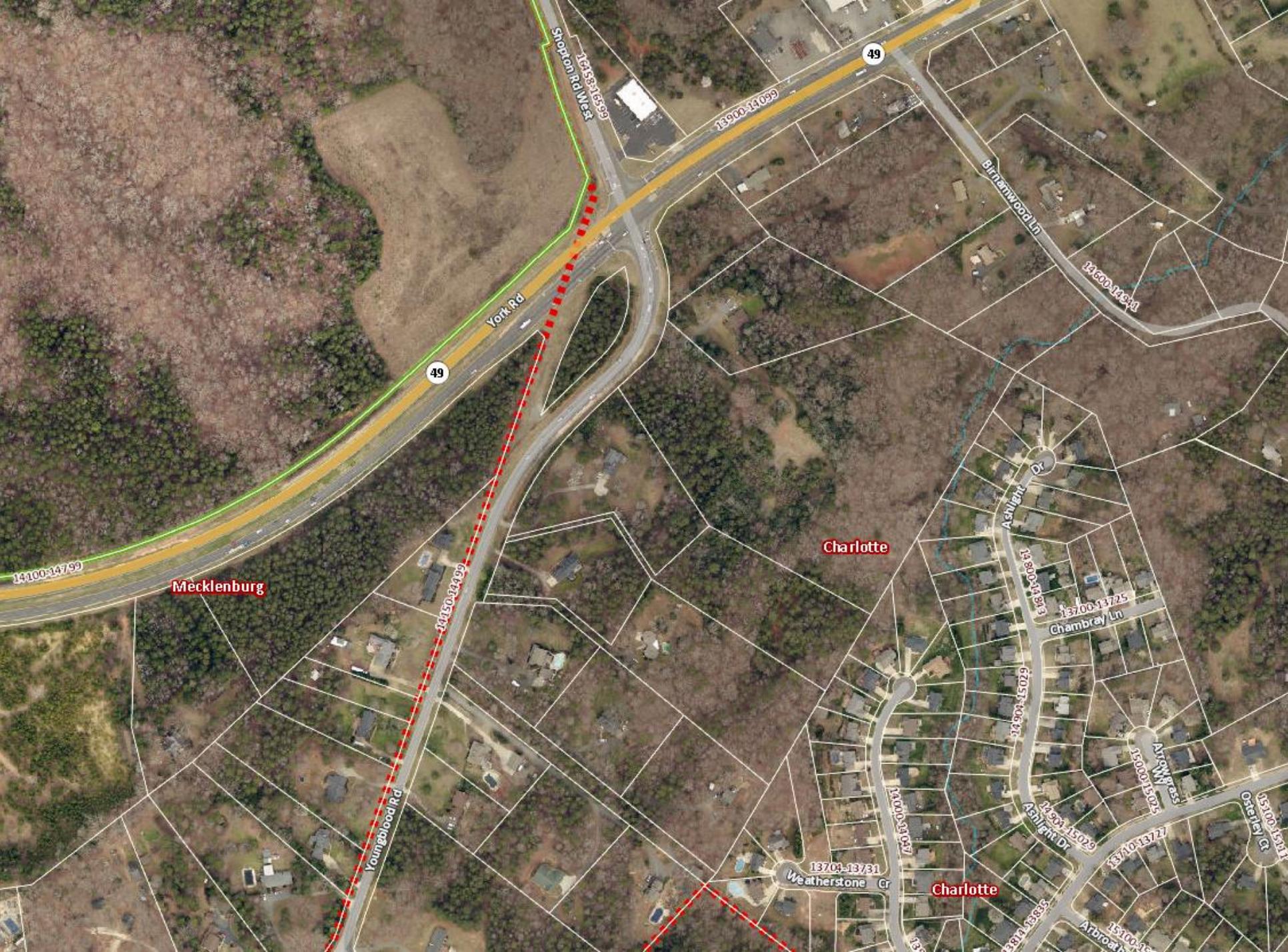


Natural/Environmental Constraints



Access Transportation Requirements





Shopton Rd West
14380-14389

14900-14909

49

Birkenwood Ln
14600-14614

York Rd

49

14100-14199

Mecklenburg

14150-14199

Charlotte

Youngblood Rd

Ashlight Dr
14800-14814

Chambray Ln
14700-14725

Weatherstone Cr
13704-13731

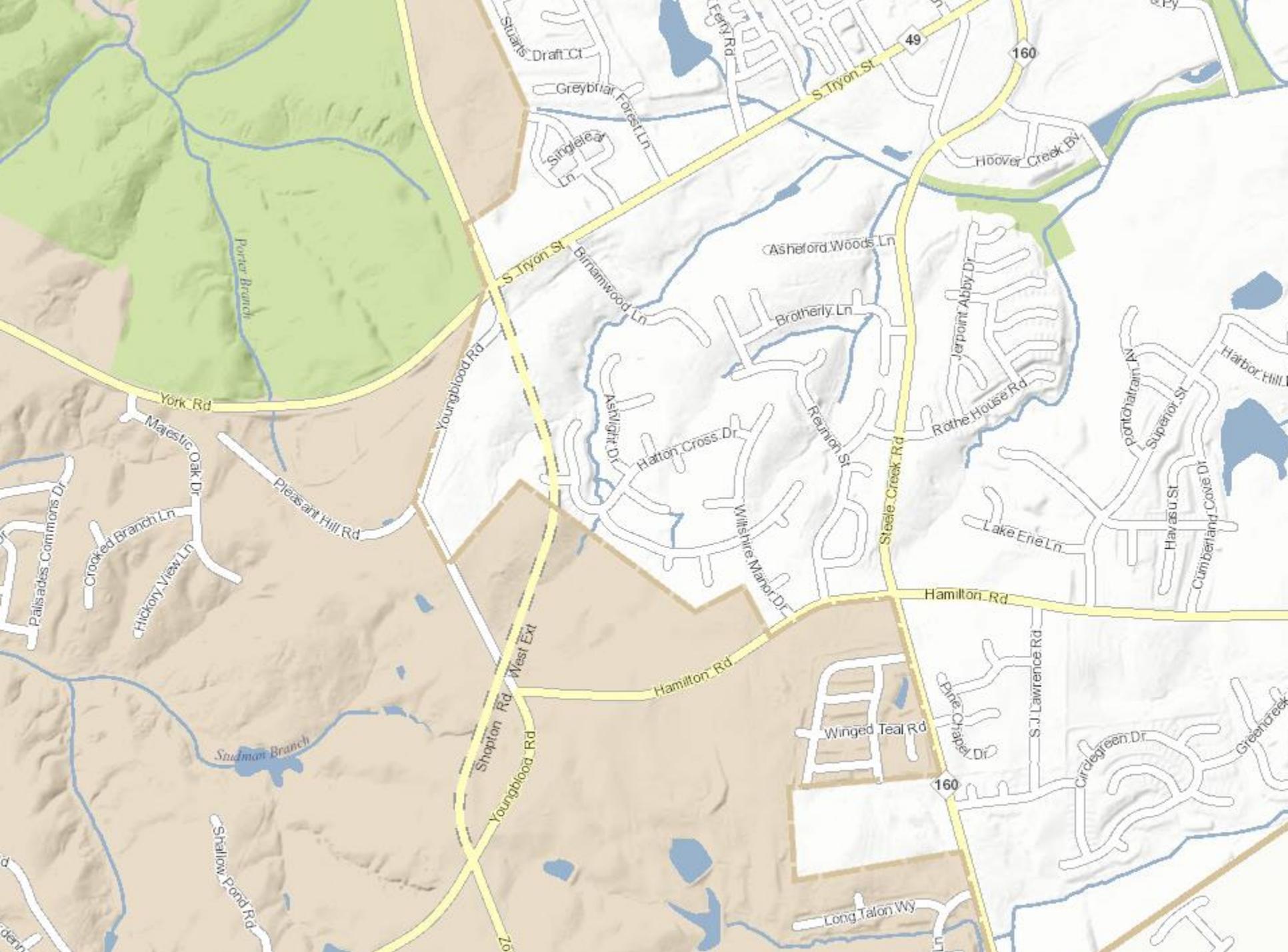
Charlotte

Ashlight Dr
14904-15029

Arboretum Dr
15000-15005

Arboretum Dr
15100-15117

One 15 Ct
15200-15214



Situans

Draft Ct

Greybriar

Forest Ln

Singleleaf Ln

Ferry Rd

49

160

S Tryon St

Hoover Creek By

S Tryon St

Birmingham Ln

Ashford Woods Ln

Brotherly Ln

York Rd

Youngblood Rd

Jerpoint Abby Dr

Rothe House Rd

Majestic Oak Dr

Pleasant Hill Rd

Hatton Cross Dr

Reynold St

Panthertrain W

Superior St

Harbor Hill

Palisades Commons Dr

Crooked Branch Ln

Hickory View Ln

Ashlight Ct

Wiltshire Manor Dr

Lake Erie Ln

Havasu St

Cumberland Cove Dr

Shopton Rd West Ext

Youngblood Rd

Hamilton Rd

Hamilton Rd

Studman Branch

Shallow Pond Rd

Winged Teal Rd

Birch Chapel Dr

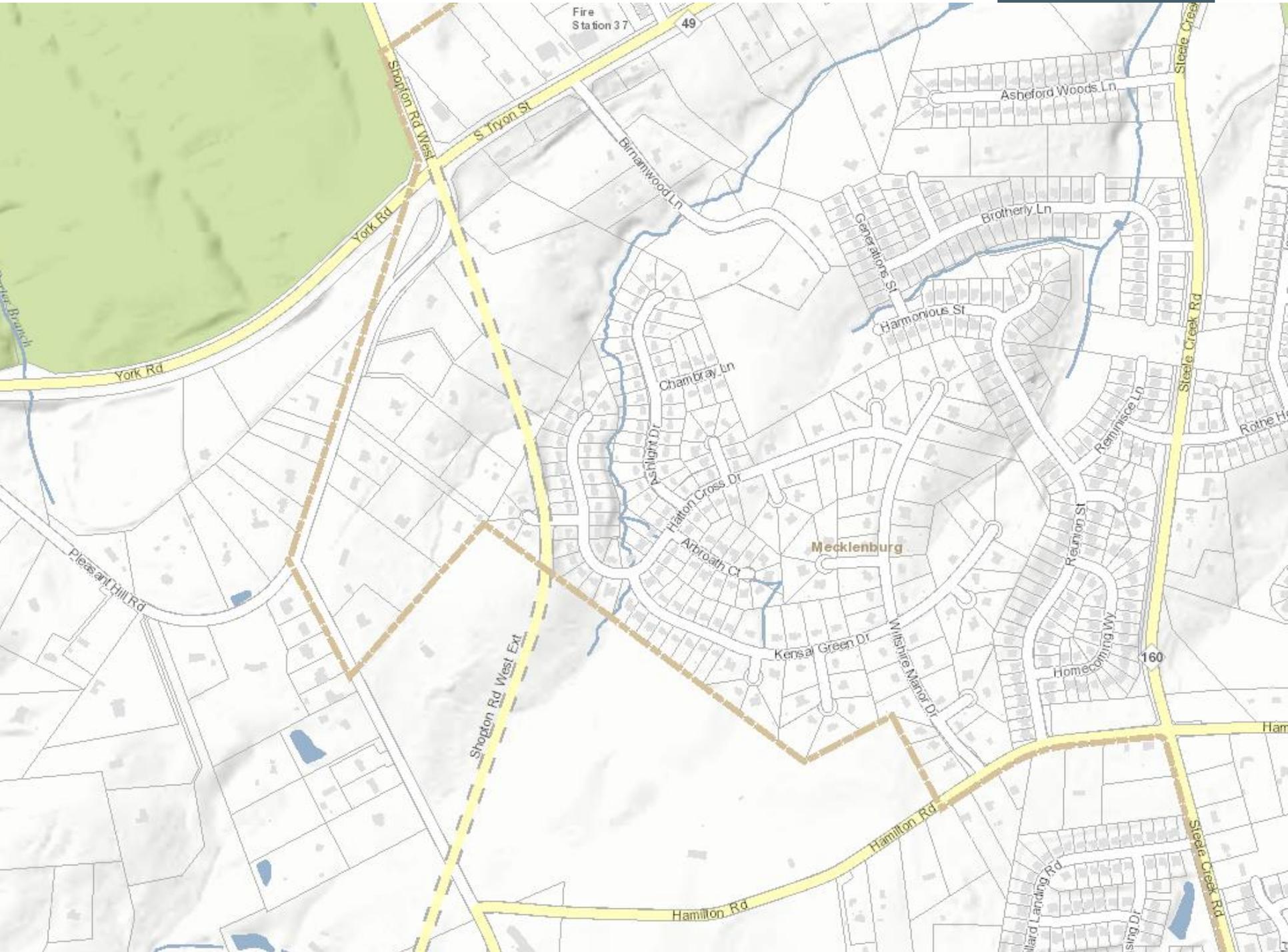
S J Lawrence Rd

Circlegreen Dr

Greencreek

160

Long Talon Wy



Fire Station 37

49

Shopton Rd West

S Tryon St

Birnamwood Ln

Ashford Woods Ln

Brothery Ln

Generations St

Harmonious St

Steele Creek Rd

York Rd

Chambray Ln

Nashlight Dr

Hatton Cross Dr

Arbroath Ct

Mecklenburg

Reminiscence Ln

Reunion St

Homecoming Wy

160

Pleasant Hill Rd

Shopton Rd West Ext

Kensal Green Dr

Wishie Manor Dr

Hamilton Rd

Hamilton Rd

Steele Creek Rd

Willard Landing Rd

Ising Dr



Ordinance/Policy Requirements





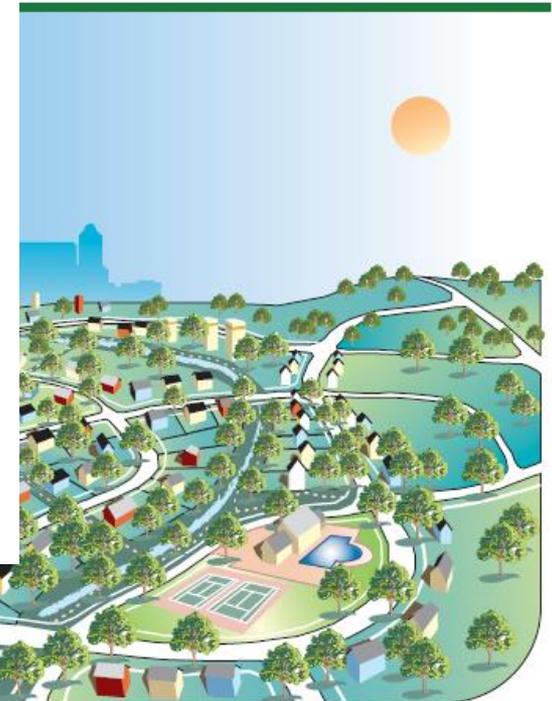
City Connectivity Policies



Subdivision Ordinance

Sec. 20-23. – Design Standards for Street Network and Blocks

- (a) **Street Network.** A network of interconnected streets providing both external and internal connectivity is required for all types of new development. This network can be constructed with either public streets or private streets as allowed under 20-25. The following uses are exempt from the street network requirements:
- (1) Schools
 - (2) Parks
 - (3) Places of Worship
 - (4) Cemeteries
- (b) **External Connectivity**
- (1) **Existing Street Stubs**
 - a. Extend any existing adjacent street stubs into the development on its proper projection
 - b. Extend any existing adjacent paper street stub into the development where the city commits to construct the paper portion of the street no later than the time of permit approval.
 - c. Complete any existing adjacent half street located along any property line.



Sec. 20-23. – Design Standards for Street Network and Blocks

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- (3) Places of Worship
- (4) Cemeteries

(b) **External Connectivity**

(1) **Existing Street Stubs**

- a. Extend any existing adjacent street stubs into the development on its proper projection
- b. Extend any existing adjacent paper street stub into the development where the city commits to construct the paper portion of the street no later than the time of permit approval.
- c. Complete any existing adjacent half street located along any property line.

Traffic Impact Studies (TIS)

The fear of negative traffic impacts is one of the most frequent reasons Charlotte residents give for opposing rezoning petitions. CMPC and the City Council want to know about traffic issues as well. That is why CDOT works with developers to prepare traffic impact studies as part of the rezoning petition process. Traffic studies are used to:

- Identify the development's transportation impacts
- Determine off-site mitigation needed to overcome the transportation impacts
- Identify whether phasing the development would be appropriate
- Determine access design that should be incorporated into the site plan

When is a TIS Required?

The City requires any site development that generates 2,500 or more vehicular trips per weekday to prepare a TIS. A study also will be required when a development:

- Affects a location with a high vehicle crash history
- Takes place at a high congestion location ($v/c > 1$)
- Creates the fourth leg of an existing signalized intersection
- Exacerbates an already difficult situation such as at a railroad crossing, fire station access, school access, etc.

Developments that would generate 2,500 daily trips:

- 260 houses
- 370 apartments
- 225,000 sq ft offices
- 21,500 sq ft retail

We ask developers to update their TIS when:

- The proposed development's land use mix changes
- Access to the site changes
- Other significant changes have occurred in the surrounding area
- A previous study is more than two years old

Notification of Need for TIS

CDOT will notify petitioners of the need for a TIS within three days of submitting a Rezoning Application.



City Priorities





Incentive Based
INCLUSIONARY HOUSING

Incentive-Based Inclusionary Housing

1. Creates new tools to incentivize private sector development of affordable housing
2. Disperses affordable housing within the community
3. Encourages a range of housing types and income levels
4. Increases opportunities for people to age in place



Single Family - Program Criteria

Participation – Voluntary, not required

Applicability – Census block groups that are at or above the median home value according to 5 year estimates from the American Community Survey (currently \$153,000)

Density Bonus – up to 3 DUA above base density in R-3, R-4, R-5 & R-6 zoning districts

Set-Aside – 50% of additional units affordable, not to exceed 25% of development

Income Target – at or below 80% AMI, currently \$54,800

Other Incentives – reduced lot sizes and mix of housing types up to a quadraplex

Period of Affordability – “Right of First Refusal” on resale for 15 years or defer to the respective program guidelines if public financing involved



Adjacent Owner/Community Concerns





Proposed Conditional Rezoning

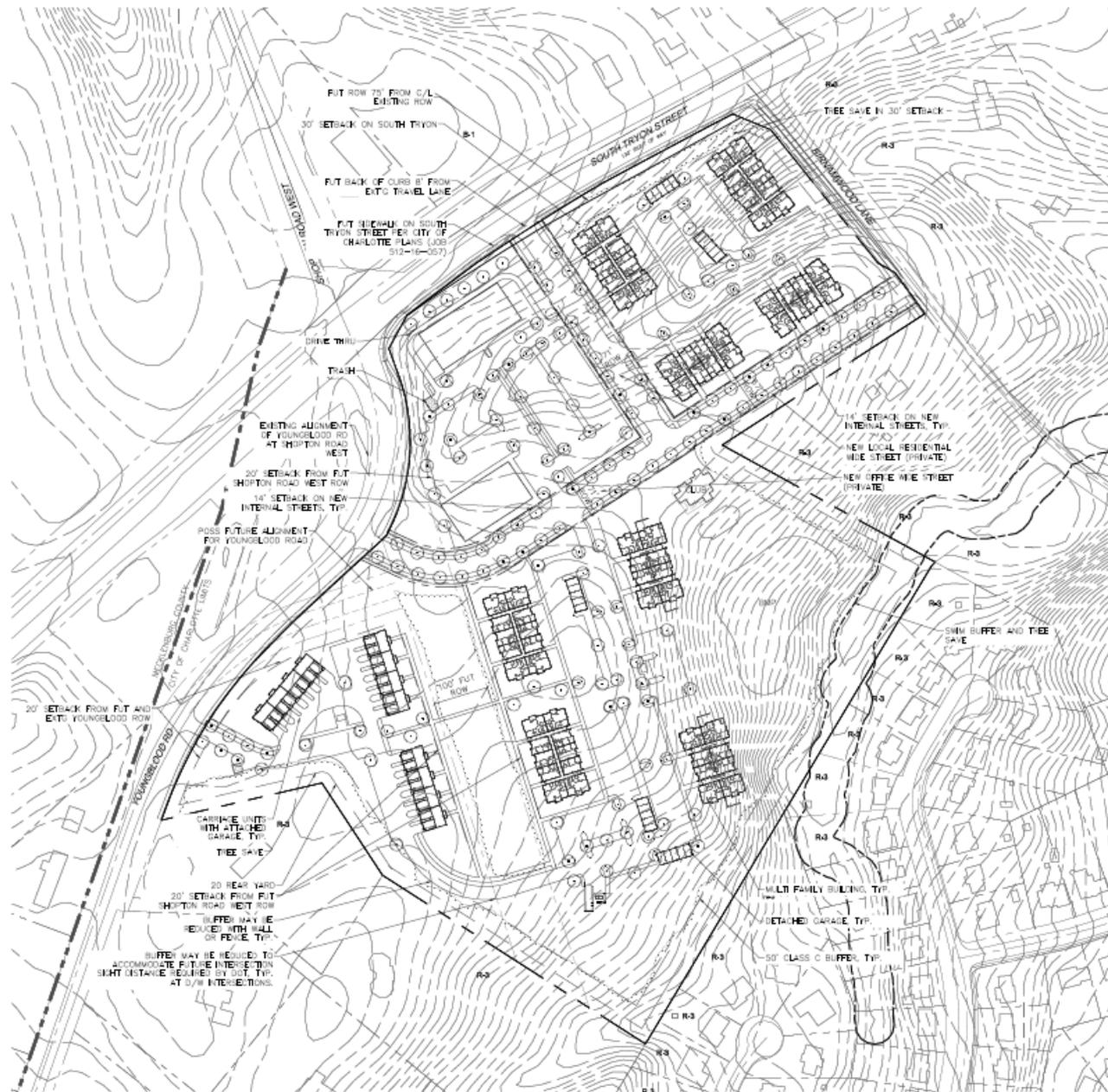


How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.



III. Maximum Development

1. The Site may be developed with up to:
 - a. 280 multi-family residential units;
 - b. 30,000 square feet of gross floor area of Commercial uses, including Office, Retail and EDEE uses (including one (1) EDEE with an accessory drive-through window).

3. Residential Buildings shall conform to the following standards:

- a. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- b. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - i. Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of two (2) feet extending through at least a full floor.
- c. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - i. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors;
 - ii. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets; and
 - iii. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20' in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- d. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.

4. Commercial and Office Buildings shall conform to the following standards:

- a. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
 - i. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 40% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
 - ii. Direct pedestrian connection shall be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.
 - iii. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - iv. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.



FUT ROW 75' FROM C/A EXISTING ROW
 30' SETBACK ON SOUTH TRYON
 FUT BACK OF CURB 8' FROM EXTG TRAVEL LANE
 FUT SIDEWALK ON SOUTH TRYON STREET PER CITY OF CHARLOTTE PLANS (JOB 512-16-057)

SOUTH TRYON STREET
 N.C. HIGHWAY 49
 UNCLE PETERSON DRIVE, E.A. # 19
 FROM PROJECT 52 PL 200A SHEET 25A, # 19

ONE TREE TO BE SAVED
 SEE TREE TAG # 100
 TREE SAVE IN 30' SETBACK

MINORLY 14' SETBACKS AND BUFFERING
 TO BE 14' TO 15' TO
 EXISTING ROW
 SEE PROJECT 52 PL 200A MAP 1
 SHEET 25A, # 19
 PG. 25A-11-01

SWM BUFFERING
 SEE SHEET PG. 27
 PG. 27B-12A-01

BIRNAMWOOD LANE
 UNCLE PETERSON DRIVE, E.A. # 19
 FROM PROJECT 52 PL 200A SHEET 25A, # 19

DRIVE THRU
 TRASH
 EXISTING ALIGNMENT OF YOUNGBLOOD RD AT SHOFTON ROAD WEST
 20' SETBACK FROM FUT SHOFTON ROAD WEST ROW

14' SETBACK ON NEW INTERNAL STREETS, TYP.
 NEW LOCAL RESIDENTIAL WIDE STREET (PRIVATE)
 NEW OFFICE WIDE STREET (PRIVATE)

SEE SHEET PG. 27
 PG. 27B-11-01

14' SETBACK ON NEW INTERNAL STREETS, TYP.
 POSS FUTURE ALIGNMENT FOR YOUNGBLOOD ROAD

YOUNGBLOOD ROAD
 UNCLE PETERSON DRIVE, E.A. # 19
 FROM PROJECT 52 PL 200A SHEET 25A, # 19

LOT 32
 SWM BUFFER AND TREE SAVE
 LOT 33
 LOT 34
 WILSHIRE MANOR MAP 2 PHASE 2 MB 27 PG 56

20' SETBACK FROM FUT AND EXTG YOUNGBLOOD ROW
 CARRIAGE UNITS WITH ATTACHED GARAGE, TYP.
 TREE SAVE

LOT 35
 LOT 36
 LOT 37

20 REAR YARD
 20' SETBACK FROM FUT SHOFTON ROAD WEST ROW
 BUFFER MAY BE REDUCED WITH WALL OR FENCE, TYP.
 BUFFER MAY BE REDUCED TO ACCOMMODATE FUTURE INTERSECTION SIGHT DISTANCE REQUIRED BY DOT, TYP. AT D/W INTERSECTIONS.

MULTI FAMILY BUILDING, TYP.
 LOT 38
 DETACHED GARAGE, TYP.
 50' CLASS C BUFFER, TYP.

WILSHIRE MANOR MAP 2 PHASE 3 MB 28 PG 491
 LOT 37
 LOT 38
 LOT 39

SEE SHEET PG. 27
 PG. 27B-11-01



APARTMENTS - CONCEPTUAL RENDERING

SCALE: NTS



Sweetgrass at Steele Creek
Charlotte, NC
11/07/17

These drawings are conceptual to illustrate design intent, and therefore subject to reasonable change as the design is developed and refined.





TOWNHOUSES - CONCEPTUAL RENDERING

SCALE: NTS



Sweetgrass at Steele Creek
Charlotte, NC
11/07/17

These drawings are conceptual to illustrate design intent, and therefore subject to reasonable change as the design is developed and refined.





**Steelecroft
Harris Teeter
Center approx
10 acres**

**Residential
behind center
13 Acres**





The image features a bokeh background of blue and white light spots. A solid orange horizontal band is positioned in the middle, containing the text "Community Feedback".

Community Feedback

Density = Dwelling Units Per Acre

Subject Property is Approximately 28 acres

3 DUA = 84 Homes

6 DUA = 168 Homes

8 DUA = 224 Homes

10 DUA = 280 Homes

6b. Allow a mixture of residential, office and retail land uses on the southeast corner of York Road (NC 49) and Youngblood Road to serve the immediate area. One or any combination of these uses is appropriate. Development should be limited to a convenience size center (70,000 square feet maximum). Residential densities should not exceed eight dwelling units per acre and should serve as a transition to the adjacent residential development.



**Proposal is for
only 30,000 s.f.
of commercial**

**Residential
Density of 10
units per acre**



301294201
301294202
301294201

301294201

301294201

301294201

19

York Rd

301294201

301294201

301294201

301294201
301294202
301294201



TOWNHOUSES - CONCEPTUAL RENDERING

SCALE: NTS



Sweetgrass at Steele Creek
Charlotte, NC
11/07/17

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301294201
301294202
301294201

301294201

301294201

301294202

York Rd

19

301294201

301294201

301294201

301294201
301294202
301294201

The image features a blue bokeh background with a central orange band. The word "Traffic" is written in white, sans-serif font, centered within the orange band.

Traffic



Developments that would generate 2,500 daily trips:

- 260 houses
- 370 apartments
- 225,000 sq ft offices
- 21,500 sq ft retail

SINGLE FAMILY HOMES GENERATION MORE TRIPS THAN MULTI-FAMILY UNITS

- 6 DUA = 168 Single Family homes = 1,680 trips
- 10 DUA = 280 Apartments = 1,820 trips



School Impact



Petition No: 2016-120

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: up to 597 multi-family units for sale to R-17MF (CD) 5-year Vested Rights & NS 5-year Vested Rights

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.1845

This development may add 110 students to the schools in this area.

The following data is as of 20th Day of the 2

Schools Affected	Total Classroom Teachers	Buildi Classroom Teach Statio
BEREWICK ELEMENTARY	42	39
KENNEDY MIDDLE	51	45
OLYMPIC HIGH	147	90

INCREMENTAL IMPACT OF THE ZONING

Number of housing units allowed under cu
The conventional R-3 zoning allows all detached dwellings, and duplex units are al

Number of students potentially generated u
62 high)

The development allowed under the existir
allowed under the proposed zoning may
number of students generated from existin

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

INCREMENTAL IMPACT OF THE ZONING CHANGE

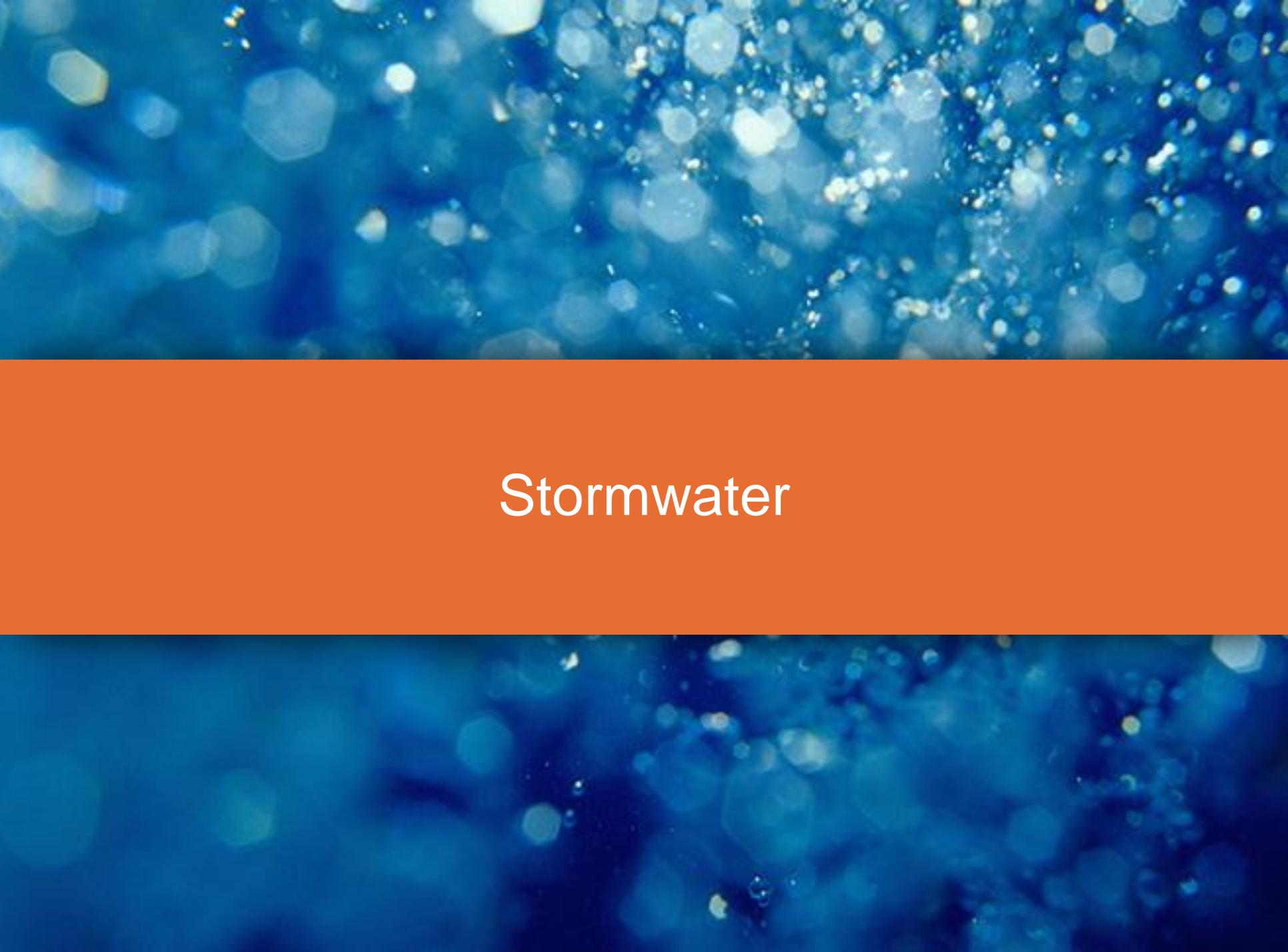
Number of housing units allowed under current zoning: approximately 381.68 single-family dwellings. The conventional R-3 zoning allows all uses permitted in the district, which includes single-family detached dwellings, and duplex units are allowed by right on a corner lot.

Number of students potentially generated under current zoning: 226 students (115 elementary, 49 middle, 62 high)

The development allowed under the existing zoning may generate 226 student(s), while the development allowed under the proposed zoning may produce 110 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.



Stormwater



301294201
301294202
301294201

York Rd

19

301294201

301294202

301294201

301294201

301294201

301294201
301294202



Communities Priorities?

COMMUNITY'S PRIORITIES?

- Commercial/Residential Mix
- Density
- Traffic Improvements
- Connectivity Concerns
- Bike/Pedestrian Improvements
- Buffering
- Natural Open Space
- Community Open Space
- Aesthetics
- Affordability



ANTICIPATED TIMELINE

- June 26th: File Rezoning Application
- July/Aug: City Review/Site Plan Revisions
- November: First Community Meeting
- Early 2018: Public Hearing
- Early 2018: City Council Decision



Discussion





301294201
301294202
York Rd

19

301294201

301294201

301294201

301294202

301294202

301294202

301294202
Chamberlain



APARTMENTS - CONCEPTUAL RENDERING

SCALE: NTS



Sweetgrass at Steele Creek
Charlotte, NC
11/07/17

These drawings are conceptual to illustrate design intent, and therefore subject to reasonable change as the design is developed and refined.





TOWNHOUSES - CONCEPTUAL RENDERING

SCALE: NTS



Sweetgrass at Steele Creek
Charlotte, NC
11/07/17

These drawings are conceptual to illustrate design intent, and therefore subject to reasonable change as the design is developed and refined.



