

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-114

Petitioner: The Bainbridge Companies
Rezoning Petition No.: 2017-114
Property: ± 26.26 acres located on the eastside of J.N. Pease Place just north of Ben Craig Drive (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 Thursday, September 7th, 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 08/25/2017. 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 Thursday, September 7th, 2017 at 6:30 PM, at Piedmont Unitarian Universalist Church, 9704 Mallard Creek Road, Charlotte, NC 28262.

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 was Ron Perera. Also in attendance was Thomas Happapurro with Design Resource Group and 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 and then asked the Petitioner's representatives to introduce themselves to the attendees.

Mr. MacVean described the general location of the Site and the existing and proposed zoning for Site. He indicated the property is located on the east side of J. N. Pease Drive and south of Mallard Creek. The Site also has frontage on Mallard Creek Road. The existing zoning for the Site is O-1(CD) and RE-1. Both these zoning districts would allow the Site to be developed with general and medical office uses. The proposed zoning is R-12MF(CD) to allow the Site to be developed with a multi-family residential community with up to 315 units.

Mr. MacVean also described the proposed rezoning schedule for the Site. He indicated that public hearing on the Petition could be scheduled as early as October 16th or November 20th depending on the Planning Departments review of the revised plans that would be submitted to the City on Monday September 11th.

The presentation was then turned over to Rob Perera with The Bainbridge Companies. Mr. Perera provided the attendees with a brief history of the Bainbridge Company and overview of the types of developments the company does.

Mr. Perera explained that The Bainbridge Companies is one of the nation's premier multi-family owners, developers, builders and managers. The Bainbridge Companies builds and manages its own apartment communities. The company has built and acquired over 30,000 apartments. The company also develops some student housing in selected locations.

Mr. Perera then described for the attendees the type of apartment communities The Bainbridge Companies builds in North Carolina including an overview of an apartment community currently under construction in Charlotte in the Southend neighborhood adjacent to the light rail line.

He explained that The Bainbridge Companies builds high quality apartment communities targeted for the top of the market (Class "A" Apartments) with well-designed amenity areas.

The presentation was then turned over to Mr. Thomas Happapurro who explained the proposed site plan to the attendees. Mr. Happapurro described the location of the existing roads adjacent to the Site as well as planned extension of Ben Craige Drive from J.N. Pease Drive to the eastern property line. He also explained that the Petitioner would be contributing 50% of the funds necessary to extend Ben Craig Drive over the existing creek and its eventual connection to Research Drive.

He also explained that the Petitioner would also be contributing \$40,000 for the future signalization of Ben Craig Drive and Mallard Creek Road. Vehicular access to the Site would be from J.N. Pease Drive as well as Mallard Creek Road. The Site would also have access to the existing Mallard Creek Greenway via a new 10 foot trail with a bridge that would connect the Site to the existing Greenway. The residents of the community would also have convenient and easy access to the existing park and ride lot located on J.N. Pease Drive.

He then described for the attendees the details of the proposed site plan. He indicated that the proposed plans included a variety of building types. The proposed site would have a four (4) story manor type building with enclosed and conditioned corridors as well as an elevator. He also explained that townhome style buildings were proposed along Ben Craig Drive and J. N. Pease Drive the other buildings would consist of three story garden style units.

Mr. Happapurro also pointed out how each of the buildings on Site had been arranged to take advantage of several planned open spaces including a central park lawn that would be framed by the proposed buildings other buildings would overlook existing open space areas located adjacent to the existing creeks.

The attendees where then invited to ask questions.

II. Summary of Questions/Comments and Responses:

The attendees asked the following questions and statements.

The attendees had several comments regarding the existing Park and Ride facility and the potential impact on the proposed development of the existing facility. The attendees indicated that the park and ride users tended to park on the adjoining streets and parking lots especially when gas prices increased and the park and ride facility became very popular, as a result they felt the park and ride users may park on the Site and create parking problems for the residents. The Petitioner indicated they would monitor parking use on the Site to avoid possible abuse by Park and Ride users.

The attendees also expressed concerns about traffic in the area especially during the morning and afternoon peak hours and asked how the traffic from the Site would impact the area. The Petitioner responded that the Site would have multiple access points including a driveway on Mallard Creek Road. In addition the Petitioner would be extending Ben Craig Drive to the property line and funding 50% of the cost of the creek crossing. This roadway extension would add and strengthen the existing road network in the area. This enhanced road network would help disperse the traffic from the Site and the area and lessen the need to use Mallard Creek Road for all trips. It was also pointed out that the Petitioner had agreed, to a request by CDOT, to provide funding for a future traffic signal at the intersection of Mallard Creek Road and Ben Craig Drive. The Petitioner has committed to provide \$40,000 dollars toward this future signal. The Petitioner also pointed out that the proposed use would generate less daily and peak hour trips than office development uses would under the current zoning for the property.

A question about when the traffic signal at Ben Craig Drive and Mallard Creek would be installed was asked. The Petitioner indicated that the timing of the traffic signal installation would have to be verified with CDOT.

Several questions about the proposed rents for the residential units were asked and how they compared to rents in the Southend neighborhood. The Petitioner indicated that rents in the Southend area average about \$2.00 a square foot whereas the rents in Research Park area are expected to average \$1.25 to \$ 1.30 a square foot for Class A properties like the planned development.

Some of the attendees expressed a concern with the impact of apartment dwellers on the adjoining commercial properties. It was explained that the residents of the community would be renters by choice and young professionals that choose to live and work in the university area. The mix of unit and building types has been tailored to appeal to these types of renters. For example the four story building with an elevator and interior and conditioned corridors would be especially popular to renters by choice. It was also pointed out that the apartment community would be professionally managed and would have a full time staff to address management, maintenance and leasing activity.

A question about the mix of unit types was also asked. The specific unit mix has not been determined but it is expected to be about 40% one-bedroom units, 50% two bedroom units and 10% three bedroom units.

The Petitioner also pointed out that the architectural style of the buildings had been revised to create a more modern and urban feel and style. A question about the percentage of masonry materials proposed for the buildings was asked. The conditional plan commits to a minimum of

40% masonry materials on the building elevations that face J.N. Pease Drive, Mallard Creek Road and Ben Craig Drive extension.

A question about the setback along Mallard Creek Road was asked. The building along Mallard Creek Road is currently indicated to be about 70 feet from the back of curb of Mallard Creek Road. The setback along Mallard Creek Road would be attractively landscaped.

A question about how storm water would be treated was also asked. It was indicated that a water quality and storm water detention pond was planned at the low point of the Site. At this point the water quality structure is planned as a wet pond. A follow up question about erosion control during the construction was also asked. The Petitioner's representative indicated that they would work with the City to develop an erosion control plan for the Site, it was also indicated that the City had been requesting high hazard silt fences (chain link fences) on many sites.

A question about the development green policies was asked. It was indicated that recycling facilities would be provided on-site. It was also explained that each resident would be provided with valet trash service which would allow them to place their recyclable materials at their doors for the valet trash service to collect and deposit in the appropriate collection bins.

One attendee wanted to know if the residents would be allowed to have dogs. The Petitioner indicated that dogs are allowed with certain restrictions on breeds. It was also indicated that dog park areas would be provided on the Site as well as a dog grooming and washing station. One attendee expressed a concern that the resident's dogs might get loose and harass the visitors and customers of the adjoining office uses.

One attendee also expressed a concern that the residents of the apartment complex might create a target for crime that would then spill over to the owners of the existing office buildings.

One attendee wanted to know what the construction time frame for the development might be. If the rezoning petition is approved this fall/winter it would be expected that construction would start in the fall/winter of 2018. It would take about 18 months to complete the development.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the Petition were made as a result of the Community Meeting.

The Bainbridge Companies

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Ron Perera, The Bainbridge Companies
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

| Pet_No | taxpid | ownerlastn | ownerfirst | cownerfirs | cownerlast | mailaddr1 | mailaddr2 | city | state | zipcode |
|----------|----------|-------------------------------------|-----------------|------------|------------|--------------------------------|-----------------|---------------|-------|------------|
| 2017-114 | 02703204 | COLONIAL REALTY LIMITED PARTNERSHIP | | | | 149301 | 6584 POPLAR AVE | MEMPHIS | TN | 38138 |
| 2017-114 | 02703214 | MECKLENBURG COUNTY | | | | 600 E 4TH ST | | CHARLOTTE | NC | 28202 |
| 2017-114 | 02725473 | SAM'S MART INC | | | | 7935 COUNCIL PL STE 200 | | MATTHEWS | NC | 28105 |
| 2017-114 | 02725474 | MECKLENBURG COUNTY | | | | 600 E 4TH ST 11TH FLOOR | | CHARLOTTE | NC | 28202 |
| 2017-114 | 02725499 | PORTRAIT HOMES CONSTRUCTION CO | | | | 9105 MONROE RD #120 | | CHARLOTTE | NC | 28270 |
| 2017-114 | 04713104 | SUMMIT AVENUE URP LLC | | | | 1440 SOUTH TRYON ST SUITE 104 | | CHARLOTTE | NC | 28203 |
| 2017-114 | 04713107 | SUMMIT AVENUE URP LLC | | | | 1440 SOUTH TRYON ST SUITE 104 | | CHARLOTTE | NC | 28203 |
| 2017-114 | 04713120 | CCE DEVELOPMENT CORPORATION | | | | PO BOX 280264 | | BROOKLYN | NY | 11228 |
| 2017-114 | 04713121 | CAROLINAS READY MIXED CONCRETE | ASSOCIATION INC | | | PO BOX 480310 | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713135 | FOUR D'S REALTY CORP | | | | 151 E TATTERSALL DR | | STATESVILLE | NC | 28677 |
| 2017-114 | 04713136 | GRAND ALLIANCE II LLC | | | | 43383 RICKENBACKER SQUARE | | ASHBURN | VA | 20147 |
| 2017-114 | 04713137 | CHOUHDERY | KHALID | TAHMINA | CHOUHDERY | 12509 HEADQUARTERS FARM RD | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713138 | CAROLINA PRACTITIONER SUITE LLC | | | | 1973 JN PEASE PL UNIT 104 | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713139 | CAROLINA PRACTITIONER SUITES LLC | | | | 1931 J N PEASE PLACE SUITE 204 | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713140 | 1913 JN PEASE PLACE LLC | | | | 317 MCDONALD AVE | | CHARLOTTE | NC | 28203 |
| 2017-114 | 04713141 | PURI | SATYAPAL | RAJEEV | PURI | 1913-204 J.N. PEASE PL | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713142 | FOXY ROXY LLC | | | | 2115 BEN CRAIG DR | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713143 | CAROLINA PRACTITIONER SUITES LLC | | | | 1111 TARANASAY CT | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713144 | CAROLINA PRACTITIONER SUITES LLC | | | | 1111 TARANASAY CT | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713145 | MRFS INVESTMENTS LLC | | | | 24976 HOLLYBERRY LN | | LAGUNA NIGUEL | CA | 92677 |
| 2017-114 | 04713146 | CAROLINA PRACTITIONER SUITES LLC | | | | 1111 TARANASAY CT | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713147 | KMB PROPERTIES LLC | | | | 8334 GET A LONG RD | | CHARLOTTE | NC | 28213 |
| 2017-114 | 04713148 | MRFS INVESTMENTS LLC | | | | 24976 HOLLYBERRY LN | | LAGUNA NIGUEL | CA | 92677 |
| 2017-114 | 04713149 | OVERLEY LLC | | | | 1261 TURNING LEAF STREET NW | | CONCORD | NC | 28027 |
| 2017-114 | 04713150 | CAROLINA PRACTITIONER SUITES LLC | | | | 1913-104 J N PEASE PL | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713151 | 1913 JN PEASE PLACE LLC | | | | 3225 BLUE RIDGE RD STE 117 | | RALEIGH | NC | 27612-8060 |
| 2017-114 | 04713152 | CAROLINA PRACTITIONER SUITES LLC | | | | 1111 TARANASAY CT | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713153 | FOCUS FORWARD OF NC PLLC | | | | 1905 JN PEASE PL UNIT 202 | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713154 | CKH GROUP LLC | | | | 3410 LINDEN BERRY LN | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713156 | NRI COMMUNITIES/HARRIS BLVD LLC | | | | 375 NORTH FRONT ST #200 | | COLUMBUS | OH | 43215 |
| 2017-114 | 04713157 | SUMMIT AVENUE URP LLC | | | | 1440 SOUTH TRYON ST SUITE 104 | | CHARLOTTE | NC | 28203 |
| 2017-114 | 04713158 | JOHNSON PROPERTIES OF CHARLOTTE LLC | | | | 2110 BEN CRAIG DR STE 100 | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713159 | GOYO PROPERTIES, LLC | | | | 2110-200 BEN CRAIG DRIVE | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713160 | CAROLINA PRACTITIONER SUITES LLC | | | | 1111 TARANASAY CT | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713161 | CAROLINA PRACTITIONER SUITES LLC | | | | 1111 TARANASAY CT | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713162 | CAUNE | THOMAS M | SUZETTE R | CAUNE | 1973 J N PEASE PL #103 | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713163 | CAROLINA PRACTITIONER SUITES, LLC | | | | 111 TARNASAY CT | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713164 | MRFS INVESTMENTS LLC | | | | 24976 HOLLYBERRY LN | | LAGUNA NIGUEL | CA | 92677 |
| 2017-114 | 04713165 | MRFS INVESTMENTS LLC | | | | 24976 HOLLYBERRY LN | | LAGUNA NIGUEL | CA | 92677 |
| 2017-114 | 04713166 | O'CONNOR PROPERTIES LLC | | | | 1973 J N PEASE PL #203 | | Charlotte | NC | 2826928202 |
| 2017-114 | 04713167 | O'CONNOR PROPERTIES LLC | | | | 1973 J N PEASE PL #203 | | Charlotte | NC | 2826928202 |
| 2017-114 | 04713168 | CAROLINA PRACTITIONER SUITES LLC | | | | 1111 TARANASAY CT | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713169 | CAROLINA PRACTITIONER SUITES LLC | | | | 1913-104 J N PEASE PL | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713170 | ABSOLUTE ADVOCACY LLC | | | | 1977 J N PEASE PL #104 | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713171 | CAROLINA PRACTITIONER SUITES LLC | | | | 1111 TARANASAY CT | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713172 | CAROLINA PRACTITIONER SUITES LLC | | | | 111 TARANASAY CT | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713173 | MCDONALD | CAROL J LLP | | | 11413 DARTINGTON RIDGE LN | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713174 | JLS PARTNETS | | | | 1981 J N PEASE PL #101 | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713176 | CAROLINA PRACTITIONER SUITES LLC | | | | 1913-104 J N PEASE PL | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713177 | CAROLINA PRACTITIONER SUITES LLC | | | | 1111 TARANASAY CT | | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713178 | YONKOVIG | MICHAEL J | | | 1981 J N PEASE PLACE SUITE 201 | | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713179 | BEASLEY EVENTS LLC | | | | 16802 FLYING JIB RD | | CORNELIUS | NC | 28031 |
| 2017-114 | 04713180 | BEASLEY EVENTS LLC | | | | 16802 FLYING JIB RD | | CORNELIUS | NC | 28031 |
| 2017-114 | 04713181 | CAROLINA PRACTITIONER SUITES LLC | | | | 1111 TARANASAY CT | | CHARLOTTE | NC | 28269 |

| | | | | | | | |
|----------|----------|-------------------------------------|-------------|--|-------------|----|-------|
| 2017-114 | 04713182 | SONSHINE PROPERTIES LLC | | 9110 HOOD RD | CHARLOTTE | NC | 28215 |
| 2017-114 | 04713183 | CITY OF CHARLOTTE | | 600 E 4TH ST | CHARLOTTE | NC | 28202 |
| 2017-114 | 04713186 | CLOVERLEAF HOLDINGS LLC | | 2110 BEN CRAIG DR STE 400 | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713187 | CAROLINA PRACTITIONER SUITES LLC | | 1111 TARANASAY CT | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713188 | CAROLINA PRACTITIONER SUITES LLC | | 1913-104 J N PEASE PL | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713189 | CAROLINA PRACTITIONER SUITES LLC | | 1111 TARANASAY CT | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713190 | CAROLINA PRACTITIONER SUITES LLC | | 1111 TARANASAY CT | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713191 | ARIYA PROPERTIES LLC | | 2288 BARROWCLIFFE DR NW | CONCORD | NC | 28027 |
| 2017-114 | 04713192 | INNER PEACE COUNSELING SERVICES LLC | | 1931 J N PEASE PLACE STE 204 | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713193 | CAROLINA PRACTITIONER SUITES LLC | | 1913-104 J N PEASE PL | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713194 | CAROLINA PRACTITIONER SUITES LLC | | 1913-104 J N PEASE PL | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713195 | CAROLINA PRACTITIONER SUITES LLC | | 1913-104 J N PEASE PL | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713196 | HARRIS | CORNELIUS J | 8401 WYCOMBE LN | RALEIGH | NC | 27615 |
| 2017-114 | 04713197 | HARRIS | CORNELIUS J | 8401 WYCOMBE LN | RALEIGH | NC | 27615 |
| 2017-114 | 04713198 | HARRIS | CORNELIUS J | 8401 WYCOMBE LN | RALEIGH | NC | 27615 |
| 2017-114 | 04713199 | SUMMIT AVENUE URP LLC | | 1440 SOUTH TRYON ST SUITE 104 | CHARLOTTE | NC | 28203 |
| 2017-114 | 04713201 | HARI PROPERTIES LLC | | 9500 MARSENA CT | CHARLOTTE | NC | 28213 |
| 2017-114 | 04713202 | ABSOLUTE ADVOCACY LLC | | 11816 BENDING BRANCH RD | CHARLOTTE | NC | 28227 |
| 2017-114 | 04713203 | CAROLINA PRACTITIONER SUITES LLC | | 1913-104 J N PEASE PL | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713204 | CAROLINA PRACTITIONER SUITES LLC | | 1931-204 J N PEASE PLACE | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713205 | MCG INVESTMENTS LLC | | 1923- 204 J N PEASE PL | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713206 | SKENDA PROPERTIES LLC | | 1927-201 J N PEASE PL | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713207 | SKENDA PROPERTIES LLC | | 1927-201 J N PEASE PL | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713208 | SKENDA PROPERTIES LLC | | 1927-201 J N PEASE PL | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713209 | CATTEL PROPERTIES II LLC | | 6624 LONG MEADOW RD | CHARLOTTE | NC | 28210 |
| 2017-114 | 04713210 | CAROLINA PRACTITIONERS SUITES LLC | | 1111 TARANASAY CT | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713211 | CAROLINA PRACTITIONER SUITES LLC | | 1111 TARANASAY CT | CHARLOTTE | NC | 28269 |
| 2017-114 | 04713212 | ARIYA PROPERTIES LLC | | 2288 BARROWCLIFFE DR NW | CONCORD | NC | 28027 |
| 2017-114 | 04713213 | J4BERM LLC | | 1205 GUILDCREST LN | CHARLOTTE | NC | 28213 |
| 2017-114 | 04713214 | GARRISON VENTURES LLC | | 1945-202 J N PEASE PL | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713215 | GLOBEX PROPERTIES WORLDWIDE LLC | | 1200 THE PLAZA STE B | CHARLOTTE | NC | 28205 |
| 2017-114 | 04713217 | LEE | SHIN OK | 2114 BEN CRAIG DR SUITE 100 | CHARLOTTE | NC | 28262 |
| 2017-114 | 04713218 | SONSHINE PROPERTIES LLC | | 9110 HOOD RD | CHARLOTTE | NC | 28215 |
| 2017-114 | 04713219 | SONSHINE PROPERTIES LLC | | 9110 HOOD RD | CHARLOTTE | NC | 28215 |
| 2017-114 | 04713220 | FOUR D'S REALTY CORP | | 151 E TATTERSALL DR | STATESVILLE | NC | 28677 |
| 2017-114 | 04735108 | DUKE ENERGY CAROLINAS LLC | | PO BOX 1007 | CHARLOTTE | NC | 28201 |
| 2017-114 | 04741205 | BIXLER | DONNA | 315 ARLINGTON AVE,UNIT 1506 | CHARLOTTE | NC | 28203 |
| 2017-114 | 04741206 | COUNTRYSIDE MONTESSORI SCHOOL | | 4801 PROSPERITY CHURCH RD | CHARLOTTE | NC | 28269 |
| 2017-114 | 04741207 | COUNTRYSIDE MONTESSORI SCHOOL | | 4801 PROSPERITY CHURCH RD | CHARLOTTE | NC | 28269 |
| 2017-114 | 04741208 | COUNTRYSIDE MONTESSORI SCHOOL | | 4801 PROSPERITY CHURCH RD | CHARLOTTE | NC | 28269 |
| 2017-114 | 04741209 | MECKLENBURG COUNTY | | C/O REAL ESTATE /FINANCE DEPT 600 E 4TH ST 11TH FLOOR | CHARLOTTE | NC | 28202 |

| Pet_No | ORGANIZATI | FIRST_NAME | LAST_NAME | STREET_ADD | UNIT_NUM | CITY | STATE | ZIP |
|----------|--|---------------------|-----------|---------------------------|----------|-----------|-------|-------|
| 2017-114 | Bank Of America (University City) | Jesse | Cureton | 3325 Radbourne Boulevard | | Charlotte | NC | 28269 |
| 2017-114 | Clearcreek Acres II | James R | Malone | 3325 Radbourne Boulevard | | Charlotte | NC | 28269 |
| 2017-114 | Colvard Park Homeowners Association | Kevin | Archer | 3008 Colvard Park Wy | | Charlotte | NC | 28269 |
| 2017-114 | Harrington Woods | Tim | Stokes | 8008 Alba Ct | | Charlotte | NC | 28269 |
| 2017-114 | Holly Ridge Neighborhood Association | Donald | Woodard | 3325 Radbourne Boulevard | | Charlotte | NC | 28269 |
| 2017-114 | Mallard Ridge Homeowners Association | Jose | Chirino | 5603 Mallard Grove Rd | | Charlotte | NC | 28269 |
| 2017-114 | Mallard Trace At Rossmore Homeowners Association | Pamela | Smith | 3103 Summercroft Ln | | Charlotte | NC | 28269 |
| 2017-114 | Mallard Trace At Rossmore Homeowners Association | Susan | Donnelly | 9146 Exbury Ct | | Charlotte | NC | 28269 |
| 2017-114 | Mallard Trace Homeowner's Association | Robert H. | May | 9607 Fairmead Drive | | Charlotte | NC | 28269 |
| 2017-114 | Radbourne Homeowners Association | Radbourne HOA Board | | 3325 Radbourne Blvd. | | Charlotte | NC | 28269 |
| 2017-114 | Radbourne Homeowners Association | Todd | Arnold | 3337 Whistley Green Dr | | Charlotte | NC | 28269 |
| 2017-114 | University City YMCA | Paul | Petr | 8100 Old Mallard Creek Rd | | Charlotte | NC | 28262 |

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-114 – The Bainbridge Companies

Subject: Rezoning Petition No. 2017-114

Petitioner/Developer: The Bainbridge Companies

Current Land Use: Vacant

Existing Zoning: O-1(CD) & RE-1

Rezoning Requested: R-12MF(CD)

Date and Time of Meeting: **Thursday September, 7th at 6:30 p.m.**

Location of Meeting: **Piedmont Unitarian Universalist Church**
9704 Mallard Creek Road
Charlotte, NC 28262

Date of Notice: August, 25th 2017

We are assisting The Bainbridge Companies (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the Site with a high quality multi-family residential community located on the east side of J. N. Pease Place just north of Ben Craig Drive (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±26.26 acres Site from O-1(CD) (Office, Conditional) and RE-1 (Research) to R-12MF(CD) (Multi-Family Residential, Conditional). The Site is adjacent to an existing CATS Park & Ride Lot which will provide the Site with excellent access to alternative modes of transportation including access to the blue line extension and its rapid transit stations.

The site plan associated with the rezoning petition proposes to develop the Site with up to 315 multi-family residential dwelling units in a variety of building types. The Site will have townhome style buildings, a manor type building with enclosed and conditioned corridors, and garden style buildings. The proposed site plan also features a variety of open space areas that are framed by the proposed buildings. A central lawn is the signature open space area of the Site. The central lawn is over 450 feet long and 85 feet wide and is framed by a number of the proposed buildings.

The Site will also have access to the existing Mallard Creek Greenway which is adjacent to the Site along the northern property line. The Petitioner will construct a pedestrian bridge connecting the Site to the existing Mallard Creek Greenway path. The access to the Mallard Creek Greenway will provide the residents of the community with direct and convenient access to a number of employers in the Research Park as well as access to the UNCC.

As part of the development of the Site existing Ben Craig Drive will be extended to allow for its future connection to Research Drive. This roadway extension will add and improve the roadway network within the Research Park.

Access to the Site will be from J. N. Pease Place as well as Mallard Creek Road and the extension of Ben Craig Drive.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Thursday September 7th, at 6:30 p.m. at Piedmont Unitarian Universalist Church, 9704 Mallard Creek Road, Charlotte, NC 28262.** 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
Ron Perera, The Bainbridge Companies
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Ron Perera
The Bainbridge Companies
401 Harrison Oaks Blvd., Suite 250
Cary, NC 27513

The Bainbridge Companies – University Research Park Rezoning Petition No. 2017-114
 Community Meeting – 09/07/2017 @ 6:30pm

| | <u>NAME</u> Please print legibly | <u>ADDRESS</u> Please print legibly | <u>TELEPHONE</u> | <u>EMAIL ADDRESS</u> Please print legibly |
|----|-------------------------------------|--|------------------|--|
| 1 | Sandra Hutchinson | university ridge office center | 704-779-9349 | cps.officeleasing@gmail.com |
| 2 | Donna Fixler | 1800 Woodberry Rd. Ct | 704.787.3199 | donnafixler1@gmail.com |
| 3 | Michelle O'Connor | Univ. RIDGE Office Center ²⁸²¹ - 1973 JN Please | 704 510 8884 | michelle@dianc.com |
| 4 | Michael D Barnes | 1909 JN Please Pl Ste 202 2822 | 704-548-0093 | |
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