

COMMUNITY MEETING REPORT

Petitioner: Mattamy Homes

Rezoning Petition No. 2017-145

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 23, 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 Thursday, November 2, 2017 at 7:00 p.m. at the Piedmont Unitarian Universalist Church, 9704 Mallard Creek Road, Charlotte, North Carolina 28262.

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 Bob Wiggins, as well as by Petitioner's agents Matt Mandle and Matt Levesque with ESP Associates, and Collin Brown with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this petition involves approximately 22 acres of land located on the north side of the intersection of Technology Drive and Research Drive.

The property is currently zoned MUDD-O because it was originally planned as part of a larger mixed-use development with proposed office uses on this portion of the site. Mr. Brown explained that the City has adopted the University Research Park Area Plan, which recognizes the property as part of the Mixed Use Activity Center. The Area Plan showed that the University area is currently comprised of predominantly office, institutional and other commercial uses. Recently, there has been a push to incorporate more housing options into the University area in order to allow for a live-work-play environment. The Area Plan proposed the addition of more "owner-occupied, high density residential" housing options in the area.

The Petitioner is proposing to construct up to 132 owner-occupied residential townhome units on the site. Mr. Brown walked through the rezoning plan, which includes significant tree save and pocket park amenity areas. Each townhome unit would contain its own garage fronting the proposed internal streets.

Mr. Brown explained that the Petitioner’s anticipated rezoning timeline includes a “best case scenario” public hearing on December 18, 2017 and City Council Decision on January 16, 2018.

Mr. Wiggins explained that the feedback so far has included requests to make the units have a “contemporary” feel. The Petitioner plans to construct 3-story units with floor plans ranging from approximately 2,000 to 2,400 square feet.

In response to an attendee’s inquiry into the vested rights request, Mr. Brown explained that the Petitioner is requesting a 5-year vested rights provision in order to protect against Ordinance changes which may occur before building permits are completed for the site.

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 7:30 p.m.

Respectfully submitted, this 13th day of November, 2017.

cc: Council Member Greg Phipps
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

Exhibit A

Pet_No	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-145	04713105	BUDGET WAREHOUSE WORKSHOPS, IN				1801 N TRYON ST	SUITE B-300	CHARLOTTE	NC	28206
2017-145	04713107	SUMMIT AVENUE URP LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2017-145	04713121	CAROLINAS READY MIXED CONCRETE	ASSOCIATION INC			PO BOX 480310		CHARLOTTE	NC	28269
2017-145	04713123	MICHELIN AMERICAS RESEARCH &	DEVELOPMENT CORP		C/O SILVER OAK ADVISORS LLC	PO BOX 823		POWDER SPRINGS	GA	30127
2017-145	04713137	CHOUHERRY	KHALID	TAHMINA	CHOUHERRY	12509 HEADQUARTERS FARM RD		CHARLOTTE	NC	28262
2017-145	04713139	CAROLINA PRACTITIONER SUITES LLC				1931 J N PEASE PLACE SUITE 204		CHARLOTTE	NC	28262
2017-145	04713140	1913 JN PEASE PLACE LLC				317 MCDONALD AVE		CHARLOTTE	NC	28203
2017-145	04713141	PURI	SATYAPAL	RAJEEV	PURI	1913-204 J.N. PEASE PL		CHARLOTTE	NC	28262
2017-145	04713145	MRFS INVESTMENTS LLC				24976 HOLLYBERRY LN		LAGUNA NIGUEL	CA	92677
2017-145	04713146	CAROLINA PRACTITIONER SUITES LLC				1111 TARANASAY CT		CHARLOTTE	NC	28269
2017-145	04713147	KMB PROPERTIES LLC				8334 GET A LONG RD		CHARLOTTE	NC	28213
2017-145	04713148	MRFS INVESTMENTS LLC				24976 HOLLYBERRY LN		LAGUNA NIGUEL	CA	92677
2017-145	04713149	OVERLEY LLC				1261 TURNING LEAF STREET NW		CONCORD	NC	28027
2017-145	04713151	1913 JN PEASE PLACE LLC				3225 BLUE RIDGE RD STE 117		RALEIGH	NC	27612-8060
2017-145	04713153	FOCUS FORWARD OF NC PLLC				1905 JN PEASE PL UNIT 202		CHARLOTTE	NC	28262
2017-145	04713154	CKH GROUP LLC				3410 LINDEN BERRY LN		CHARLOTTE	NC	28269
2017-145	04713156	NRI COMMUNITIES/HARRIS BLVD LLC				375 NORTH FRONT ST #200		COLUMBUS	OH	43215
2017-145	04713157	SUMMIT AVENUE URP LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2017-145	04713162	CAUNE	THOMAS M	SUZETTE R	CAUNE	1973 J N PEASE PL #103		CHARLOTTE	NC	28262
2017-145	04713164	MRFS INVESTMENTS LLC				24976 HOLLYBERRY LN		LAGUNA NIGUEL	CA	92677
2017-145	04713167	O'CONNOR PROPERTIES LLC				1973 J N PEASE PL #203		Charlote	NC	2826928202
2017-145	04713169	CAROLINA PRACTITIONER SUITES LLC				1913-104 J N PEASE PL		CHARLOTTE	NC	28262
2017-145	04713170	ABSOLUTE ADVOCACY LLC				1977 J N PEASE PL #104		CHARLOTTE	NC	28262
2017-145	04713173	MCDONALD	CAROL J			11413 DARTINGTON RIDGE LN		CHARLOTTE	NC	28262
2017-145	04713174	JLS PARTNETS	LLP			1981 J N PEASE PL #101		CHARLOTTE	NC	28262
2017-145	04713178	YONKOVIG	MICHAEL J			1981 J N PEASE PLACE SUITE 201		CHARLOTTE	NC	28262
2017-145	04713179	BEASLEY EVENTS LLC				16802 FLYING JIB RD		CORNELIUS	NC	28031
2017-145	04713191	ARIYA PROPERTIES LLC				2288 BARROW CLIFFE DR NW		CONCORD	NC	28027
2017-145	04713192	INNER PEACE COUNSELING SERVICES LLC				1931 J N PEASE PLACE STE 204		CHARLOTTE	NC	28262
2017-145	04713199	SUMMIT AVENUE URP LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2017-145	04713201	HARI PROPERTIES LLC				9500 MARSENA CT		CHARLOTTE	NC	28213
2017-145	04713202	ABSOLUTE ADVOCACY LLC				11816 BENDING BRANCH RD		CHARLOTTE	NC	28227
2017-145	04713205	MCG INVESTMENTS LLC				1923-204 J N PEASE PL		CHARLOTTE	NC	28262
2017-145	04713206	SKENDA PROPERTIES LLC				1927-201 J N PEASE PL		CHARLOTTE	NC	28262
2017-145	04713209	CATTEL PROPERTIES II LLC				6624 LONG MEADOW RD		CHARLOTTE	NC	28210
2017-145	04713213	J4BERM LLC				1205 GUILDCREST LN		CHARLOTTE	NC	28213
2017-145	04713214	GARRISON VENTURES LLC				1945-202 J N PEASE PL		CHARLOTTE	NC	28262
2017-145	04713215	GLOBEX PROPERTIES WORLDWIDE LLC				1200 THE PLAZA STE B		CHARLOTTE	NC	28205
2017-145	04735108	DUKE ENERGY CAROLINAS LLC			REAL ESTATE SERVICES ST30C	PO BOX 1007		CHARLOTTE	NC	28201
2017-145	04740109	RACK ROOM SHOES				8310 TECHNOLOGY DR		CHARLOTTE	NC	28262

Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-145	Colvard Park Homeowners Association	Kevin	Archer	3008 Colvard Park Wy		Charlotte	NC	28269
2017-145	Harrington Woods	Tim	Stokes	8008 Alba Ct		Charlotte	NC	28269
2017-145	Mallard Ridge Homeowners Association	Jose	Chirino	5603 Mallard Grove Rd		Charlotte	NC	28269
2017-145	Mallard Trace At Rossmore Homeowners Association	Pamela	Smith	3103 Summercroft Ln		Charlotte	NC	28269
2017-145	Mallard Trace At Rossmore Homeowners Association	Susan	Donnelly	9146 Exbury Ct		Charlotte	NC	28269
2017-145	Mallard Trace Homeowner's Association	Robert H.	May	9607 Fairmead Drive		Charlotte	NC	28269
2017-145	University City YMCA	Paul	Petr	8100 Old Mallard Creek Rd		Charlotte	NC	28262

Exhibit B

K&L GATES

October 23, 2017

Collin W. Brown
collin.brown@klgates.com

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

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Thursday, November 2nd at 7:00 p.m.
Location: Piedmont Unitarian Universalist Church
9704 Mallard Creek Road
Charlotte, NC 28262
Petitioner: Mattamy Homes, LLC
Petition No.: 2017-145

Dear Charlotte Resident,

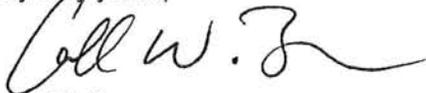
We represent Mattamy Homes (the "Petitioner") in its plans to redevelop an approximately 22.8 acre property located on the north side of the intersection of Technology Drive and Research Drive (the "Property"). The Petitioner requests to rezone the Property from the MUDD-O zoning district to the UR-2(CD) zoning district in order to accommodate the development of a single-family (attached) residential community.

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 **Thursday, November 2nd at 7:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

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

Very truly yours,



Collin W. Brown

cc: Council Member Greg Phipps
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Staff

Exhibit C

Exhibit D

The logo for K&L GATES is an orange rectangle with the text "K&L GATES" in white, sans-serif, uppercase letters. It is positioned in the upper left corner of the slide, overlapping a blue bokeh background.

K&L GATES

Community Meeting

**Rezoning Petition No. 2017-
145**

**Mattamy Homes Harris Blvd.
Rezoning**

November 2, 2017 @

Piedmont Unitarian Universalist Church

AGENDA

- Introductions
- Property Location
- Current Zoning
- Proposed Development
- Timeline
- Discussion



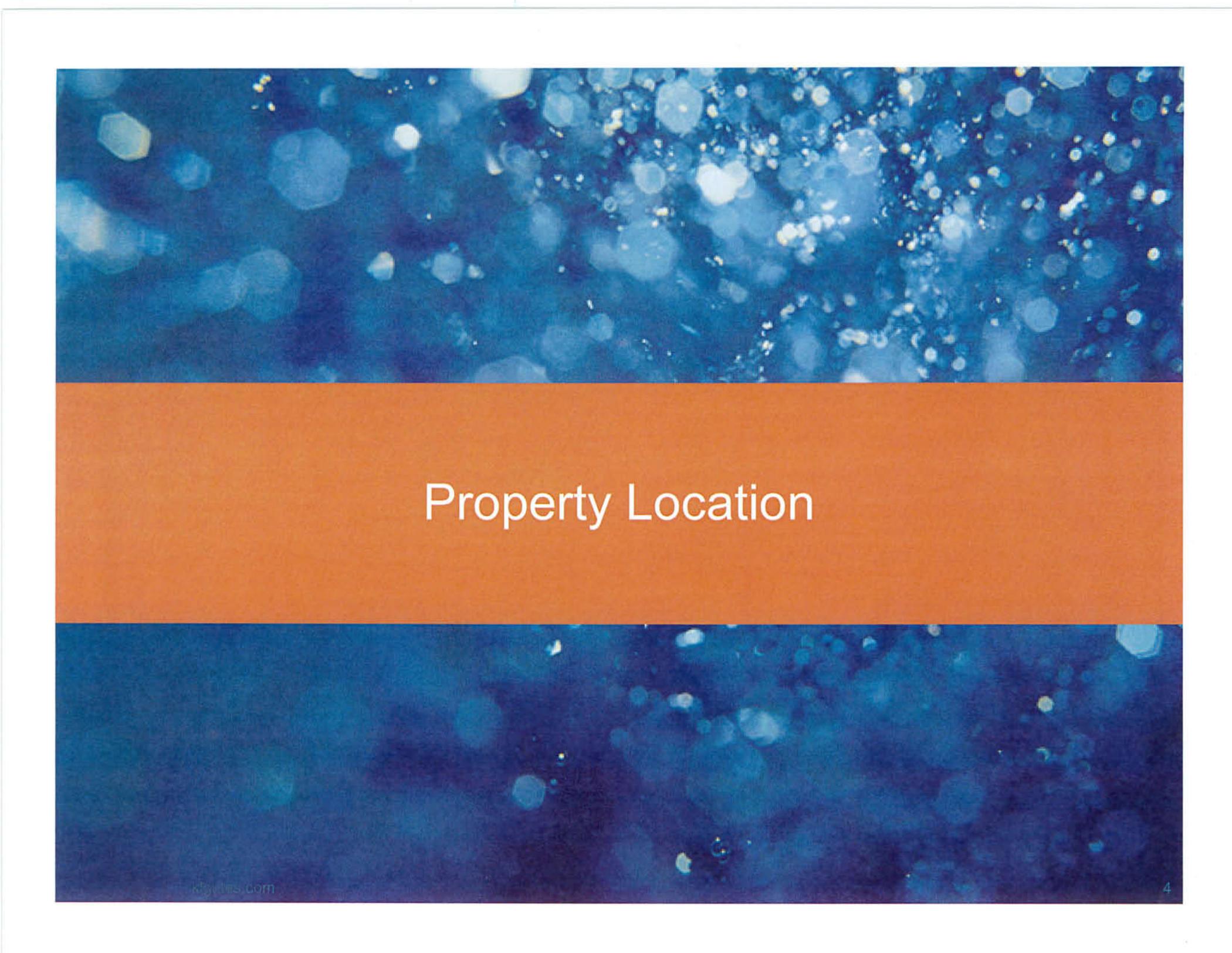
Bob Wiggins

K&L | GATES

Collin Brown



Matt Levesque & Matt Mandle

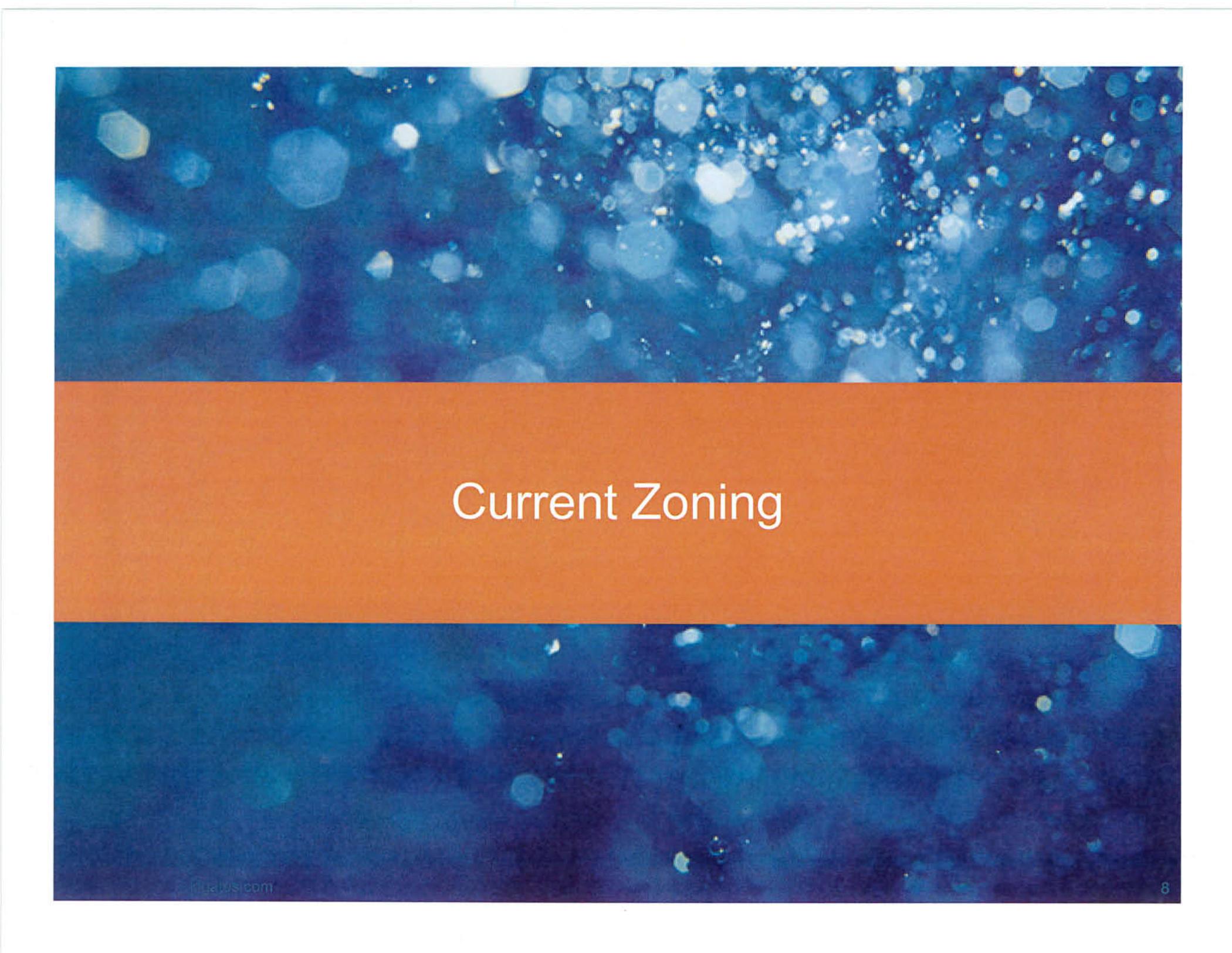
The image features a background of blue bokeh light effects. A solid orange horizontal band is centered across the image, containing the text 'Property Location' in white. In the bottom left corner, the text 'kylehires.com' is visible, and in the bottom right corner, the number '4' is present.

Property Location



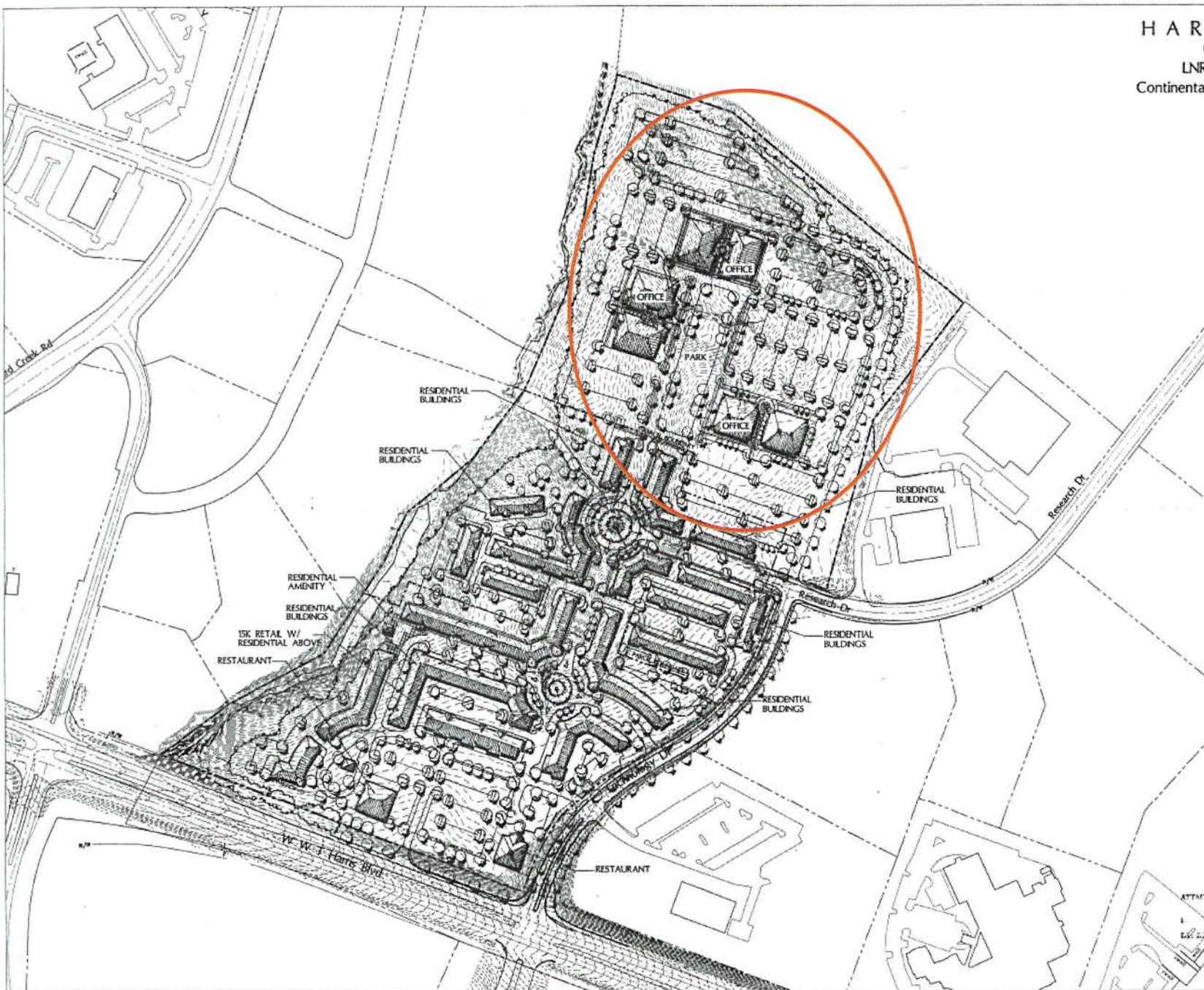






Current Zoning

HARRIS BLVD.
 Charlotte, N.C.
 LNR Worthington Inc.
 Continental Real Estate Companies



PRELIMINARY
 CONCEPT PLAN
 SHEET 2 OF 3



60 North Graham Street
 Charlotte, NC 28204
 Phone: 704.333.4143
 Fax: 704.333.7777
 Fax: 704.333.4444
 Fax: 704.333.4444

ATTACHED TO ADMINISTRATIVE
 PROGRAM
 L.W. CAMPBELL

Date: December 15, 2005
 Project Number: 050005
 Revision: 05/01/06
 Revision: 05/01/06





Adopted Land Use Plans

The logo for University Research Park Charlotte, featuring the letters 'URP' in a stylized, serif font.

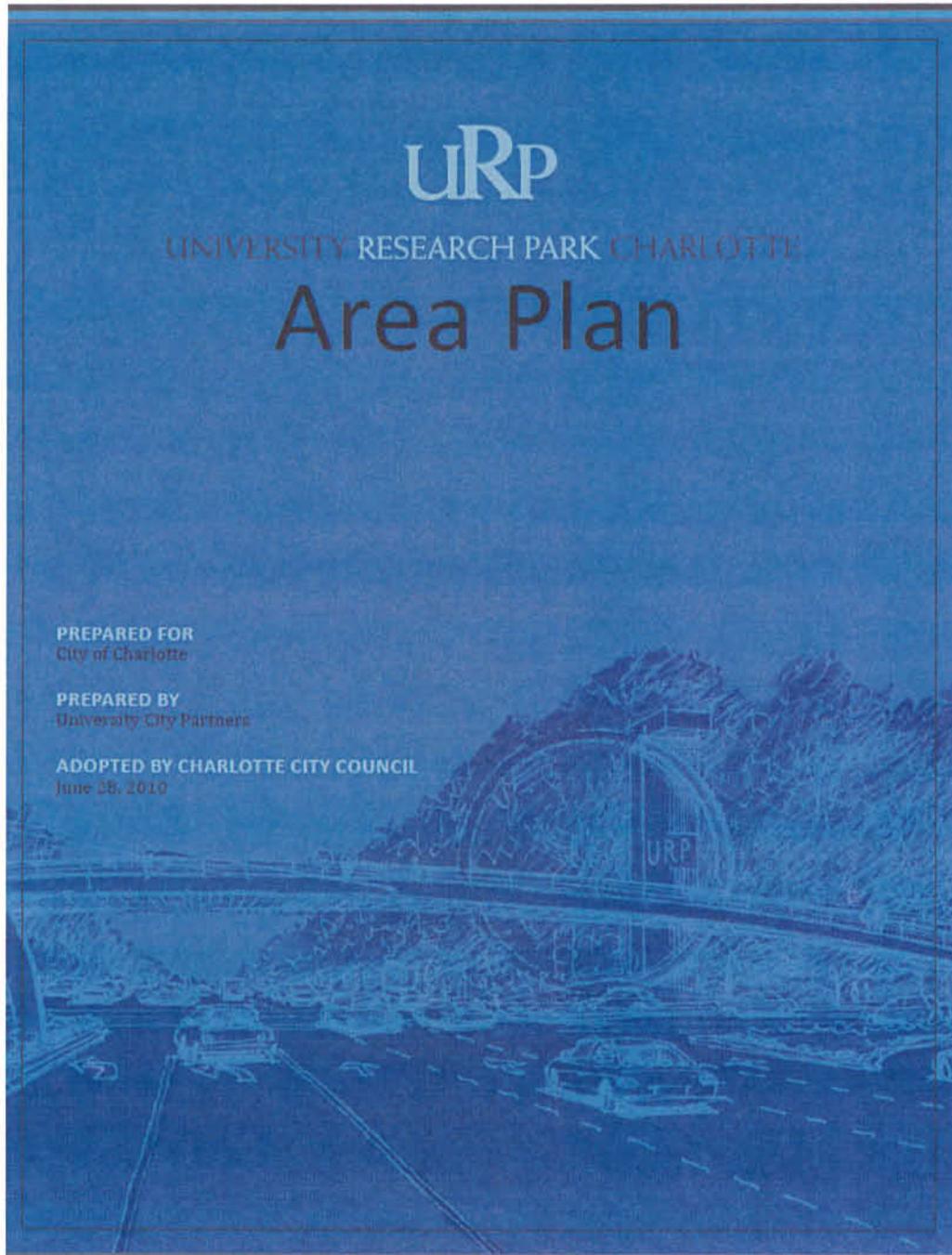
UNIVERSITY RESEARCH PARK CHARLOTTE

Area Plan

PREPARED FOR
City of Charlotte

PREPARED BY
University City Partners

ADOPTED BY CHARLOTTE CITY COUNCIL
June 25, 2010



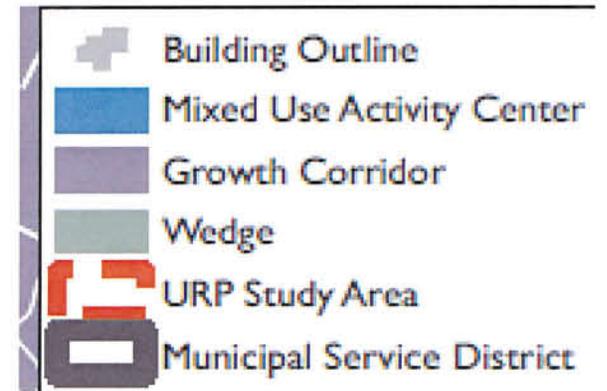
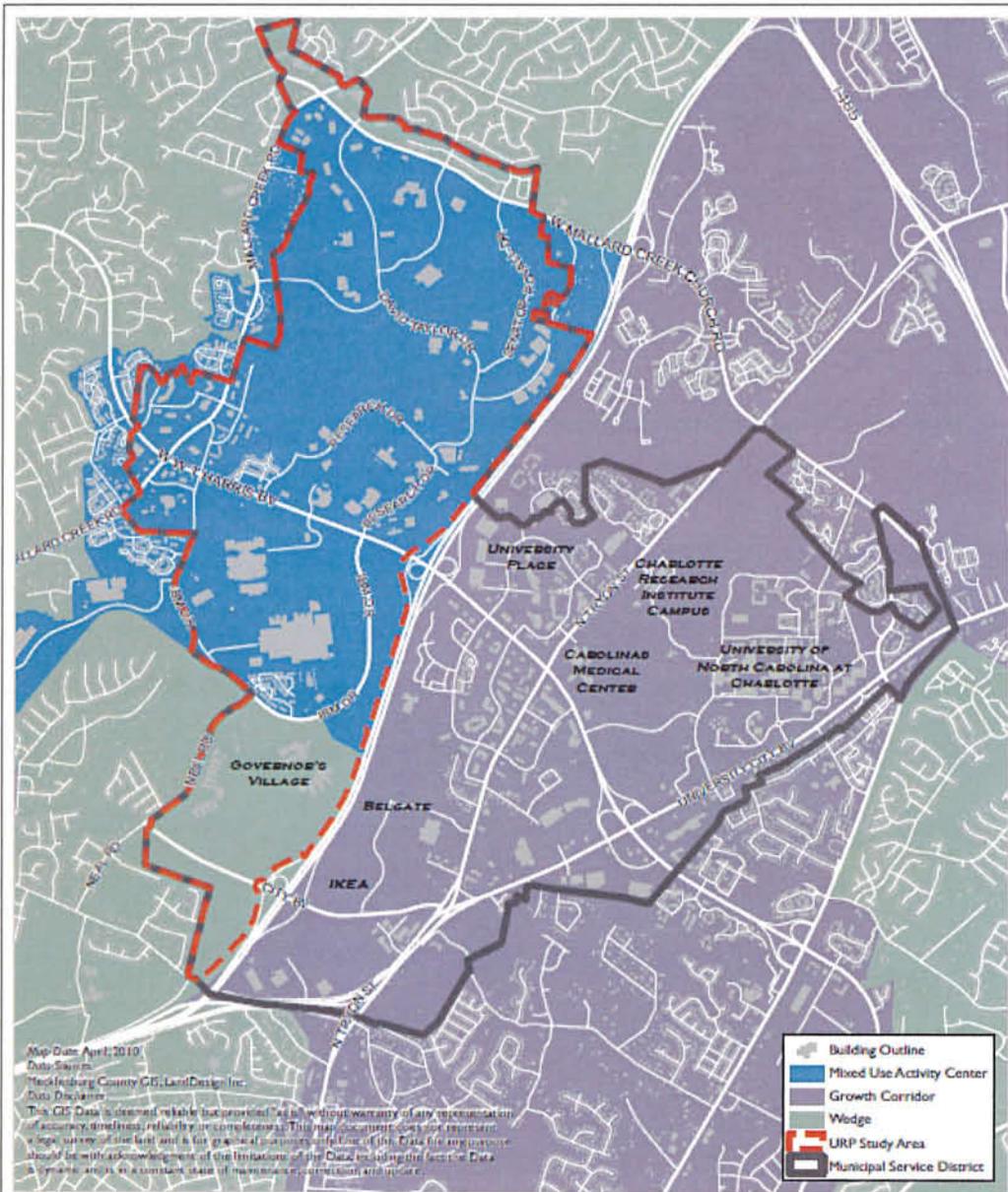


TABLE 1: Existing vs Recommended Land Use (Mecklenburg County GIS, 2010)
 Note: When combined, the total uses do not add up to the 2,300 acres due to the exclusion of transportation right-of-ways. (Map 5)

LAND USE	EXISTING TOTAL AREA	EXISTING % OF URPAP	RECOMMENDED TOTAL AREA	RECOMMENDED % OF URPAP
Single Family	2.7 AC	0.1%	—	—
Multi-Family	41.0 AC	1.8%	—	—
Retail	117.8 AC	5.1%	12.7 AC	.01%
Institutional	221.6 AC	9.6%	219.2 AC	9.5%
Office	984.2 AC	42.8%	763.8 AC	33%
Parks / Open Space	5.6 AC	0.2%	(241 AC Overlay)	Overlay
Parking	44.8 AC	1.9%	—	—
Vacant	745.5 AC	32.4%	—	—
Residential / Office Mix	—	—	482.6 AC	21.0%
Residential / Retail / Office Mix	—	—	578.78 AC	25.2%
Office / Retail Mix	—	—	114.1 AC	5.0%

The proposed LYNX Blue Line Extension would benefit from additional development in the URP, especially if such development is linked to the proposed light rail station by improved pedestrian, bicycle and bus routes. The Development Concept (Map 4) illustrates such connections, which are further depicted in the future transportation network (Map 8).

- 5. Expand housing choices.** The range of housing choices within and around the plan area could be enhanced by new options, especially those that increase the attractiveness of the area for potential

employers seeking locations where employees can enjoy a live-work-play environment if they choose. Currently, single family housing and student housing are the predominant types in the area, and those options do not meet the expectations of many who work in the area. Cabarrus County has been the recipient of a lot of residential growth in response to demand for more choices that could not be found in the plan area or its immediate surroundings. Owner-occupied, high density residential is needed to help accommodate these needs.

The image features a background of blue bokeh light spots. A solid orange horizontal band is centered across the image, containing the text "University City Partners" in white.

University City Partners



Saturday October 28, 11 to 4 PM

CHARLOTTE KID'S FEST

Discover, Create, Learn and Play a day for kids and kids at heart

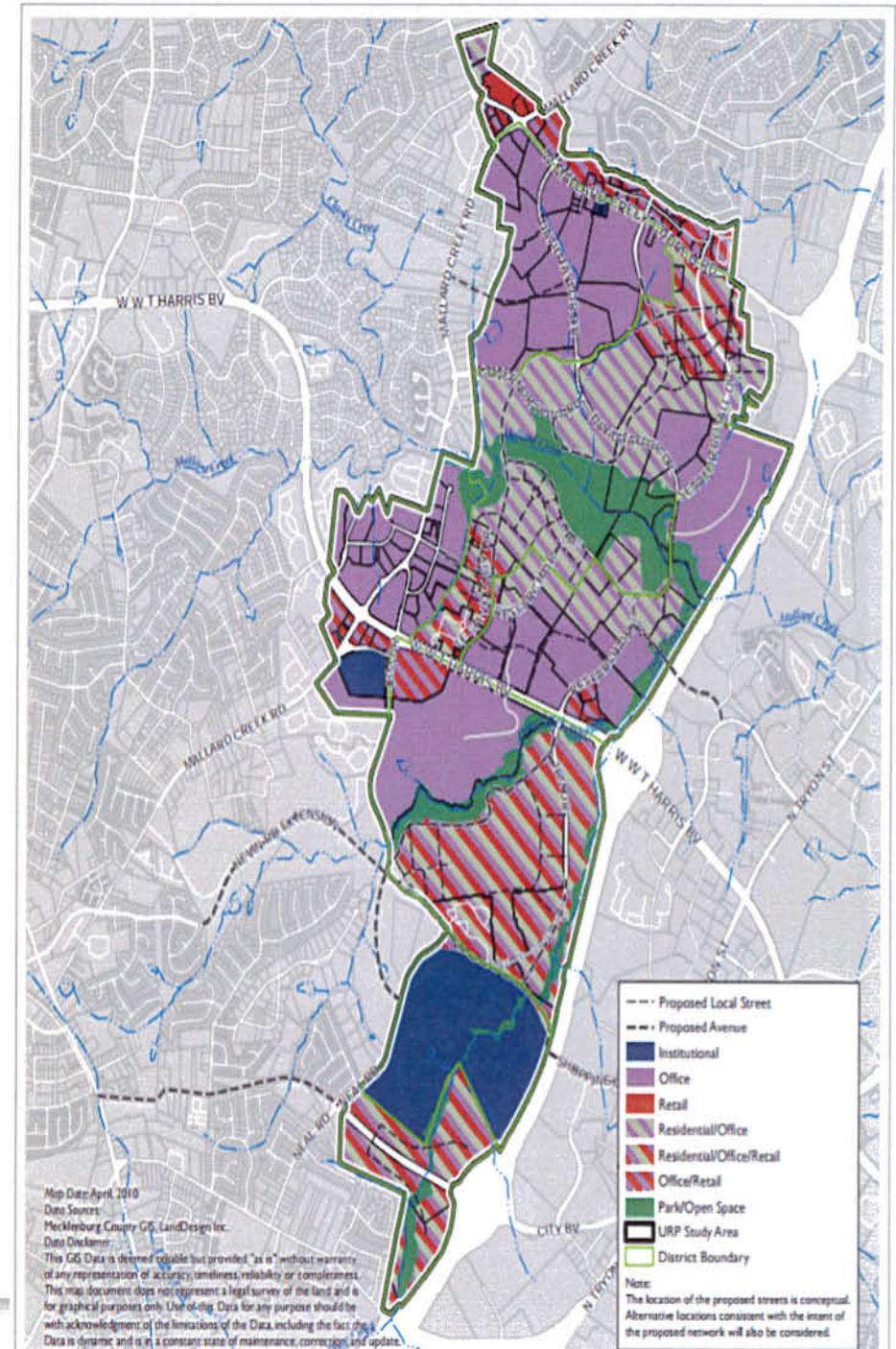
Welcome to University City: Charlotte, North Carolina

Every day we have an opportunity to make University City, Charlotte North Carolina a little better. We invest resources in shaping public spaces and planning for a better-built environment because we know that the University City landscape influences the way we live, work, play and learn. We also put resources into inviting others to invest in this place, whether it's a headquarters or home. But building University City hasn't only been about new development, new businesses, and new road & transit infrastructure. It's about building relationships and building a community.

URP Plan

“Expand housing choices within and around the plan area could be enhanced by new options, especially those that increase the attractiveness of the area for potential employers seeking locations where employees can enjoy a live-work-play environment if they choose...

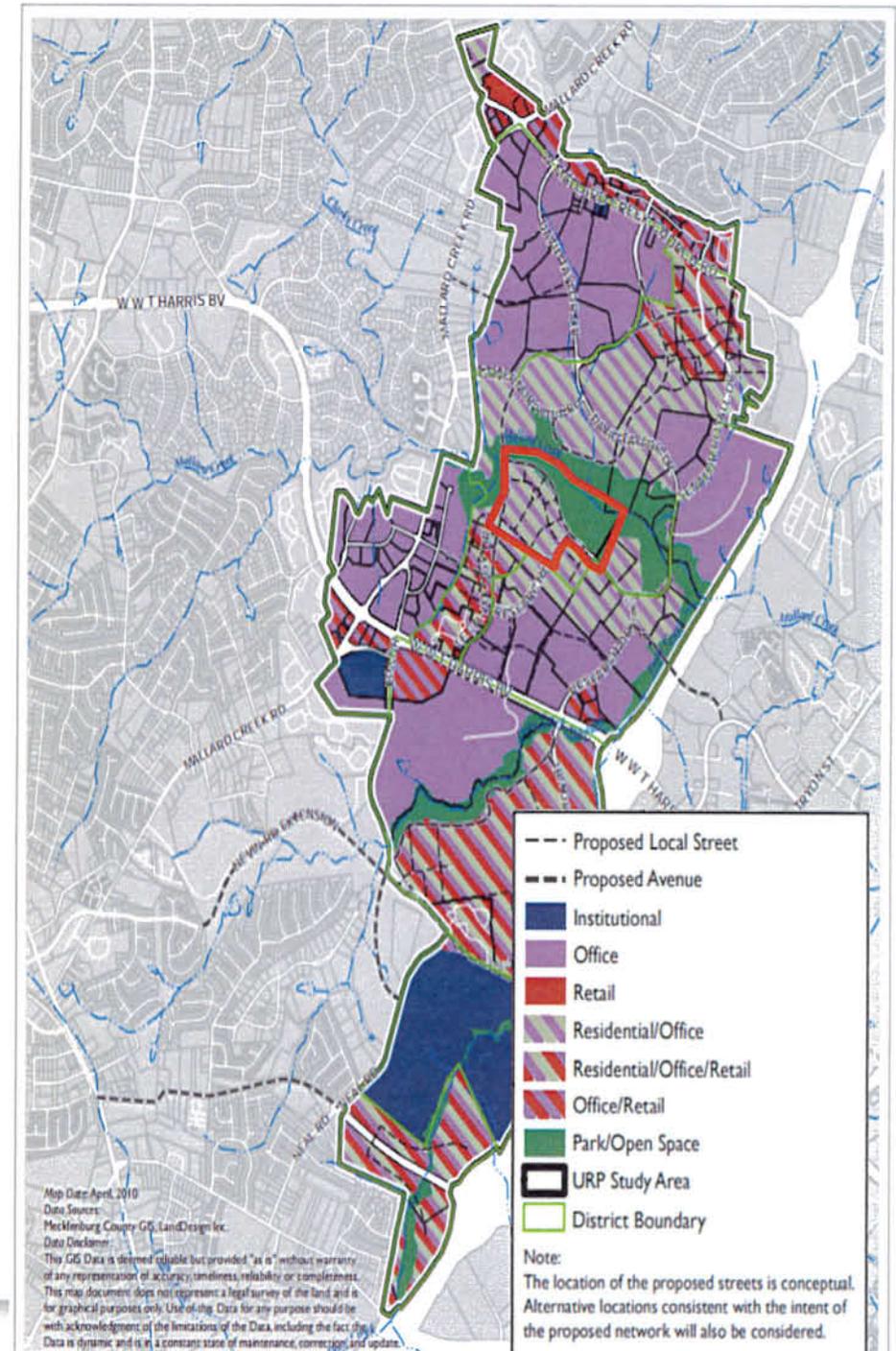
Owner occupied high density residential is needed to help accommodate these needs”



URP Plan

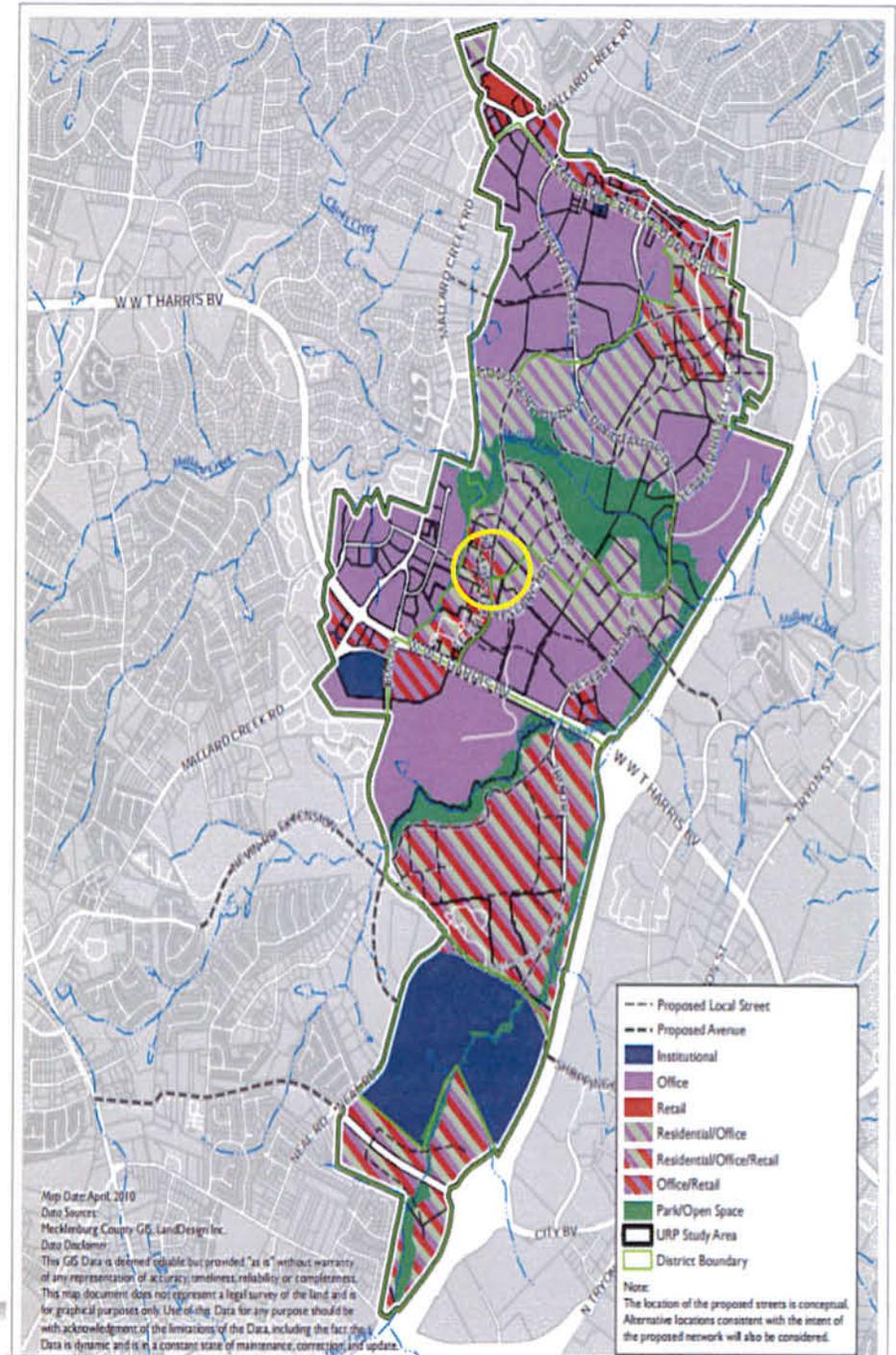
Originally had this type of residential located at Duke's Project Gator Site.

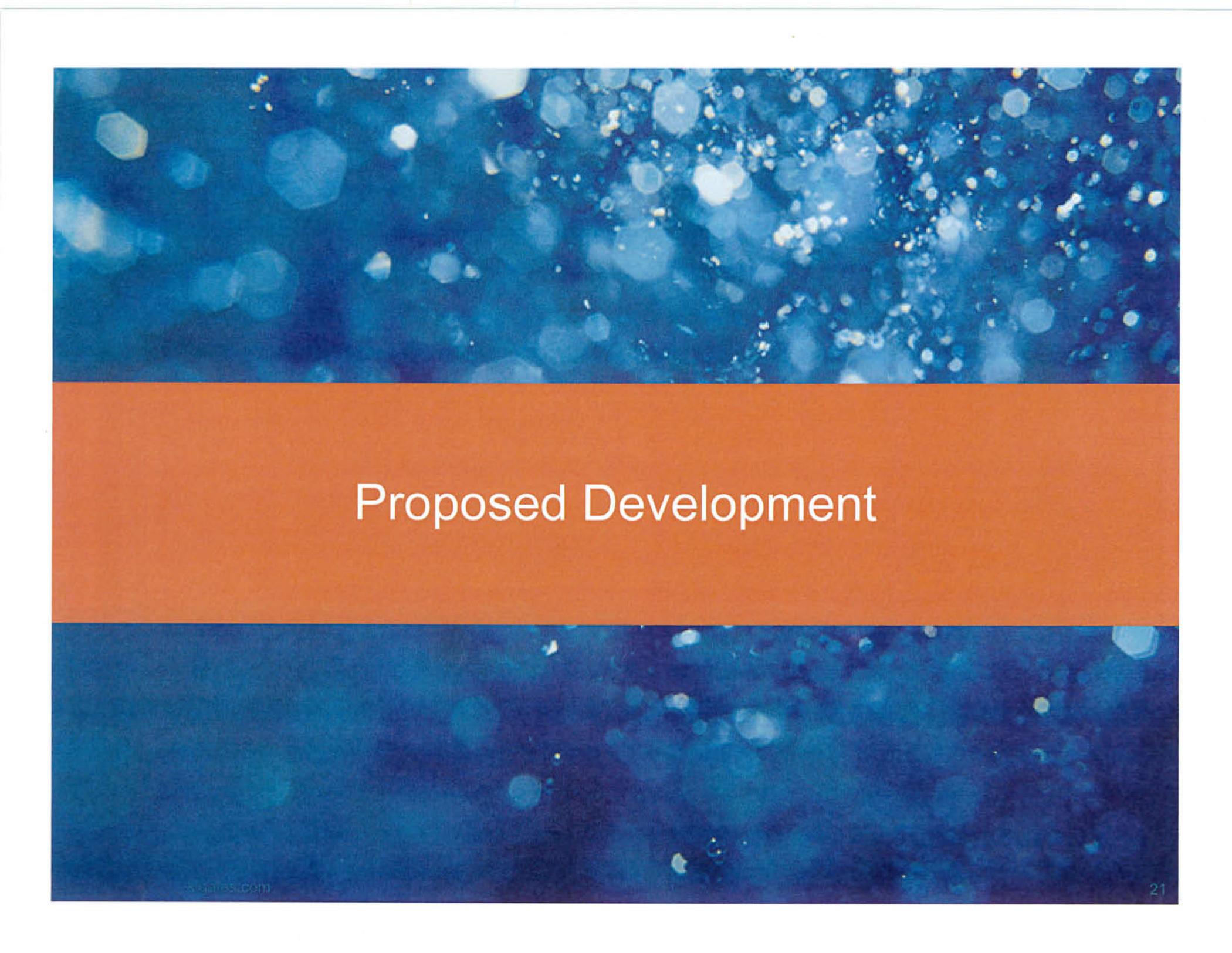
Need to define new area for owner-occupied residential uses



URP Plan

Mattamy's proposed sites for owner-occupied residential



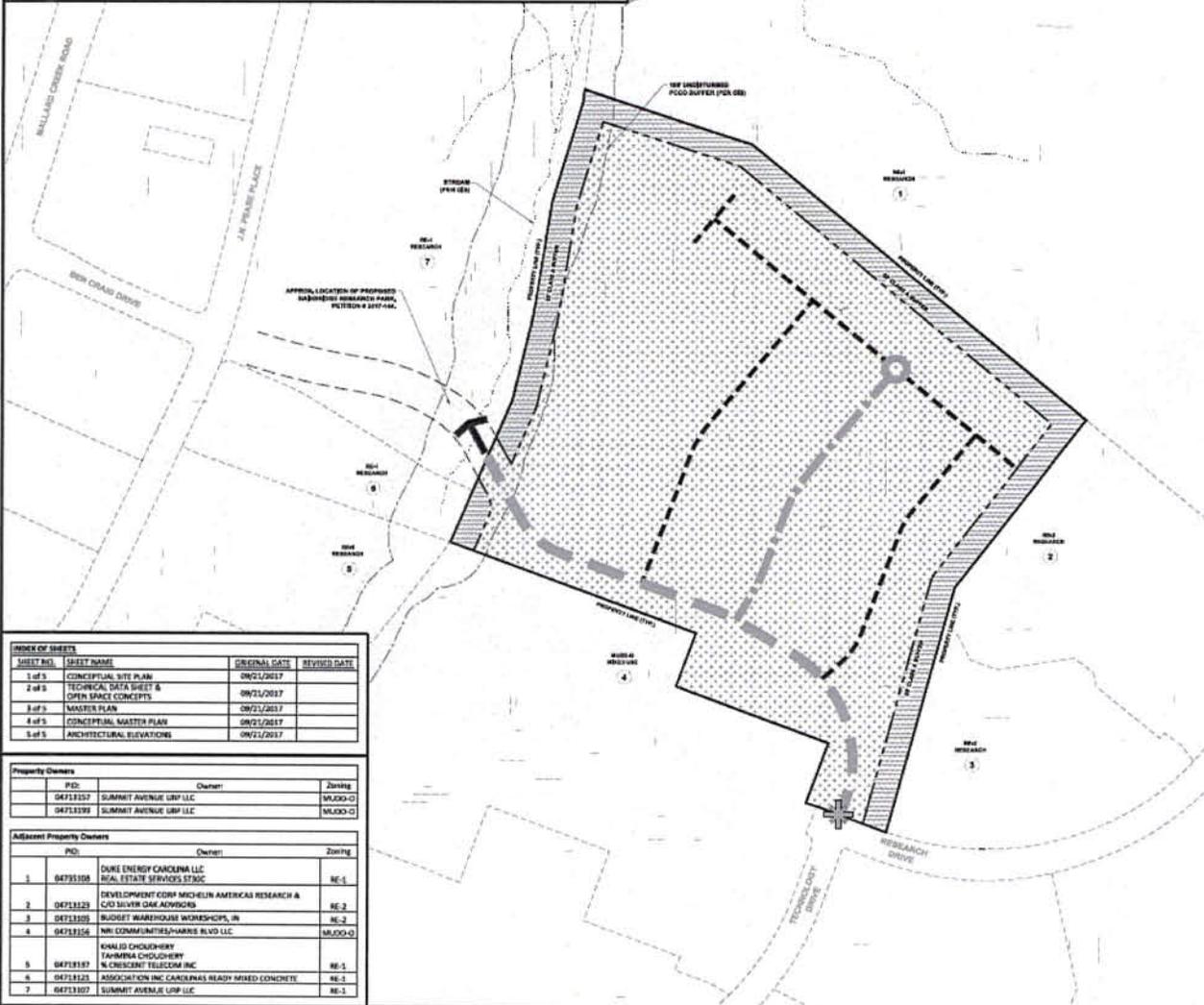
The background of the slide features a blue bokeh effect with out-of-focus light spots in various shades of blue and white. A solid orange horizontal band is positioned in the center, containing the main title.

Proposed Development

Proposed Rezoning District UR-2 (CD)

Technology Site Conditional District Rezoning - Petition # 2017-145

Located In:
City of Charlotte / Mecklenburg County, North Carolina



Vicinity Map
Not to Scale

Site Data

Site Parcel:	04713101 & 04713107
Total Acreage:	-/- 21.8 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	R-1 (CR), RE-1 & MIXED-O
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Numbered # of Units:	Up to 132 For-Sale Townhome Units
Proposed Density:	Not to Exceed -/- 5.78 DU/AC
Maximum Building Height:	Maximum three (3) stories and not to exceed 42' feet. Building height will be measured as defined by the ordinance.
Parking:	Minimum of 5.0 parking spaces per unit. Maximum of 5.0 parking spaces per unit.
Private Open Space:	Minimum of 400 SF per Unit x 132 Units.
Floor Area Ratio:	1.0
Total Area:	-/- 3.42 Acres (135%)
Proposed:	-/- 3.42 Acres (15%) Minimum

General Notes

1. Base information obtained from Mecklenburg County GIS.

INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 5	CONCEPTUAL SITE PLAN	09/21/2017	
2 of 5	TECHNICAL DATA SHEET & OPEN SPACE CONCEPTS	09/21/2017	
3 of 5	MASTER PLAN	09/21/2017	
4 of 5	CONCEPTUAL MASTER PLAN	09/21/2017	
5 of 5	ARCHITECTURAL ELEVATIONS	09/21/2017	

Property Owners

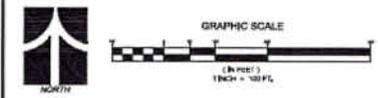
PID	Owner	Zoning
04713107	SUMMIT AVENUE URP LLC	MIXED-O
04713109	SUMMIT AVENUE URP LLC	MIXED-O

Adjacent Property Owners

PID	Owner	Zoning
1	04731108 DURE ENERGY CAROLINA LLC REAL ESTATE SERVICES STONE	RE-1
2	04713123 DEVELOPMENT CORP MICHELIN AMERICA'S RESEARCH & C/O SILVER OAK ADWARDS	RE-2
3	04713105 BUDGET WAREHOUSE WORKSHOPS, IN	RE-2
4	04713106 NRI COMMUNITIES-WARRIS BLVD LLC	MIXED-O
5	04713107 KHALID CHOUDHRY TAMARA CHOUDHRY N. CRESCENT TELECOM INC	RE-1
6	04713123 ASSOCIATION INC CAROLINA READY MIXED CONCRETE	RE-1
7	04713107 SUMMIT AVENUE URP LLC	RE-1

Legend

- Residential Development Area - Building & Parking Envelope
- 71' Public Street (Local Residential ROW)
- 56' Public Street (Local Residential ROW)
- Private Street (30' Clear Zone)
- Proposed Access Location
- Proposed Stub Location
- Proposed Buffer



City of Charlotte

MECKLENBURG COUNTY

PLANNING DEPARTMENT

2017-145

Conditional District Rezoning - UR-2 (CD)
Conceptual Site Plan - Petition # 2017-145

TECHNOLOGY SITE

City of Charlotte

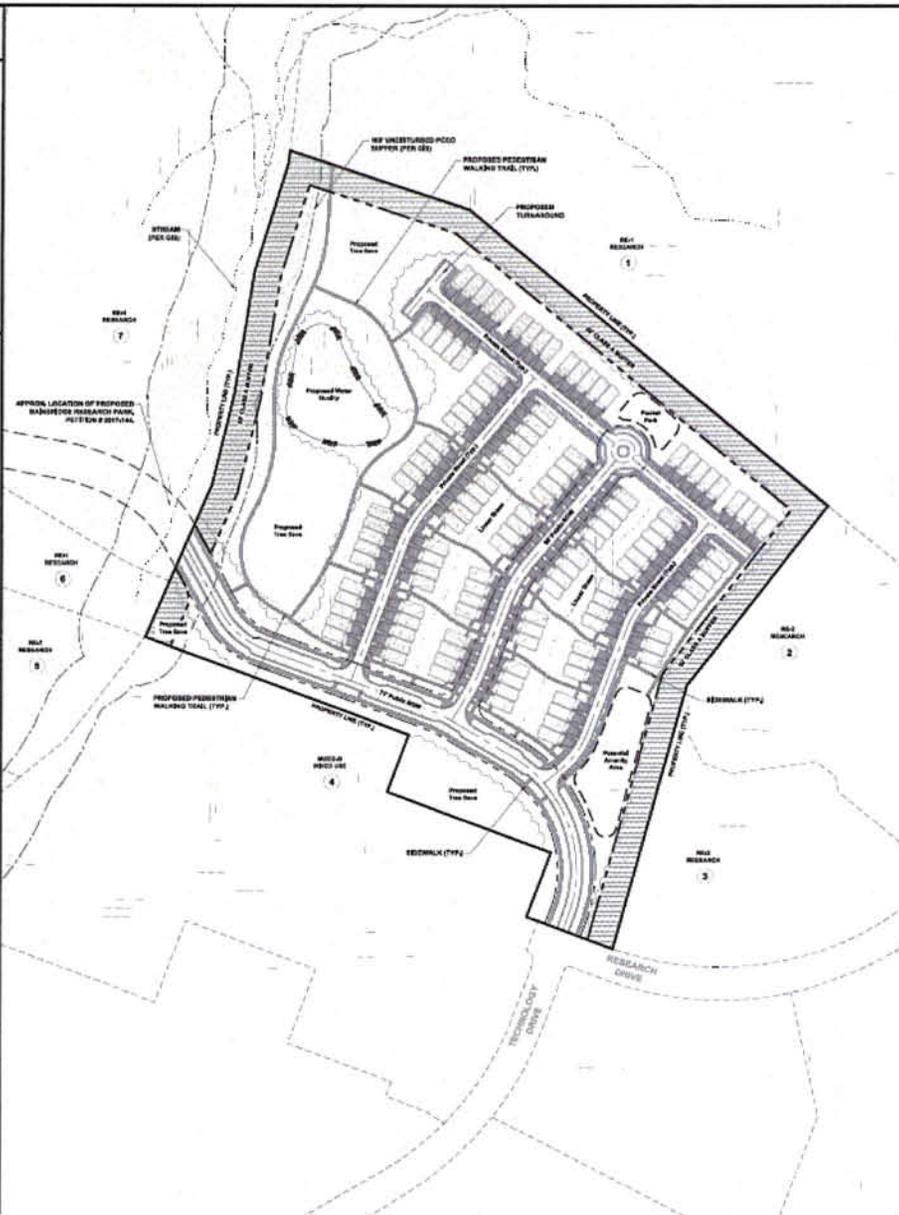
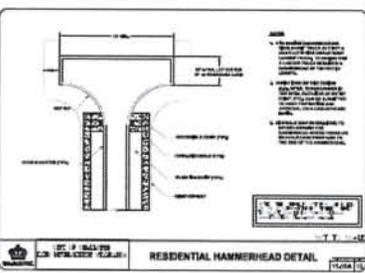
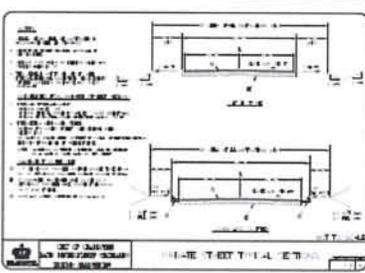
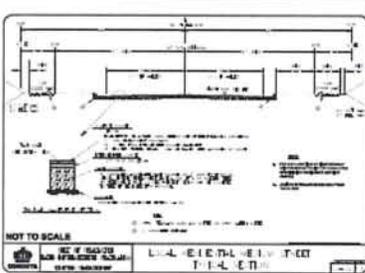
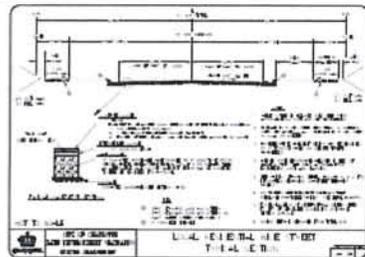
PROJECT NUMBER: 145

DATE: 09/21/17

1 of 5

Typical Street Sections & Land Development Standards

Not to Scale



Vicinity Map
Not to Scale

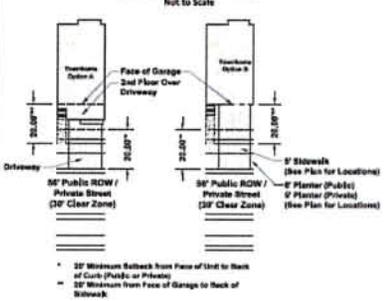
Site Data

Site Parcel:	04723104 & 04723107
Total Acreage:	~7.22 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	S-1 (S), R-1 & M-100-D
Proposed Zoning:	UP-2 (CU)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 152 For-Sale Townhome Units
Proposed Density:	Not to Exceed ~7.578 DU/AC
Maximum Building Height:	Maximum three (3) stories and not to exceed 42' feet. Building height will be measured as defined by the ordinance.
Parking:	Minimum of 2.0 parking spaces per unit. Maximum of 3.0 parking spaces per unit.
Private Open Space:	Minimum of 800 SF per lot x 152 Units.
Private Area Ratio:	1.0
The Site:	~7.22 Acres (20%)
Required:	~7.22 Acres (100%) Minimum

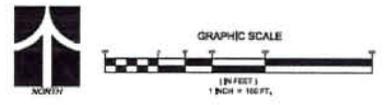
General Notes

1. Base information obtained from Mecklenburg County GIS.

Typical Unit Detail



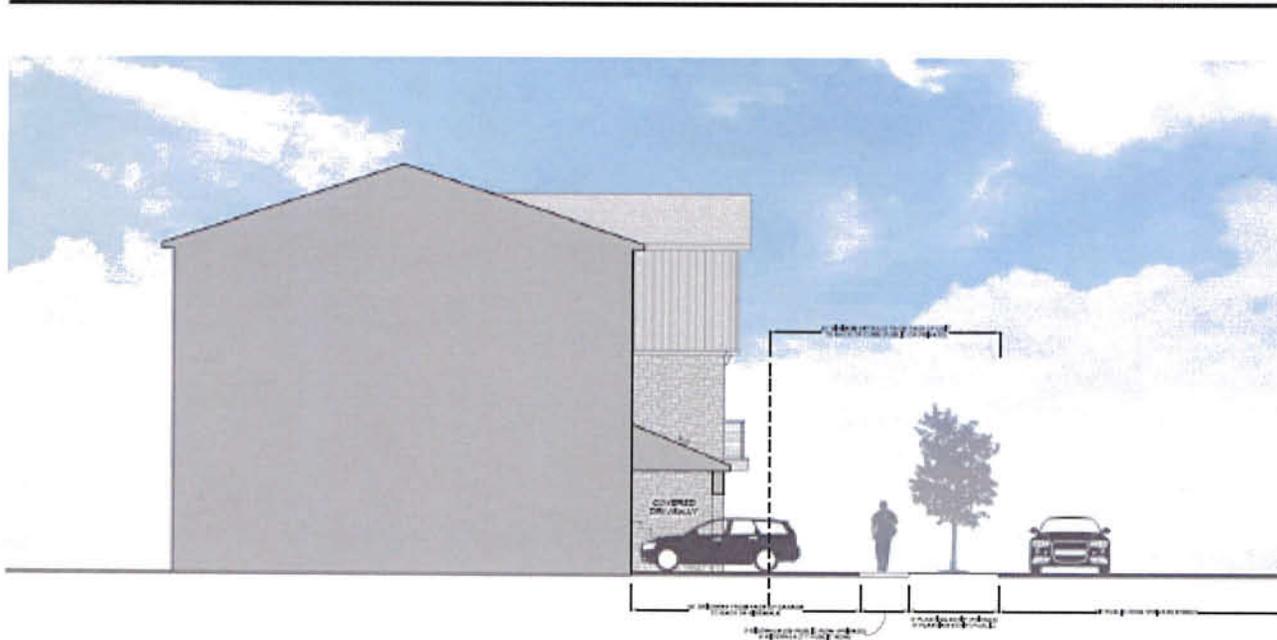
24' Townhomes- Front Load



Architectural Standards

1. Exterior Building Materials: All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("Hardiflank") and/or other material approved by the Planning Director.
2. Prohibited Exterior Building Materials:
 - I. Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - II. Concrete Masonry Units not architecturally finished.

Front Loaded Cross Section



Front Loaded Cross Section - NTS



Timeline

ANTICIPATED REZONING SCHEDULE

Application Deadline (4th Mon except holidays) - Sep. 25, 2017	1st full review complete, comments sent to petitioner	Petitioner/ staff comment review meetings	Petitioner's community meeting held by this date (include report in your next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, comments sent to petitioner	Submittal deadline requesting next PH (5 weeks prior to PH)	Determination on cases cleared for next PH (11 days after submittal)	1st Legal ad submittal date (last day to defer prior to advertising)	Public Hearing (3rd Mon except holidays)	Submittal deadline for revised site plans for Z.C. (1 week after hearing)	Zoning Committee Meeting (15 days after PH, always a Tue, except holidays)	City Council Decision (3rd Mon except holidays)
One Full Review Cycle	10/30/17	Nov 2 - Nov 8	11/10/17	NA	NA	NA	NA	11/13/17	11/22/17	11/27/17	12/18/17	12/21/17	1/4/18	1/16/18
Two Full Review Cycles	10/30/17	Nov 2 - Nov 8	11/10/17	11/13/17	11/27/17	NA	NA	12/11/17	12/19/17	12/20/17	1/16/18	1/22/18	1/30/18	2/19/18
Three Full Review Cycles	10/30/17	Nov 2 - Nov 8	11/10/17	11/13/17	11/27/17	12/11/17	1/2/18	1/16/18	1/26/18	1/29/18	2/19/18	2/26/18	3/6/18	3/19/18

Best Case Scenario:

- Public Hearing December 18, 2017
- City Council Decision January 16, 2018



Discussion

K&L GATES