

COMMUNITY MEETING REPORT

Petitioner: Century Communities

Rezoning Petition No. 2017-171

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 November 14, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, November 29, 2017 at 6:00 p.m. at the South Mecklenburg Presbyterian Church, 8601 Bryant Farms Road, Charlotte, NC 28277.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Drew Rouzer, as well as by Petitioner's agents Shaun Tooley and Frank McMahan with LandDesign, John Zotter with Design Resource Group, and Collin Brown and Brittany Lins with K&L Gates. Council member Ed Driggs and property owners from the Ardrey and Singer families also attended the meeting.

SUMMARY OF PRESENTATION/DISCUSSION:

Councilmember Ed Driggs opened the meeting by welcoming the attendees and introducing Mr. Collin Brown, who used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this petition involves approximately 36 acres of land located on the south side of Ardrey Kell Road, west of Wade Ardrey Road and east of Travis Gulch Drive, across the street from Ardrey Kell High School.

Mr. Brown explained the history of the property ownership and stated that the property owners, including the Ardrey family, are ready to sell their land for new development. Mr. Brown explained that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, community concerns, city priorities, and market realities. Mr. Brown then gave a brief overview of the rezoning process and redevelopment considerations, generally.

The property is currently zoned R-3, which generally allows for residential uses up to three dwelling units per acre. Mr. Brown explained that the South District Plan was adopted by the City in 1993 and recommends low-density single-family uses on the property. He explained that the City has analyzed the

site in accordance with the General Development Policies and determined that City Staff would generally support residential uses up to six to eight dwelling units per acre.

Mr. Brown explained that the Petitioner is proposing a conditional rezoning to allow for the development of up to 245 townhome units, with a density of 6.7 units per acre. Mr. Brown stated that by-right development on the property could allow for development of up to six dwelling units per acre, if a developer were to utilize certain density bonuses in the Ordinance, to construct about 220 units. Mr. Brown further explained that the rezoning process allows for the benefit of community involvement and site-specific plans whereas a by-right development would not require community input or site design commitments.

Mr. Brown then outlined a few anticipated community concerns and the Petitioner's intended response to those concerns. With respect to traffic, the Petitioner has engaged a traffic engineer even though a Traffic Impact Analysis is not required by the City for a development of this size. The study will recommend some traffic mitigation solutions that the Petitioner can work with the community to implement, if feasible and desired. The Petitioner is willing to explore the possibility of installing a traffic light, at the Petitioner's expense, at the intersection of Beau Riley Road and Ardrey Kell Road, at the entrance to Ardrey Kell High School. The Petitioner is also looking at improvements to mitigate traffic along Wade Ardrey Road and improve connectivity around the site.

Mr. Brown explained that the Charlotte Subdivision Ordinance will require the extension of all existing street stubs into the proposed development site. This requirement will apply regardless of whether the property is developed through the rezoning process or as a by-right development. Based on this Ordinance requirement, the Petitioner will be required to connect the site to the existing street stubs at Beau Riley Road and Sulky Plough Road and extend those streets to Ardrey Kell Road.

In response to anticipated questions regarding school impact, Mr. Brown explained that CMS typically calculates school impacts to be less for attached townhome units than for single-family residences.

Mr. Brown stated that the Petitioner is seeking a rezoning to the MX-2 (Innov.) zoning district in order to allow for some streetscape variation and allow some of the townhome units to face towards open space instead of a street. Mr. Brown explained that the Petitioner has revised the rezoning plan based on initial community feedback to incorporate some single-family lots rather than a development consisting entirely of townhome units. The Petitioner believes that incorporating single-family lots adjacent to existing residential developments will serve as an appropriate transition to the existing neighborhoods. Mr. Brown explained that the Petitioner is proposing primarily alley-loaded townhomes, which will create a pedestrian-friendly streetscape instead of frequent driveways and garages. Mr. Brown further explained that the Petitioner is prepared to commit to a 20' protected buffer and tree save area along the site's border adjacent to existing single-family homes, even though a buffer is not typically required when single-family units abut single-family lots. In addition to open space and buffer areas, the Petitioner is required to construct a water quality area in accordance with the Post Construction Stormwater Ordinance.

Mr. Brown explained that the Petitioner's anticipated rezoning timeline includes a "best case scenario" public hearing on January 16, 2018 and City Council Decision on February 19, 2018. Mr. Brown then opened the meeting up to questions and stated that the Petitioner has provided notecards for attendees to write down their questions or comments. Two notecards were received from attendees and are attached hereto as Exhibit E.

In response to a question regarding home sizes, Mr. Rouzer stated that preliminary floor plans for the townhome units are approximately 2,500 to 3,000 square feet and single-family homes may be 3,000 to 4,000 square feet.

Mr. Brown clarified that streetscape improvements, including sidewalks and planting strips, will be provided along the site's entire frontage along Ardrey Kell Road and Wade Ardrey Road.

Several attendees commented that a playground, dog park or pool would be a valuable addition to the development. An attendee stated that existing neighborhoods have issues with non-residents using and damaging their amenities and would like to see this development include its own amenities to prevent its residents from going elsewhere. Several attendees also voiced concern over school impact and overcrowding. Also, several attendees had concerns with the drainage pond as shown on the plan and requested additional details or amenities for the pond. The Petitioner's team agreed to look into these concerns and provide additional detail in subsequent meetings.

An attendee asked about the "Innovative" designation in the rezoning request and the five-year vested rights request. Mr. Brown explained that the Petitioner only intends to use the flexibility of the innovative designation for specific design standards, such as rear-loaded townhomes and the ability for the townhomes to face towards open space instead of a street. The Petitioner is willing to add a provision into the rezoning plan to limit the innovative designation to requests that are explicitly stated in the rezoning plan. Mr. Brown further explained that the five-year vested rights request relates to the Petitioner's ability to protect its rezoning plan from the risk of a recession in the event that the Ordinance is changed before the project is built, up to five years. The rezoning rights automatically vest as soon as building permits are pulled so the 5-year vested rights request only comes into play if the project is not built for five years (i.e., if a recession occurs). Since this is a large property that will be built in several phases, the Petitioner believes that a request for 5-year vested rights is warranted.

Several attendees stated that they believe a traffic signal at the intersection of Beau Riley Road and Ardrey Kell Road (across from Ardrey Kell High School) would be an important addition. An attendee also mentioned that traffic at the intersection of Ardrey Kell Road and Wade Ardrey Road is especially congested after high school sporting events. The Petitioner's agent responded that the traffic engineer could consider ways to mitigate traffic at that intersection.

In response to an attendee's concern regarding guest parking, the Petitioner's agent pointed out several areas with recessed on-street parking. Each townhome unit will also have a garage and potentially additional space in the driveway.

In response to several attendees' general frustration with respect to traffic, school and infrastructure in the area, Council Member Driggs spoke to the attendees about the City Council's perspective and ways for the community to get involved.

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 11th day of December 2017.

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