

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-185

Petitioner: High Family Partnership I, LP

Rezoning Petition No.: 2017-185

Property: ± 11.75 acres located at 11030 David Taylor Drive (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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 Tuesday, January 9th, 2018, 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 12/22/2017. 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 Tuesday, January 9th, 2018 at 7:00 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 representatives at the required Community Meeting were Andrew Basile, Steve Brown and Brad Mowbray with High Family Partnership I, LP, Anne Scott with DPR Associates, and Chad Askew and Catherine Monroe with Housing Studio. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting started introductions. He then turned it over to Andrew Basile who gave a brief overview of the site and the intentions to change the zoning from office uses to multi-family. He explained that this would provide a good blend of uses to the site with the office, retail, restaurant, and single-family uses that are already in the area.

Chad Askew then gave some background information on Housing Studio. They have been in the business of providing multi-family and mixed-use residential communities for over 20 years. Their goal is to create a sense of space and community within their developments. Mr. Askew introduced Anne Scott with DPR Associates that has been involved in Charlotte development for 44 years and is responsible for the civil plan landscape architecture for this project.

Brad Mowbray then stated that the High Family began as a welding company and are one of the leading steel fabricators in the country. In addition to welding, the High Family includes concrete and development divisions. They currently have 16 hotels and 3000 apartments in their portfolio including the York Ridge Community, located in Steele Creek. They have been developing properties in Charlotte for over 24 years.

Attendees were then given an overview of the site that is currently zoned for two office buildings with up to 201,000 sq.ft. The new rezoning will allow for improved tree save and continued protection of the wetlands on the site. There will be an addition of 8' sidewalks and 6' planting strips along David Taylor Drive as well as a 50' buffer with existing trees adjacent to the neighboring properties. There will be approximately 210' feet between the proposed residential buildings to the neighboring houses.

The site plan also calls for an extension of David Taylor Drive. The Petitioner and the adjoining property owner as well as University City Partners have worked with the City to fund a new traffic signal at David Taylor Drive and Mallard Creek Church Road

The designers took great care in creating unique buildings with desirable first floor amenities that make you feel connected to the community. The residential buildings will include elevators and conditioned interior corridors as well as an outdoor pool area that is tucked away between the buildings. The community will also include comfortable outdoor spaces and offer units with balconies or patios.

This development will provide residential opportunities for the renters by choice market. The area is comprised of office and retail uses making this apartment community a perfect fit to complete the live, work, play lifestyle.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

One neighboring property owner raised concern about pedestrian traffic through her yard located next to the development and asked if a fence was being constructed. The 50' buffer of trees and the wetland preservation should help in mitigating the need for pedestrians to cross through to the adjacent property. There are no plans to construct a border fence. In addition the extension of David Taylor Drive through the Site will provide new sidewalk connections to W. Mallard Creek Church Road.

One attendee asked about the price point and size of the rental units. The price is still under discussion but the units will range from approximately 650-1400 square feet with 1-3 bedrooms. Each unit will include stainless steel appliances, hard surface countertops, high-end finishes and other high-quality amenities.

It was then asked when the project planned to break ground. They hope to begin construction late this fall and continue into 2019. The project should take about 18 months to complete.

Keith MacVean thanked everyone for their time and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Andrew Basile, High Family Partnership I, LP
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Andrew Basile, High Family Partnership I, LP
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2017-185	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-185	02901104	WAITING ROOM I LLC				10810 MALLARD CREEK RD		CHARLOTTE	NC	28262
2017-185	02901105	GALLOWAY STORE LLC				10174 CLAYBROOK DR		CHARLOTTE	NC	28262
2017-185	02901106	COLUMBIA COCHRAN COMMONS LLC				PO BOX 790830		SAN ANTONIO	TX	78279
2017-185	02901107	HIGH FAMILY PARTNERSHIP I LP		ROBERTS		PO BOX 450233		ATLANTA	GA	31145
2017-185	02901120	HIGH FAMILY PARTNERSHIP I LP				PO BOX 10008		LANCASTER	PA	17605
2017-185	02901121	TARA TRACY LLC				39 SOUTH SEA PINES DR		HILTON HEAD ISLAND	SC	29928
2017-185	02901132	HIGH FAMILY PARTNERSHIP I LP		ROBERTS, INC		PO BOX 450233		ATLANTA	GA	31145
2017-185	02901158	CEENTA FAIRVIEW PROPERTIES LLC				6035 FAIRVIEW RD		CHARLOTTE	NC	28210
2017-185	02901159	EAS SQUARED LLC				9128 KENSINGTON FOREST DR		HARRISBURG	NC	28075
2017-185	02901160	CEENTA FAIRVIEW PROPERTIES LLC				6035 FAIRVIEW RD		CHARLOTTE	NC	28210
2017-185	02901162	CUPID BOYS LLC				2325 WEST ARBORS DR #102		CHARLOTTE	NC	28262
2017-185	02901169	TOKA2 LLC				4200 CAMERON OAKS DR		CHARLOTTE	NC	28211
2017-185	02901170	BPS-MC HOLDINGS LLC			ATTN: DR BINIT SHAH	9735 KINCEY AVE STE 100		HUNTERSVILLE	NC	28078
2017-185	02901171	CEENTA FAIRVIEW PROPERTIES LLC				6035 FAIRVIEW RD		CHARLOTTE	NC	28210
2017-185	02901172	ARBORS PROPERTIES LLC				5905 NUTHATCH CT		CHARLOTTE	NC	28277
2017-185	02901176	SELDEN INVESTMENT PROPERTIES LLC				16015 WEDMORE LN		HUNTERSVILLE	NC	28078
2017-185	02901178	UNIVERSITY REAL ESTATE INVESTORS LLC				4600 PARK RD SUITE 370		CHARLOTTE	NC	28209
2017-185	02901179	KINGS CROSSING OWNERS ASSOCIATION	INC			717 SOUTH TORRENCE ST	SUITE 101	CHARLOTTE	NC	28204
2017-185	02901180	UNIVERSITY REAL ESTATE INVESTORS LLC				4600 PARK RD SUITE 370		CHARLOTTE	NC	28209
2017-185	02901624	CARTER	JOLYN	DAVID SHAWN	CARTER	2325 ARBOR VISTA DR		CHARLOTTE	NC	28262
2017-185	02901625	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2017-185	02901626	SHAH	KUNAL JAGDISHBHAI	MAYURABEN KUNAL	SHAH	10510 HUNTERSVILLE COMMONS DR		HUNTERSVILLE	NC	28078
2017-185	02901627	PRESSLEY	THOMAS L			11223 CYPRESS VIEW DRIVE		CHARLOTTE	NC	28268
2017-185	02901628	ALCANTARA	ALFREDO			11231 CYPRESS VIEW DR		CHARLOTTE	NC	28262
2017-185	02901641	TROUNG	DUC T	TANIA NERY GARCIA	CUELLAR	6615 ROSEMARY LN		CHARLOTTE	NC	28210
2017-185	02901642	MANIKKAM	MELISSA K	ANTHONY E	MELTON	11228 CYPRESS VIEW DR		CHARLOTTE	NC	28262
2017-185	02901643	KO	MOO NAM	HYUN J	LEE	5012 AUTUMN BLOSSOM LN		WAXHAW	NC	28173
2017-185	02901644	CAO	LIJUAN			11220 CYPRESS VIEW DR		CHARLOTTE	NC	28262
2017-185	02901645	COKE	CLAUDIA			11216 CYPRESS VIEW DR		CHARLOTTE	NC	28262
2017-185	02901646	TAYLOR	RICHARD A			11212 CYPRESS VIEW DR		CHARLOTTE	NC	28262
2017-185	02901647	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2017-185	02901648	ADURTY	KISHORE			11204 CYPRESS VIEW DRIVE		CHARLOTTE	NC	28262
2017-185	02901649	PARKASH	RAVI	SONIA	PRUTHI	11415 FOUNTAINGROVE DR		CHARLOTTE	NC	28262
2017-185	02901650	BOCKOS	GIANCARLO			11138 CYPRESS VIEW DR		CHARLOTTE	NC	28262
2017-185	02901651	KHAN	NUSRAT	FARAH	KHAN	4-T PARKWOOD DR		SOUTH AMBOY	NJ	08879
2017-185	02901652	GADIREDDY	UDAYA SANKAR	VINITA	GURRAM	11130 CYPRESS VIEW DR		CHARLOTTE	NC	28262
2017-185	02901653	SHANMUGAM	ELANGOVAN			2854 JOHN F KENNEDY BLVD APT 912		JERSEY CITY	NJ	07306
2017-185	02901654	VALDERRAMA	ROBERTO	GABRIELA	VALDERRAMA	11122 CYPRESS VIEW DRIVE		CHARLOTTE	NC	28262
2017-185	02901655	LENG	EANG	PUN I	LENG	11118 CYPRESS VIEW DR		CHARLOTTE	NC	28262
2017-185	02901656	2015-1 IH2 BORROWER LP				C/O INVITATION HOMES		DALLAS	TX	75201
2017-185	02901657	NEGRON-ORTIZ	SYLVIA E			11110 CYPRESS VIEW DR		CHARLOTTE	NC	28262
2017-185	02901658	AKKARAMONGKOLROJN	SURASAK			1503 GRAYSCROFT DR		WAXHAW	NC	28173
2017-185	02901659	BROADNAX	FELICIA J			11102 CYPRESS VIEW DRIVE		CHARLOTTE	NC	28262
2017-185	02901660	ARBOR HILLS HOMEOWNERS ASSOC	INC			C/O HAWTHORNE MANAGEMENT		CHARLOTTE	NC	28203
2017-185	02901661	LENG	HEANG	YU	CHEN	3621 ABBEY HILL LN		CHARLOTTE	NC	28210
2017-185	02901662	BASTEDO	ANDREW D			11107 CYPRESS VIEW DRIVE		CHARLOTTE	NC	28262
2017-185	02901663	HUFF	GERALDINE			11111 CYPRESS VIEW DR		CHARLOTTE	NC	28262
2017-185	02901664	SUGGS	DARRYL BLAKE			6231 LAKE VALLEY PT		LITHONIA	GA	30058
2017-185	02901665	HAFEEZ	FARROUGH	SAMENA	HAFEEZ	308 SILENT MEADOW CT		WAX HAW	NC	28173
2017-185	02901666	HYMAN	MALCOLM	DESIREE	STATON HYMAN	11123 CYPRESS VIEW DRIVE		CHARLOTTE	NC	28262
2017-185	02901667	MOHAMED	NISAR H	SABANA	MOHAMED	11127 CYPRESS VIEW DRIVE		CHARLOTTE	NC	28262
2017-185	02901668	ZUBAIR	SHARAIN			11131 CYPRESS VIEW DR.		CHARLOTTE	NC	28262
2017-185	02901669	GHANI	USMAN	TAHIRA U	GHANI	11135 CYPRESS VIEW DRIVE		CHARLOTTE	NC	28262
2017-185	02901670	DIN	BIBI Z.	ZIA U.	DIN	11139 CYPRESS VIEW DR.		CHARLOTTE	NC	28262
2017-185	02901671	SHAH	AJAY A	MITAL A	SHAH	11050 HOLM OAK PL		CHARLOTTE	NC	28262
2017-185	02901672	IH6 PROPERTY NORTH CAROLINA LP				9335 HARRIS CORNERS PKWY STE 150		CHARLOTTE	NC	28269
2017-185	02901673	HOANG	TUAN	MAI	VO	11042 HOLM OAK PLACE		CHARLOTTE	NC	28262
2017-185	02901674	YERRA	SUHAS	SUNITA	YERRA	2316 HERRONS NEST PL NW		CONCORD	NC	28027

2017-185	02901675	VALDEZ	MELVIN	ELENA	CAMPOS	11034 HOLM OAK PL.	CHARLOTTE	NC	28269
2017-185	02901676	RAWOOL	DAYANAND			11030 HOLM OAK PL	CHARLOTTE	NC	28262
2017-185	02901677	VEDHAMOORTHY	PRADEEP	ENIYA	SEKAR	11026 HOLM OAK PLACE	CHARLOTTE	NC	28262
2017-185	02901678	TURNER	TEIL A			3020-I PROSPERITY CHURCH RD STE 267B	CHARLOTTE	NC	28269
2017-185	02901679	RAMASAMY	BASKARAN			1504 SIR GALLAHAN CT	WAXHAW	NC	28173
2017-185	02901680	MEYER	JOSHUA A			11014 HOLM OAK PL	CHARLOTTE	NC	28262
2017-185	02936111	THINK GROUP LLC				7808 DISTRICT DR	CHARLOTTE	NC	28213

2017-185	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NU	CITY	STATE	ZIP
2017-185		Timothy	Burgess	2215 Maycroft Dr		Charlotte	NC	28262
2017-185	Arbor Hills Homeowners Association	Sarah	Ziegler	10701 Claude Freeman Dr		Charlotte	NC	28262
2017-185	Ashley Creek Homeowners Association	John	Higdon	3111 Parker Green Tl		Charlotte	NC	28269
2017-185	Avensong Homeowners Association	Debbie	Durrell	10701 Claude Feeman Dr		Charlotte	NC	28209
2017-185	Chatham	Paul	Corkery	3008 Parker Green Trail		Charlotte	NC	28269
2017-185	Chestnut Commons Homeowners Association	Guy E.	Derby, Jr	3111 Parker Green Tl		Charlotte	NC	28269
2017-185	Churchill Downs	Kelly	Voler	10701 Claude Feeman Dr		Charlotte	NC	28209
2017-185	Claybrooke Neighborhood Association	Anthony	Wooding	10179 Claybrooke Dr		Charlotte	NC	28262
2017-185	Colvard Park Homeowners Association	Kevin	Archer	3008 Colvard Park Wy		Charlotte	NC	28269
2017-185	Fountaingrove Homeowners Association	Patrick & Helin	Beacham	11024 Fountaingrove Dr		Charlotte	NC	28262
2017-185	Freedom West Community Action Association	Richard L.	Eppley	2026 Chipstone Rd		Charlotte	NC	28262
2017-185	Greater Vision Development Corporation, Inc.	Billy	Hopkins	9632 Mersham Court		Charlotte	NC	28269
2017-185	Highland Trace Neighborhood	Howard	Carmichael	10701 Claude Feeman Dr		Charlotte	NC	28209
2017-185	Highland Trace Neighborhood	Willie	Caldwell	3111 Parker Green Tl		Charlotte	NC	28269
2017-185	Katelyn Moors Garden Club	Robert	Harris	10409 Katelyn Dr		Charlotte	NC	28269
2017-185	Lexington	Darrin	Rankin	11610 Tavernay Parkway		Charlotte	NC	28262
2017-185	Lexington	Robert	Davis	2345 Treymore Lane		Charlotte	NC	28262
2017-185	Mallard Trace At Rossmore Homeowners Association	Pamela	Smith	3103 Summercroft Ln		Charlotte	NC	28269
2017-185	Mallard Trace Homeowner's Association	Robert H.	May	9607 Fairmead Drive		Charlotte	NC	28269
2017-185	Prosperity Point Homeowners Association	Alan	McDonald	10010 Gardendale Ct		Charlotte	NC	28269
2017-185	Prosperity Village Area Association	Deirdre	Grubbs	10418 Katelyn Dr		Charlotte	NC	28269
2017-185	Ramblewood Neighborhood Association	Denise	Hallett	11020 David Taylor Dr		Charlotte	NC	28262
2017-185	Ramblewood Neighborhood Association	Woody	Schmidt	11020 David Taylor Dr		Charlotte	NC	28262
2017-185	Villa Heights Community Organization	Hatti	Watkins	3820 Saxonbury Wy		Charlotte	NC	28269

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-185 – High Family Partnership I, LP**

Subject: Rezoning Petition No. 2017-185
Petitioner/Developer: High Family Partnership I, LP
Current Land Use: surface parking area and vacant
Existing Zoning: O-1(CD)
Rezoning Requested: UR-2(CD)
Date and Time of Meeting: **Tuesday, January 9th, 2018 at 7:00 p.m.**
Location of Meeting: Piedmont Unitarian Universalist Church
9704 Mallard Creek Road
Charlotte, NC 28262
Date of Notice: 12/22/2017

We are assisting High Family Partnership I, LP (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a residential community composed of high quality multi-family dwelling units located at the end of David Taylor 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 ±11.75 acre Site from O-1(CD) to UR-2(CD). The Site was previously rezoned to allow the Site to be developed with offices uses. The two previously approved petitions for the Site, Rezoning Petition No.’s 2000-11(c) and 2002-80, allow the Site to be developed with up to four (4) story office buildings, containing between 150,000 and 200,000 square feet of office uses. These previously approved conditional plans provide a 25 foot side yard with screening along a portion of the eastern property line, and a Class B buffer with a varying width between 57.25 feet and 75 feet along other portions of the eastern property line (adjacent to the homes on Cypress View Drive).

The site plan associated with this rezoning petition proposes to develop the Site with up to 260 multi-family residential dwelling units in three (3) buildings. The proposed buildings are arranged along an internal private street, and are focused on an internal court yard located in the center of the Site. Parking for the proposed buildings is arranged on the perimeter of the buildings. Access to the proposed buildings is from David Taylor Drive. The Site is also connected to the existing office developments located to the north and south of the Site via the extension of David Taylor Drive as a private street as well as by internal driveways.

The Petitioner will be improving David Taylor Drive with an eight (8) foot planting strip and a six (6) foot sidewalk. The Petitioner has also coordinated, and contributed to the signalization of David Taylor Drive and W. Mallard Creek Church Road. The signalization of this intersection is completely funded and scheduled to be install in early 2018.

The proposed site plan indicates a 50 foot buffer, and tree save area along the eastern property line adjacent to homes on Cypress View Drive.

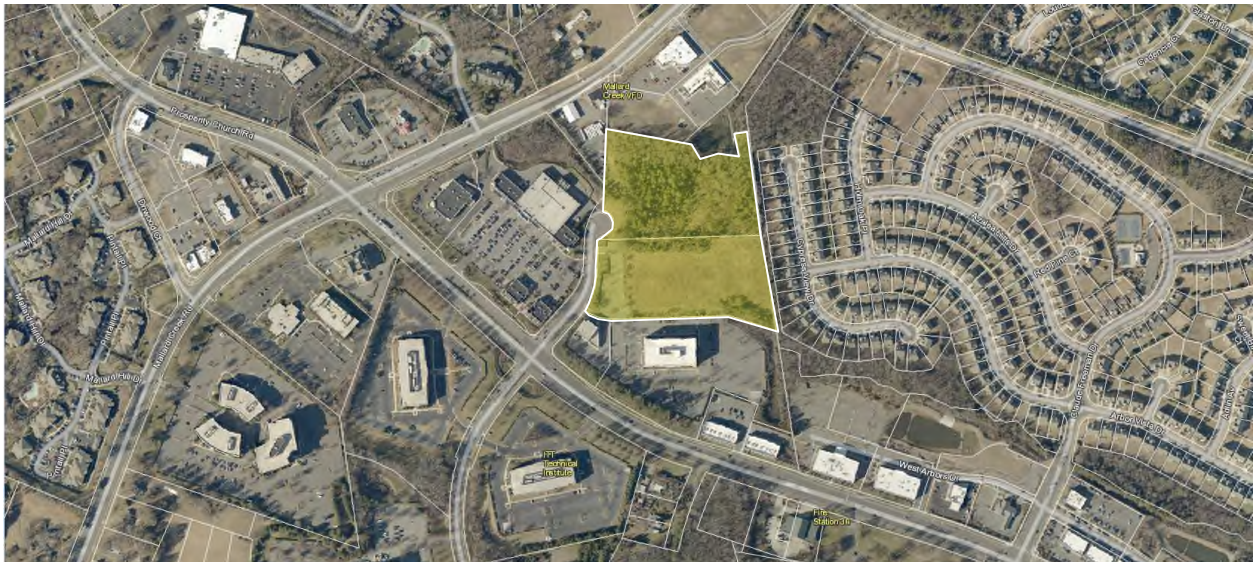
Community Meeting Date and Location:

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 Tuesday, January 9th, 2018, at 7:00 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
Andrew Basile, High Family Limited Partnership I, LP
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



**High Family Partnership I, LP – Rezoning Petition No. 2017-185
Community Meeting – January 9, 2018 @ 7:00pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Felicia Broadnax	11102 Cypress View Dr Charlotte, NC 28262	704-688-0131	fbroadnax1@yahoo.com
2	Sylvia Negrón	11110 Cypress View	704-293-0609	snegrón71@gmail.com
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