

COMMUNITY MEETING REPORT

Petitioner: Jason Idilbi

Petition #: 2018-032

Meeting Date: April 10, 2018

Project: 3346 Spencer St.

Location: Salud Beer Shop

Meeting Time: 6:00 p.m.

Attendees: Jason Idilbi - Petitioner
Paul Pennell - Urban Design Partners
Miller Snyder - Urban Design Partners

Purpose: Presenting Rezoning Petition #2018-023 at Rezoning Community Meeting.

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

Minutes: The following items were discussed.

Mr. Pennell introducing himself, and Mr. Idilbi. He then explained the purpose for attending this meeting.

Mr. Pennell presented a rendered site plan and gave a summary of the project. He discussed location/context, proposed use (3 SF Homes), and requested district (UR-2), and provided details of the proposed project including but not limited to the following:

- 1) Setback and yards
- 2) Potential R/W dedication for 6' wide sidewalk and 8' wide planting strip
- 3) Intent to save trees on site.
- 4) Driveway access for each of the SF homes
- 5) SF home design to maintain character of Noda
 - a. Provided a Precedent Image board of Noda homes.

Mr. Pennell described the project context within the NoDa area. He provided information about the existing and proposed zoning district, the intention turning one Single Family Lot into 3, providing shared driveway access for the single family homes, and the intention to provided tree save on site. He

provided the intention of the architecture of the 3 homes to maintain the character of Noda. Mr. Pennell shared a site plan highlighting the buildable areas on the site. He also provided a precedent home design board showing images of existing homes in the neighborhood that would be used to design these 3 single family homes. Mr. Idilbi provided preliminary elevation sketches of how he envisioned the design of the single family homes. He also provided a preliminary plan view sheet showing the building footprint of the single family homes.

Questions/Comments by Neighbors:

Discussion/question and answer session:

1. What can be done with maintaining existing trees and screening along property line?
 - We can potentially reduce the width of the driveway from 20' to 16' to allow more room between the driveway and existing trees and vegetation. We can provide a screen fence and additional plantings to increase the screening. We are not required to provide tree save on site but we plan to do so.
2. What is your plan if this rezoning plan is denied?
 - If it fails we will explore other by right options.
3. When and where will the public hearing be?
 - Monday May 21st, 2018.
4. 3 houses are too much for the lot. Build one large house. Why is one large house not enough?
 - All available options are being explored.
5. Who is our city councilman to reach out to regarding this project?
 - Larken Egleston
6. What is the price plan for these 3 homes?
 - Not known at this time.
7. How big can the houses be?
 - Paul explains F.A.R. restrictions for the sizes of each lot.
8. What will the material of the driveway be?
 - Concrete or asphalt. Not gravel.
9. How do you plan to address the storm water inlet on the adjacent property?
 - We can work with the adjacent land owner to potentially arrive at a solution that will mutually benefit both parcels.

The following are Comments/Concerns made by attendees:

1. The site is at a low point and this site would be subject to water problems. Installation of building foundations could cause damage to adjacent homes.
2. Traffic increase is a concern.
3. The 2 proposed SF homes on back 2 lots facing our home concern us for privacy reasons.
4. Parking is already scarce in this area so putting 3 SF homes here will not help that situation.
5. This project would decrease all of our property values.
6. The only option is to do one house here.
7. This project would ruin our lives.
 - Mr. Idilbi: As a former resident of Noda I am not trying to ruin anyone's life with this project. The adjacent property values would increase through this project.
8. There should be no Flag lots allowed. There is no compromise.

Mr. Pennell thanked everyone for attending the meeting and providing input. He invited them to contact him with any further questions or comments and welcomed them to meet again.

**Notice to Interested Parties
of Community Meeting**

Subject: Community Meeting – **Rezoning Petition 2018-023**, filed by Mr. Jason Idilbi, to rezone an approximately 0.54 acres located on the south side of Spencer St., east of E. 36th St, west of Herrin Ave. from the R-5 zoning district to the UR-2(CD) zoning district (Parcel ID #09109129)

Date/Time Of Meeting: **Tuesday, April 10th, 2018, at 6:00 p.m.**

Place Of Meeting: **Salud Beer Shop (2nd Floor)
3306-B N. Davidson Street
Charlotte, NC 28205**

We are assisting Mr. Jason Idilbi, (the “Petitioner”) in connection with a Rezoning Petition he has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximate 0.54 acre site (the “Site”) located on the south side of Spencer St., east of E. 36th St, west of Herrin Ave. from the current R-5 zoning district to the UR-2(CD) zoning district. The purpose of this rezoning request is to accommodate the development and construction of three (3) detached residential dwelling units.

In the meantime, should you have any questions or comments, please call Paul Pennell at (704) 334-3303 x125 or email him at paul@urbandesignpartners.com.

Respectfully,
Paul Pennell, PLA
Urban Design Partners

Date Mailed: March 28, 2018