

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: The Drakeford Company

Rezoning Petition No. 2018-024

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 March 22, 2018. 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, April 12, 2018 at 6:00 p.m. at the Park Road Baptist Church, 3900 Park Road, Charlotte, NC 28209.

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 sheets attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Bobby Drakeford and Jovonna Mozeak, as well as by Petitioner's agents, Brett Seward and Nick Bushon with Design Resource Group and Collin Brown and Brittany Lins with K&L Gates. Councilman Tariq Bokhari was also in attendance.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown introduced the Petitioner's team and explained that the official community meeting is for a rezoning petition that involves approximately 0.84 acres on the north side of Reece Road, east of Arbor Lane, east of Park Road, and north of the Park Road Shopping Center. Mr. Brown explained that the Petitioner's team has met with adjacent neighbors and representatives from the Kimberlee for initial feedback on the proposed development.

Mr. Brown explained that the property owners are ready to sell their land and the Petitioner would like to develop it. Mr. Brown stated 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.

Mr. Brown stated that the property is currently zoned R-22MF, which typically allows for up to 22 units per acre of multi-family development. The Petitioner is not proposing a density higher than what is already permitted by the current zoning ("by-right"). Mr. Brown then briefly showed comparable projects

and demonstrated how a multi-story apartment or condo building could be developed by-right. Mr. Brown recognized that the Park Woodlawn Area Plan envisions that the density for the area should be 12 units per acre, but that the property's current R-22MF zoning allows for 22 units per acre already.

Mr. Brown then explained the Petitioner's current proposal for a conditional site plan which provides added constraints on a site plan and allows the community to take part in negotiations to achieve commitments that are important to the neighborhood. Mr. Brown showed several iterations of the Petitioner's intended site plan, stating that the current proposal is for 19 townhome units, including one live-work unit. The plan would include a commitment to several guest parking spaces and for each unit to have a two-car garage. The proposal equates to 21.7 dwelling units per acre, resulting in less density than the 22 units per acre permitted under the current zoning. Mr. Brown explained that the Petitioner simply requires a rezoning for this site plan to take advantage of urban development standards for townhome projects, not to increase the density above what is already permitted.

Mr. Brown explained that there would be a second community meeting on May 3rd and that the Petitioner is targeting a public hearing in June and City Council decision in July. Speaking on behalf of the Petitioner, Mr. Bobby Drakeford stated that the Petitioner would like an indication from the community on whether collectively the rezoning petition is likely to be supported. The Petitioner is committed to working with the community on a mutually beneficial townhome plan, if desired. Alternatively, the Petitioner is capable of producing a by-right multi-story multi-family development.

Councilman Tariq Bokhari then made a brief statement to the attendees, stating that his role in this rezoning includes informing the public of the general rezoning process, providing a voice of neutrality for negotiations, and ultimately providing a decision along with the other City Council members. Councilman Bokhari then opened the meeting up to questions regarding the process and to additional questions for the Petitioner's agents.

One attendee stated that he hoped for the rezoning process to continue, rather than the Petitioner resorting to a by-right development option, because he believed that townhomes would increase the surrounding property value more than another condo building. Additionally a representative of the Kimberlee stated that she believes the Kimberlee members would like to negotiate with the Petitioner on this rezoning petition rather than see a by-right option developed. She commented that she liked the commitment to for-sale units rather than a rental development.

Several members of the community emphasized concerns regarding on-site parking and stated that adequate parking would be a necessity for community support. A few attendees also voiced concerns with the proposed setback and stated that they want the street to maintain its current characteristics and stay consistent with the rest of the neighborhood.

In response to an attendee question, the Petitioner's agents confirmed that the Petitioner is committing to a two-car garage for each unit and several visitor parking spots. This number of parking spots exceeds the by-right requirement of only 1.5 parking spaces per dwelling unit with no visitor parking required.

Several attendees also voiced concerns regarding the traffic and parking situation along Reece Road and Arbor Lane, especially during school carpool hours. The Petitioner's agents responded that the proposed development is not likely to increase traffic more than a by-right development and that there is only one proposed live-work unit. The Petitioner's agents further explained the intention of the live-work unit to be restricted to personal service uses with only one outside employee. Examples of industries for the live-work unit include an attorney's office, counsellor, accountant, or other non-retail use.

At the conclusion of the question-and-answer portion of the presentation, the Petitioner's team stepped outside for the community attendees to discuss the proposal amongst themselves. The formal meeting concluded at approximately 7:30 p.m.

Respectfully submitted, this 16th day of April 2018.

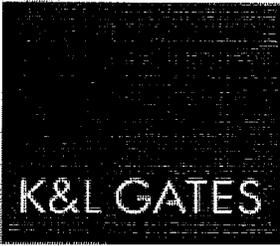
cc: Council Member Tariq Bokhari
Solomon Fortune, Charlotte-Mecklenburg Planning Department

Exhibit A

2018-024	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-024	17517313	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17517314	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17517315	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E. 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17517316	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17517317	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17517318	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17517319	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17517320	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17517321	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17517322	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17517323	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17517324	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17518101A	PRSC HOLDINGS LLC			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-024	17518101C	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2018-024	17518101D	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2018-024	17518102	KIMBERLEE APARTMENTS INC				PO BOX 528		COLUMBIA	SC	29202
2018-024	17518102	KIMBERLEE APARTMENTS INC				1300 REECE RD		CHARLOTTE	NC	28209
2018-024	17518205	ABRAM	JOYCE M (LIVING TRUST)			2505 DALSTON LN		CHARLOTTE	NC	28210
2018-024	17518207	BEAM	PAUL DAVID			1239 REECE RD		CHARLOTTE	NC	28209
2018-024	17518208	MAYES REAL ESTATE LLC			%JOE D MAYES	6021 GLENRIDGE RD		CHARLOTTE	NC	28211
2018-024	17518209	MAYES REAL ESTATE LLC			%JOE D MAYES	6021 GLENRIDGE RD		CHARLOTTE	NC	28211
2018-024	17518210	EVERHART	TIMOTHY J	SONIA SHAW		3920 ARBOR LN		CHARLOTTE	NC	28209
2018-024	17518211	DENNY	PAUL D			3916 ARBOR LN		CHARLOTTE	NC	28209
2018-024	17518212	KAJANI	KARIM			3912 ARBOR LN		CHARLOTTE	NC	28209
2018-024	17518213	BRANTLEY	HAROLD LOWE	SYBILL	BRANTLEY	3908 ARBOR LANE		CHARLOTTE	NC	28209
2018-024	17518214	RANKIN	SARAH FRANCES			3904 ARBOR LN		CHARLOTTE	NC	28209
2018-024	17518215	DAVIS	BOYD WORTH			3900 ARBOR LN		CHARLOTTE	NC	28209
2018-024	17518216	SAUNDERS	KENNETH A		SANDRA J LAWHUN	3901 ARBOR LN		CHARLOTTE	NC	28209
2018-024	17518217	GOODRICH	GLENN	JILL	GOODRICH	3905 ARBOR LN		CHARLOTTE	NC	28209
2018-024	17518218	SANTRY	SHEILA A			3909 ARBOR LN		CHARLOTTE	NC	28209
2018-024	17518219	CLEMENTS	JOHN C		KIMBERLY CLEMENTS (H/W)	2152 SHERWOOD AV		CHARLOTTE	NC	28207
2018-024	17518220	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2018-024	17518221	HALPERN	MARCELO			2742 PICARDY PL		CHARLOTTE	NC	28209
2018-024	17518222	TURCO	KENNETH W	MARY K	TURCO	1305 REECE RD		CHARLOTTE	NC	28209
2018-024	17518223	IRWIN	NICHOLAS	CHRISTINE F	IRWIN	1309 REECE RD		CHARLOTTE	NC	28209
2018-024	17518224	WELLING	DAVID C			405 JEFFERSON RD		CHARLOTTE	NC	28270
2018-024	17518225	MECKLENBURG COUNTY				700 NORTH TRYON ST		CHARLOTTE	NC	28202
2018-024	17518226	CHARLOTTE MECKLENBURG BOARD OF	EDUCATION			701 E 2ND ST		CHARLOTTE	NC	28202
2018-024	17518227	NEWMAN	LIAM J	CHRISTINE A	SPLAINE	3919 ARBOR LN ,UNIT D		CHARLOTTE	NC	28209
2018-024	17518228	WRIGHT	CRYSTAL			3921 ARBOR LN ,UNIT E		CHARLOTTE	NC	28209
2018-024	17518229	CORDLE	ROBERT B	KAY S	CORDLE	506 HERMITAGE CT		CHARLOTTE	NC	28207
2018-024	17518230	KING	DAVID W			3925 ARBOR LN UNIT C		CHARLOTTE	NC	28209
2018-024	17518231	JEFFERSON	JAMES H			3927 ARBOR LN ,UNIT A		CHARLOTTE	NC	28209
2018-024	17518232	BURKEE	RICHARD			207 SIR WALKER LN		CARY	NC	27519
2018-024	17518233	ELLIS	CHRISTINE A			3935 ARBOR LN		CHARLOTTE	NC	28209
2018-024	17518234	SPENCER III	ROBERT LEE			3937 ARBOR LANE UNIT H		CHARLOTTE	NC	28209
2018-024	17518235	SCHALLAU	STEVEN J			3939 ARBOR LN		CHARLOTTE	NC	28209
2018-024	17518236	JONES	CHRISTIAN CULLUM			3941 ARBOR LN		CHARLOTTE	NC	28209
2018-024	17518237	GIPPLE	LESLIE P			3943 ARBOR LN ,UNIT G		CHARLOTTE	NC	28209
2018-024	17518240	MECKLENBURG COUNTY				600 E FOURTH ST		CHARLOTTE	NC	28202

2018-024	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-024	Ashbrook Neighborhood Association	Carla	Weyrick	1315 Holmes Dr		Charlotte	NC	28209
2018-024	Ashbrook Neighborhood Association	Judy	Smith	1300 Drexel Place		Charlotte	NC	28209
2018-024	Ashbrook Neighborhood Association	Kristen	Conner	1357 Drexel Place		Charlotte	NC	28209
2018-024	Ashbrook Neighborhood Association	Mike	Rains	1312 Bywood Ln		Charlotte	NC	28209
2018-024	Back Creek I Homeowners Association	Ronald	Bourgeois	4530 Park Rd		Charlotte	NC	28209
2018-024	Cindy Park Homeowners Association	Derek	Greene	4530 Park Rd		Charlotte	NC	28209
2018-024	Club Colony	David	Terrell	2601 Roswell Ave.		Charlotte	NC	28209
2018-024	Freedom Park Neighborhood Association	Bob	Binner	1323 Townes Rd		Charlotte	NC	28209
2018-024	Hillsboro Acres Neighborhood Watch	Thelma P	Mungo	4530 Park Rd		Charlotte	NC	28209
2018-024	Hillside West Condo Owners Association	Dorian H.	Gunter	859 Park Slope Dr		Charlotte	NC	28209
2018-024	Hobbs Ridge HOA	Don	Means	3804 Selwyn Farms Lane #2		Charlotte	NC	28209
2018-024	Hope Creek Neighborhood Association	Patrick	Schaber	4244 Castlewood Rd		Charlotte	NC	28209
2018-024	Huntington Forest Homeowners Association	Shelly	Jackson	4523 Park Rd		Charlotte	NC	28237
2018-024	Lake Norman	Jessie	Crosswhite	1300 Reece Rd	Unit 316	Charlotte	NC	28209
2018-024	Lower Briar Creek Homeowners Association	Jo Ellen	Bray	3118 Michael Baker Pl		Charlotte	NC	28215
2018-024	Madison Glen Homeowners Association	Warren	Williams	1249 East Woodlawn Rd		Charlotte	NC	28209
2018-024	Madison Park Homeowner's Association	Douglas	Welton	4532 Wentworth Place		Charlotte	NC	28209
2018-024	Madison Park Homeowner's Association	Emily	Bartlett	1121 Seneca Place		Charlotte	NC	28210
2018-024	Madison Park Homeowner's Association	Eric	Stenstrom	5809 Murrayhill Rd		Charlotte	NC	28210
2018-024	Madison Park Homeowner's Association	Kay	Tawney	4532 Wentworth Place		Charlotte	NC	28209
2018-024	Madison Park Homeowner's Association	Spencer M.	Brown	4454 Halstead Dr		Charlotte	NC	28209
2018-024	Mouzon United Methodist Church	Charles	DiRico	3100 Selwyn Avenue		Charlotte	NC	28209
2018-024	Myers Park Homeowners Association	Sadler	Barnhardt	2032 Princeton Avenue		Charlotte	NC	28207
2018-024	Myers Park Manor	Brad	Wallace	215 Tranquil Av		Charlotte	NC	28209
2018-024	Park Plaza I	Cassandra	Lowery	4523 Park Road		Charlotte	NC	28237
2018-024	Pines Of Woodlawn Homeowners Association	Pamela	Hayes	1201 Scaleybark Rd		Charlotte	NC	28209
2018-024	Preston Flats	Rachel	Chen	1000 E. Woodlawn Apt. 316		Charlotte	NC	28209
2018-024	Sedgewood Circle/Meadowbrook	Richard B.	Alexander	3105 Leaside Ln		Charlotte	NC	28209
2018-024	Selwyn Neighborhood Association	David	Bunn	3118 Fairfax Dr		Charlotte	NC	28209
2018-024	Selwyn Park Neighborhood Association	Russell	Heydorn	4807 Buckingham Drive		Charlotte	NC	28209
2018-024	Selwyn Village Homeowners Association	Irwin	Bostian	532 Wakefield Dr	Unit B	Charlotte	NC	28209
2018-024	Setter Trace Lane	Joe	McElhane	2801 Selwyn Av		Charlotte	NC	28209

Exhibit B



K&L GATES

March 22, 2018

Collin W. Brown
collin.brown@kigates.com

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

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Thursday, April 12, 2018 at 6:00 p.m.
Location: Park Road Baptist Church
3900 Park Road
Charlotte, NC 28209
Petitioner: The Drakeford Company
Petition No.: 2018-024

Dear Charlotte Resident,

We represent The Drakeford Company (the "Petitioner") in its plans to redevelop an approximately 0.87-acre property located on the north side of Reece Road, east of Arbor Lane, east of Park Road, north of Park Road Shopping Center (the "Site"). The Petitioner requests a rezoning from the R-22MF (multi-family residential) zoning district to the NS (neighborhood services) zoning district in order to accommodate the development of a maximum of twenty (20) for-sale single-family townhome units with potential for a live-work housing component.

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, April 12, 2018, at 6:00 p.m.** to meet with the Petitioners and their design and development teams. 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 Tariq Bokhari
Solomon Fortune, Charlotte-Mecklenburg Planning Staff

Exhibit C

Community Meeting Sign-In Sheet
Petitioner: Drakeford Company / Reece Rd.
Petition: 2018-024
 Park Road Baptist Church
 3900 Park Rd. Charlotte, NC 28209
March 8, 2018

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
Lyn Rhoder	1300 Reece	704 763 9309	lynr9286@gmail.com lynr9286@gmail.com
MARK PIERMAN	1300 Reece		MPIERMAN@ATTOL
Pat Van Doninck	1300 Reece	704 840-4158	cdetree@gmail.com
Gina Bott	1300 Reece	860-485-5022	gabott@gmail.com
Judy Osborn	1300 Reece Rd	704 6509052	judyosborn1@gmail.com
LYVE DRAVALL	1221 ASD ST		LYVE.DRAVALL@GMAIL.COM
CHRISTIAN JONES	3941 ARBOR		CJONESDE@GMAIL.COM
DAWN HUNTLEY			DF Huntley @ icloud.com
Heli's Home			hokabelli@gmail.com
Leslie Gipple	3943 Arbor Ln	704-577-9061	lessgip@earthlink.net

Exhibit D

The logo for K&L GATES, featuring the company name in white, uppercase, sans-serif font on a solid orange rectangular background.

K&L GATES

A decorative background for the top half of the slide, consisting of a blue bokeh effect with out-of-focus light spots in various shades of blue and white.

Official Community Meeting

Rezoning Petition No. 2018-024
Reece Road

Thursday, April 12, 2018
Park Road Baptist Church

INTRODUCTIONS

Petitioner:

TDC

THE DRAKEFORD COMPANY

Bobby Drakeford



Brett Seward, Nick Bushon

K&L GATES

Collin Brown & Brittany Lins

AGENDA

- Property Location
- Development Considerations
- Current Zoning
- Land Use Plan
- Conditional Rezoning Process Option
- Draft Site Plan Concepts
- Rezoning Timeline
- Feedback & Questions



Property Location





Park Road Shopping Center





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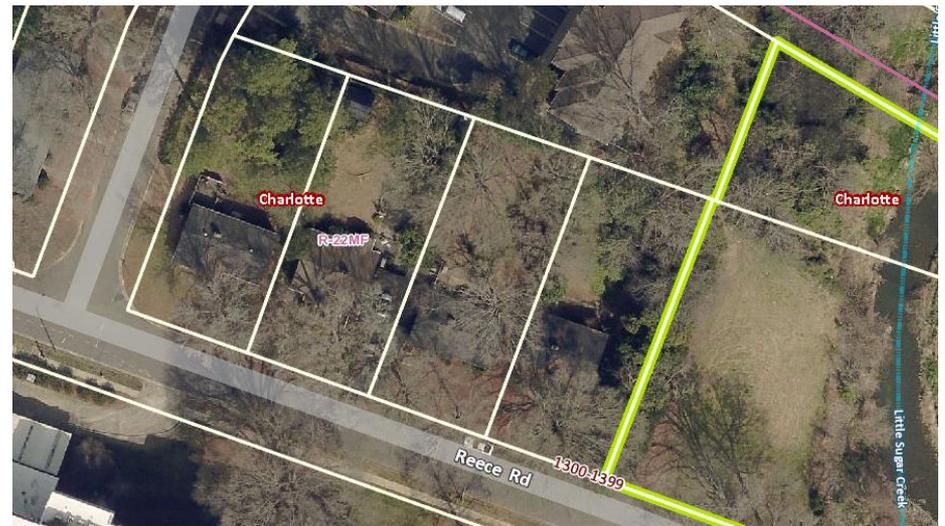






DEVELOPMENT CONSIDERATIONS

- Property Owner Requirements
- Existing Zoning (Parking Requirements)
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Community Concerns
- Market Realities

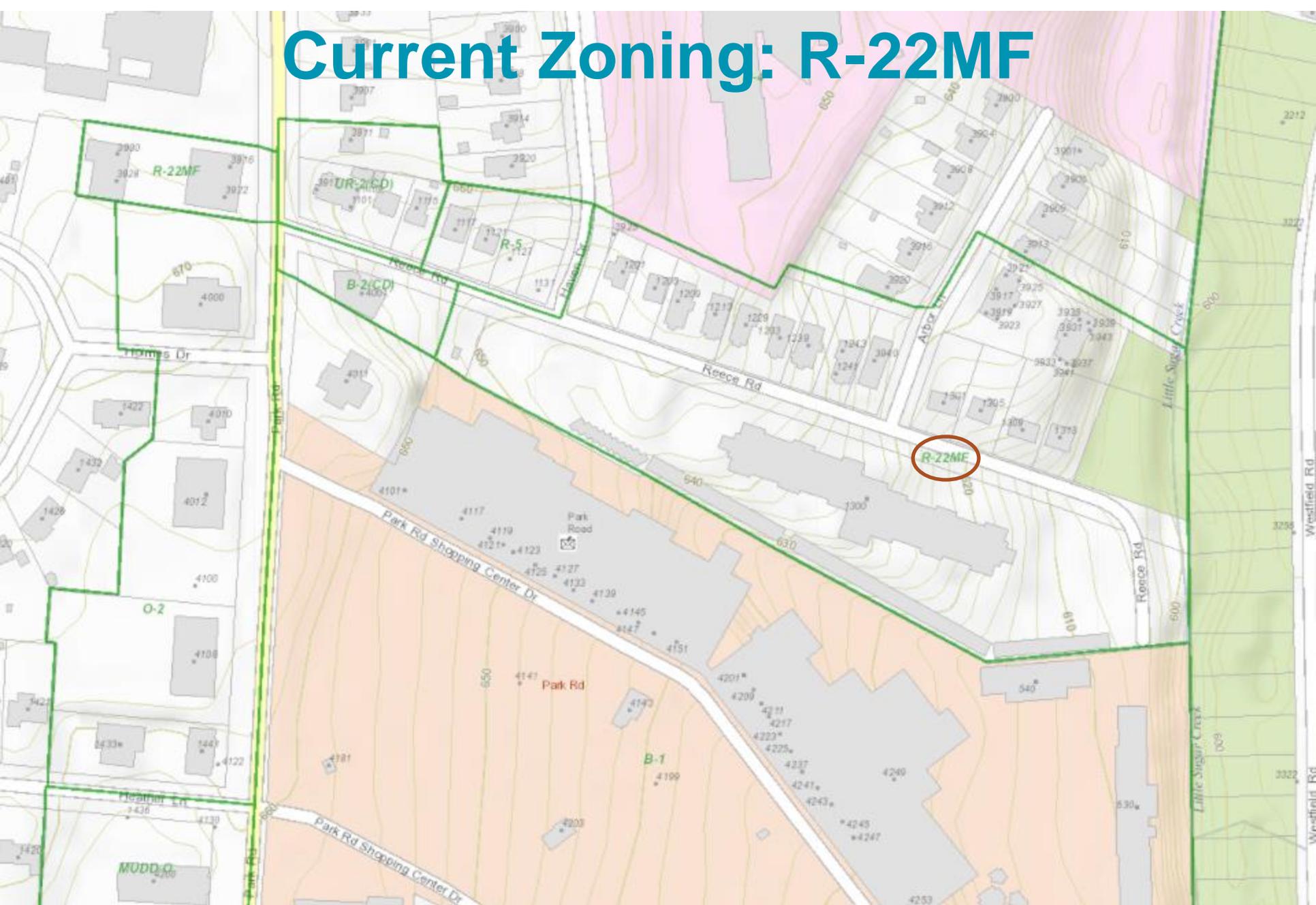


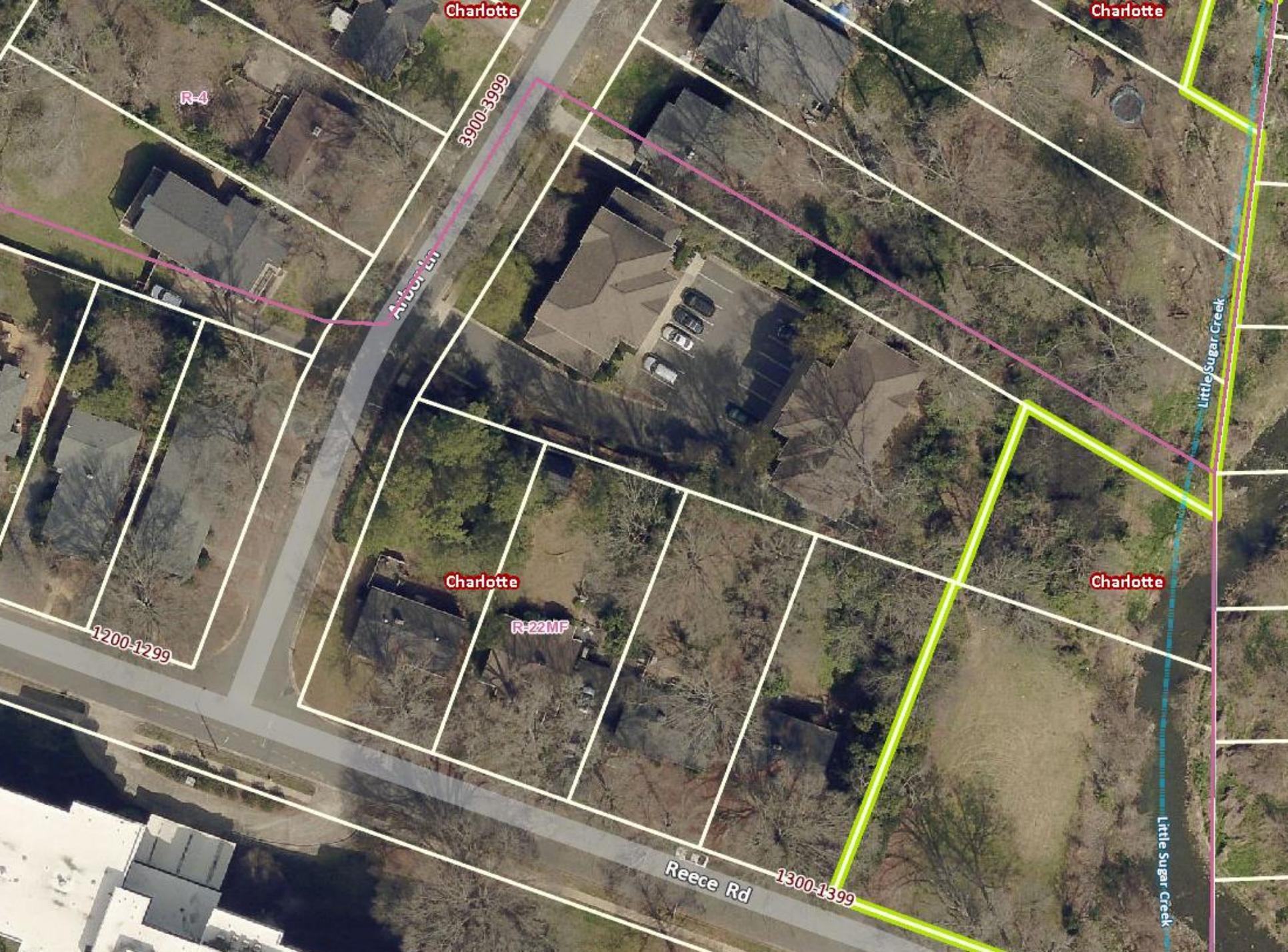


Current Zoning



Current Zoning: R-22MF





Charlotte

Charlotte

R-4

3900-3999

Arbor Ln

Little Sugar Creek

Charlotte

Charlotte

R-22MF

1200-1299

Reece Rd

1300-1399

Little Sugar Creek

Section 9.305. Development standards for multi-family districts.

All uses and structures permitted in the R-8MF, R-12MF, R-17MF, R-22MF, and R-43MF districts shall meet the applicable development standards established in this Section and all other requirements of these regulations:

(1) Area, yard and bulk regulations shall be as follows:

	<u>R-8MF</u>	<u>R-12MF</u>	<u>R-17MF</u>	<u>R-22MF</u>	<u>R-43MF</u>
(a) Maximum Residential Density (Dwelling units per acre) ¹	8.0	12.0	17.0	22.0	43.0
(b) Maximum floor area ratio for nonresidential buildings ⁹	.50	.50	.50	.50	.50
(c) Minimum lot area (square feet) ²					
- Detached dwellings	3,500	3,500	3,500	3,500	3,500
- Duplex dwellings*	6,500	6,500	6,500	6,500	6,500
- Triplex dwellings*	9,500	9,500	9,500	9,500	9,500
- Quadraplex dwellings*	11,500	11,500	11,500	11,500	11,500
- Multi-family dwellings*	11,500	11,500	11,500	11,500	11,500
- All Other buildings	12,000	12,000	12,000	12,000	12,000
(d) Minimum lot width (feet)					
- Detached dwellings	40	40	40	40	40
- Duplex, triplex and quadraplex dwellings	55	55	55	55	55
- Multi-family dwellings	55	55	55	55	55
- All other buildings	80	80	80	80	80
(e) Minimum setback from the right-of-way along a designated thoroughfare and public streets (feet) ^{3,11,13,14}					
- Detached, duplex, triplex and quadraplex dwellings	20	20	20	20	20
- All other buildings, including planned multi-family developments	30	30	30	30	30

<u>Permitted Uses</u>	<u>Number of Auto Parking Spaces Required</u>	<u>Long-term Bicycle Parking Spaces Required</u>	<u>Short-term Bicycle Parking Spaces Required</u>
<u>RESIDENTIAL USES:</u>			
Bed & Breakfasts (B & B's)	1 additional space per guest room	n/a	n/a
Boarding houses	1 additional space per boarding room	n/a	n/a
Dormitories	1 space per 2 residents	1 space per 2 residents	1 space per 8 units; min. 4
Dwellings, detached	2 spaces per unit	n/a	n/a
Dwellings, duplex	2 spaces per unit	n/a	n/a
Dwellings, triplex	1.5 spaces per unit	none	none
Dwellings, quadraplex	1.5 spaces per unit	none	none
Dwellings, attached	1.5 spaces per unit	n/a	n/a
Dwellings, multi-family	1.5 spaces per unit	none	2, or 1space per 20 units
Dwellings, multi-family elderly or disabled	.25 spaces per unit	n/a	n/a
Dwellings, accessory unit	1 space per unit	n/a	n/a
Dwellings, low income	1 space per unit	n/a	n/a
Dwellings, mixed use	1 space per unit	none	2, or 1space per 20 units
Manufactured housing	2 spaces per unit	n/a	n/a

Table 9.305(1)(j)(B)

MAXIMUM HEIGHT FOR RESIDENTIAL BUILDINGS IN R-17MF, R-22MF, and R-43MF⁷

Adjacent[±] Zoning District(s) and Use	Base Maximum Average Height (feet)	Maximum Height from the Lowest Point to the Highest Point of the Building (feet)	Height Ratio
R-3, R-4, R-5, R-6, & R-8 with a residential use	40' Measured at the required setback, side and rear yard lines	100'	One additional foot of height is allowed for every additional two feet in distance the portion of the building is from the required setback, side, and rear yard lines located along all boundary(s) adjacent to a single family zoning district
R-3, R-4, R-5, R-6, & R-8 with a non-residential use	N/A	100'	N/A
All other zoning districts with any use	N/A	100'	N/A

[±]Exemption for street rights-of-way that exceed 100 feet in width.

The background of the slide is a vibrant blue with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, textured appearance.

“By-Right” Development Under Current R-22MF Zoning



11- Residential Units
0.6 Acres
15 - Parking Spaces
18.3 DUA





Charlotte

Charlotte

R-4

3900-3999

Arbor Ln

Little Sugar Creek

1200-1299

Charlotte

R-22MF

.874 acres

Charlotte

**.874 acres
@ 22 DUA
= 19.18 units**

Reece Rd

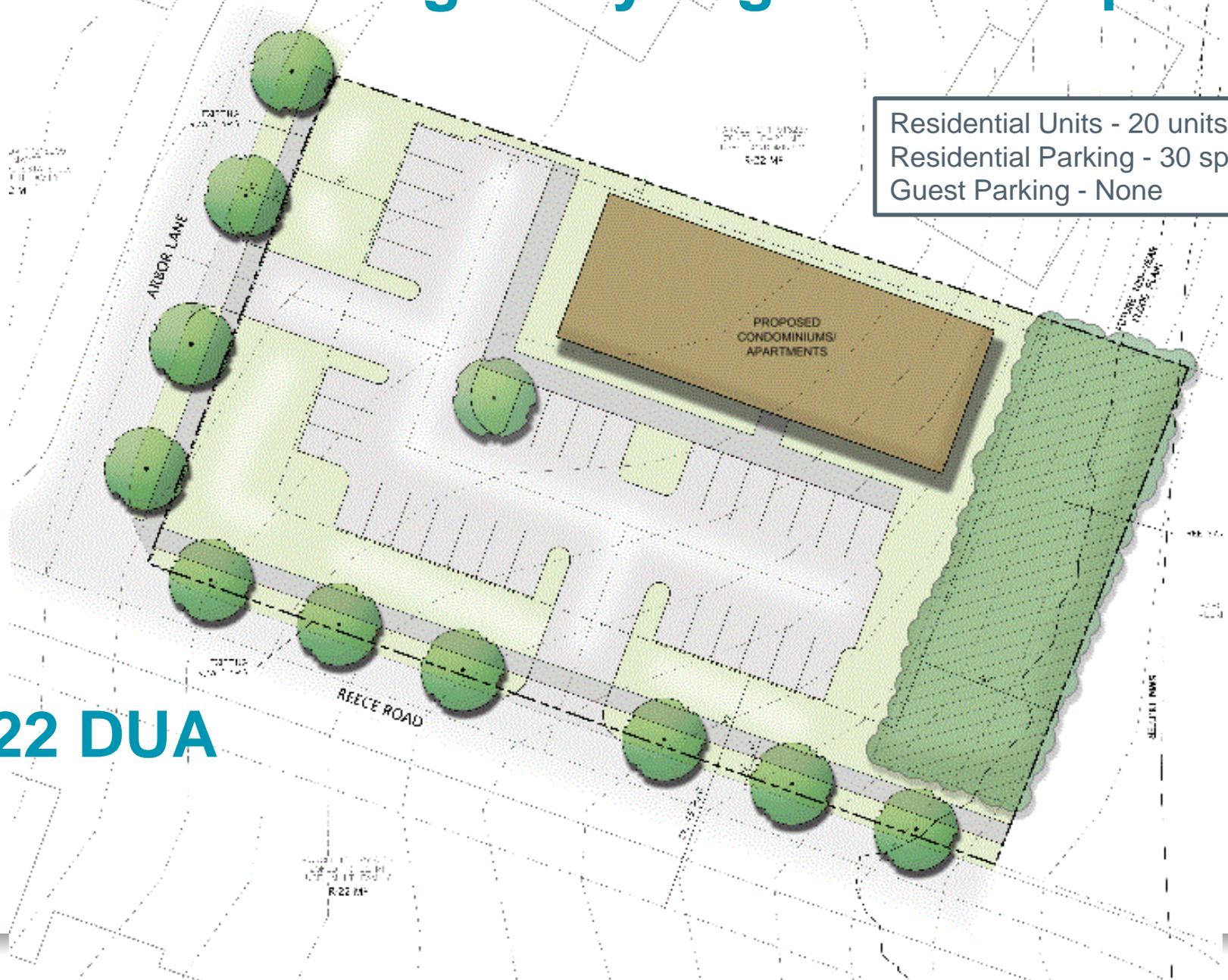
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Little Sugar Creek

Current Zoning – “By-Right” Development

Residential Units - 20 units
Residential Parking - 30 spaces
Guest Parking - None

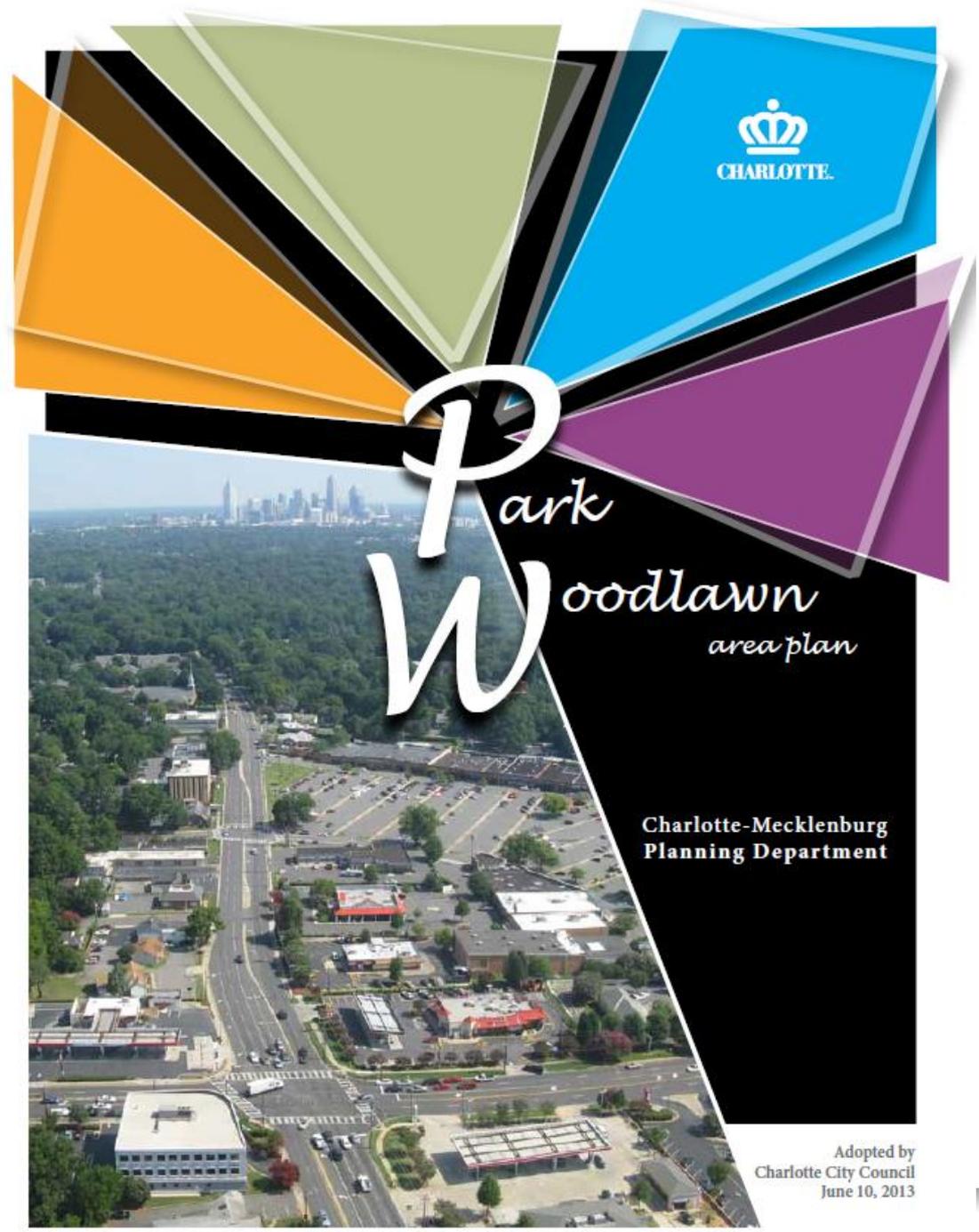
22 DUA





Adopted Land Use Plan





CHARLOTTE.

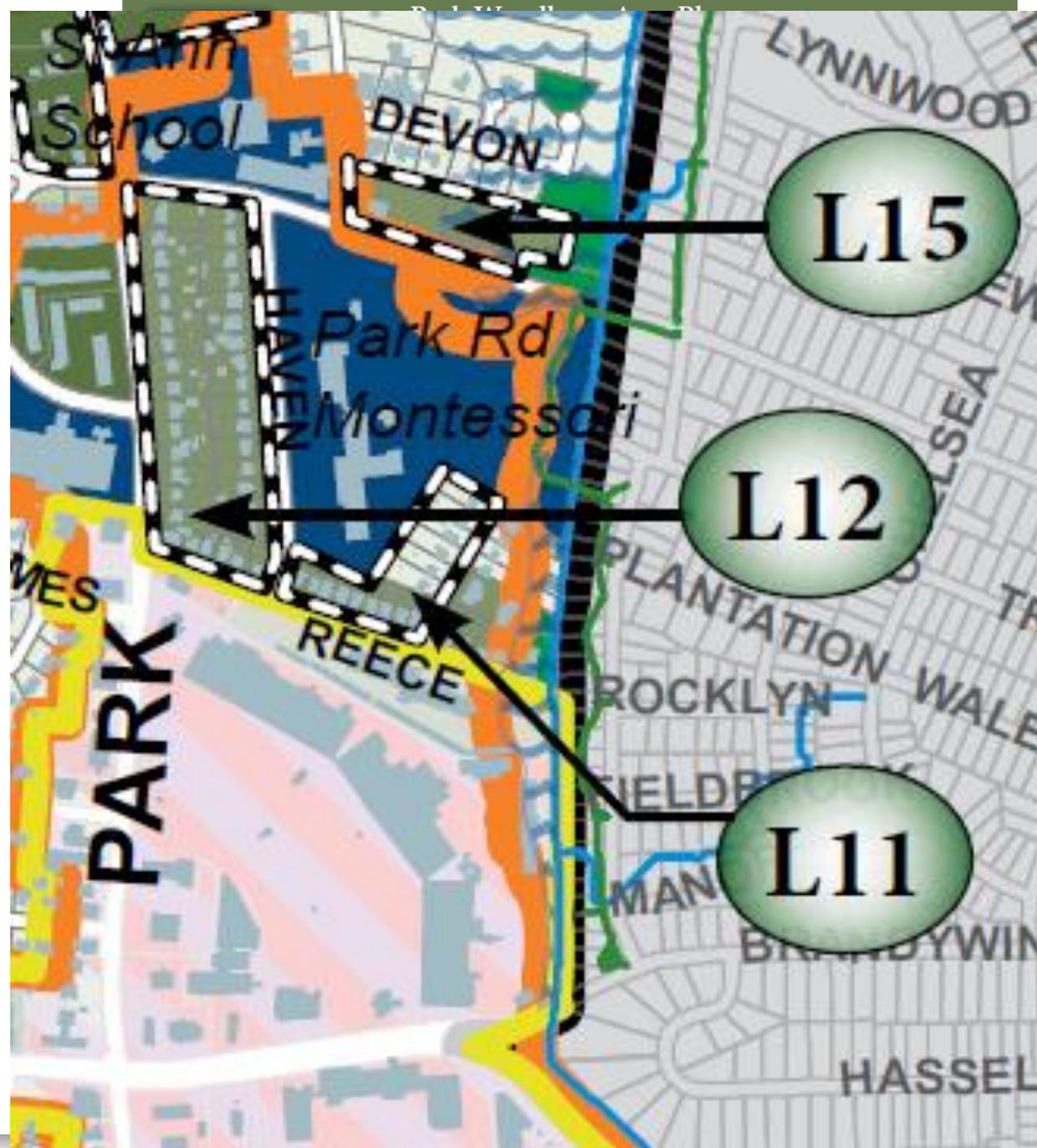
Park Woodlawn area plan

Charlotte-Mecklenburg
Planning Department

Adopted by
Charlotte City Council
June 10, 2013

LAND USE POLICIES FOR THE WEDGE

L-11 Area behind Park Road Shopping Center along Reece Road and Arbor Lane. The residential area behind the Park Road Shopping Center includes existing moderate density multifamily development as well as low density single family development. It is appropriate for this development type to remain. It is appropriate for this development type to remain. In the event that the single family neighborhood along Arbor Lane adjacent to the Park Road Montessori School redevelops to a higher density, it would only be appropriate if all the parcels are assembled with no single family lot left isolated, and the maximum density does not exceed 12 DUA.



The background of the slide is a vibrant blue with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, textured appearance.

Conditional Rezoning Process Option

How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

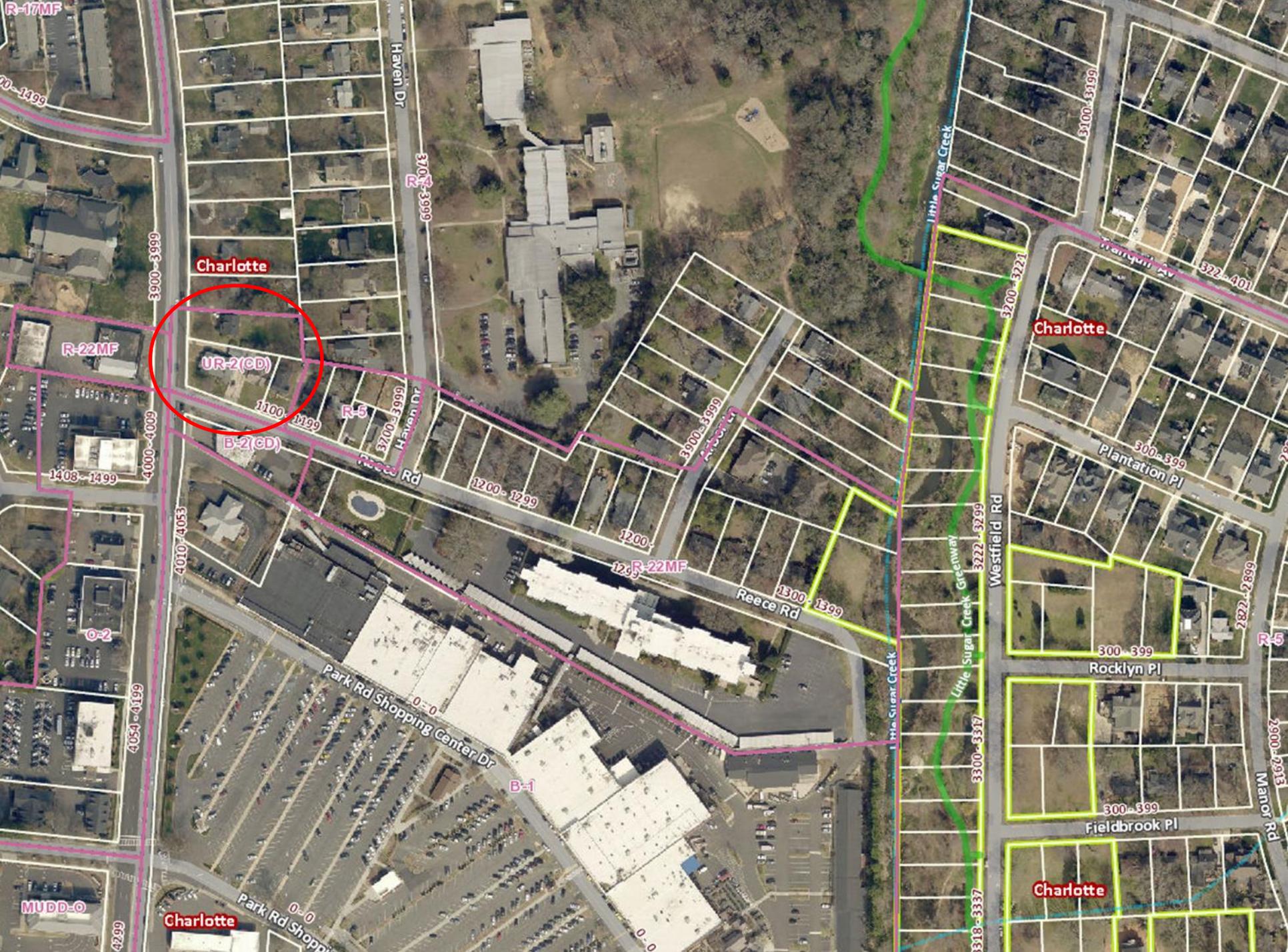
** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

PETITIONER/OWNER CONSIDERATIONS

- Expensive
- Time Consuming
- Uncertainty
- Stressful
- Can Result in Better/More Profitable Plan

COMMUNITY CONSIDERATIONS

- Expensive
- Time Consuming
- Uncertainty
- Stressful
- Can Result in Better Plan
- Have a seat at the table



Charlotte

UR-2(CD)

R-22MF

B-2(CD)

R-5

R-22MF

B-1

O-2

MUDD-O

Charlotte

Charlotte

Charlotte

SITE DEVELOPMENT DATA

TOTAL SITE AREA: ±0.86 AC (±37,573 SQ FT)
BEFORE ROW-OF-WAY DEDICATION

TOWN HOME:
SINGLE FAMILY LOT:

±0.83 AC (±35,999 SQ FT)
NET OF EXISTING ROW-OF-WAY
±0.60 AC (±25,856 SQ FT)
±0.23 AC (±10,143 SQ FT) 

TAX PARCEL #: 175-183-01, 175-183-02
AND 175-183-36

EXISTING ZONING: R-4 AND R-5
PROPOSED ZONING: UR-2 (CD)
EXISTING USE: SINGLE FAMILY RESIDENTIAL HOMES
PROPOSED USE: SINGLE FAMILY TOWHOMES AND
1 SINGLE FAMILY DETACHED

NUMBER OF UNITS: 6 TOWNHOMES,
1 SINGLE FAMILY DETACHED HOME

DENSITY PROPOSED: 8 UNITS PER ACRE
BUILDING HEIGHT: PER THE ORDINANCE
PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE: SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE: SHALL MEET ORDINANCE REQUIREMENTS



- Cementitious panel and lap siding at Headhouses.
- Brick veneer with water table at base, recessed basket-weave pattern between windows and pre-cast lintels & copings.
- Roof Terraces with combination of open metal railing (shown here) and solid parapet walls.
- Cementitious trim / brackets at projecting corner bays.
- Standing seam metal roofing on bracket-supported shed roof above individual townhome entry doors / stoops.

REZONING PETITION FOR PUBLIC HEARING 2017-053

Park and Reece Site

CHARLOTTE, NORTH CAROLINA

REVISIONS		
Number	Description	Date

10 April 2017
19 May 2017

Scale: 1/8" = 1'-0"



Reece Road Streetscape Elevation

Project Number
FMKA-1711
SHEET NAME

Conceptual
Reece Road
Streetscape
Elevation

CRAFT SOLUTIONS

SHEET NUMBER

RZ2.0



Draft Site Plan Concepts

The image features a central orange horizontal band containing the text "Draft Site Plan Concepts" in white. The background is a vibrant blue with a bokeh effect, consisting of numerous out-of-focus light spots and hexagonal shapes of varying sizes and brightness, creating a shimmering, textured appearance.



Charlotte

Charlotte

R-4

3900-3999

Arbor Ln

Little Sugar Creek

1200-1299

Charlotte

R-22MF

.874 acres

Charlotte

**.874 acres
@ 22 DUA
= 19.18 units**

Reece Rd

1300-1399

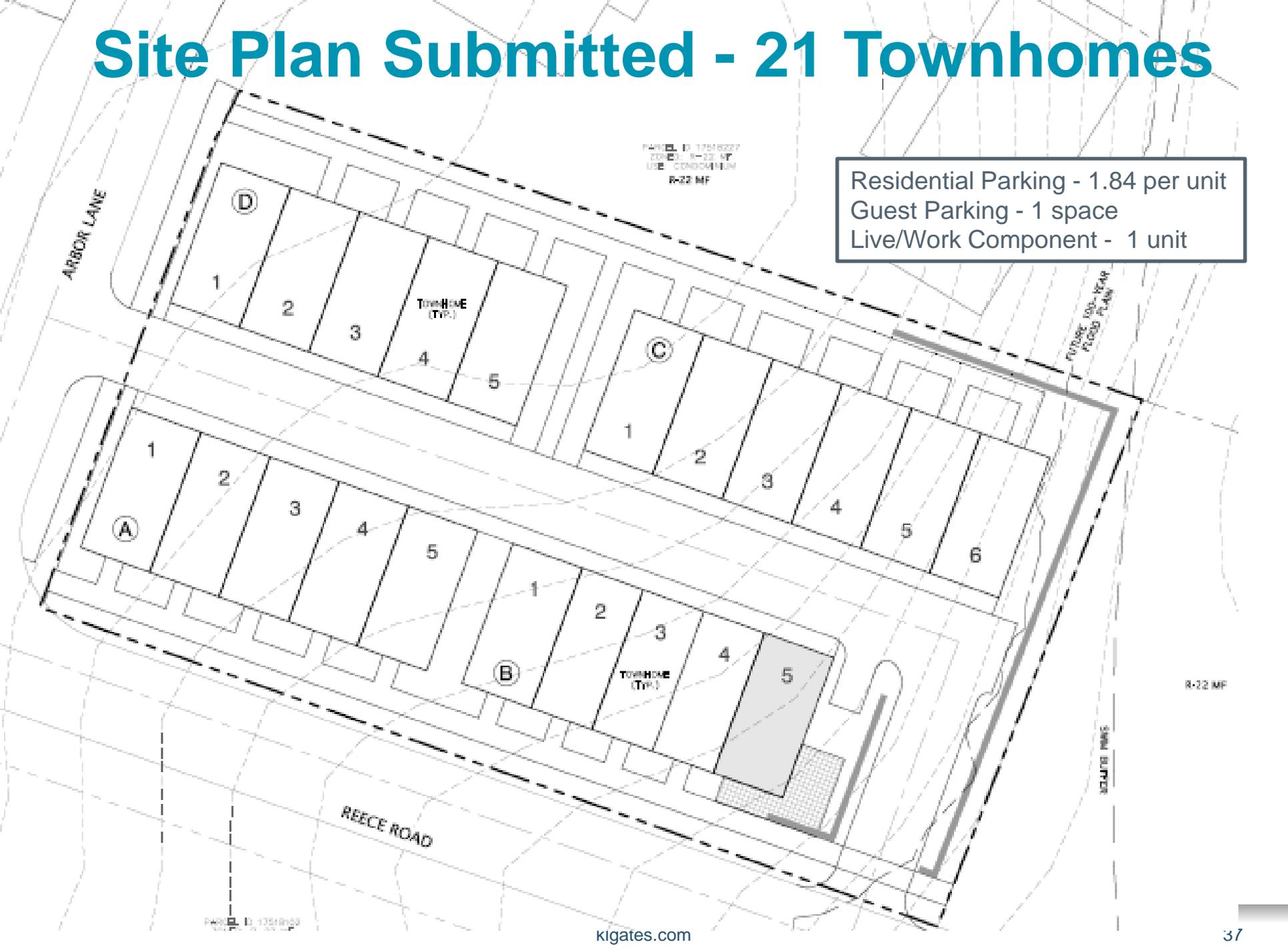
Little Sugar Creek

Initially, 24 townhomes



Residential Parking - 2 per unit
Guest Parking - None

Site Plan Submitted - 21 Townhomes



Residential Parking - 1.84 per unit
Guest Parking - 1 space
Live/Work Component - 1 unit

Current Proposal – 19 Townhomes

Residential Parking - 2 per unit
Guest Parking - 4 spaces
Live/Work - 1 unit



22 DUA



Preliminary Conceptual Renderings





TOWNHOME MATERIALS PERCENTAGES

- FRONT, GROUND LEVEL: 100% MASONRY
- FRONT, SECOND AND THIRD FLOORS: ALL UNITS 25%+ METAL / MASONRY OR 50%+ CEMENTITIOUS PANEL / PLANK
- REAR, GROUND LEVEL: MASONRY ON END UNITS, CEMENTITIOUS SIDING ON INTERIOR UNITS
- REAR, INTERIOR SECOND AND THIRD FLOORS: 100% CEMENTITIOUS PANEL / PLANK
- REAR, END UNITS, SECOND AND THIRD FLOORS: 100% CEMENTITIOUS PANEL / PLANK OR MASONRY

THE ELEVATIONS PROVIDED ARE TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE TOWNHOMES THAT MAY BE CONSTRUCTED ON THIS SITE. THE ACTUAL TOWNHOME CONSTRUCTION AND DIMENSIONS ON THIS SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.



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Timeline



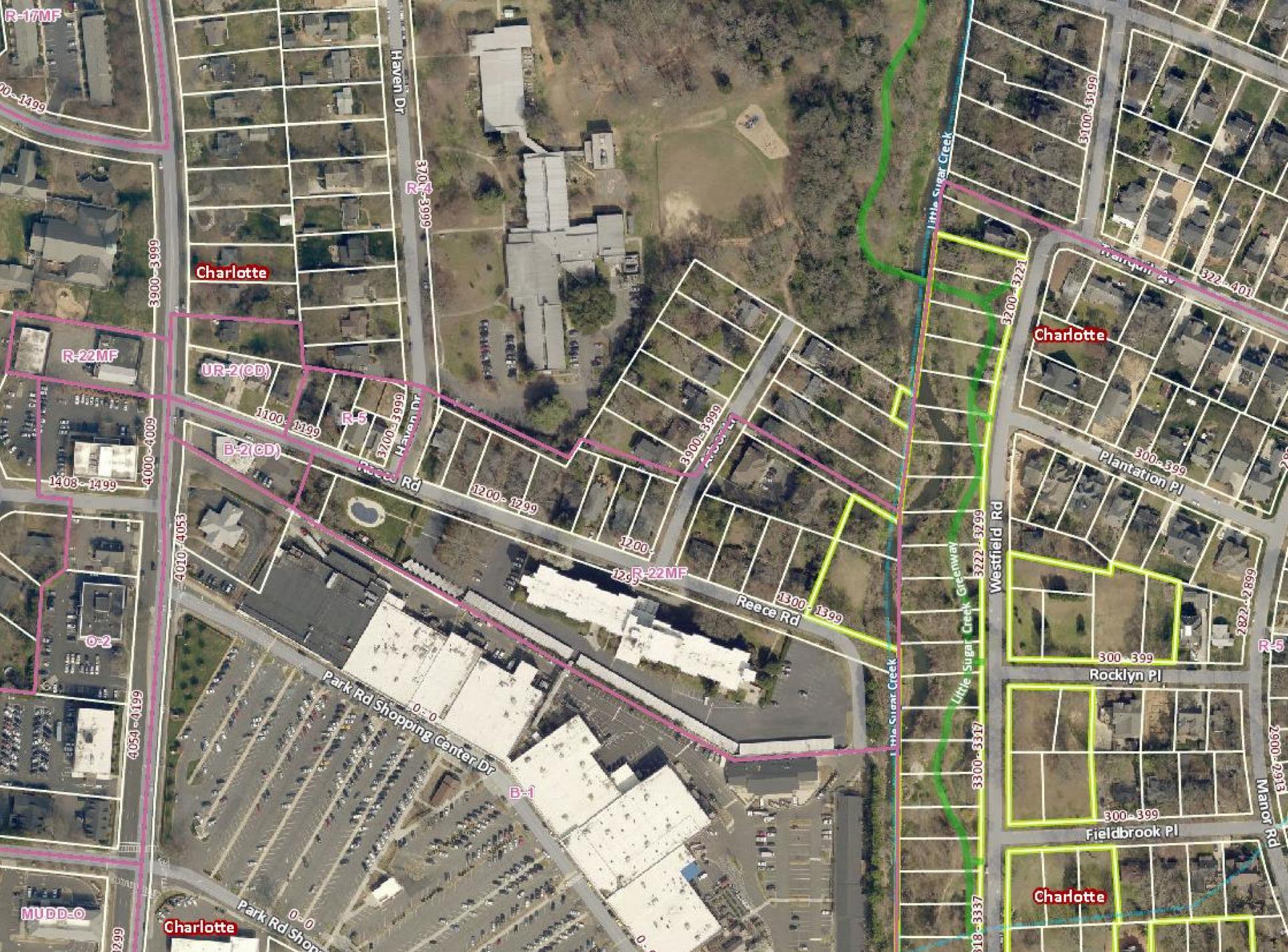
Rezoning Timeline Best Case Scenario:

- File Rezoning Petition: Feb. 26th
 - Staff Comments: April 2018
 - 1st Community Meeting: April 12th
 - Revised Plans: April 16th
 - 2nd Community Meeting: May 3rd
 - Targeted Public Hearing Date: June 18th
 - Targeted City Council Decision: July 16th
-



Feedback & Questions?

The image features a central orange horizontal band with the text "Feedback & Questions?" in white. The background is a blue bokeh effect with out-of-focus light spots.



R-17MF

R-22MF

Charlotte

UR-2(CD)

B-2(CD)

R-5

3900-3999

3700-3999

1100-1199

1408-1499

4000-4009

4010-4053

O-2

4054-4199

MUDD-O

Charlotte

Park Rd Shopping Center Dr

Park Rd Shopping Center Dr

B-1

Park Rd Shopping Center Dr

Park Rd Shopping Center Dr

Haven Dr

Reece Rd

1200-1299

1200

1205

R-22MF

Reece Rd

3900-3999

1300-1399

Charlotte

Plantation Pl

Rocklyn Pl

Fieldbrook Pl

Charlotte

Little Sugar Creek

Little Sugar Creek

Westfield Rd

3200-3221

3222-3299

3300-3317

3318-3337

Manoir Av

300-399

300-399

300-399

R-5

2900-2913

Manoir Rd

2822-2899

322-401

300-399



Charlotte

Charlotte

R-4

3900-3999

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K&L GATES