

COMMUNITY MEETING REPORT

Petitioner: Eid Refaey

Petition #: 2018-060

Meeting Date: June 6, 2018

Project: Parkwood Reformed

Mtg. Location: Plaza Presbyterian Church, 2304 The Plaza, Charlotte, NC 28205

Meeting Time: 6:00 PM

Attendees: Eid Refaey – A and E Rental Homes, LLC
Clair Refaey – A and E Rental Homes, LLC
Paul Pennell – Urban Design Partners
Maggie Watts – Urban Design Partners

The Community Meeting was attended by neighboring residents and the Petitioner's representatives.

Purpose: Presenting Rezoning Petition #2018-060 to any neighboring residents or Home Owners Association members who were in the rezoning mailer radius or spoke to the Petitioner and were invited.

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

Paul Pennell began the meeting by introducing an overview of the project location in the Villa Heights Neighborhood.

He continued with a brief history of the historical church; Parkwood Avenue Associate Reformed Presbyterian, on site. The architect of record, Louis Asbury, and his presence in Charlotte architectural history were explained. Mr. Pennell gave the current zoning and the proposed zoning, UR-2. He further explained that the church is planned to be saved in the redevelopment and would be converted into residential units. The proposed new duplex units were described, in that, they would be constructed to represent and coordinate with the architecture already found in Villa Heights. Mr. Pennell wraps up the presentation by pointing out the key site features on the site plan.

Questions/Comments by Neighbors:

1. The adjacent neighbor, at 1819 Allen Street, would like to know how far away the proposed duplex would be from her driveway?

A: The side yard required by the Zoning Ordinance is 5'. The distance between the unit and the driveway would be 5' plus any additional distance between the driveway and the property line as well as the proposed duplex and the property line.

2. Will you be seeking historical designation after the Rezoning process?
A: We plan to work in close partnership with the Historic Landmarks Commission. We do not know that answer firmly at this point, but any sort of designation would happen after Rezoning and Land Development approval.
3. How do you plan to handle traffic on Parkwood Ave. and Allen St?
A: Planning, CDOT and we agree an entry/exit off of Parkwood would be dangerous given the speed of the road and the site blockage created by the church. We are planning the main entrance to the site off of Allen St. and a secondary access will likely occur using the existing alley. In our talks with CDOT, we can certainly discuss the concerns you have for Allen St. and what sort of mitigation may be able to be implemented to help those concerns.
4. Will the alley be used?
A: Per Planning Staff and Fire, we are required to have a secondary site access. We will likely use the alley to satisfy this requirement.
5. Will the duplexes be adjusted depending on the upcoming "road diet"?
A: Yes. On our next submittal, we are going to implement a 20' setback along Parkwood Ave. Since the church stairs will be revised to be less dangerous, their setback may be slightly different.
6. Are there any sketches at this point?
A: We are still pretty early in the process, so not yet. But, as we continue, there will certainly be sketches and/or elevations developed and shared.
7. Will there be any construction impacts to the immediately adjacent homes?
A: No. Construction will be within our site and setbacks.
8. Is there visitor parking provided?
A: Yes. The minimum requirement per the Zoning Classification is 1 per unit. We are targeting a 1.5 space per unit ratio minimum.
9. Is all parking provided on site or is street parking being taken into account?
A: All parking will be provided on site.
10. Will these be apartments or condos?
A: Condo-style apartments.
11. Will there be additional entrances to the church besides the front?
A: Yes. There will be the front main entry and probably a secondary egress using the basement.
12. Will there be landscape added?
A: Yes. We will have required landscape per the Zoning Ordinance, but there will be an additional landscape package similar to Eid's other projects.

13. The audience is asked; How do you feel about the existing crape myrtles along Allen St.?

A: Audience/Neighborhood prefers the trees and feel they fit Villa Heights and Belmont.

14. Can you keep the big oak tree on site?

A: We have done a site visit and seen the oak tree and agree it is a beautiful tree. We will put every effort forward to save the tree.

15. Will there be any incorporation of commercial for this site?

A: No

16. Do you have any idea of price point and this time or if any units will be affordable?

A: It is too early in our process for us to be able to answer that at this time.

17. Do you have a ballpark on the price per square foot?

A: We do not know at this point, but we urge you to check out our website and see what kind of work Eid does in this and neighboring communities. We take a lot of pride in our work and have a connection with this neighborhood as well as those surrounding. We live in Noda ourselves.

18. Will there be any branding associated with the project?

A: It is not anticipated. We did see the original signage monument and thought there could be an opportunity to save that and utilize it in some way related to the project.

19. What is the timeline?

A: We haven't gotten that far yet, but the rezoning decision may be as early as September.

20. When is the Public Hearing?

A: It is not scheduled yet, but that will be made public and we welcome the attendance.

21. Has Planning Staff reviewed the site plan yet?

A: They have. We will be making some slight modifications to address any concerns they had.

22. Will there be a large detention basin built?

A: Given this is an existing site with existing impervious area, we should not trigger any stormwater requirement. We should have the option to provide payment-in-lieu towards other City of Charlotte stormwater projects. The water should essentially be collected by drains and piped to Parkwood.

23. There is a note regarding Transit Station Overlay. What option does this provide?

A: The site falls within the Parkwood Station overlay. Basically, it would give us the option to have mitigation options regarding tree save area.

24. Are there any plans for the existing stain glass?
A: We would definitely like to keep and use it. If it is not possible to keep the glass where it is, we are going to re-use it inside. If anyone knows someone who repairs stain glass, please share the information with us.
25. Will there be a pedestrian and/or bike separation in the existing median across from Allen Street?
A: That is a great point that we can bring up with CDOT and see what may be able to be done there.
26. Would a stoplight be possible at Allen Street?
A: Again, we will certainly bring up, to CDOT, all of your concerns regarding that intersection and discuss possibilities.
27. Have you reached out to the immediate adjacent property owners directly?
A: We have not knocked on any doors at this point.
28. How many units will there be and are there any ideas on aesthetics?
A: There will be up to a total of 24. The church is still undetermined on unit count, but we think it will be between 16 and 18. We do not have anything aesthetic to show yet, but there will be as the process continues.
29. Will Parkwood be the primary entrance?
A: We don't think so. Planning Staff thinks that will be too dangerous given the speed of the traffic and the site distance for drivers.
30. Comment:
Parking on Harrill and Allen Streets is a concern for us because of the number of cars that park on the street. This can make turning right from Allen Street a problem.
31. If you were to devote 2 spaces to each unit, how many additional parking spots would be available?
A: We have given each of the duplexes driveways long enough to provide visitor parking. If you take into account their garages, the driveways and the parking spaces you could park 54 cars.
32. How many bedrooms will the units have?
A: The church will be made up of primarily 1-bedroom units and some 2-bedroom units. The duplexes will be 3-bedroom units.
33. Will the site be fenced?
A: Yes. The side and rear of the property will be fenced, but not the front or directly adjacent to the sidewalks. The fence would start toward the backs of the outward units.
34. Is the commercial building across Allen Street controlled by the owner?
A: No, unfortunately not.

35. Comment:

I am not a fan of fencing along the front of the site. It could cause safety issues. (Eid confirms the location of the fence and that it will not be going along the front of the site).

36. Comment:

Residents would like the Petitioner's website to be emailed to the meeting attendees.

37. Comment:

Being able to park all residents and visitors on site is a concern. Already issues with on street parking in this area.

38. Can you factor in bike racks?

A: That is actually already a requirement in the Zoning Ordinance, so they will be provided.

Community Meeting Sign-In Sheet

Petitioner - Eid Refaey

Rezoning Petition No.: 2018-060

June 6, 2018

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

	Name	Address	Phone	Email
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