

COMMUNITY MEETING REPORT
Petitioner: BPR Properties, LLC
Rezoning Petition No. 2018-062

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-1 attached hereto by depositing such notice in the U.S. mail on May 18, 2018. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, May 31, 2018 at 6:30 PM in the Second Floor Meeting Rooms, Salon D at the Embassy Suites by Hilton Charlotte Uptown located at 401 East Martin Luther King, Jr. Boulevard in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Birju Patel of the Petitioner, Bhupen Patel of the Petitioner, Matt Gower of Overcash Demmitt Architects and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2018-062.

John Carmichael then shared the agenda for the Community Meeting.

John Carmichael then shared the current schedule of events relating to this Rezoning Petition. He stated that the Public Hearing is currently scheduled for Monday, July 16, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. The Zoning Committee Work Session is scheduled for Tuesday, July 31, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this Rezoning Petition on Monday, September 17, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. John Carmichael stated that the earliest that the Public Hearing could be held is Monday, July 16, 2018. However, it is always possible that the Public Hearing could be deferred.

John Carmichael then shared a map and aerial photographs of the site. John Carmichael stated that the site contains approximately .36 acres and is located at the southeast corner of the

intersection of East 4th Street and S. Brevard Street. The site is located directly across S. Brevard Street from the Transportation Center, and is to the west of Spectrum Center.

John Carmichael stated that the site is currently a surface parking lot.

John Carmichael shared a zoning map that depicts the site. John Carmichael stated that the site is currently zoned UMUD, and the surrounding and nearby parcels of land are zoned either UMUD or UMUD-O.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the UMUD zoning district to the UMUD-O zoning district to accommodate the development of a hotel on the site utilizing certain optional provisions.

However, if this Rezoning Petition is approved, the site could also be devoted to any use or uses allowed by right or under prescribed conditions in the UMUD zoning district. John Carmichael then shared the optional provisions being requested by the Petitioner pursuant to this Rezoning Petition. He stated that the Petitioner is requesting relief from certain requirements for parcels of land located on S. Brevard Street under the Zoning Ordinance. A 22-foot building setback is required from S. Brevard Street for all floors of a building up to 60 feet in height. John Carmichael stated that the Petitioner is requesting a 16-foot setback from S. Brevard Street for all floors of the building located above the ground floor and up to 60 feet in height. The Petitioner would commit to a 26-foot building setback from S. Brevard Street for the ground floor of the building.

The Petitioner is also requesting an optional provision to allow the structural support columns for the floors of the building located above the ground floor to be located within the setback from S. Brevard Street.

Finally, under the Zoning Ordinance, those portions of the building located above 60 feet in height must be stepped back a minimum of 20 feet from the building setback from S. Brevard Street. The Petitioner is requesting that the building be allowed to step back a minimum of 10 feet from the 16 foot setback.

John Carmichael then asked Matt Gower to share some conceptual renderings of the proposed hotel building. John Carmichael stated that these conceptual renderings are not part of the Petitioner's Rezoning Plan and will not be a part of the Petitioner's Rezoning Plan. The purpose of the conceptual renderings is just to show a potential design of the proposed hotel building.

Matt Gower then shared and discussed the conceptual renderings of the proposed hotel building. He stated that the parking areas would be located on the lower floors of the building.

John Carmichael stated that this proposed hotel is planned to be a Moxy hotel, which is a Marriott brand hotel.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Birju Patel stated that there would be 175 to 185 rooms in this hotel.
- In response to a question, Matt Gower stated that at this point, the hotel is proposed to be 19 levels. However, if the Petitioner cannot obtain the optional requests, then the height of the hotel would likely increase if it is built at all.

- Birju Patel stated that if this Rezoning Petition is not approved, the rear of the building would have to be cut-off, and the height of the building would have to increase. Matt Gower stated that if the optional provisions are not approved, then there would not be any windows on the back of the building because there would not be enough separation from the rear property line. Birju Patel questioned if the hotel would be built at all if this Rezoning Petition is not approved.
- In response to a question regarding the vehicular access point, Matt Gower stated that the vehicular access point into the structured parking facility would be located on 4th Street. There would be no vehicular access point into the building from S. Brevard Street.
- An attendee asked if this proposed development would affect or impact an alley located to the east of the site, and Matt Gower stated that this site does not touch that alley. Therefore, this proposed development would not impact the alley.
- In response to a question regarding the location of the parking spaces for this proposed hotel, Matt Gower stated that the parking spaces would be located within the building itself. There would be no surface parking spaces on the site.
- In response to a question, Birju Patel stated that the individual who owns the surface parking lot to the rear of the site did not have an interest in selling that property to the Petitioner.
- In response to a question regarding service vehicles, Birju Patel stated that service vehicles would access the site from 4th Street.
- In response to a question regarding overflow parking, Birju Patel stated that the site would meet the parking requirements of the Zoning Ordinance. Birju Patel stated that this would be a limited service hotel, not a convention or conference hotel. Matt Gower stated that the structured parking facility would be located on the lower floors of the building. Matt Gower stated that the street level of the building would contain retail, restaurant or some other active uses.
- In response to a question regarding garbage pick-up, Matt Gower stated that a loading dock and trash facilities would be located off of 4th Street. Matt Gower stated that the garbage containers would be located inside the building and would be rolled out to 4th Street to be emptied, or the trucks would come into the building to empty the garbage containers.
- In response to a question, Matt Gower stated that the HVAC units would not be located on the ground.
- An attendee stated that he has heard a lot of discussion about a big convention hotel being constructed in Charlotte, and he thought that this was going to be that big convention hotel. Birju Patel stated that this is not the big convention hotel.
- An individual asked Birju Patel how he feels about locating his proposed hotel across the street from the transportation center. Birju Patel stated that they have been looking at the site since 2011 or 2012, and that new development is pushing this way. He is not concerned about the site being located across S. Brevard Street from the transportation center.
- An attendee asked what will happen in front of the Skye Condominiums Building. Birju Patel stated that he did not know what is being considered in front of the Skye Condominiums Building.

- In response to another question regarding the overflow parking, Birju Patel stated that if additional parking is needed on occasion, they would work with other area property owners to obtain overflow parking.
- In response to a question regarding the design of the rear of the building, Matt Gower stated that if this Rezoning Petition is approved with the requested optional provisions, then the rear of the building would be similar in character to the front of the building. Birju Patel stated that if this Rezoning Petition is not approved such that the optional provisions are not approved, then the rear of the building would be a blank wall. The rear of the building would not be that attractive frankly. Birju Patel then questioned whether the proposed hotel would be built at all if this Rezoning Petition is denied.
- In response to a question, Birju Patel stated that it would take approximately a year to design the building and obtain building permits from the date the Rezoning Petition is approved. Therefore, construction could possibly start in late 2019 or the first quarter of 2020. It could take approximately 24 months to complete the construction of the hotel building.
- In response to a question, Birju Patel stated that the Moxy Hotel is a Marriott brand hotel. The Moxy Hotel is designed for millennials. There are approximately 8 Moxy Hotels in the United States at this time. However, there are over 50 Moxy Hotels in the planning stages. The Moxy Hotel is a European brand hotel that was acquired by Marriott. Birju Patel stated that there are currently Moxy Hotels in cities such as New York and Chicago.
- In response to a question regarding banquet facilities, Birju Patel stated that there would be minimal banquet facilities and meeting rooms.
- In response to a question regarding solar energy, Birju Patel stated that they have not considered solar energy at this point. They have not gotten that far in the design of the building.
- An attendee asked if this proposed development would help the property values of the Skye Condominiums. Birju Patel stated that in his opinion, the proposed development could help the values of the Skye Condominiums.
- In response to a question, Birju Patel stated that the Moxy Hotel is a 3 star hotel.
- In response to a question, Birju Patel stated that a restaurant could be located on the ground floor of the building. The restaurant space would be owned by the Petitioner, but the restaurant would be operated by another entity that leases the space from the Petitioner.
- In response to a question, Birju Patel stated that there would be a rooftop bar at this hotel, and guests would check in at the rooftop bar.
- In response to a question, Birju Patel stated that each Moxy Hotel has its own unique story. Birju Patel suggested that the attendees check out the Moxy Hotel on its website.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

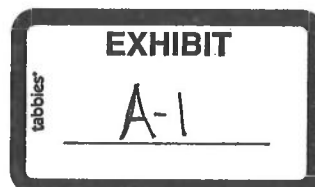
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of June, 2018.

BPR Properties, LLC, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-062		Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2018-062	Charlotte Center City Partners- Uptown Neighborhoods	Kyle	Bridges	200 South Tryon		Charlotte	NC	28202
2018-062	Charlotte Crown Realist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
2018-062	Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
2018-062	Charlotte Regional Realtor Association	Joe	Padilla	1201 Greenwood Cliff		Charlotte	NC	28204
2018-062	Clarkson Place Town House Association	Laura	McClettie	303 S. Clarkson St		Charlotte	NC	28202
2018-062	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2018-062	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2018-062	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2018-062	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2018-062	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2018-062	Fourth Ward	Terri	Cain	127 N. Tryon St. #14		Charlotte	NC	28202
2018-062	Metropolitan	Vanessa	Goeschl	1133 Metropolitan Ave	609	Charlotte	NC	28204
2018-062	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2018-062	Taylor-Lasalle Crime Watch Committee	Lillian K.	Roberts	1001 W 1st St		Charlotte	NC	28202
2018-062	Third Ward	Alexandra	Colello	316 S. Clarkson St		Charlotte	NC	28202
2018-062	Third Ward Neighborhood Association	John	Schwaller	245 Victoria Ave		Charlotte	NC	28202
2018-062	Third Ward Neighborhood Association	Mike	Sposato	807 Clarkson Mill Ct.		Charlotte	NC	28202



FILE NO	TRAPID	OWNER/LAST	OWNER/FIRST	COWNER/FIRST	COWNER/LAST	MALLAD0R1	MALLAD0R2	CITY	STATE	Z/RCODE
2018-062	1500120	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2018-062	1500114	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2018-062	1501405	NORTH CAROLINA RAILROAD	CO			908 SOUTHERN HWY BL		ATLANTA	GA	30300
2018-062	1501406	ROY T NUMBER THREE LLC				1 COWHERMICAL PL		NORFOLK	VA	23510
2018-062	1502031	INVESTION REAL ESTATE FOUNDATION LLC			C/O NORFOLK SOUTHERN CORP	PO BOX 31083		CHARLOTTE	NC	28211
2018-062	1502032	CFG ENTERPRISES LLC				2501 RICHARDSON DR		CHARLOTTE	NC	28211
2018-062	1502033	ROY T NUMBER THREE LLC				132 BREVARD CT		CHARLOTTE	NC	28202
2018-062	1502034	ROY T NUMBER THREE LLC				132 BREVARD CT		CHARLOTTE	NC	28202
2018-062	1502035	ROY T NUMBER THIRTEEN LLC				132 BREVARD CT		CHARLOTTE	NC	28211
2018-062	1502037	CFG ENTERPRISES LLC				2501 RICHARDSON DR		CHARLOTTE	NC	28211
2018-062	1502038	CFG ENTERPRISES LLC				2501 RICHARDSON DR		CHARLOTTE	NC	28211
2018-062	1502039	CFG ENTERPRISES LLC				2501 RICHARDSON DR		CHARLOTTE	NC	28211
2018-062	1502043	WELDRINGTON PROPERTIES LLC			ROSWELL 12031 LLC	947 FARMERS RD		CHARLOTTE	NC	28211
2018-062	1502311	CALDWELL CORNER LLC				PO BOX 86509		CHARLOTTE	NC	28216
2018-062	1502312	CALDWELL HOLDINGS LLC				PO BOX 86509		CHARLOTTE	NC	28216
2018-062	1502314	TUCSON WOOD NUMBER 58 LLC				132 BREVARD CT		CHARLOTTE	NC	28202
2018-062	1502315	CFG ENTERPRISES LLC				2501 RICHARDSON DR		CHARLOTTE	NC	28211
2018-062	1502401	BREVARD STREET ASSOCIATES				5118 OXFORD CRESCENT CT		CHARLOTTE	NC	28216
2018-062	1502402	BREVARD STREET ASSOCIATES				5118 OXFORD CRESCENT CT		CHARLOTTE	NC	28216
2018-062	1502403	BREVARD STREET ASSOCIATES				5118 OXFORD CRESCENT CT		CHARLOTTE	NC	28216
2018-062	1502404	SECOND WARD PROPERTIES LLC	1850 FIRST CITIZENS BANK			1518 OXFORD CRESCENT CT		CHARLOTTE	NC	28216
2018-062	1502410	LANDMARK INFRASTRUCTURE HOLDING COMPANY LLC				2141 ROSECRAN AVENUE STE 2100		EL SEGUNDO	CA	90245
2018-062	1502411	LANDMARK INFRASTRUCTURE HOLDING COMPANY LLC				3141 ROSECRAN AVENUE STE 3100		EL SEGUNDO	CA	90245
2018-062	1502412	CLARICE PROPERTIES LLC			C/O RICHARD A COTTEN	112 E MARLMARINE RD		BUFFALO	NY	14221
2018-062	1502413	CLARICE PROPERTIES LLC				112 E MARLMARINE RD		BUFFALO	NY	14221
2018-062	1502414	CHARLOTTE CORPORATE CONDOS LLC				428 E FORTYTHREE STREET, UNIT 406		CHARLOTTE	NC	28202
2018-062	1502415	CHARLOTTE CORPORATE CONDOS LLC				428 E FORTYTHREE STREET, UNIT 406		CHARLOTTE	NC	28202
2018-062	1502416	CHARLOTTE CORPORATE CONDOS LLC				428 E FORTYTHREE STREET, UNIT 406		CHARLOTTE	NC	28202
2018-062	1502417	CHARLOTTE CORPORATE CONDOS LLC				428 E FORTYTHREE STREET, UNIT 406		CHARLOTTE	NC	28202
2018-062	1502418	CRAWFORD	THERESA ANNE			2424 SUMMER LAKE RD		CHARLOTTE	NC	28216
2018-062	1502419	CRAWFORD	THERESA ANNE			2424 SUMMER LAKE RD		CHARLOTTE	NC	28216
2018-062	1502420	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502421	CHARLOTTE FIREFIGHTERS	RETIREMENT SYSTEM			428 E 4TH ST		CHARLOTTE	NC	28202
2018-062	1502422	CHARLOTTE FIREFIGHTERS	RETIREMENT SYSTEM			428 E 4TH ST		CHARLOTTE	NC	28202
2018-062	1502423	R 2				428 E 4TH ST STE 200		CHARLOTTE	NC	28202
2018-062	1502427	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502428	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502429	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502430	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502431	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502432	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502434	IDC REAL ESTATE LLC			C/O JAY B LEVY	6328 MITCHELL HOLLOW RD		CHARLOTTE	NC	28277
2018-062	1502435	IDC REAL ESTATE LLC			C/O JAY B LEVY	6328 MITCHELL HOLLOW RD		CHARLOTTE	NC	28277
2018-062	1502436	IDC REAL ESTATE LLC			C/O JAY B LEVY	6328 MITCHELL HOLLOW RD		CHARLOTTE	NC	28277
2018-062	1502437	IDC REAL ESTATE LLC			C/O JAY B LEVY	6328 MITCHELL HOLLOW RD		CHARLOTTE	NC	28277
2018-062	1502438	IDC REAL ESTATE LLC			C/O JAY B LEVY	6328 MITCHELL HOLLOW RD		CHARLOTTE	NC	28277
2018-062	1502439	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502440	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502441	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502442	CHARLOTTE NATIONAL BUILDINGS CONDO	OWNERS ASSOC INC			PO BOX 88809		CHARLOTTE	NC	28216
2018-062	1502443	TAYLOR S RECORD POOL INC				9218 LAMBROCK LN		WAXHAW	NC	28373
2018-062	1502444	LAMPING	DAVID P			1129 MEADOW BRIDGE LN		ARLINGTON	TN	37014
2018-062	1502445	TRIPONT INVESTMENTS LLC				428 E 4TH ST STE 406		CHARLOTTE	NC	28202
2018-062	1502446	TRIPONT INVESTMENTS LLC				428 E 4TH ST STE 406		CHARLOTTE	NC	28202
2018-062	1502447	MILLSAPS	IDE T	BETTY R	MILLSAPS	428 E 4TH ST STE 404		CHARLOTTE	NC	28202
2018-062	1502448	TRIPONT INVESTMENTS LLC				6813 ARONMINKER		CHARLOTTE	NC	28210
2018-062	1502449	HUNTERS AFFORDABLE	BONDING INC			428 E 4TH ST STE 400		CHARLOTTE	NC	28202
2018-062	1502450	HUNTERS AFFORDABLE	BONDING INC			428 E 4TH ST STE 400		CHARLOTTE	NC	28202
2018-062	1502451	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502452	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502453	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502454	CHARLOTTE NATIONAL BUILDING CONDOMINIUM OWNERS ASSOCIATION INC			ATTN JOHN RUDISSE	5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502455	WFO HOLDINGS LLC				PO BOX 88809		C/O ASSOCIATION MANAGEMENT SOLUTIONS INC	CHARLOTTE	28216
2018-062	1502456	TAYLOR S RECORD POOL INC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502457	TAYLOR S RECORD POOL INC				9218 LAMBROCK LN		WAXHAW	NC	28373
2018-062	1502458	IDC REAL ESTATE LLC				6328 MITCHELL HOLLOW RD		CHARLOTTE	NC	28277
2018-062	1502459	CHARLOTTE TRIP LLC			C/O JAY B LEVY	6420 BANNINGTON RD		CHARLOTTE	NC	28226
2018-062	1502460	CHARLOTTE TRIP LLC				6420 BANNINGTON RD		CHARLOTTE	NC	28226
2018-062	1502461	CHARLOTTE TRIP LLC				6420 BANNINGTON RD		CHARLOTTE	NC	28226
2018-062	1502462	CHARLOTTE TRIP LLC				6420 BANNINGTON RD		CHARLOTTE	NC	28226
2018-062	1502463	CHARLOTTE TRIP LLC				6420 BANNINGTON RD		CHARLOTTE	NC	28226
2018-062	1502464	SMALL BROTHERS CHARLOTTE LLC				8020 TYLER BLVD		MENTOR	OH	44067
2018-062	1502465	CHARLOTTE TRIP LLC				6420 BANNINGTON RD		CHARLOTTE	NC	28226
2018-062	1502466	CHARLOTTE TRIP LLC				6420 BANNINGTON RD		CHARLOTTE	NC	28226
2018-062	1502467	CHARLOTTE TRIP LLC				6420 BANNINGTON RD		CHARLOTTE	NC	28226
2018-062	1502468	CHARLOTTE TRIP LLC				6420 BANNINGTON RD		CHARLOTTE	NC	28226
2018-062	1502469	IDO	TERESA			2215 CALDWELL ST UNIT 1501		CHARLOTTE	NC	28202
2018-062	1502470	THAKUR	SEAN D			2215 CALDWELL ST UNIT 1502		CHARLOTTE	NC	28202
2018-062	1502471	JANNING	MATTHEW LAWRENCE			2215 CALDWELL ST UNIT 1503		CHARLOTTE	NC	28202
2018-062	1502472	KOWACS	KEVIN ROBERT			2215 CALDWELL ST UNIT 1504		CHARLOTTE	NC	28202
2018-062	1502473	COSTNER	JOSEPH W JR			2215 CALDWELL ST UNIT 1505		CHARLOTTE	NC	28202
2018-062	1502474	DESMI	DEVASHISH RAJENDRAKUMAR			384 N CASWELL RD		CHARLOTTE	NC	28204
2018-062	1502475	GALLOWAY	CHRISTOPHER BRIAN			2215 CALDWELL ST UNIT 1507		CHARLOTTE	NC	28202
2018-062	1502476	SIMONS	GRANT DAVID			2215 CALDWELL ST UNIT 1508		CHARLOTTE	NC	28202
2018-062	1502477	WIDMEL	MICHAEL			2215 CALDWELL ST UNIT 1509		CHARLOTTE	NC	28202
2018-062	1502478	WHITE	KOREY D			2215 CALDWELL ST UNIT 1510		CHARLOTTE	NC	28202
2018-062	1502479	MARBE	DOIR MC COY			2215 CALDWELL ST UNIT 1511		CHARLOTTE	NC	28202
2018-062	1502480	JACKSON	JOHN H		ANDREA S	1501 FERNWOOD HALL LN		CHARLOTTE	NC	28277
2018-062	1502481	DWE	EUPHEMIA			2215 CALDWELL ST UNIT 1601		CHARLOTTE	NC	28202
2018-062	1502482	GUSTAFSON	JACK MARVIN JR		ELIZABETH HASTY	2215 CALDWELL ST UNIT 1602		CHARLOTTE	NC	28202
2018-062	1502483	LIU	YAO HANG			2215 CALDWELL ST UNIT 1603		CHARLOTTE	NC	28202
2018-062	1502484	CHUNG	FRANK NTAIG		CHUNG	1023 E PALM AVE		BURBANK	CA	91501
2018-062	1502485	POPP	JOHN K		POPP	2215 CALDWELL ST UNIT 1605		CHARLOTTE	NC	28202
2018-062	1502486	HUNT	JOHN K		PAMELA O	524 N TRADE ST		WINSTON-SALEM	NC	27101
2018-062	1502487	NEWKIRK	EUGENE			2215 CALDWELL ST UNIT 1607		CHARLOTTE	NC	28202
2018-062	1502488	BULLERICK	KATHIE ANNE			2215 CALDWELL ST UNIT 1608		CHARLOTTE	NC	28202
2018-062	1502489	SCARFITT	CHRISTOPHER			2215 CALDWELL ST UNIT 1609		CHARLOTTE	NC	28202
2018-062	1502490	MALOTY	ERIC B			PO BOX 30212		CHARLOTTE	NC	28230
2018-062	1502491	PETERS	REBECCA S		MEDARAS	2215 CALDWELL ST UNIT 1611		CHARLOTTE	NC	28202
2018-062	1502492	BIRNBAUMER	LISA M		BIRNBAUMER	2215 CALDWELL ST UNIT 1612		CHARLOTTE	NC	28202
2018-062	1502493	WFO HOLDINGS LLC				5411 MIRABELL RD		CHARLOTTE	NC	28216
2018-062	1502502	MCKECHINE	DAVID G		D LUNDA	2215 CALDWELL ST UNIT 1901		CHARLOTTE	NC	28202
2018-062	1502503	FERGUSON	GAIL A		JOHN H	2215 CALDWELL ST UNIT 1902		CHARLOTTE	NC	28202
2018-062	1502504	BUTLER	CARL L		ANNY C	2215 CALDWELL ST UNIT 1903		CHARLOTTE	NC	28202
2018-062	1502505	RUHANNON	JILL			2215 CALDWELL ST UNIT 1904		CHARLOTTE	NC	28202
2018-062	1502506	THOMAS	JOHN B		MARY D	2215 CALDWELL ST UNIT 1905		CHARLOTTE	NC	28202
2018-062	1502507	PRICE	RULEAH NELLE		ROBERT CRAYTON	2215 CALDWELL ST UNIT 1906		CHARLOTTE	NC	28202
2018-062	1502508	KLEIN	PHILLIP D			2215 CALDWELL ST UNIT 1908		CHARLOTTE	NC	28202
2018-062	1502509	CURTIS	MIKAL			2215 CALDWELL ST UNIT 1909		CHARLOTTE	NC	28202
2018-062	1502510	OGANDOVA	KARINE		GREGORY I	2215 CALDWELL ST UNIT 1910		CHARLOTTE	NC	28202
2018-062	1502511	PERRY	GRACE			2215 CALDWELL ST UNIT 1911		CHARLOTTE	NC	28202
2018-062	1502512	GREGORY	BILLY C			2215 CALDWELL ST UNIT 1912		CHARLOTTE	NC	28202
2018-062	1502514	ZELIK	WENDY I			1538 W GEORGIA LN		CHARLOTTE	NC	28202
2018-062	1502515	PARADISE INTERNATIONAL LLC	DANIEL P			1504 MEADOW CREST LT		WELLS CHAPEL	NC	28054
2018-062	1502516	HILL	DANIEL HENRY			2215 CALDWELL ST UNIT 1704		CHARLOTTE	NC	28202
2018-062	1502517	DOW	PETER LAWRENCE		SARAH	2215 CALDWELL ST		CHARLOTTE	NC	28202
2018-062	1502518	SIBBRI	MATTHEW			2215 CALDWELL ST UNIT 1706		CHARLOTTE	NC	28202
2018-062	1502519	VALERI	DANIEL		SHELLEY ID	2215 CALDWELL ST UNIT 1707		CHARLOTTE	NC	28202
2018-062	1502520	TM SAN LLC				10711 ROUND BROOK CIR		RALEIGH	NC	27617
2018-062	1502521	EDLER	LINDSEY			8112 TADLOCK TRL		DENVER	NC	28017
2018-062	1502522	KEUM	KIM SON		ERB	2215 CALDWELL ST UNIT 1710		CHARLOTTE	NC	28202
2018-062	1502523	NISSINJUM	FLEISER		SABA	10855 ALUMINUM ST #229		HARRINGTON BEACH	NC	28022
2018-062	1502524	MENDENHALL	CHRIS			2215 CALDWELL ST UNIT 1712		CHARLOTTE	NC	28202
2018-062	1502525	SINGH	VINEET							

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2018-062** filed by BPR Properties, LLC to request the rezoning of an approximately .358 acre site located on the southeast corner of the intersection of East 4th Street and South Brevard Street (across South Brevard Street from the Transportation Center) from the UMUD zoning district to the UMUD-O zoning district

Date and Time of Meeting: Thursday, May 31, 2018 at 6:30 p.m.

Place of Meeting: Embassy Suites by Hilton Charlotte Uptown
Second Floor Meeting Rooms, Salon D
401 East Martin Luther King, Jr. Boulevard
Charlotte, NC 28202

We are assisting BPR Properties, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately .358 acre site located on the southeast corner of the intersection of East 4th Street and South Brevard Street (across South Brevard Street from the Transportation Center) from the UMUD zoning district to the UMUD-O zoning district. The purpose of this rezoning request is to accommodate the development of a hotel on the site utilizing certain optional provisions that are more particularly described on the related conditional rezoning plan. However, if this Rezoning Petition is approved, the site could also be devoted to any use or uses allowed by right or under prescribed conditions in the UMUD zoning district.

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 Department'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.

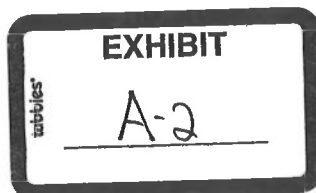
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, May 31, 2018 at 6:30 p.m. at the Embassy Suites by Hilton Charlotte Uptown, Second Floor Meeting Rooms, Salon D, located at 401 East Martin Luther King, Jr. Boulevard in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Larken Egleston, Charlotte City Council District 1 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: May 18, 2018



BPR Properties, LLC, Petitioner
Rezoning Petition No. 2018-062

Community Meeting Sign-in Sheet

Embassy Suites by Hilton Charlotte Uptown
Second Floor Meeting Rooms, Salon D
401 East Martin Luther King, Jr. Boulevard
Charlotte, NC 28202

Thursday, May 31, 2018

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Innervision-Dr Nicholas	400 E. TRADE	704-377-5047	cnic@innervisionnc.org
2.	Ernesto Echeandia	222 S. Caldwell St Unit 2004	704-806-8207	eecheandia7@gmail.com
3.	Mark Sibley Chambers	222 S. Caldwell St #2003	706 294-2000	mscchambo@gmail.com
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				

Rezoning Petition No. 2018-062

BPR Properties, LLC, Petitioner

Community Meeting

May 31, 2018



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Optional Provisions
- V. Review of the Site Plan/Potential Hotel Design
- VI. Question, Answer and Comment Session

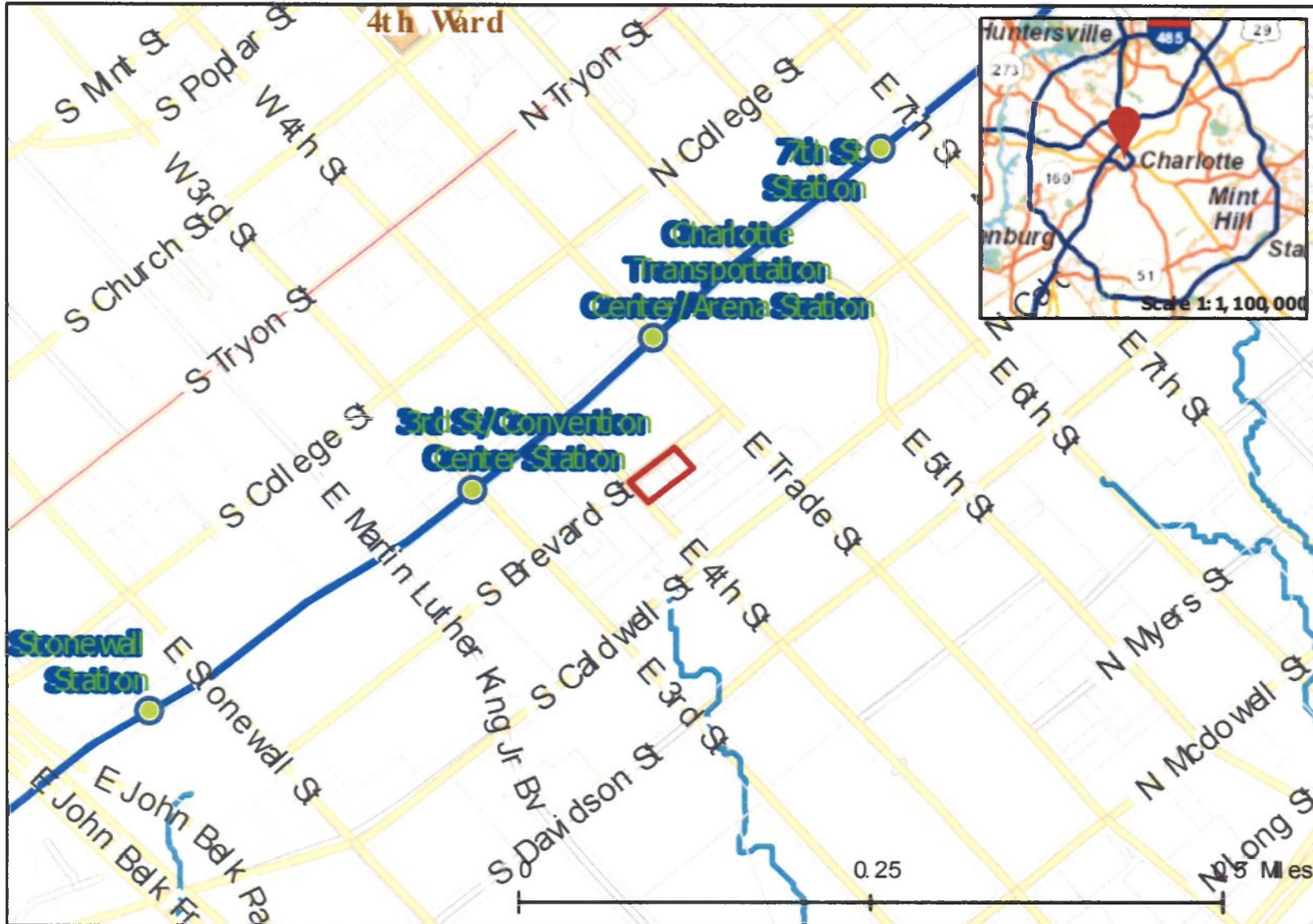
Rezoning Team

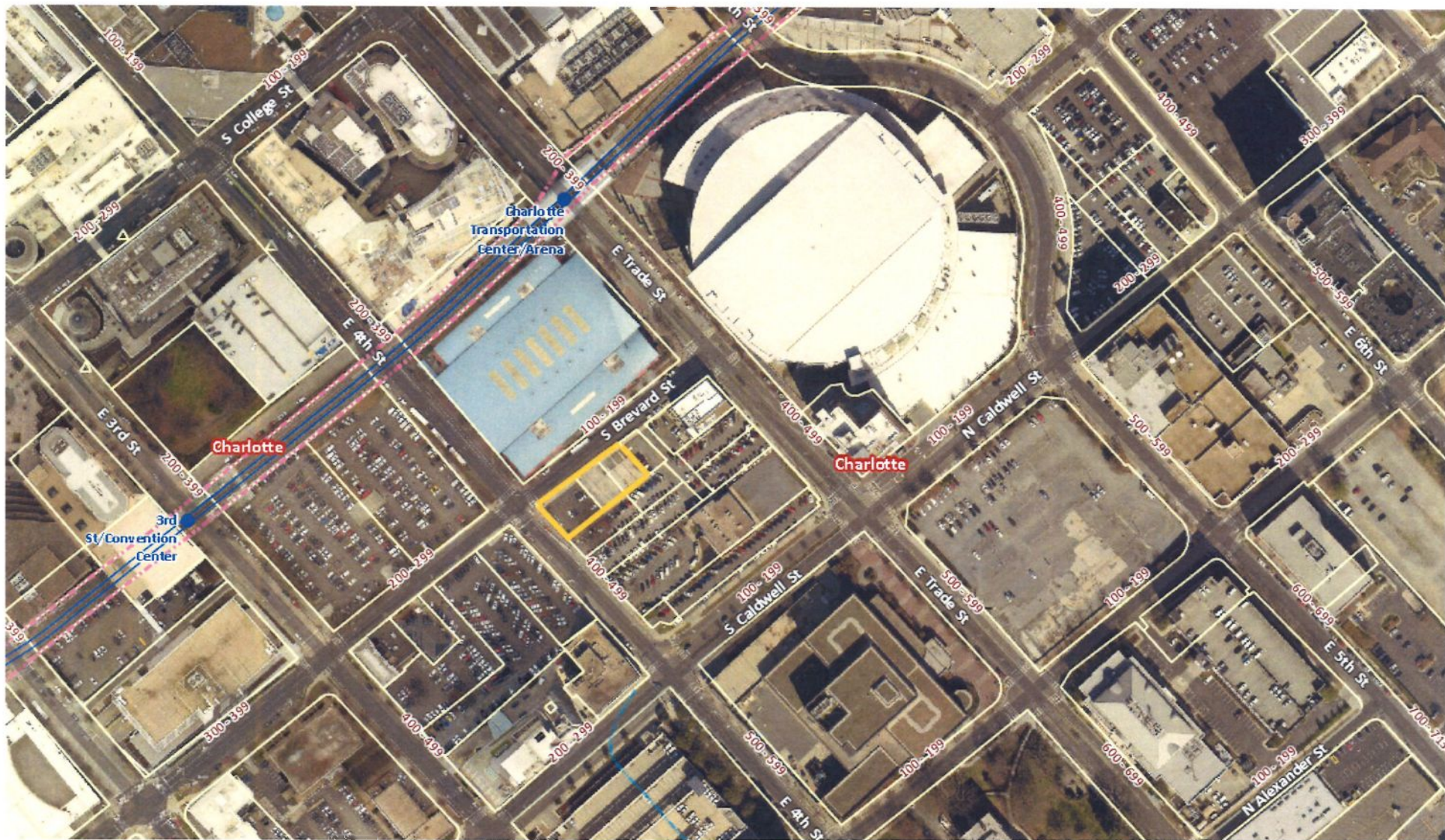
- Birju Patel, BPR Properties, LLC
- Bhupen Patel, BPR Properties, LLC
- Stephen Overcash, Overcash Demmitt Architects
- Matt Gower, Overcash Demmitt Architects
- John Carmichael, Robinson, Bradshaw & Hinson

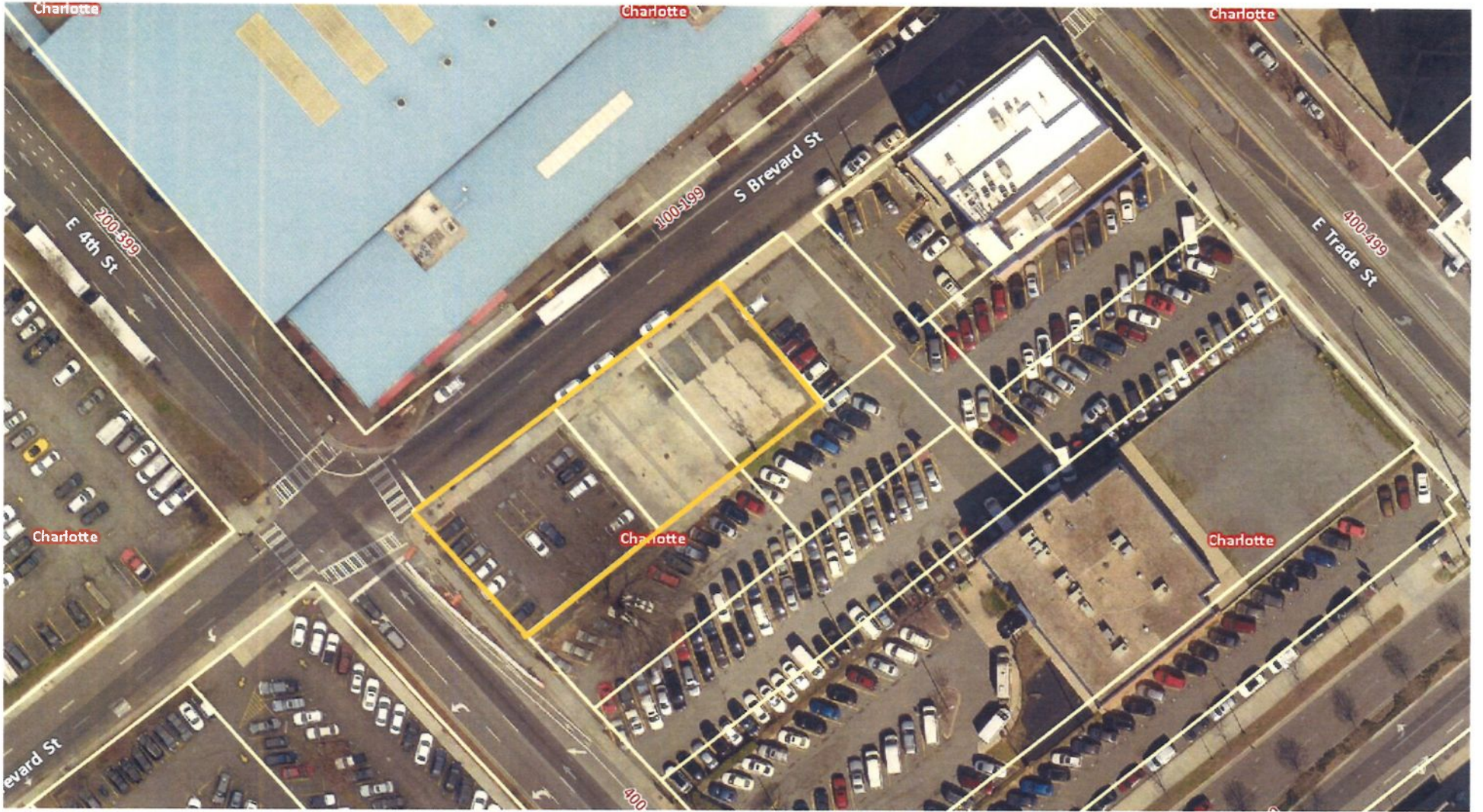
Rezoning Schedule

- Public Hearing: Monday, July 16, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, July 31, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, September 17, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center

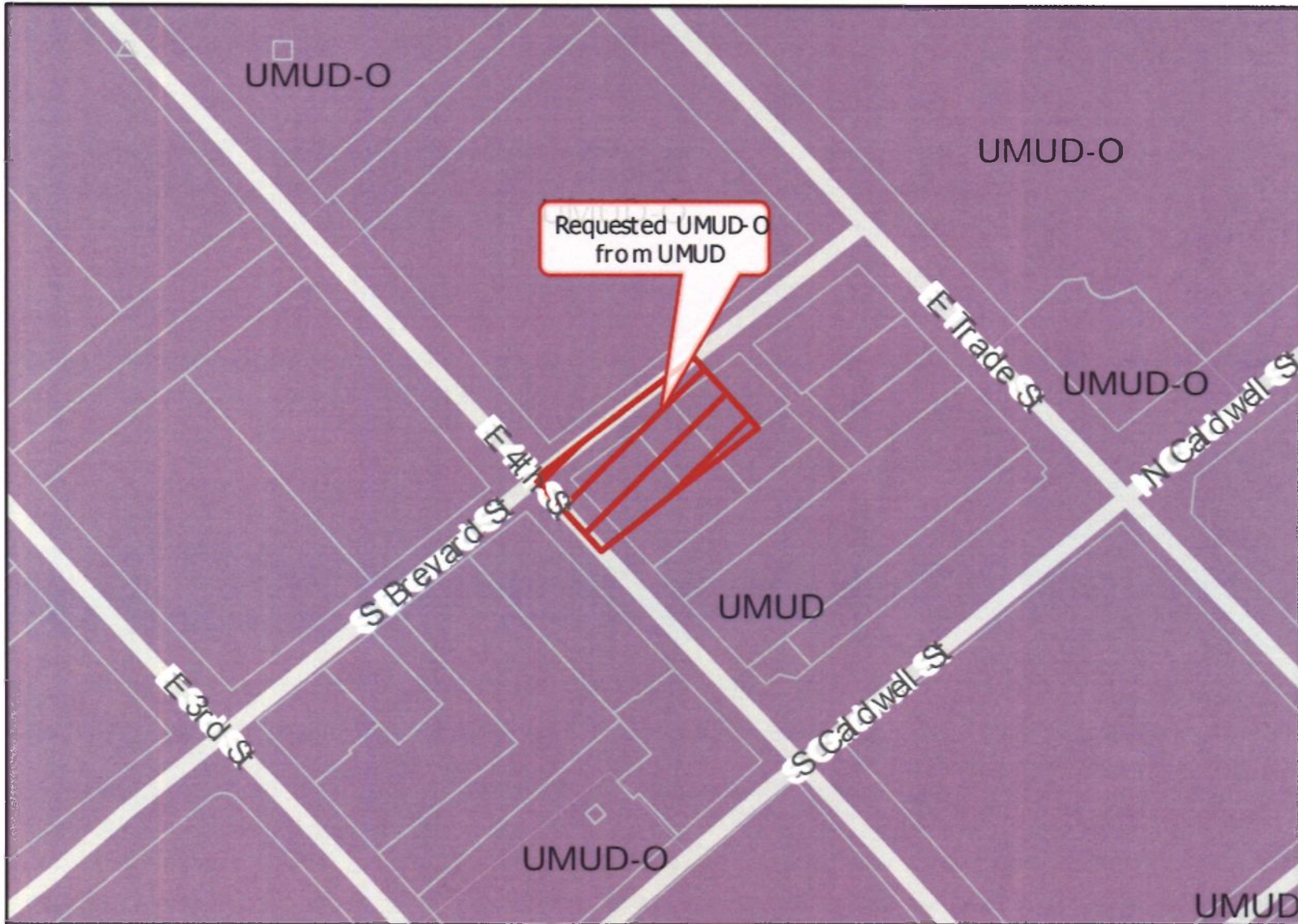
Site – .36 Acres







Existing Zoning



Rezoning Request

- Requesting that the site be rezoned from the UMUD zoning district to the UMUD-O zoning district to accommodate the development of a hotel on the site utilizing certain optional provisions.
- However, any use permitted in the UMUD zoning district would be permitted on the site.

Optional Provisions

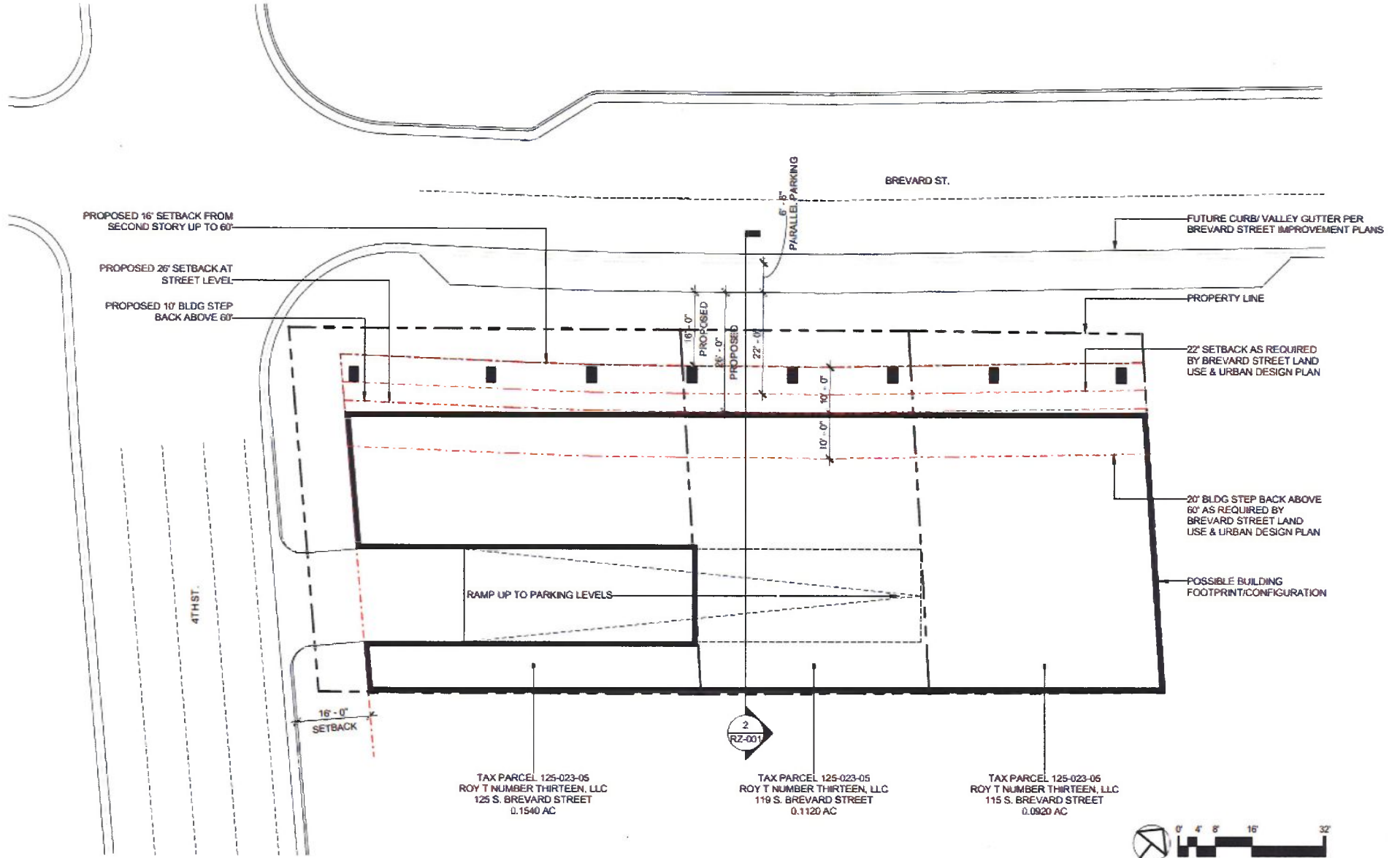
- Minimum 26 foot setback from South Brevard Street for the ground floor of the building and a minimum 16 foot setback from South Brevard Street for all floors of the building located above the ground floor and up to 60 feet in height. A 22 foot setback is required.
- Structural support columns for the floors of the building located above the ground floor may be located within the setback from South Brevard Street.

Optional Provisions

- The height of the building may exceed 60 feet and those portions of the building located above 60 feet in height may be stepped backed a minimum of 10 feet (rather than the required 20 feet).
- Not required to utilize the optional provisions.



Site Plan



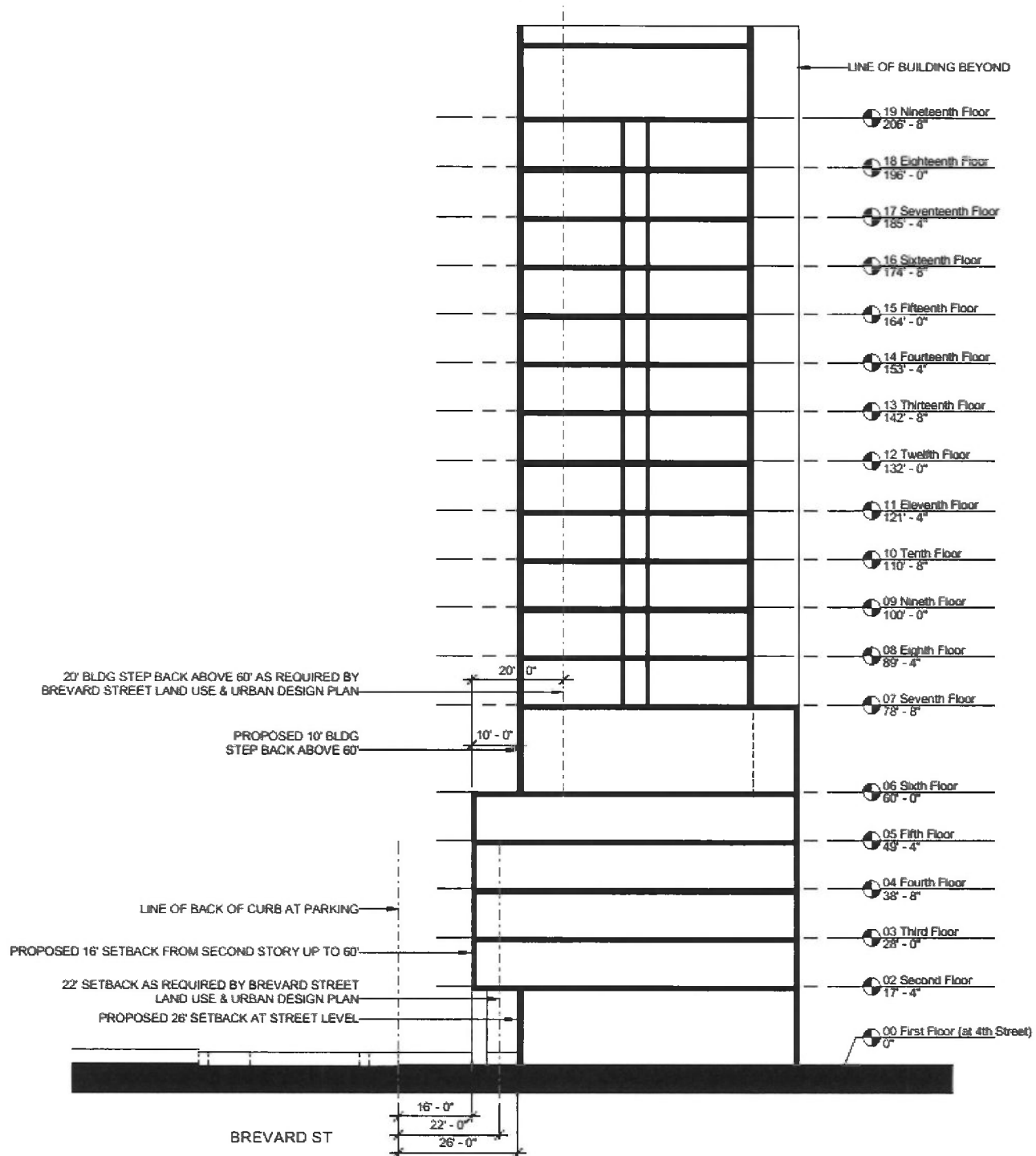
TAX PARCEL 125-023-05
 ROY T NUMBER THIRTEEN, LLC
 125 S. BREVARD STREET
 0.1540 AC

2
 RZ-001

TAX PARCEL 125-023-05
 ROY T NUMBER THIRTEEN, LLC
 119 S. BREVARD STREET
 0.1120 AC

TAX PARCEL 125-023-05
 ROY T NUMBER THIRTEEN, LLC
 115 S. BREVARD STREET
 0.0920 AC



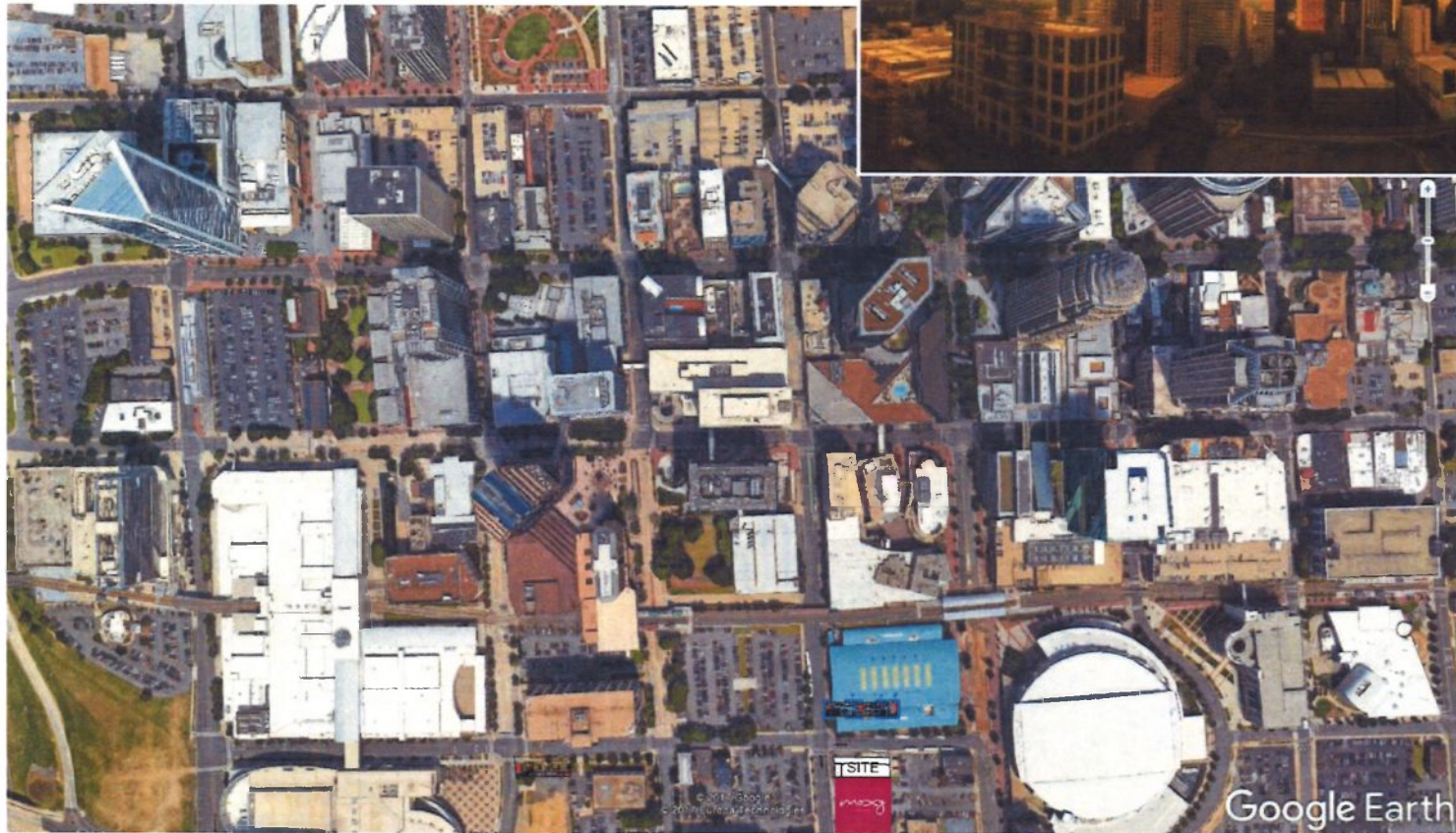




Potential Design of Hotel Building (Not Part of Rezoning Plan)



SKYLINE VIEW FROM GUESTROOMS / ROOFTOP



HOTEL DATA:

- LEVEL 19 - LOBBY/ BAR/ ROOF TERRACE
- LEVELS 7-18 - GUEST ROOMS
- LEVEL 6 - MEETING/ FITNESS/ GUEST ROOMS
- LEVELS 2-5 - PARKING
- LEVEL 1 - JUMP LOBBY/ RETAIL
- BASEMENT - LAUNDRY/ SERVICE

GUEST ROOMS
KEYS/FL - 15 (X 12) + 5 =
+/- 185 KEYS

PARKING
SPACES (Valet) +/- 90 SPACES



MOXY HOTEL
CHARLOTTE, NORTH CAROLINA



21 FEBRUARY 2018

SITE PLAN **ODa**

18 MAY 2018

MOXY HOTEL
CHARLOTTE, NORTH CAROLINA

BPR PROPERTIES



PERSPECTIVE ODA





MOXY HOTEL
CHARLOTTE NORTH CAROLINA

18 MAY 2018

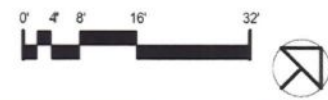
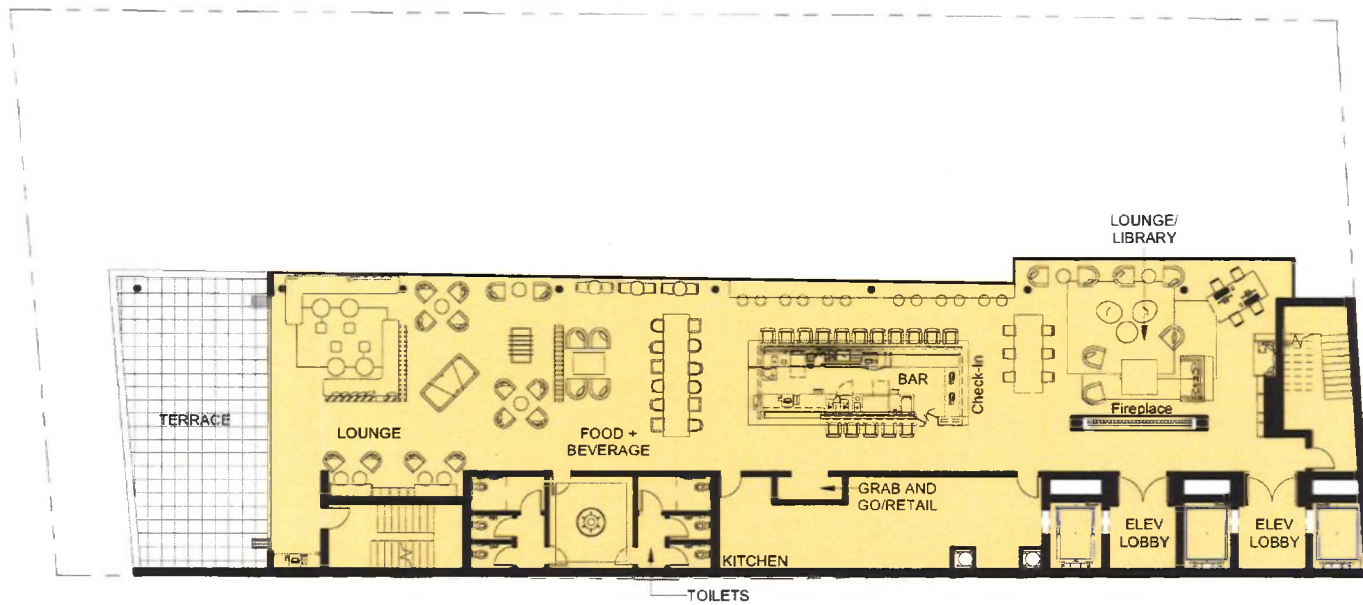


BPR PROPERTIES

PERSPECTIVE



ODa





Moxy Charlotte - Typical Guest Room Level

Ideal Layout w/ Approved Rezoning

05.18.2018





Questions