

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-075**

**Petitioner:** Fountain Residential Partners  
**Rezoning Petition No.:** 2018-075  
**Property:** ± 10.77 acres located on the northeast quadrant of the intersection of E. Mallard Creek Church Rd and University City Blvd (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, July 24, 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 7/3/18. 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, July 24, 2018 at 7:00 PM**, at St. Thomas Aquinas Church – Parish Center Room D, 1400 Suther Road, Charlotte, NC 28213.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Brent Little and Johnathan Clayton with Fountain Residential Partners and Justin Houston with Kimley-Horn. Also in attendance were Keith MacVean and Bridget Grant with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

This Petition involves a request to rezone the ±10.77acre Site from INST and R-12MF(CD) to MUDD-O. The majority of the Site zoned INST. is currently developed with 36 apartments and one single-family home. The portion of the Site zoned R-12MF(CD) is currently vacant but zoned for up to 100 multi-family dwellings units. Existing Marlynn Drive will be abandoned.

The site plan associated with the Rezoning Petition is proposing to develop the Site with two residential buildings that would contain up to 499 residential dwelling units. The proposed residential units will be designed to be student housing units to serve the growing UNCC campus. The proposed buildings will front on E. Mallard Creek Church Road, University City Boulevard,

and Thomas Combs Drive. The smaller of the two buildings will be located on the north side of Thomas Combs Drive, while the larger building will be located up on University City Boulevard.

The proposed site plan incorporates the redesign of the intersection of E. Mallard Creek Church Road and University City Boulevard, and proposes to build the realignment of Thomas Combs Drive that will be part of the redesigned intersection.

The proposed buildings will have access from re-aligned Thomas Combs Drive. Parking for the residential units will be provided within a parking structure and a small surface parking area.

**II. Summary of Questions/Comments and Responses:**

There were no attendees in attendance.

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

N/A

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Brent Little, Fountain Residential Partners  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2018-075	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-075	05101114	CH REALTY VIII-PREISS SH CHARLOTTE U VILLAGE LLC				3819 MAPLE AVE		DALLAS	TX	75219
2018-075	05101115	111 HECHT PLACE APARTMENTS LLC				PO BOX 1317		TROUTMAN	NC	28166
2018-075	05101116	GROVE HOLDINGS I LLC				9240 SUNSET DR STE 236		MIAMI	FL	33173
2018-075	05101118	SHF-MILLENNIUM ONE APTS LLC				PO BOX 56607		ATLANTA	GA	30343
2018-075	05101119	10039 UNIVERSITY CITY BLVD LLC				7935 COUNCIL PL #200		MATTHEWS	NC	28105
2018-075	05101134	CH REALTY VIII-REISS SH CHARLOTTE 49 NORTH LLC				3819 MAPLE AVE		DALLAS	TX	75219
2018-075	05101135	LJW LAND LLC				7620 BAULTUSROL LN		CHARLOTTE	NC	28210
2018-075	05101137	M-1 CHARLOTTE INC				400 N NEW YORK AVE SUITE 101		WINTER PARK	FL	32789
2018-075	05101138	CH REALTY VIII-PREISS SH CHARLOTTE U VILLAGE LLC				3819 MAPLE AVE		DALLAS	TX	75219
2018-075	05101301	YANDAPALLI	HARESHA	SEKHAR	BATTINENI	8405 CHANNEL WAY		WAXHAW	NC	28173
2018-075	05101302	MORALES	LUIS			1700 MARLYNN DR		CHARLOTTE	NC	28213
2018-075	05101303	YANDAPALLI	HAREESHA	SEKHAR	BATTINENI	8405 CHANNEL WAY		WAXHAW	NC	28173
2018-075	05101304	NORTH CAROLINA NU CHAPTER OF	SIGMA PHI EPSILON HOUSING			PO BOX 2801		CONCORD	NC	28025
2018-075	05112105	BWN INVESTMENTS LLC				7935 COUNCIL PL STE 200		CHARLOTTE	NC	28105
2018-075	05112109	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2018-075	05112207	SHRI LAXMI INC				10022 HWY 49 NORTH		CHARLOTTE	NC	28213
2018-075	05112208	DIJAYKAR INC				218 OSWEGO CT		MORRISVILLE	NC	27560
2018-075	05112210	BURRIS	HELEN			4755 ROBERTA RD		CONCORD	NC	28027
2018-075	05112211	THOMAS	PEGGY R			PO BOX 1536		CULLOWHEE	NC	28723
2018-075	05112220	JJNC UCB LLC				5614 ZION CHURCH RD		CONCORD	NC	28025
2018-075	05112226	BURRIS	HELEN			4755 ROBERTA RD		CONCORD	NC	28027
2018-075	05133201	UNIVERSITY HOUSE CHARLOTTE LLC				PO BOX 56607		ATLANTA	GA	30343
2018-075	05133207	NORTH CAROLINA NU CHAPTER OF	SIGMA PHI EPSILON H/CORP			PO BOX 2801		CONCORD	NC	28025
2018-075	05133209	NORTH CAROLINA NU CHAPTER OF	SIGMA PHI EPSILON HOUSING			PO BOX 2801		CONCORD	NC	28025
2018-075	05133210	FLATS AT CAMPUS POINTE LP				3030 HARTLEY RD	SUITE 310	JACKSONVILLE	FL	32257
2018-075	05133216	NORTH CAROLINA NU CHAPTER OF	SIGMA PHI EPSILON H/CORP			PO BOX 2801		CONCORD	NC	28025

2018-075	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-075	Back Creek Chase Homeowners Association	Cathy	Saunders	10323 Wakerobin Lane		Charlotte	NC	28213
2018-075	Back Creek Chase Homeowners Association	Raymond	Kelly	10505 Plantain Court		Charlotte	NC	28213
2018-075	Back Creek Forest	Lauri	Harris	10306 Rosemallow Road		Charlotte	NC	28213
2018-075	Beechwood	Yorlette G.	Anthony	2532 Pimpernel Rd		Charlotte	NC	28213
2018-075	Fairfield Community	Tracey	Beharry- Tolbert	1131 Morning Glory Dr		Charlotte	NC	28262
2018-075	Forest Drive Neighborhood Association	Catherine	Armstrong	1826 Conifer Cr		Charlotte	NC	28213
2018-075	Lakeview II At Faires Farm Homeowners Association	Alvin	Roland	1836 Jeffery Bryan Dr		Charlotte	NC	28213
2018-075	University Park	Kelly	Alexander	9201 University City Bv		Charlotte	NC	28223
2018-075	University Terrace Homeowners Association	Management	Cullingford	9509 University Terrace Dr	Unit D	Charlotte	NC	28262
2018-075	Villages of Back Creek	Denada	Jackson	1821 Back Creek Church Rd		Charlotte	NC	28213
2018-075	Villages of Back Creek	Greg	McKoy	9854 Hanberry Blvd		Charlotte	NC	28213
2018-075	Villages of Back Creek	Greg	McKoy	9854 Hanberry Blvd		Charlotte	NC	28213
2018-075	Villages Of Wexford Homeowners Association	Doug	Nitkiewicz	11048 Wiltshire Ln		Charlotte	NC	28262

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-075 – Fountain Residential Partners**

Subject: Rezoning Petition No. 2018-075  
Petitioner/Developer: Fountain Residential Partners  
Current Land Use: Vacant/residential  
Existing Zoning: INST and R-12MF(CD)  
Rezoning Requested: MUDD-O  
**Date and Time of Meeting:** **Tuesday, July 24th at 7:00 p.m.**  
Location of Meeting: St. Thomas Aquinas Church – Parrish Center Room D  
1400 Suther Road  
Charlotte, NC 28213  
Date of Notice: 7/3/18

We are assisting Fountain Residential Partners (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of several parcels located on the northeast quadrant of the intersection of E. Mallard Creek Church Road and University City Boulevard (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 ±10.77acre Site from INST and R-12MF(CD) to MUDD-O. The majority of the Site zoned INST. is currently developed with 36 apartments and one single-family home. The portion of the Site zoned R-12MF(CD) is currently vacant but zoned for up to 100 multi-family dwellings units. Existing Marlynn Drive will be abandoned.

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## 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, July 24<sup>th</sup>, 2018, at 7:00 p.m. at St. Thomas Aquinas Church – Parrish Center Room D, 1400 Suther Road, Charlotte, NC 28213.** 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) Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Brent Little, Fountain Residential Partners  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location



**Fountain Residential Partners – Marlynn Dr. Rezoning Petition No. 2018-075**  
**Community Meeting – June 24, 2018 @ 7:00pm**

	<u><b>NAME</b></u> <u><b>Please print legibly</b></u>	<u><b>ADDRESS</b></u> <u><b>Please print legibly</b></u>	<u><b>TELEPHONE</b></u>	<u><b>EMAIL ADDRESS</b></u> <u><b>Please print legibly</b></u>
1	<b>NO ATTENDEES IN ATTENDANCE</b>			
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