

COMMUNITY MEETING REPORT
Petitioner: CMPD University City
Rezoning Petition No. 2018-082

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 Exhibits A and B attached hereto by depositing such notice in the U.S. mail on Friday, August 3, 2018. A copy of the written notice is attached hereto as Exhibit C.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, August 16, 2018 at 5:00 PM at 6020 University Pointe Boulevard, Charlotte, NC 28262.

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 D. The Petitioner was represented at the Community Meeting by Captain Allan Rutledge (CMPD), Monifa Woodside and Ahmad Sabha with the City of Charlotte. Also in attendance was Ashley Love with ADW Architects and Jason Dolan with Timmons Group.

SUMMARY OF PRESENTATION/DISCUSSION:

The Community Meeting was a drop-in style presentation. The representatives welcomed the attendees as they arrived, gave a short description of the project which included the project size and reason for rezoning the property from O-2, INST and MUDD-O to TOD-MO and provided each attendee with a description of the rezoning process. The representatives then answered any questions referencing the Rezoning Plan and Building Elevations that were on display

SUMMARY OF QUESTIONS/COMMENTS AND RESPONES:

- Several attendees remarked on the building's orientation. Ms. Love explained that several factors affected the location of the building and main entrance location from the flow of traffic along North Tryon Street to the shape and size of the site.
- The total square footage of the building was questioned. Ms. Love responded that the size of the site directly impacted the building square footage and the decision to utilize a two-story structure. Captain Rutledge added that although this project will become the first two-story station, it was necessary in order to achieve the necessary space for their officers, staff and needs.

- One attendee who is involved with the University City Partners (UCP) questioned the use of surface parking on the project and how that is not consistent with UCP's goals for development in the University City area. The response was that a structured parking option was considered but the size and shape of the parcel didn't allow for an efficient design which would have negatively affected the budget.
- Several attendees asked about the project schedule. The response was that construction is planned to begin in the Spring of 2019 and be complete by April of 2020.

Respectfully submitted, this 22nd day of August, 2018.

A handwritten signature in black ink, appearing to read "Jason E. Dolan". The signature is fluid and cursive, with the first name "Jason" being the most prominent.

Jason E. Dolan

cc: Captain Allan Rutledge, Jr., Charlotte-Mecklenburg Police Department (CMPD)
Major Sherie Pearsall, CMPD
Mike Bedard, CMPD
Edward McKinney, Charlotte-Mecklenburg Planning Commission (CMPC)
Sonja Sanders, CMPC
Monica Holmes, CMPC
Grant Meacci, CMPC
Monifa Woodside, Charlotte Engineering and Property Management (CEPM)
Ahmad Sabha, CEPM
Keith Carlyon, ADW Architects (ADW)
Ashley Love, ADW

2018-082	TAXPID	OWNER LAST NAME	OWNER FIRST	COWNERFIRS	COWNERLAST	MAIL ADDRESS	MAILADDR2	CITY	STATE	ZIPCODE
2018-082	04721101	BLACKMON	JOHN G	IRENE H	BLACKMON	2445 SELWYN AVE		CHARLOTTE	NC	28207
2018-082	04721104	RI CHARLOTTE PROPERTY LP				13647 MONTFORT DR		DALLAS	TX	75240
2018-082	04721105	TRYON 8525 LLC			C/O SLEEP INN UNIVERSITY PLACE	8525 N TRYON ST		CHARLOTTE	NC	28262
2018-082	04721119A	TERRA HOSPITALITY - GIANT II LLC			C/O CAPSTONE DEVELOPMENT LLC	PO BOX 56607		ATLANTA	GA	30343
2018-082	04721119B	8419 N TRYON CHARLOTTE LLC				PO BOX 56607		ATLANTA	GA	30343
2018-082	04721126	HAMILTON INVESTMENT PROPERTIES I LLC				100 N MAIN STREET		WINSTON SALEM	NC	27701
2018-082	04933101	SOUTHERN BELL TEL& TEL				PO BOX 2211		ATLANTA	GA	30301
2018-082	04933130	PEAK PROPERTIES I LLC				1235 EAST BLVD STE E 131		CHARLOTTE	NC	28203
2018-082	04933138	LJW LAND LLC				7620 BAULTUSROL LN		CHARLOTTE	NC	28210
2018-082	04933139	LJW LAND LLC				7620 BAULTUSROL LN		CHARLOTTE	NC	28210
2018-082	04933601	CITY OF CHARLOTTE				700 E 4TH ST	14TH FLOOR	CHARLOTTE	NC	28202
2018-082	04933601B	N C STATE HIGHWAY	PATROL			1119 E SUGAR CREEK RD		CHARLOTTE	NC	28205
2018-082	04933602	CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202
2018-082	04933605	FD SPECIAL OPPORTUNITIES V LLC			FD GP INVESTMENT LLC	325 DONALD LYNCH BLVD STE 200		MARLBOROUGH	MA	01752
2018-082	04933606	8600 CHARLOTTE PROPERTIES LLC				300 WILMOT RD		DEERFIELD	IL	60015
2018-082	04933607	FD SPECIAL OPPORTUNITIES V LLC			FD GP INVESTMENT LLC	325 DONALD LYNCH BLVD STE 200		MARLBOROUGH	MA	01752
2018-082	04933608	CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202

	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-082	Back Creek II HOA, Inc	Felicia	Thompkins	8640 University City Bv	Suite A-3, PMB 215	Charlotte	NC	28213
2018-082	Back Creek II HOA, Inc	Gregory A.	Phipps	8640 University City Bv	Suite A-3, PMB 215	Charlotte	NC	28213
2018-082	Bennington Place Homeowners Association Inc.	D.	Flynt	8551 N Tryon St		Charlotte	NC	28262
2018-082	Castle Gardens	Dave A.	Parker	8800 N Tryon St		Charlotte	NC	28262
2018-082	Catawba Colony Community Association	Jan	Slaven	8800 N Tryon St		Charlotte	NC	28262
2018-082	College Downs Community Association	Cheri	Strickland	8840 University City Blvd		Charlotte	NC	28213
2018-082	College Downs Community Association	Glenda	Martin	9013 Nottoway Dr		Charlotte	NC	28213
2018-082	College Downs Community Association	Meg	Morgan	9001 Nottoway Drive		Charlotte	NC	28213
2018-082	Lakeshore Village Condominiums	David D.	Jordon	9041 J M Keynes Dr	Unit 3	Charlotte	NC	28262
2018-082	Lakeshore Village Condominiums	Pamela	Isacks	9029 J M Keynes		Charlotte	NC	28262
2018-082	Shady Hills Community Association	Elliott	Glover	808 Carolyn Ln		Charlotte	NC	28213
2018-082	The Law Offices of Keith L. Howard, PLLC	Keith	Howard	301 McCullough Dr	Suite 400	Charlotte	NC	28262
2018-082	Welwyn	Karen	Tannenbaum	9506 Glenwater Drive		Charlotte	NC	28262

CLTFUTURE


**COMMUNITY
INVESTMENT
PLAN**
Creating Charlotte's
Future, Together.
**PUBLIC MEETING
FOR REZONING
PETITION #2018-082**
**Charlotte-Mecklenburg
Police Department, University
City Division Station**

August 16, 2018
5 - 7:30 p.m. (drop in anytime)
Holiday Inn Express
6020 University Pointe Boulevard
Charlotte, NC 28262

See details on back

CharlotteNC.gov/Rezoning



Drop in anytime between 5 and 7:30 p.m. on Thursday, August 16 at the Holiday Inn Express (6020 University Pointe Boulevard) to learn more about a proposed rezoning of a three-acre site adjacent to North Tryon Street and Ken Hoffman Drive. The petition involves a request to rezone the site from O-2, INST and MUDD-O (Office, Institutional, Mixed-Use Development) to TOD-MO (Transit Oriented Development Mixed-Use Optional).

The site, if rezoned, will consist of the future CMPD University City Division Station, adjacent to the existing Fire Station #27.

During the meeting, you will receive information about the rezoning petition and plans for the new police station. We hope you can join us!

CONTACT: Ahmad Sabha, project manager, 704-620-7848 or asabha@charlottenc.gov

City of Charlotte does not discriminate on the basis of disability. We will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to persons with disabilities upon request. Contact Ahmad Sabha to make arrangements.


CHARLOTTE.

Engineering & Property
Management
600 East 4th Street
Charlotte, NC 28202

