

OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Shea Homes**  
Rezoning Petition No. 2018-099

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 September 13, 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, September 27th at 6:30 p.m. at Salud Beer Shop, 3306 North Davidson Street, Charlotte, NC 28205.

**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 C. The Petitioner was represented at the Community Meeting by Mike Shea and Matt Kerns, Jacob Norris and Andrew Rowe, as well as by Petitioner's agents, Brandon Plunkett with McAdams, Russell DeVita with FMK Architects, and Collin Brown and Brittany Lins with K&L Gates.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation attached hereto as Exhibit D.

Mr. Brown began the presentation by introducing the Petitioner's team and explaining the property location. The property consists of several parcels on the north side of East 36th Street, between Holt Street and Spencer Street, totaling approximately 3.5 acres. Mr. Brown explained that the back parcel is currently owned by the City of Charlotte and a contract is pending for the Petitioner to purchase the property. In exchange for the purchase of the City's parcel of land, the Petitioner is committing to a minimum of 10% affordable housing units on the full 3.5-acre rezoning site.

Mr. Brown explained that the Petitioner also must take many other factors into account, including the desires of the property owner, the City, market realities, transportation requirements, and concerns of adjacent property owners.

Mr. Brown continued by explaining the current zoning on the parcels consists of the R-5 (residential) and R-8MF (multi-family residential) zoning districts. Mr. Brown then gave a brief overview of the rezoning

process generally and explained that the Petitioner is proposing a conditional rezoning with a site-specific rezoning plan. The Petitioner is currently requesting the MUDD-O (Mixed Use Development - Optional) zoning district in order to accommodate the development of a for-sale townhome community. The current proposal is for a total of sixty-five (65) townhome units, at a density of approximately 18 units per acre. The Petitioner is also committing to a minimum of 120 parking spaces and approximately 24% of the site to be reserved as tree save area. Mr. Brown then turned the presentation over to Mike Shea to show some potential conceptual renderings of the townhome buildings.

Mr. Brown stated that initial community and council member feedback appears supportive of the Petitioner's goal to include affordable housing in the project. The earliest potential public hearing date is November 19th, with a potential City Council decision on December 17th. Mr. Shea stated that construction may then be expected to start as early as summer or fall of 2019.

In response to an attendee's question regarding parking, the Petitioner's agents responded that the garage parking for each unit will be a mix of one-car and two-car tandem garages, with at least 27 guest parking spaces.

In response to an attendee's inquiry into the affordable housing process, the Petitioner's agents responded that the project is currently proposing affordability at 80% Area Median Income (AMI) and applications would be controlled by the City.

The meeting presentation concluded at approximately 7:00 p.m. and the Petitioner's agents continued to have discussions with community members until approximately 7:15 p.m. and departed shortly thereafter.

Respectfully submitted, this 15th day of October, 2018.

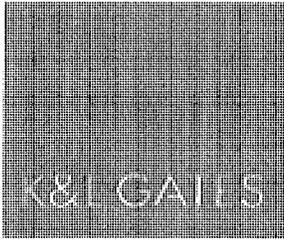
cc: Sonja S. Sanders, Charlotte-Mecklenburg Planning Department

# **Exhibit A**

2018-099	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-099	08312402	DENSON	SCOTT			187 VIRGINIA PL		COSTA MESA	CA	92627
2018-099	08312403	MINISH	CHARLAINE ADAMS			917 E 35TH ST		CHARLOTTE	NC	28205
2018-099	08312406	MUHAMMAD	MIKAL			928 E 36TH ST		CHARLOTTE	NC	28205
2018-099	08312407	HELMAS	HENRY RUSSELL			3009 GRIFFITH ST		CHARLOTTE	NC	28203
2018-099	08312408	WOMMACK	KLIF	AMANDA	WOOMAC	916 E 36TH ST		CHARLOTTE	NC	28205
2018-099	08312409	STONE	RANDY E			212 W MATTHEWS ST # 101		MATTHEWS	NC	28105
2018-099	08312410	RADSON	DARREN M	CARMEN Y	RADSON	904 EAST 36TH ST		CHARLOTTE	NC	28206
2018-099	08312411	BRYANT	WILLIAM			3224 SPENCER ST		CHARLOTTE	NC	28205
2018-099	08312415	JESSUP	MICHAEL D	JESSICA	JESSUP	1315 CHARLES AVE		CHARLOTTE	NC	28205
2018-099	08316101	TIERNAN	BONNIE LOU			1318 CHARLES AVE		CHARLOTTE	NC	28205
2018-099	08316102	LOHER	BRIAN G	VICTORIA A	LOHER	1314 CHARLES AVE		CHARLOTTE	NC	28205
2018-099	08316103	MASUD	TIMOTHY J	MICHELLE D	MASUD	8834 HIGH RIDGE LANE		CONCORD	NC	28027
2018-099	08316105	PLAZA MIDWOOD PROPERTIES LLC				3030 LATROBE DR		CHARLOTTE	NC	28211
2018-099	08316106	WOODRUFF	ROBERT ANDREW	JESSICA E	WOODRUFF	2901 GREENWAY AV		CHARLOTTE	NC	28204
2018-099	08316108	PATTERSON	JOSEPH C	FLORA BETH	PATTERSON	3213 WESLEY AVE		CHARLOTTE	NC	28105
2018-099	08316109	CLEVELAND	ADA M	ELIZABETH	THOMAS	3217 WESLEY AVE		CHARLOTTE	NC	28105
2018-099	08316112	S & S PROPERTIES				4915 MONROE RD		CHARLOTTE	NC	28205
2018-099	08316113	HARRIS	ROBERT T	NORMA A	HARRIS	1008 E 36TH ST		CHARLOTTE	NC	28205
2018-099	08316114	DEROSE	DOUGLAS R	MARY E	GIBSON	1000 E 36TH ST		CHARLOTTE	NC	28205
2018-099	08316115	HUNTER-KIRBY	AYOFEMI N			1020 E 36TH ST UNIT 10		CHARLOTTE	NC	28205
2018-099	08316116	KEHLOR	BRIAN D			1024 E 36TH ST		CHARLOTTE	NC	28205
2018-099	08316117	NO DA ENTERPRISES LLC				1002 CLARKS BRANCH RD		LEICESTER	NC	28748
2018-099	08316118	O'CONNOR	MAUREEN LESLEY	DAVID	PETTS	420 LAKENHEATH LN		MATTHEWS	NC	28105
2018-099	08316119	ADLER	MADELAINE			3225 WESLEY AVE		CHARLOTTE	NC	28205
2018-099	08316120	COOLIDGE	TYLER PAUL			3229 WESLEY AVENUE		CHARLOTTE	NC	28205
2018-099	08316121	ABASIEKONG	MICHAEL			2720 WET STONE WAY STE 201		CHARLOTTE	NC	28208
2018-099	08316122	SANDY	SHAMBA K			1040 E. 36TH ST UNIT 8		CHARLOTTE	NC	28208
2018-099	08316123	HENDERSON	DAVID			1044 E 36TH ST		CHARLOTTE	NC	28205
2018-099	08316124	FLAUM	MICHAEL D			245 W KINGSTON AVE		CHARLOTTE	NC	28203
2018-099	08316125	TESHIMA	ANDREW RICHARD			1052 EAST 36TH ST		CHARLOTTE	NC	28205
2018-099	08316126	RYAN	SARA A			1056 E. 36TH ST UNIT 15		CHARLOTTE	NC	28205
2018-099	08316127	BARROSO	ALEXI			1060 EAST 36TH ST UNIT 13		CHARLOTTE	NC	28205
2018-099	08316128	LEVIN	GREGORY B			1064 E. 36TH ST UNIT 14		CHARLOTTE	NC	28205
2018-099	08316129	READ	GLEN F	TRUST	READ FAMILY	10 SUNRISE POINT RD		LAKE WYLIE	SC	29710
2018-099	08316130	O'CONNOR	MAUREEN LESLEY	DAVID	PETTS	420 LAKENHEATH LN		MATTHEWS	NC	28105
2018-099	08316131	SCHERMBECK	GREG			3243 WESLEY AVENUE UNIT 3		CHARLOTTE	NC	28205
2018-099	08316132	FLAUM	MICHAEL D			245 W KINGSTON AVE		CHARLOTTE	NC	28203
2018-099	08316203	MAUPIN	CHARLES E	JESSICA M	GREGORY	1109 E 35TH ST		CHARLOTTE	NC	28205
2018-099	08316213	BRADEN	JAMES HUNTER			3717 WESLEY AVE		CHARLOTTE	NC	28205
2018-099	08316214	ALEXA RESIDENTIAL LLC				14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
2018-099	08316215	ALEXA RESIDENTIAL LLC				14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
2018-099	08316216	ALEXA RESIDENTIAL LLC				14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
2018-099	08316217	ALEXA RESIDENTIAL LLC				14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
2018-099	08316218	ALEXA RESIDENTIAL LLC				14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
2018-099	08316219	ALEXA RESIDENTIAL LLC				14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
2018-099	08316220	ALEXA RESIDENTIAL LLC				14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
2018-099	08316221	ALEXA RESIDENTIAL LLC				14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
2018-099	08316229	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	08316230	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	08316231	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	08316232	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	08316233	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	08316234	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	08316235	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	08316236	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	08316243	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	08316244	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	08316245	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	08316246	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	08316247	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
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2018-099	08316249	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-099	09109101	STEVENSON	TIMOTHY R			901 E 36TH ST		CHARLOTTE	NC	28205
2018-099	09109102	CAROLINA COTTAGE HOMES LLC				2550 WEST TYVOLA RD STE 100		CHARLOTTE	NC	28217
2018-099	09109103	SIMPSON	THOMAS R	MARY M	SIMPSON	2137 N SHARON AMITY RD		CHARLOTTE	NC	28209
2018-099	09109104	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2018-099	09109105	SPENCER MEMORIAL	METHODIST CHURCH			1025 E 36TH ST		CHARLOTTE	NC	28205
2018-099	09109106	COLLIER PARTNERS LLC				5724 CHALYCE LN		CHARLOTTE	NC	28270
2018-099	09109107	BERKON	NICOLE DANAE	JONATHAN	BERKON	1107 E 36TH ST		CHARLOTTE	NC	28205
2018-099	09109108	MCLEAN	TRESSY			3421 HOLT ST		CHARLOTTE	NC	28205
2018-099	09109109	EQUITY TRUST COMPANY				1818 KILMONACK LN		CHARLOTTE	NC	28270
2018-099	09109111	WLDGRENEH	PATRICK R	JAMIE ELIZABETH	DARRAH	3315 HOLT ST		CHARLOTTE	NC	28205
2018-099	09109112	CROWLEY	FRANK S	CHRISTINE A	NEVITT	3329 HOLT ST		CHARLOTTE	NC	28205
2018-099	09109113	HICKEY	TRESSY	COLIN	HICKEY	1032 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109114	BEALL	JONATHAN			1026 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109115	CARPENTER	RONALD CLAYTON			1020 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109116	KAERFRING	CHERIE			1016 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109117	WATTS	WILLIAM WOOD			1010 HERRIN AV		CHARLOTTE	NC	28205
2018-099	09109118	CLT HOME SOLUTIONS II LLC				2801 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
2018-099	09109119	LICHTENBERG	ERIC H	SARAH COLE	LICHTENBERG	938 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109120	EBLE	CATHERINE			934 HERRIN AV		CHARLOTTE	NC	28205
2018-099	09109121	HELMAS	KENNETH RAY			930 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109122	HOUGHTON	BRYON ROSS	ANDREA WEST	HOUGHTON	926 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109123	KOJANCIC	KELSEY J			922 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109124	STEWART	ESTHER	ESTHER	STEWART	918 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109125	RUSHEN	RONALD C	CHERYL L	RUSHEN	914 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109126	VOGLER	TIMOTHY			910 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109127	ALLAN	ROBERT A			900 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109128	BURGESS	VIRGINIA C			3552 SPENCER ST		CHARLOTTE	NC	28205
2018-099	09109129	IDILBI	JASON	BETSY	HAUSER	509 SPRING ST		DAVIDSON	NC	28036
2018-099	09109130	GAGGL	PAUL	LISA ROSE	SCHULKIND	3334 SPENCER ST		CHARLOTTE	NC	28205
2018-099	09109131	KENNEDY	JAMIE L			3330 SPENCER ST		CHARLOTTE	NC	28205
2018-099	09109132	PORTIS	EDWARD L	AMY W	PORTIS	3320 SPENCER ST		CHARLOTTE	NC	28205
2018-099	09109133	CAROLINA COTTAGE HOMES				2550 W TYVOLA RD		CHARLOTTE	NC	28217
2018-099	09109134	IBEKWERE	VICTOR N	LILIAN P	IBEKWERE	413 CAMPUS ST		CHARLOTTE	NC	28216
2018-099	09109135	IBEKWERE	LILLIAN P			413 CAMPUS ST		CHARLOTTE	NC	28216
2018-099	09109137	PATTERSON	PHILLIP A	MARGARET H	PATTERSON	319 HOLT ST		CHARLOTTE	NC	28205
2018-099	09109138	WESTBROOK	NADIA C	WILLIAM C	WESTBROOK	3323 HOLT ST		CHARLOTTE	NC	28205
2018-099	09109171	SMITH	BENJAMIN	HEATHER	SMITH	3338 SPENCER ST		CHARLOTTE	NC	28205
2018-099	09109418	GRADY	CHRISTOPHER JAMES JR			3400 OAKWOOD AV		CHARLOTTE	NC	28205
2018-099	09109419	HENSON	BRANDON L			1009 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109420	CHEN	THOL	ERIC R	MARTINEZ	1011 HERRIN AV		CHARLOTTE	NC	28205
2018-099	09109421	HATLEY III	LAWTON	ERIC R	MARTINEZ	1025 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109423	FIORELLI	JOSEPH D	JOANNA E	FIORELLI	3404 OAKWOOD AVE		CHARLOTTE	NC	28205
2018-099	09109501	MECKLENBURG COUNTY				C/O REAL ESTATE /FINANCE DEPT		CHARLOTTE	NC	28202
2018-099	09109502	ANDERSON	AMY M			927 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09109503	STONE	RANDY E			212 W MATTHEWS ST # 101		MATTHEWS	NC	28105
2018-099	09109504	JOWERS	SCOTT	WESLEY	TURNER	939 HERRIN AV		CHARLOTTE	NC	28205
2018-099	09109505	THIRTY SEVEN TWENTY FOUR PROPERTIES LLC				801 #2423 EAST WOODCROFT PKWY		DURHAM	NC	27713
2018-099	09110506	WALLER	ROBERT JASON	CARA JACINTA	WALLER	832 E 37TH ST		CHARLOTTE	NC	28205
2018-099	09110623	SOSNA	JODI A	ANN E	WELCHANS	831 E 37TH ST		CHARLOTTE	NC	28205
2018-099	09110624	WILSON	BRIAN E			824 HERRIN AVE		CHARLOTTE	NC	28205
2018-099	09110625	WILSON	BRIAN ERIC			820 HERRIN AVE		CHARLOTTE	NC	28205

2018-099	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-099	Country Club Heights Neighborhood Association	Adam	Raskoskie	2200 Shamrock Dr		Charlotte	NC	28205
2018-099	Country Club Heights Neighborhood Association	Mark	Landon	3340 Airlie Street		Charlotte	NC	28205
2018-099	Highland Mill Montessori Parent- Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
2018-099	Howie Acres Community	Vickie	Hayden	4058 Redwood Ave		Charlotte	NC	28205
2018-099	NoDa Neighborhood & Business	Felicia	Giles	3327 North Davidson St		Charlotte	NC	28205
2018-099	NoDa Neighborhood & Business	Hans	Pierre	3327 North Davidson St		Charlotte	NC	28205
2018-099	NoDa Neighborhood & Business	Lauren	Schalburg	816 E 37th Street		Charlotte	NC	28205
2018-099	NoDa Neighborhood Association	Chad	Maupin	1109 East 35th St		Charlotte	NC	28205
2018-099	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2018-099	NoDa Neighborhood Association	Hollis	Nixon	3409 Ritche Av		Charlotte	NC	28206
2018-099	NoDa Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
2018-099	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2018-099	Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.		Charlotte	NC	28206
2018-099	Plaza Central Partners Neighborhood Association	Garrett	LaDue	3325 Maywood Dr		Charlotte	NC	28205
2018-099	Plaza Midwood Merchants Association	Clifton	Castelloe	2630 Country Club Ln		Charlotte	NC	28205
2018-099	Plaza Midwood Neighborhood Association	Susan	Walker	1819 Beckwith Place		Charlotte	NC	28205
2018-099	Plaza Shamrock Neighborhood Association	April	Benson	1845 Academy Street		Charlotte	NC	28205
2018-099	Plaza Shamrock Neighborhood Association	Jimmy	Royster	3735 McMillan Street		Charlotte	NC	28205
2018-099	Plaza Shamrock Neighborhood Association	Stephanie	Phelps	3735 McMillan Street		Charlotte	NC	28205
2018-099	Robinson Community Association	Clara	Konzelmann	3400 Ritche Av		Charlotte	NC	28206
2018-099	University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2018-099	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2018-099	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2018-099	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2018-099	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2018-099	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205
2018-099	Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue		Charlotte	NC	28205

# **Exhibit B**



September 13, 2018

Collin W. Brown  
collin.brown@klgates.com

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

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Date:** Thursday, September 27th at 6:30 p.m.  
**Location:** Salud Beer Shop  
3306 North Davidson Street  
Charlotte, NC 28205  
**Petitioner:** Shea Homes  
**Petition No.:** 2018-099

Dear Charlotte Resident,

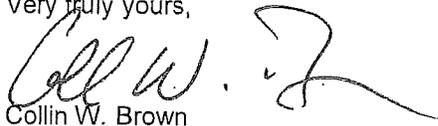
We represent Shea Homes (the "Petitioner") in its plans to redevelop an approximately 3.5-acre property located on the northeast side of East 36th Street, between Spencer Street and Holt Street (the "Property"). The Petitioner requests a rezoning from the R-5 and R-8MF zoning districts to the MUDD(CD) zoning district in order to accommodate the development of a for-sale townhome community with an affordable 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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Thursday, September 27th at 6:30 p.m.** to meet with the Petitioner and its design and development team. 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: Sonja Sanders, Charlotte-Mecklenburg Planning Staff  
Larken Egleston, Charlotte City Council District 1

# **Exhibit C**



# **Exhibit D**

The logo for K&L GATES, featuring the company name in white, uppercase letters on an orange rectangular background.

K&L GATES

Official Community Meeting

# Shea Builders / 36<sup>th</sup> Street Rezoning

September 27, 2018

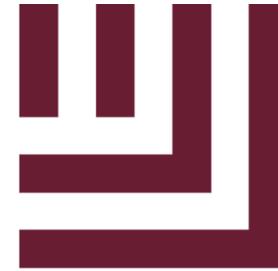
@ Salud

# AGENDA

- Introductions
- Property Location
- Development Considerations
- Current Zoning
- Proposed Rezoning
- Community Priorities
- Timeline
- Discussion



Matt Kearns & Mike Shea



MCADAMS

Brandon Plunkett



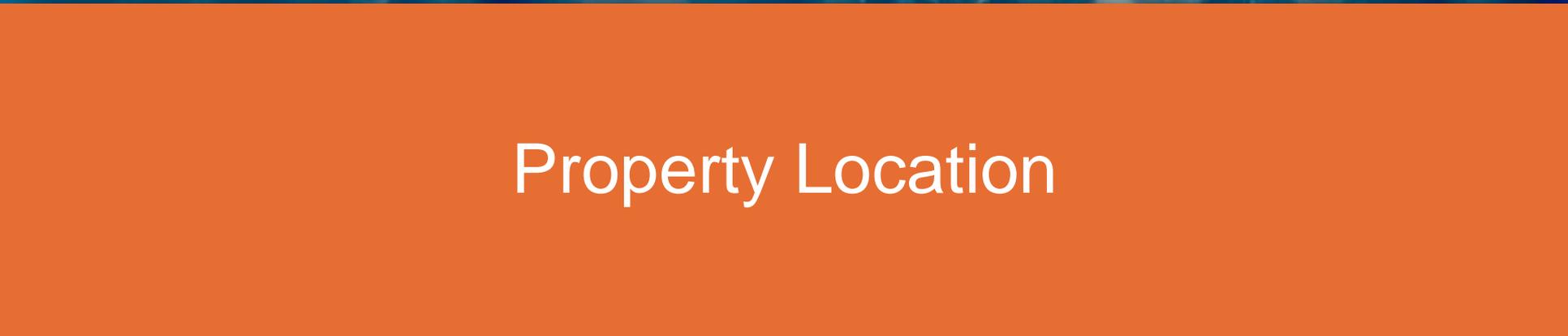
Collin Brown & Brittany Lins

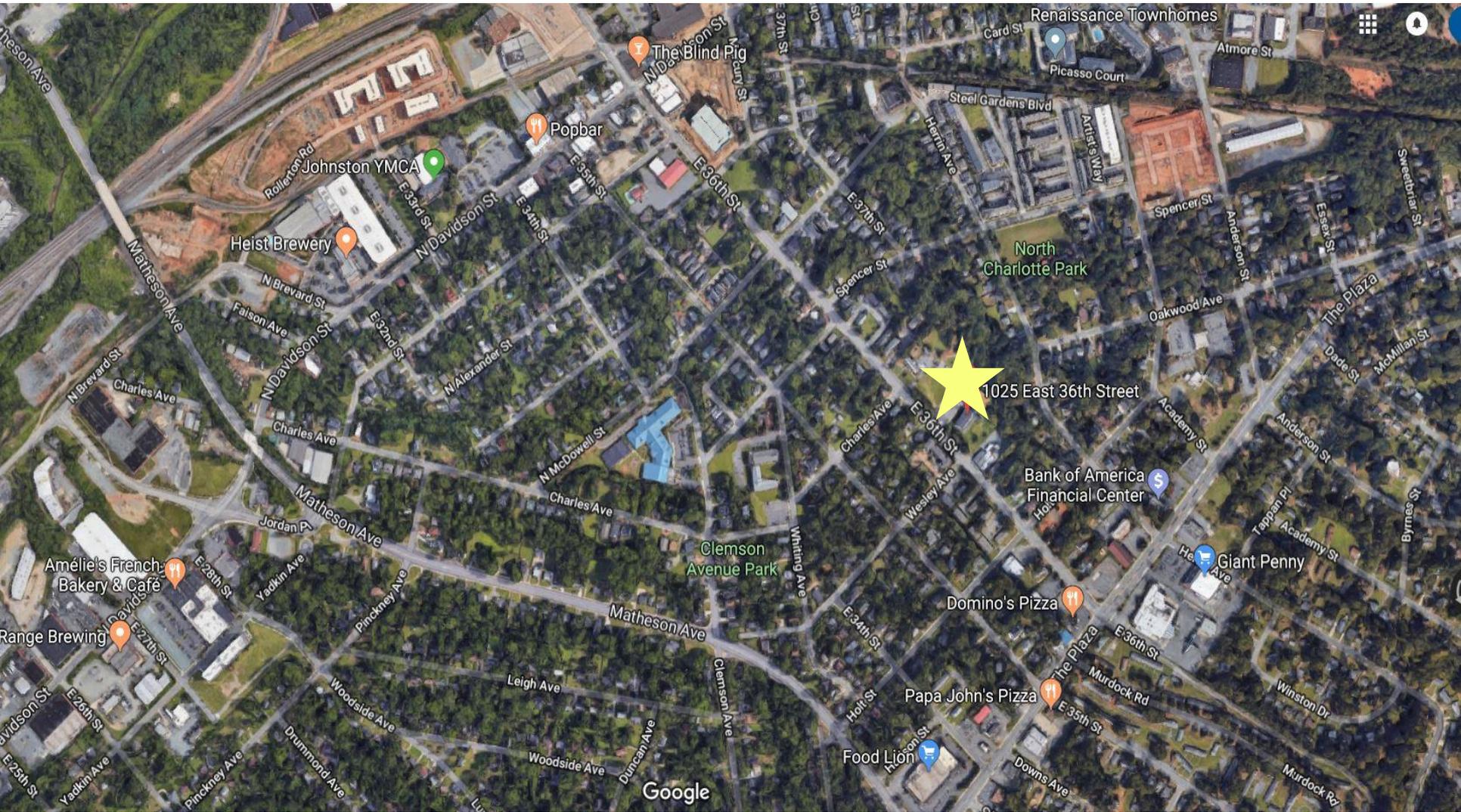


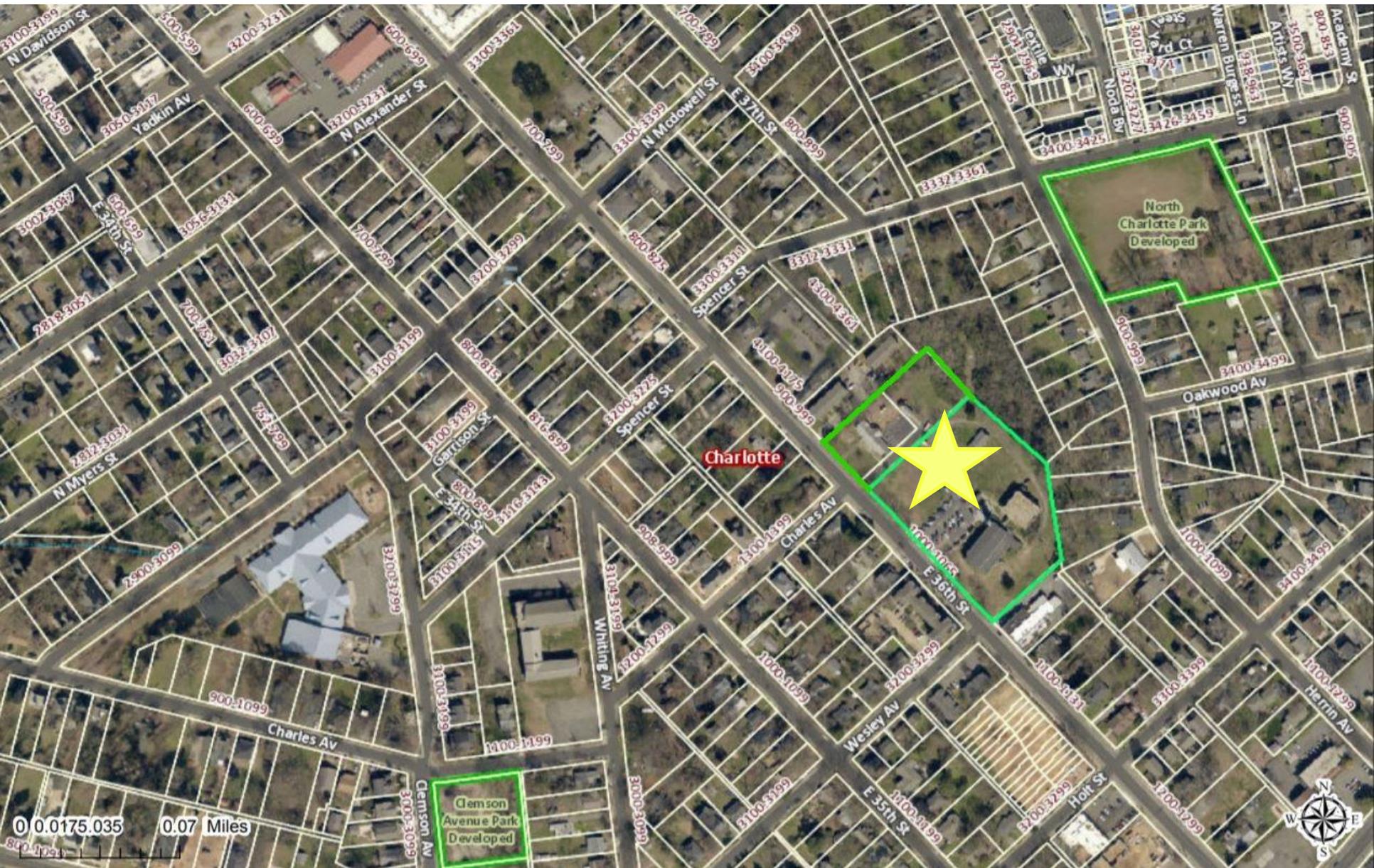
Russell DeVita



# Property Location





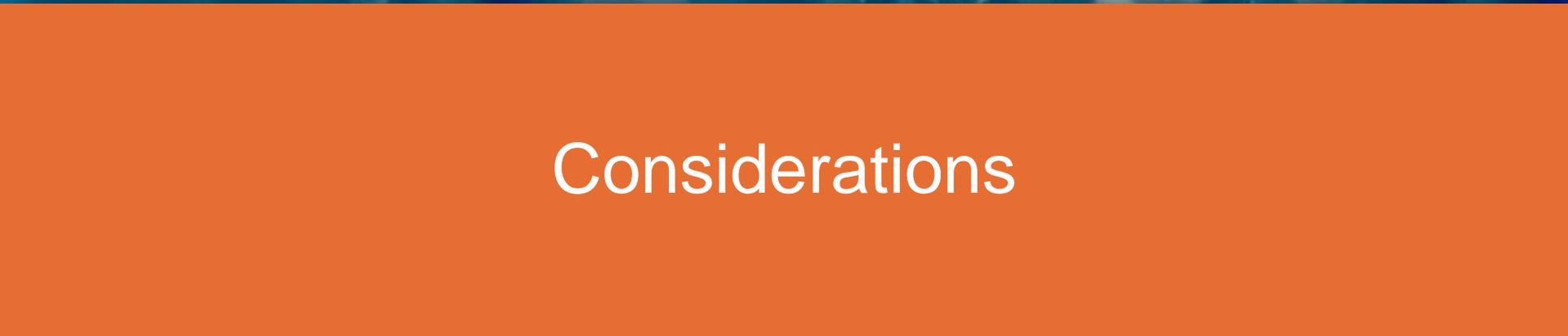






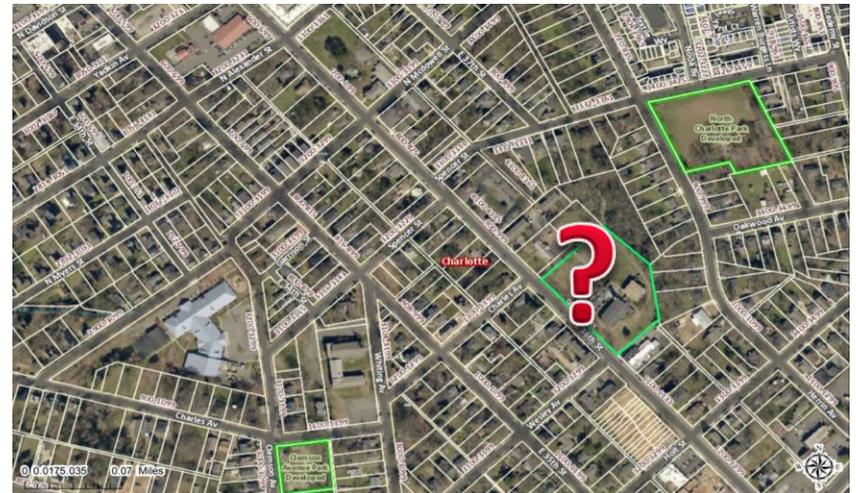


# Considerations



# DEVELOPMENT CONSIDERATIONS

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

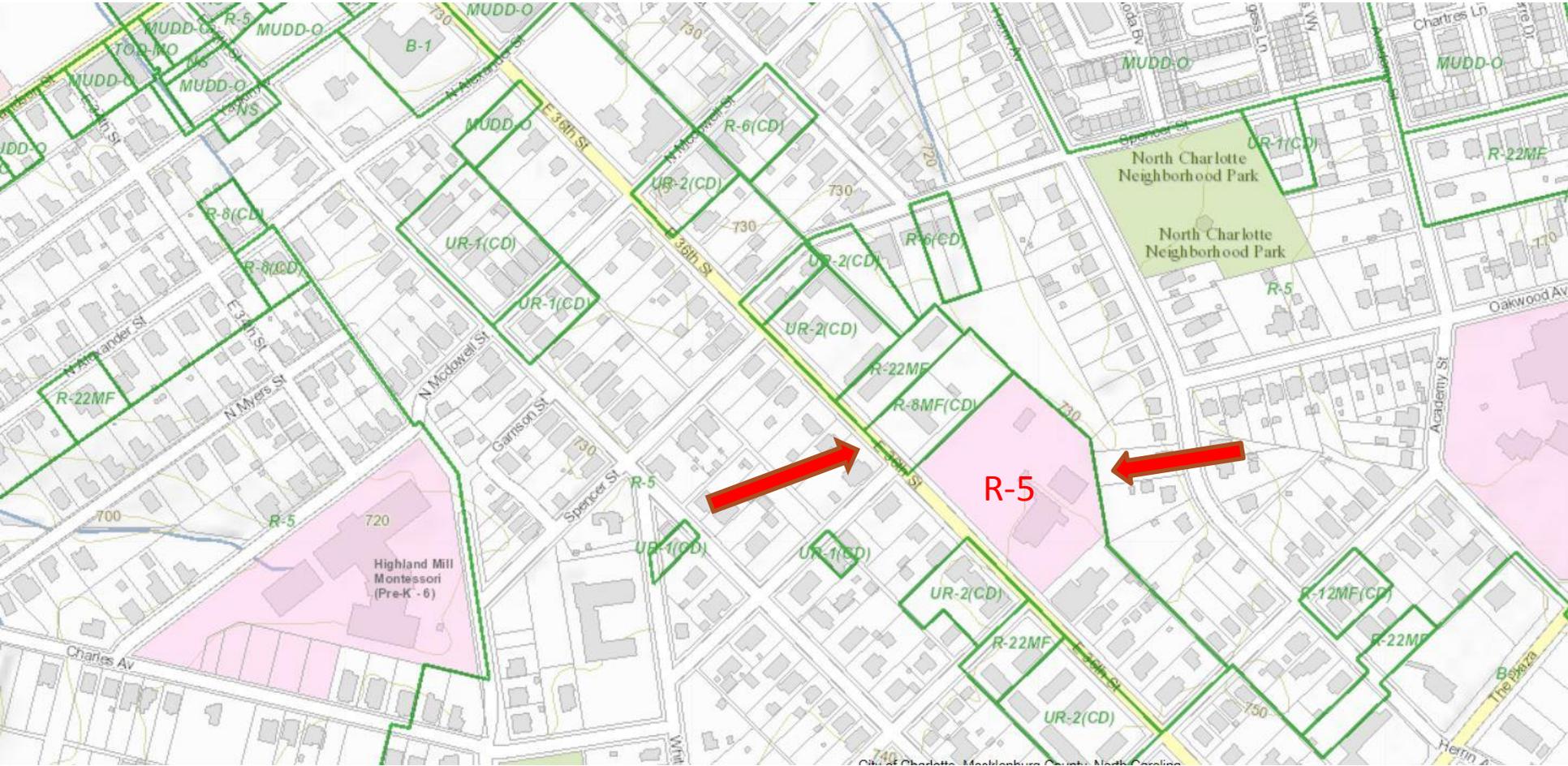




# Current Zoning



# Current Zoning: R-5 and R-8MF(CD)





# Conditional Zoning



## 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.



# Proposed Rezoning



# Proposed Rezoning: MUDD(CD)

## PART 8.5: MIXED USE DEVELOPMENT DISTRICT

### Section 9.8501. Mixed Use Development District established; purpose; options.

- (1) Purpose. The adopted Center City Charlotte Urban Design Plan calls for a development district outside the central employment core in which coordinated mixed use development will be permitted in order to encourage alternative development possibilities. The Mixed Use Development District (MUDD) encourages mixed use development and its accompanying support commercial and office uses while maintaining a strong emphasis on pedestrian scale, urban development, and amenities.
- (2) Options. Urban development cannot always be evaluated based upon predetermined, specific standards stated in the Ordinance. Therefore, an applicant might elect to seek a conditional zoning district approval in two circumstances. One circumstance is when the applicant can meet the standards for MUDD, but the applicant wants to voluntarily have conditions imposed upon the rezoning approval that will benefit abutting properties. That would be for a MUDD (CD). The second circumstance is when the applicant might wish to file an innovative urban rezoning petition which addresses new development concepts, innovative design, special problems, public/private ventures and other unique proposals or circumstances which cannot be accommodated by the standards of MUDD. Any of the standards in MUDD may be modified in the approval of the MUDD-O application.





**VICINITY MAP  
NTS**

SITE DATA	
DEVELOPER	0411-0047
PROJECT NAME	8008 CORPORATE CENTER DR., SUITE 300 CHARLOTTE, NORTH CAROLINA 28226
SITE AREA:	EXISTING SITE ACRES: 43.64 AC RIGHT-OF-WAY RESERVATION: 60.05 AC (13% ST)
CONTRACT SITE ACRES TO DEMARK:	43.58 AC
PER: 081-081-33, 091-081-34, AND 091-081-34, ARE PART OF 081-081-33	
EXISTING ZONING:	M-U-2 & R-100(CO)
PROPOSED ZONING:	MULTIFAMILY
PROPOSED USE:	MULTIFAMILY (APARTS)
EXISTING USE:	OFFICE BLDG W/ ATTACHED (W/IN SALES)
PROPOSED DENSITY:	120 UPG/AC
PROPOSED NUMBER OF UNITS:	50
OFFICE BUILDING AREA:	37,360 SF
URBAN OPEN SPACE REQUIREMENT:	25% OF (TOTAL SF OF 7,100)
URBAN OPEN SPACE PROVIDED:	15,000 SF
MAXIMUM BUILDING HEIGHT ALLOWED:	107'
FRONT YARD SETBACKS:	10' FRONT BOUND OF CURB 5' FT. MOST REAR OF BUILDING FOOTPRINT
SIDE YARD SETBACKS:	5' FT. MIN.
REAR YARD SETBACKS:	5' FT. MIN.
MAXIMUM OVERHANG:	10' 0" MAXIMUM (AS SPACES)
MINIMUM OVERHANG:	10' 0" MAXIMUM (AS SPACES)
PROPOSED 100' SIDE AREA PROVISION:	11.4 AC (26.4% OF SITE AREA)

**SITE LEGEND**

	ACCESSIBLE RAMPS
	CENTERLINE
	PROPERTY LINE
	SETBACK
	SANITARY SEWER EASEMENT
	STORM DRAINAGE EASEMENT
	LOT LINE
	CURB AND GUTTER
	CONCRETE SIDEWALK/PAD
	TREES/PLANT
	URBAN OPEN SPACE

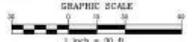
**DENSITY CALCULATION**

TOTAL AREA	43.58 AC
NUMBER OF BUILDING UNITS	50
RESULT	1.15 UPG/AC



EXISTING  
E 36TH STREET  
(60' PUBLIC R/W)  
(MAP BOOK 26, PAGE 320)

EXISTING  
CHARLES AVENUE  
(50' PUBLIC R/W)  
(MAP BOOK 230, PAGE 14)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS  
COMPANY, INC.  
3430 TOWNHOMES  
WAY  
CHARLOTTE, NORTH CAROLINA 28207  
UNLESS NOTED OTHERWISE  
PHONE: (704) 582-9900



PROJECT: SHEA HOMES  
8008 CORPORATE CENTER DR  
SUITE 300  
CHARLOTTE, NC 28226

**36TH ST II TOWNHOMES**  
PRELIMINARY DRAWINGS  
1025 EAST 36TH STREET  
CHARLOTTE, NORTH CAROLINA  
REZONING PLAN

PROJECT NO.	SHH-17020
PROJ. NO.	SHH17020-01
ISSUED BY:	RNS
SCALE:	CAR
DATE:	11-30-2018
DATE:	08-27-2018
REVISION:	RZ-1





Landings at Noda Townhomes  
Building 1 - 36th Street Elevation





Landings at Noda Townhomes  
36th Street Elevation - Buildings 1, 2, and 3





Landings at Noda Townhomes  
36th Street Elevation - Buildings 1, 2, and 3



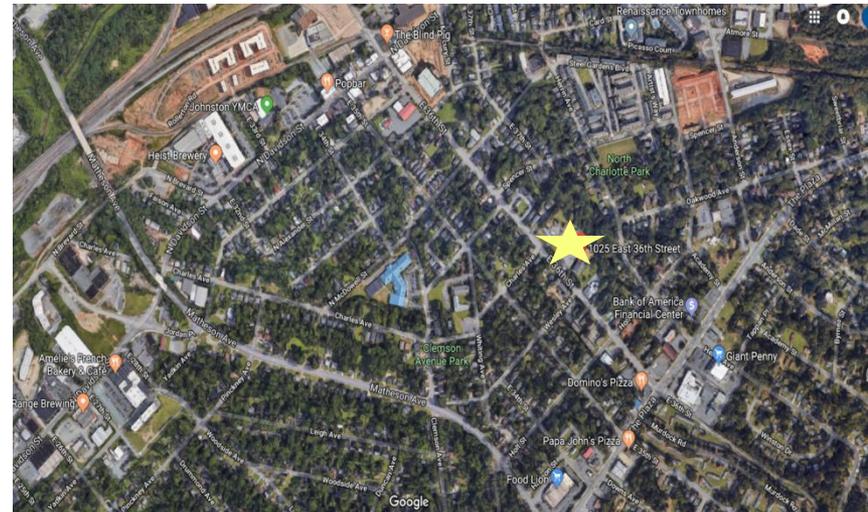


# Community Priorities



# Community Priorities?

- Improved Property Values
- Traffic Improvement Needs
- Connectivity Concerns
- Bike/Pedestrian Improvements
- Buffering
- Natural Open Space
- Community Open Space
- Aesthetics
- Rear Load vs. Open Space





# Timeline



# BEST CASE SCENARIO

Community Meeting  
September 27, 2018

Public Hearing  
November 19, 2018

Zoning Committee  
December 4, 2018

City Council Decision  
December 17, 2018

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# Discussion



K&L GATES