

COMMUNITY MEETING REPORT

**Petitioner: Mattamy Homes**

Rezoning Petition No. 2018-110

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 24, 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 Wednesday, October 10th at 6:00 p.m. at the Pleasant Hill Presbyterian Church, 15000 York Road, Charlotte, NC 28278.

**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 Bob Wiggins, as well as by Petitioner's agents Matt Levesque and Alex Bonda of ESP and Collin Brown and Brittany Lins with K&L Gates. Chris Thomas, a representative of the property owner also attended the meeting in a show of support.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this petition involves approximately 38.4 acres of land located on the east side of Shopton Road West, north of South Tryon Street.

Mr. Brown introduced Mr. Chris Thomas who reiterated that the property owner is ready to sell their land for new development. Mr. Brown explained that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, city priorities, and market realities. Mr. Brown then gave a brief overview of the rezoning process and redevelopment considerations, generally.

The property is currently zoned R-3, which generally allows for residential uses up to three dwelling units per acre. Mr. Brown explained that the Steele Creek Area Plan, which was adopted by City Council in 2012, recommends low density uses on the property up to four units per acre.

Mr. Brown stated that by-right development on the property (which would not require any community interaction) could allow for development of up to six dwelling units per acre, if a developer were to utilize certain density bonuses in the Ordinance, such as the inclusionary housing policy for affordable housing, to construct up to 231 single family homes on the site. Mr. Brown further explained that the rezoning process allows for the benefit of community involvement and site-specific plans whereas a by-right development would not require community input or site design commitments. Mr. Brown stated that the proposed conditional plan, once approved by City Council, would govern development on the site, regardless of whether Mattamy Homes (the rezoning Petitioner) is the developer or not.

Mr. Brown explained that the Petitioner is proposing a conditional rezoning to allow for the development of up to 240 townhome units, with a density of approximately 6.25 units per acre. The Petitioner proposes several open space areas, including an entry-way linear park, pocket parks, and trail network through tree save areas. The Petitioner is also committing to significant buffer areas from the adjacent single-family development and right-of-way accommodation for the City's planned expansion of Shopton Road West.

Mr. Brown then outlined a few anticipated community concerns and the Petitioner's intended response to those concerns. Mr. Brown explained that the Charlotte Subdivision Ordinance will require the extension of all existing street stubs into the proposed development site. This requirement will apply regardless of whether the property is developed through the rezoning process or as a by-right development. Based on this Ordinance requirement, the Petitioner will be required to connect the site to the existing street stub to Tamarack Drive. Mr. Brown recognized that the current residents along Tamarack Drive may not be supportive of this connection, however, the Petitioner's interests are aligned in limiting cut-through traffic and the Petitioner's site plan proposes several traffic calming measures.

With respect to anticipated concerns regarding increased traffic, Mr. Brown demonstrated that the Petitioner's townhome proposal does not create significantly more daily trips than a by-right single-family development. Per Charlotte Department of Transportation (CDOT) calculations, a by-right development would create approximately 1,190 trips per day whereas the proposed development would produce approximately 1,380 trips per day. The by-right scenario trip count could increase based on a developers utilization of density bonuses, making the trip generation similar to that of the proposed rezoning.

Mr. Brown explained that inadequate parking is an issue with many developments in the Charlotte area. However, the Petitioner is proposing significant parking through a combination of two-car and one-car garages, driveways, on-street, and off-street spaces, for a total of 905 spaces. This equates to approximately 3.7 spaces per unit, significantly more than required by Ordinance standards. Further, the on-street parking spaces would be recessed, thereby not creating a congested street condition as often seen in nearby developments.

In response to anticipated questions regarding school impact, Mr. Brown explained that CMS typically calculates school impacts to be less for attached townhome units than for single-family residences.

Mr. Brown explained that the Petitioner's anticipated rezoning timeline could result in a public hearing as soon as November 19th and a City Council decision as soon as December 17th.

Mr. Brown turned the presentation over to Mr. Bob Wiggins to give an overview of Mattamy Homes. Mr. Wiggins stated that Mattamy has had well-received success with similar product at Berewick. Mr. Wiggins expects the proposed townhomes to sell for approximately \$230,000 to \$270,000. The townhomes would consist of mostly two or three bedroom units, with some options for 4-bedroom units.

Mr. Brown then opened the meeting up to questions. In response to an attendee's question regarding amenity offerings, Mr. Wiggins stated that the amenities will be determined based on owner demographics but that picnic shelters, pools, central gathering spaces, dog walking areas, and park benches are all potential amenity offerings.

One attendee expressed concern over the three proposed access points along Shopton Road West. The Petitioner's agents responded that the number of access points is required by the City as part of the Subdivision Ordinance, regardless of whether the property is rezoned or developed by-right.

In response to an attendee's question regarding the existence of an HOA for the townhome development, Mr. Wiggins responded that Mattamy, as the builder and developer, would create HOA governing rules and implement an HOA board. Mattamy is interested in ensuring that the community stays vibrant and well-kept.

Several attendees expressed concern over the traffic congestion along Shopton Road West and generally in the area. In response, the Petitioner's agents stated that the Petitioner is committing to dedicate the right-of-way for the future four-lane expansion of Shopton Road West.

Based on an attendee's questions related to by-right single family development, the Petitioner's agents stated that a single-family development at the site would not require a buffer adjacent to the existing single-family neighborhood and therefore it would be likely that the existing single-family homes would look out at other homes rather than the proposed fifty-foot undisturbed buffer and tree save area.

Mr. Chris Thomas concluded the meeting by stating that the property owner has reviewed multiple potential development plans and was intentional about contracting to sell to the Petitioner as one of the best potential plans for the area.

The formal meeting concluded at approximately 7:00 p.m. and the Petitioner's representatives continued to answer individual questions until approximately 7:30 p.m.

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

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department