

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-136

Petitioner: Asana Partners LP
Rezoning Petition No.: 2018-136
Property: ± 1.103 acres located at 436 East 36th Street, Charlotte, NC (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, November 27th, 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 11/16/2018. 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, November 27th, 2018 at 7:00 PM, at Novel NoDa – Clubroom, 424 E 36th Street, Charlotte, NC 28205

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 was Welch Liles with Asana Partners LP. Also in attendance was Keith MacVean 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 ±1.103 acre Site from TOD-M(O) to TOD-M(O)SPA to allow the existing building located on the Site to be adaptively re-used with retail, office, and restaurant uses.

This proposed rezoning petition proposes to renovate the existing ±22,000 square foot building to allow it to be re-used with a variety of retail, office, and restaurant uses. As part of the renovation of the building the existing parking areas located on either side of the building will be improved with landscaping, and sidewalks. Outdoor patio areas will also be provided on either side of the building.

The proposed site plan will also improve the Site's frontage along the former E.35th Street right-of-way with an eight (8) foot sidewalk and a seven (7) foot planting strip.

II. Summary of Questions/Comments and Responses:

There were no attendees in attendance

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes made to the petition as a result of this meeting.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Welch Liles, Asana Partners LP
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2018-136	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-136	08303103	CRESCENT NODA LLC				227 WEST TRADE ST STE 1000		CHARLOTTE	NC	28201
2018-136	08303142	YARDS AT NODA LLC THE				3050 PEACHTREE RD NW STE 2		ATLANTA	GA	30305
2018-136	08303149	AP NORTH DAVIDSON PHASE 1 LP				1616 CAMDEN RD STE 210	C/O ASANA PARTNERS LP	CHARLOTTE	NC	28203
2018-136	08308307	311 NORTH DAVIDSON LLC				2923 FOREST PARK DR		CHARLOTTE	NC	28209
2018-136	08308308	3106 NORTH DAVIDSON LLC				2923 FOREST PARK DR		CHARLOTTE	NC	28209
2018-136	08308310	CREPE CELLAR PROPERTIES LLC				3116 N DAVIDSON ST		CHARLOTTE	NC	28205
2018-136	08308311	CREPE CELLAR PROPERTIES LLC				3116 N DAVIDSON ST		CHARLOTTE	NC	28205
2018-136	08308312	CREPE CELLAR PROPERTIES LLC				3116 N DAVIDSON ST		CHARLOTTE	NC	28205
2018-136	08308313	CREPE CELLAR PROPERTIES LLC				3116 N DAVIDSON ST		CHARLOTTE	NC	28205
2018-136	08308314	CRANE	AUSTIN			3108 AIRLIE ST		CHARLOTTE	NC	28205
2018-136	08308315	ARISTOTLE PROPERTIES LLC				1509 MARYLAND AVE		CHARLOTTE	NC	28209
2018-136	08308316	EMADI-PARAMKOUHI	BABAK	BONITA R	EMADI-PARAMKOUHI	PO BOX 5671		CHARLOTTE	NC	28299
2018-136	08308317	BAHR	JONATHAN W	MARGARET W	BAHR	1150 THORNSBY LN		MATTHEWS	NC	28105
2018-136	08308318	KATSAROS	WILLIAM P	ALEXANDRA	KATSAROS	3116 N DAVIDSON ST UNIT 250		CHARLOTTE	NC	28205
2018-136	08308319	BLUE & GOLD PROPERTIES LLC				20537 DEEP COVE CT		CORNELIUS	NC	28031
2018-136	08308320	FLEMING	JUDITH A			3116 N DAVIDSON ST #300		CHARLOTTE	NC	28205
2018-136	08308321	HENDERSON	JOSEPH B			3116 N DAVIDSON ST # 310		CHARLOTTE	NC	28205
2018-136	08308322	LANCASTER	HARRY L III	JANE G	HENDERSON	2942 HEGLER RD		COPNCORD	NC	28025
2018-136	08308323	SCP LPA FAT CITY LLC				C/O LAT PURSER & ASSOCIATES INC		CHARLOTTE	NC	28209
2018-136	08308324	HELFRICH	STEVEN W	ESTER RA	HELFRICH	513 E 34TH ST UNIT 103		CHARLOTTE	NC	28205
2018-136	08308325	SCP LPA FAT CITY LLC				C/O LAT PURSER & ASSOCIATES INC		CHARLOTTE	NC	28209
2018-136	08308326	FOX	MICHELLE LORETTA	RYAN LEE	SUMNER	4500 PARK RD STE 410		CHARLOTTE	NC	28205
2018-136	08308327	ADAMS	ALEXANDER D			505 E 34TH ST STE 201		CHARLOTTE	NC	28205
2018-136	08308328	FISHKIN	ROBERT			245 W 75 ST APT 1G		NEW YORK	NY	10023
2018-136	08308329	KIM	TOMMY	JUNIPER	KIM	3100 N DAVIDSON ST UNIT 203		CHARLOTTE	NC	28205
2018-136	08308330	LEWIS	MICHAEL L	NOELLE	LEWIS	13014 BRICKINGHAM LN		HUNTERSVILLE	NC	28078
2018-136	08308331	MULAGHA	SAYIWE	ENEYA	MULAGHA	317 W KINGSTON AVE		CHARLOTTE	NC	28203
2018-136	08308332	HALL	SUSAN S	JAMES DOUGLAS	HALL	3100 N DAVIDSON ST #206		CHARLOTTE	NC	28205
2018-136	08308333	HUNT-AUGUSTINE	SELINA B			6 PELICAN COVE		ST HELENA ISLAND	SC	29920
2018-136	08308334	HARIHARAN	SHOBA	SHAMILLE	HARIHARAN	521 E 34TH ST		CHARLOTTE	NC	28202
2018-136	08308335	VELIZ	RUBEN MIGUEL			523 E 34TH ST		CHARLOTTE	NC	28202
2018-136	08308336	CRAIG	ERIC	GINA	CRAIG	525 E 34TH ST UNIT 304		CHARLOTTE	NC	28205
2018-136	08308337	BARNES	RHONDA D			1600 JAMESTON DR		CHARLOTTE	NC	28209
2018-136	08308402	Y M C A OF CHARLOTTE	& MECKLENBURG THE			529 E 34TH ST		CHARLOTTE	NC	28205
2018-136	08308408	AP 436 E 36TH STREET LP				3025 N DAVIDSON ST		CHARLOTTE	NC	28205
2018-136	08308409	NODA 3536 LLC				C/O ASANA PARTNERS LP		CHARLOTTE	NC	28203
2018-136	08308410	WALKER CRENSHAW	INC			C/O ANTHONY KUHN		CHARLOTTE	NC	28211
2018-136	08308411	MCGUIRE	JOSEPH MIKE			427 SHASTA LN		CHARLOTTE	NC	28211
2018-136	08308413	CROWLEY & INGRAM PROPERTIES LLC				PO BOX 5266		CHARLOTTE	NC	28299
2018-136	08308414	MARTIN	PAMELA B			2205 CRESCENT AVE		CHARLOTTE	NC	28207
2018-136	08308415	MCCULLOUGH	G W III			3931 GLENWOOD DR		CHARLOTTE	NC	28208
2018-136	08308416	W R E INC				PO BXO 891		MATTHEWS	NC	28106
2018-136	08308417	NODA AT 36TH ST LLC				3550 FINCHER BLVD		CHARLOTTE	NC	28269
2018-136	08308418	NODA AT 36TH ST LLC				302 NEELY CREEK RD		ROCK HILL	SC	29730
2018-136	08308419	NORKETT	DEBORAH MICHELLE			1900 N BREVARD ST		CHARLOTTE	NC	28206
2018-136	08308421	GILDEN LLC				1900 N BREVARD ST		CHARLOTTE	NC	28206
2018-136	08308422	GILDEN LLC				442 E 36TH ST		CHARLOTTE	NC	28205
2018-136	08308423	PARKER-BURLESON	DANA E			348 WEBSTER PL		CHARLOTTE	NC	28029
2018-136	08308424	BATISTA	J ALEXIS	IRMA G	WOLFE	348 WEBSTER PL		CHARLOTTE	NC	28029
2018-136	08308425	BATISTA	J ALEXIS	IRMA G	WOLFE	3205 N DAVIDSON ST #103		CHARLOTTE	NC	28208
2018-136	08308426	ESB HOLDINGS LLC				3205 N DAVIDSON ST UNIT 104		CHARLOTTE	NC	28208
2018-136	08308427	GOODGAME ENTERPRISES LLC				3205 NORTH DAVIDSON ST STE 104		CHARLOTTE	NC	28208
2018-136	08308428	ARISTOTLE PROPERTIES LLC				2130 SHARON LN		CHARLOTTE	NC	28211
2018-136	08308429	GOBLE	ANNA			125 DEVONPORT DR		MATTHEWS	NC	28204
2018-136	08308430	REGA	SEAN ANTHONY			1509 MARYLAND AVE		CHARLOTTE	NC	28209
2018-136	08308431	OCELOT PROPERTIES LLC				3205 NORTH DAVIDSON ST UNIT 204		CHARLOTTE	NC	28205
2018-136	08308432	ANGELL	BLAIR ELIZABETH			3205 N DAVIDSON ST UNIT 205		CHARLOTTE	NC	28208
2018-136	08308433	LOPICCOLO	LARRY M	KATIE	LOPICCOLO	2232 WINTER ST		CHARLOTTE	NC	28205
						3205 N DAVIDSON ST UNIT 207		CHARLOTTE	NC	28205
						3205 N DAVIDSON ST #208		CHARLOTTE	NC	28202

2018-136	08308434	BATES	JOSEPH M	KARI	BATES	3205 N DAVIDSON ST #209		CHARLOTTE	NC	28208
2018-136	08308435	KOLTAY	JEFFREY	SUSAN LINDSAY	DACK	6 QUEENS LN		DARIEN	CT	06820
2018-136	08308437	THOMASARRIGO	LOGAN			3123 N DAVIDSON ST #201		CHARLOTTE	NC	28205
2018-136	08308438	TINSLEY	AUSTIN			3123 N DAVIDSON ST UNIT 202		CHARLOTTE	NC	28205
2018-136	08308439	CROSS	DAVID			3123 NORTH DAVIDSON ST UNIT203		CHARLOTTE	NC	28205
2018-136	08308440	FLAUM	MICHAEL D			245 W KINGSTON AVE		CHARLOTTE	NC	28203
2018-136	08308441	EVANS	CHRISTOPHER			3123 N DAVIDSON ST UNIT 205		CHARLOTTE	NC	28205
2018-136	08308442	SHEARER	JANE	DOUGLAS	SHEARER	730 NW 107 AVE #400		MIAMI	FL	33172
2018-136	08308443	MCRAE	MATTHEW			3123 N DAVIDSON ST UNIT 207		CHARLOTTE	NC	28205
2018-136	08308444	LA	JULIE T			3123 N DAVIDSON ST UNIT 208		CHARLOTTE	NC	28205
2018-136	08308445	POSTON	KYLE THOMAS			3123 N DAVIDSON ST UNIT 209		CHARLOTTE	NC	28205
2018-136	08308446	OFFERPAD (SPVBORROWER) LLC				2212 E WILLIAMS FIELD RD STE 215		GILBERT	AZ	85295
2018-136	08308447	ROCKWOOD	JAMES			3123 N DAVIDSON ST UNIT 211		CHARLOTTE	NC	28205
2018-136	08308448	CLIFTON HILL LLC				2820 SELWYN AVE STE 627		CHARLOTTE	NC	28209
2018-136	08308449	SHEARER	BRYCE	JANE	SHEARER	3123 N DAVIDSON ST UNIT 213		CHARLOTTE	NC	28202
2018-136	08308450	MOORE	SCOTT A			3123 N DAVIDSON ST STE 301		CHARLOTTE	NC	28205
2018-136	08308451	HUNT	JENNIFER MCALLISTER	MATTHEW ALAN	HUNT	3123 N DAVIDSON ST UNIT 302		CHARLOTTE	NC	28205
2018-136	08308452	WAGONER	IAN M			3123 N DAVIDSON UNIT 303		CHARLOTTE	NC	28205
2018-136	08308453	BAYLOR	LAUREN			3123 N DAVIDSON ST UNIT 304		CHARLOTTE	NC	28205
2018-136	08308454	AMBROSE	ELIZABETH ANN			3123 N DAVIDSON ST UNIT 305		CHARLOTTE	NC	28205
2018-136	08308455	MULHERN	PATRICK J			3123 N DAVIDSON ST UNIT 306		CHARLOTTE	NC	28205
2018-136	08308456	STINSON	KONATA			3123 NORTH DAVIDSON ST UNIT 307		CHARLOTTE	NC	28205
2018-136	08308457	NDINGWAN	EMMANUEL F	AMANDA A	NDINGWAN	3123 N DAVIDSON ST UNIT 308		CHARLOTTE	NC	28205
2018-136	08308458	PRINCE	TARA MELANIE			3123 N DAVIDSON ST UNIT 309		CHARLOTTE	NC	28205
2018-136	08308459	KAPLAN	YONA			3123 N DAVIDSON ST UNIT 310		CHARLOTTE	NC	28205
2018-136	08308460	ALLEN	SARA GABRIELA			3123 N DAVIDSON ST UNIT 311		CHARLOTTE	NC	28205
2018-136	08308461	PARK	SUN MEE	MICHAEL	HARGETT	3123 N DAVIDSON ST UNIT 312		CHARLOTTE	NC	28205
2018-136	08308462	STEPHENS	LOGAN H			3123 N DAVIDSON ST UNIT 313		CHARLOTTE	NC	28205
2018-136	08308463	SCP LPA FAT CITY LLC			C/O LAT PURSER & ASSOCIATES INC	4500 PARK RD STE 410		CHARLOTTE	NC	28209
2018-136	08308464	SCP LPA FAT CITY LLC			C/O LAT PURSER & ASSOCIATES INC	4500 PARK RD STE 410		CHARLOTTE	NC	28209
2018-136	08308465	SCP LPA FAT CITY LLC			C/O LAT PURSER & ASSOCIATES INC	4500 PARK RD STE 410		CHARLOTTE	NC	28209
2018-136	08308466	SCP LPA FAT CITY LLC			C/O LAT PURSER & ASSOCIATES INC	4500 PARK RD STE 410		CHARLOTTE	NC	28209
2018-136	08308501	3200 NODA LLC			C/O MOORE & VAN ALLEN PLLC	100 N TRYON ST STE 4700	ATTN: EVAN BASS	CHARLOTTE	NC	28202
2018-136	08308506	SHORT DEVELOPMENT GROUP LLC				2328 BAY ST		CHARLOTTE	NC	28205
2018-136	08308507	NODA AT 36TH ST LLC				1900 N BREVARD ST		CHARLOTTE	NC	28206
2018-136	08308508	TPM PROPERTIES LP				3816 MOORELAND FARMS RD		CHARLOTTE	NC	28226
2018-136	08308512	NOT HIS LLC				PO BOX 11010		CHARLOTTE	NC	28220
2018-136	08308513	NOT HIS LLC				PO BOX 11010		CHARLOTTE	NC	28220
2018-136	08308514	NOT HIS LLC				PO BOX 11010		CHARLOTTE	NC	28220
2018-136	08308515	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2018-136	08308516	3200 NODA LLC			C/O MOORE & VAN ALLEN PLLC	100 N TRYON ST STE 4700	ATTN: EVAN BASS	CHARLOTTE	NC	28202
2018-136	09110101	GUY	JAMES R JR			4401 E INDEPENDENCE BLVD STE 204		CHARLOTTE	NC	28205
2018-136	09110102	GUY	JAMES R JR			4401 E. INDEPENDENCE BLVD	STE 204	CHARLOTTE	NC	28205
2018-136	09110103	GUY	JAMES R JR			4401 E. INDEPENDENCE BLVD	STE 204	CHARLOTTE	NC	28205
2018-136	09110154	TCB NODA MILLS LLC				1602 L ST NW STE 401		WASHINGTON	DC	20036
2018-136	09110157	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2018-136	09110201	36 AND NODA LLC				333 W TRADE ST UNIT 370		CHARLOTTE	NC	28202
2018-136	09110203	MERCURY NODA APARTMENTS LLC		INVESTORS	C/O PRUDENTIAL REAL ESTATE	7 GIRALDA FARMS		MADISON	NJ	07940

2018-136	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-136	Dillehay Courts	Lucille	Puckett	2621 N Pine St		Charlotte	NC	28206
2018-136	Graham Heights Neighborhood Association	Jeff	Pharr	419 Norris Ave		Charlotte	NC	28206
2018-136	Highland Mill Montessori Parent- Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
2018-136	NoDa Neighborhood & Business	Felicia	Giles	3327 North Davidson St		Charlotte	NC	28205
2018-136	NoDa Neighborhood & Business	Hans	Pierre	3327 North Davidson St		Charlotte	NC	28205
2018-136	NoDa Neighborhood & Business	Lauren	Schalburg	816 E 37th Street		Charlotte	NC	28205
2018-136	NoDa Neighborhood Association	Chad	Maupin	1109 East 35th St		Charlotte	NC	28205
2018-136	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2018-136	NoDa Neighborhood Association	Hollis	Nixon	3409 Ritch Av		Charlotte	NC	28206
2018-136	NoDa Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
2018-136	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2018-136	Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.		Charlotte	NC	28206
2018-136	Plaza Shamrock Neighborhood Association	Jimmy	Royster	3735 McMillan Street		Charlotte	NC	28205
2018-136	Plaza Shamrock Neighborhood Association	Stephanie	Phelps	3735 McMillan Street		Charlotte	NC	28205
2018-136	Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206
2018-136	University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2018-136	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2018-136	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2018-136	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2018-136	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205
2018-136	Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue		Charlotte	NC	28205

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-136 – Asana Partners LP

Subject: Rezoning Petition No. 2018-136

Petitioner/Developer: Asana Partners LP

Current Land Use: Vacant/warehouse

Existing Zoning: TOD-M(O)

Rezoning Requested: TOD-M(O)SPA

Date and Time of Meeting: **Tuesday, November 27th at 7:00 p.m.**

Location of Meeting: Novel NoDa – Clubroom
424 E 36th Street
Charlotte, NC 28205
(parking provided in the attached deck)

Date of Notice: 11/16/2018

We are assisting AP 436 E. 36th St., LP (the “Petitioner”) on a Rezoning Petition recently filed to allow the adaptive re-use of the existing building located on the parcel located at 436 East 36th Street (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 ±1.103 acre Site from TOD-M(O) to TOD-M(O)SPA to allow the existing building located on the Site to be adaptively re-used with retail, office, and restaurant uses.

The Site, as currently zoned, would allow the Site to be redeveloped with transit supportive uses as allowed by the TOD-M zoning district.

This proposed rezoning petition proposes to renovate the existing ±22,000 square foot building to allow it to be re-used with a variety of retail, office, and restaurant uses. As part of the renovation of the building the existing parking areas located on either side of the building will be improved with landscaping, and sidewalks. Outdoor patio areas will also be provided on either side of the building.

The proposed site plan will also improve the Site’s frontage along the former E.35th Street right-of-way with an eight (8) foot sidewalk and an eight (8) foot planting strip.

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, November 27th, 2018, at 7:00 p.m. at Novel NoDa – Clubroom, 424 E 36th Street, Charlotte, NC 28205.** 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) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council

Tammie Keplinger, Charlotte Mecklenburg Planning Department
Welch Liles, Asana Partners LP
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



**Asana Partners LP – NoDa Rezoning Petition No. 2018-136
Community Meeting – November 27, 2018 @ 7:00pm**

	<u>NAME</u> <u>Please print legibly</u>	<u>ADDRESS</u> <u>Please print legibly</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> <u>Please print legibly</u>
1	THERE WERE NO ATTENDEES IN ATTENDANCE			
2				
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