

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Proffitt Dixon Partners

Rezoning Petition No. 2018-142

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 December 21, 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, January 10th at 6:00 p.m. at the Matthew Murkland Presbyterian Church, 7001 Old Providence Road, Charlotte NC 28226.

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 by Stuart Proffitt, Wyatt Dixon, and Matt Poindexter as well as by Petitioner's agents, Chuck Travis with Housing Studio, Randy Goddard with Design Resource Group, and Collin Brown and Brittany Lins with K&L Gates. Mr John Vickers of KW Commercial attended on behalf of the property owners. Council member Ed Driggs was also in attendance.

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 20.5 acres of land located on the west side of Providence Road, north of Lynbridge Road and south of Old Providence Road. Mr. John Vickers spoke on behalf of the multiple property owners, giving a history of the property and conveying the owners' desire to sell their land. Mr. Vickers explained that there is high interest for this site by other potential developers if the Petitioner does not follow through with the contract.

Mr. Brown then explained the various development considerations that the Petitioner must account for in the rezoning process, including property owner requirements, existing zoning, policy considerations, environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, City Staff and City Council priorities, and market realities.

Mr. Brown then gave a brief overview of the rezoning process, generally. The property is currently zoned R-3, which is the baseline zoning for residential development and typically accommodates three dwelling units per acre (DUA). The South District Area Plan (adopted by City Council in 1992) is relatively outdated so Planning Staff has utilized general development policies (GDP) to describe the amount of development that Staff may support. The GDP for this site is reportedly supportive of a density up to eight DUA. Mr. Brown also explained the redevelopment options that could occur “by-right” (i.e., without requiring a rezoning or any public input), including density bonus options, such as those included in the Tree Ordinance and Inventive-Based Inclusionary Housing policy.

The Petitioner is seeking the INST (institutional) zoning district for the central 10-acre portion of the site to accommodate an active adult retirement community and the R-8MF (multi-family residential, up to 8 DUA) zoning district for the other portions of the site to accommodate a townhome community. Mr. Brown stated that the Petitioner’s team had previously held two outreach meetings with community members prior to scheduling this required official community meeting, in order to gain initial feedback on a preliminary site plan. Mr. Brown explained that the Petitioner’s team felt that an active-adult retirement community was a good fit for the site because it has zero school impact and less traffic impact, two concerns that are often expressed in this area of Charlotte. The Petitioner has added detail to the site plan since the initial meetings that it believes is reflective of the community feedback. Preliminary conceptual images were also provided for discussion purposes.

The Petitioner’s team summarized the community feedback received so far and explained the Petitioner’s responses, including:

1. *Aversion to high density development, and, if density is necessary, to concentrate it in the center of the site away from existing single-family homes.* The Petitioner is committing to a maximum of 8 DUA at the perimeter of the site and concentrating the density in the center, in the form of an active adult retirement community, restricted to ages 55+.
2. *Concerns about traffic and a request for a traffic signal at the Providence Road and Hamilton Mill Road intersection.* The Petitioner engaged a traffic consultant (Randy Goddard) and is submitting a signal warrant analysis for the proposed intersection. This was done at the Petitioner’s own direction and was not a requirement of the rezoning process. If NCDOT determines that a signal is warranted at the proposed intersection, the Petitioner is prepared to pay the entire cost of its installation. In response to traffic concerns, Mr. Goddard explained that the trip generation formula reflected that the Petitioner’s proposed project would create less trips than a trip estimate based on the GDP-supported density and likely less than a possible by-right development if a mixed income housing development.
3. *Preservation of Greenspace and reservation of buffer areas adjacent to existing single-family homes.* The Petitioner has increased the proposed undisturbed buffers on the northern and southern portions of the site to 37.5 feet, with a wall or fence, and is committed to preserving greenspace areas throughout the site.
4. *Encourage connection to greenway.* The Petitioner has committed to offering a greenway connection as part of the rezoning plan, in coordination with the Parks & Recreation department.
5. *Concerns over building height and visibility in relation to grade differences at the site.* The Petitioner is sensitive to height concerns and is continuing to work with the design team to

provide elevations that are reflective of the height plane and final grade of the site after redevelopment.

6. *Stormwater and flooding issues.* The Petitioner is required to follow the post-construction stormwater ordinance, which, among other things, ensures that flooding and surface water quality are not exacerbated by the project's added impervious surfaces.

Mr. Brown explained that although the rezoning is expensive, time consuming, stressful, and uncertain for both the developer and the community, it often results in a better development plan. Mr. Brown offered that the Petitioner's team is not interested in fighting the neighbors on a contentious rezoning but would like to work together with the community on a mutually agreeable rezoning plan. Mr. Brown hoped that discussions during this meeting would indicate whether the community was willing to work with the Petitioner. If not, Mr. Brown said that the Petitioner's team was prepared to withdraw their rezoning petition and end their pursuit of this particular development plan. He said that he believed that the property would be developed regardless, either by-right or through another rezoning process. He shared an example of another property where a rezoning was denied yet the property was still developed under the existing R-3 zoning with no provisions to accommodate adjacent neighbors.

Councilman Ed Driggs addressed the community and stated that the large attendance made a powerful statement. He echoed the Petitioner's prediction that this is desirable property with a likelihood of being redeveloped. Councilmember Driggs noted the developer's offer to withdraw the petition and asked for a show of hands from those wishing to "kill it tonight." Approximately 2-3 people raised their hands. Therefore, he encouraged the community members to continue to work with the Petitioner's team.

The Petitioner's team assured attendees that the public hearing would not occur in March. If the Petitioner's team is given direction to move forward, they would move forward with submitting a revised site plan on January 14th but the site plan would continue to evolve over the coming months based on continued conversations with Planning Staff and the community.

One attendee inquired into the final grade of the site and whether the active adult retirement community would be built on an elevation. The Petitioner's team responded that they are not far enough along in the design process to know the final grade.

In response to questions related to the parameters of an active adult retirement community, the Petitioner's agents responded that that portion of the site would adhere to the Zoning Ordinance definition and would be age-restricted to those who are 55-years-old or more, and no children would be permitted.

One attendee asked whether the fire department was comfortable with the proposal for only one entrance and exit into the main portion of the site. The Petitioner's team responded that City departments have responded to the initial site plan by requesting a second access point through the site. The Petitioner's team is currently evaluating options.

Several attendees expressed concern over traffic along Providence Road and inquired into the process for requesting a traffic signal. Mr. Randy Goddard explained that the warrant study requires the road to meet certain traffic counts and the Petitioner's team is currently in the process of collecting those trip counts

now. Mr. Goddard explained that he has already confirmed that the spacing between existing traffic signals and the proposed location will not be a problem, but that he does not know whether the site will meet the warrant requirements and whether NCDOT will approve of the signal installation at this time. The Petitioner's team is committed to continuing to work with NCDOT. Mr. Dennis Grills, an active community member since the beginning of the process, praised the Petitioner's team for voluntarily pursuing the signal warrant analysis in response to community feedback. However, he also clarified that the signal is not in the Petitioner's control and that money may need to be set aside for the future if the signal is found by NCDOT to not be warranted at this time. He also observed that Mr. Goddard's calculated trip counts were slightly different than those provided in CDOT's memo for this petition. Mr. Goddard explained that he used the standard manual and, in his experience, the manual's numbers are very accurate. Another attendee stated that if a traffic light is not installed, the traffic will become a major issue for the wider surrounding area, not just those who live close to the site.

An attendee inquired into the site lines and expressed a desire to see elevations from various existing single-family property boundaries.

In response to an attendee's question related to price points, the Petitioner's team stated that they are proposing a market-rate development and are not currently evaluating the addition of affordable housing units into the petition.

One attendee asked why the Petitioner is proposing rental units for the active adult housing development rather than for-sale units. The Petitioner's agents responded that the market currently reflects a demand for rental units rather than for-sale units, but that the rezoning does not preclude a for-sale option if that becomes marketable in the future.

Several attendees expressed concern that this rezoning petition would set a precedent for other developments with additional height and higher density in the future.

The formal meeting concluded at approximately 7:30 p.m. and the Petitioner's representatives continued to answer individual questions until approximately 7:45 p.m.

Respectfully submitted, this 13th day of May, 2019.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

Exhibit A

ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
Arbor Estates	S.B.	Coyne	6136 Rhone Dr		Charlotte	NC	28226
Bishop's Ridge Homeowners Association	Marie	Wilkinson	6021 Prince Williams Ln		Charlotte	NC	28270
Brandywine Homeowners Association	Bunnie	Owen	2309 Christensens Ct		Charlotte	NC	28270
Brandywine Homeowners Association	Floyd	Weaver	6021 Prince Williams Ln		Charlotte	NC	28270
Brandywine Homeowners Association	Omega	Stafford	6021 Prince Williams Ln		Charlotte	NC	28270
Candlewyck Homeowners Association	Bill	Majercsik	2307 Lawton Bluff Rd		Charlotte	NC	28226
Cedars East	Charles A.	Newton	6536 Cedar Croft Dr		Charlotte	NC	28270
Chamberly HOA	Kevin	Chapman	933 Dacavin Drive		Charlotte	NC	28226
Crown Colony Neighborhood Association	Melinda Munn	Rose	6500 Shaftesbury Rd		Charlotte	NC	
Dixie/Berryhill Community	Sue	Friday	6725 Brookfield Pl		Charlotte	NC	28270
Driftwood/Rosehaven Duplexes Owners	Judy	Warner	7211 Crown Colony Dr		Charlotte	NC	28270
Dunedin Homeowners Association	Marilyn	Dotson	5515 Dunedin Lane		Charlotte	NC	28270
Hampton Leas HOA	Judy	Fredricks	2248 Lynbridge Drive		Charlotte	NC	28270
Oak Forest	Kathy	Byrne	5408 Guildbrook Rd		Charlotte	NC	28226
Pellyn Place Homeowners Association	Stephanie	Robinson	6329 Bentrige Dr		Charlotte	NC	28226
Providence Landing Atrium Homeowners Association	Tom	Walls	6212 Summertree Lane		Charlotte	NC	28226
Providence Woods Homeowners Association	John	Collins	6955 Old Providence Rd		Charlotte	NC	28226
Sardis Hills Neighborhood Association	Jimmy	Heisel	215 Wilby Drive		Charlotte	NC	28270
Sardis Oaks Homeowners Association	Janus D.	Spence	330 Wilby Dr		Charlotte	NC	28270

taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
21101116	117 ROSEWOOD LLC				2311 SANFORD LN		CHARLOTTE	NC	28211
21101109	WOOD	ANNA D		ANNA D WOOD REVOCABLE TRUST	6366 PROVIDENCE RD		CHARLOTTE	NC	28226
21150157	SHANE	SALLY			2516 LANDING VIEW LN		CHARLOTTE	NC	28226
21150158	WEBSTER	PETER D	SANDRA S	WEBSTER	2512 LANDING VIEW LN		CHARLOTTE	NC	28226
21150164	PARKER	ANDREW			2513 LANDING VIEW LN		CHARLOTTE	NC	28226
21307501	DYHOUSE	JAROSLAW			2452 LYNBRIDGE DR		CHARLOTTE	NC	28270
21307526	EVGENITAKIS	NIKOLAOS		POLYXENI EVGENTAKIS	2437 HAMILTON MILL RD		CHARLOTTE	NC	28270
21150155	BOST	JAMES B	LAURA L	BOST	2524 LANDING VIEW LN		CHARLOTTE	NC	28226
21335249	CARDENAS	MIGUEL ANGEL	CAROLA H	CARDENAS	6240 GARAMOND CT		CHARLOTTE	NC	28070
21307301	SUMMERVILLE	JO-ANN	JOHN	SUMMERVILLE	2448 HAMILTON MILL RD		CHARLOTTE	NC	28270
21335203	ERCIYAS	IHHAN	NURGUL	EROYAS	6411 OUTER BRIDGE LN		CHARLOTTE	NC	28270
21307527	DUNCAN	NADEZHDA G	STEPHEN SR	DUNCAN	2445 HAMILTON MILL RD		CHARLOTTE	NC	28270
18737147	DOELEMEN	MARTIN G	ANTOINETTE	DOELEMEN	1511 LAROCHELLE LN		CHARLOTTE	NC	28226
21335251	2017-1 IH BORROWER LP				C/O INVITATION HOMES		SCOTSDALE	AZ	85267
21101110	MCALLISTER	DAVID W	GWENDOLYN T	MCALLISTER	6370 PROVIDENCE RD		CHARLOTTE	NC	28226
21102120	COUCH	LOIS H			2520 LYNBRIDGE DR		CHARLOTTE	NC	28226
21150199	PROVIDENCE LANDING II	HOMES ASSOCIATION			PO BOX 37109		CHARLOTTE	NC	28237
21150179	DARBY	MARIE E			2540 LANDING VIEW LN		CHARLOTTE	NC	28226
21150178	WOTANIS	KAREN F			2528 LANDING VIEW LN		CHARLOTTE	NC	28226
21335250	DIMEO	DERMOTT J	TARA K	DIMEO	6236 GARAMOND CRT		CHARLOTTE	NC	28270
21102109	KUSHNER	GARY R	LAURIE T	KUSHNER	2511 LYNBRIDGE DR		CHARLOTTE	NC	28226
21335201	THOMPSON	JOHN S	CAROL D	THOMPSON	6403 OUTER BRIDGE LN		CHARLOTTE	NC	28270
18737148	NOVIKOVA	VICTORIA			1519 LAROCHELLE LN		CHARLOTTE	NC	28226
21307284	PERRY	BARBARA A			2451 LYNBRIDGE DR		CHARLOTTE	NC	28270
21335254	MOORE	RODNEY DEON	KRISTEN ANN	TALBOT	6216 GARAMOND CT		CHARLOTTE	NC	28270
18737146	REINBOLD	GOETZ W	CAROL J	REINBOLD	1501 LAROCHELLE LN		CHARLOTTE	NC	28226
21101114	MECKLENBURG COUNTY				600 EAST 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
21150177	PROVIDENCE LANDING II	HOMES ASSOC			PO BOX 37109		CHARLOTTE	NC	28237
21101107	MASSACHI	JONATHAN	DINA	MASSACHI	6430 PROVIDENCE RD		CHARLOTTE	NC	28226
21101105	ANNA DAVIS WOOD LLC				6366 PROVIDENCE RD		CHARLOTTE	NC	28226
21101115	PROVIDENCE LANDING ATRIUM HOMES ASSOCIATION				6209 SUMMERTREE LN		CHARLOTTE	NC	28226
21150176	PROVIDENCE LANDING II	HOMES ASSOC			PO BOX 37109		CHARLOTTE	NC	28237
21335257	BAHL	AKSHAY			6200 GARAMOND CT		CHARLOTTE	NC	28270
21101119	BYRD	LORRAINE			6313 SADDLEBROOK CT		CHARLOTTE	NC	28226
18737144	STEINBERGER	NORMAN F			PO BOX 221473		CHARLOTTE	NC	28222
21307502	WILCOX	LINDA ANN			2442 LYNBRIDGE DR		CHARLOTTE	NC	28270
21335202	NGUYEN	DANIEL	BINH T	DONG	6407 OUTER BRIDGE LN		CHARLOTTE	NC	28270
21102119	ADAMS	ROBERT D	AILEEN S	ADAMS	2600 LYNBRIDGE DR		CHARLOTTE	NC	28226
21335255	SALEHIZADEH	NEDA	FARBOD	FAHIM	6210 GARAMOND CT		CHARLOTTE	NC	28270
18737145	SILVEIRA	LUCILLE			1431 LAROCHELLE LN		CHARLOTTE	NC	28226
21101102	CLEMENTI AT PARK ROAD LLC				6300 PROVIDENCE RD		CHARLOTTE	NC	28226
21335252	ROGERS	STEPHANIE B	ROBERT D	ROGERS	6228 GARAMOND CT		CHARLOTTE	NC	28270
21102122	TATE	CARENA L	MICAH	STITH	2500 LYNBRIDGE DR		CHARLOTTE	NC	28226
21335413	PROVIDENCE COMMONS HOMEOWNERS	ASSOCIATION INC			1043 E MOREHEAD ST STE 105		CHARLOTTE	NC	28204
21307525	MATONE	J WILLIAM JR	JUDITH K	MATONE	2429 HAMILTON MILL RD		CHARLOTTE	NC	28270
21101121	PROVIDENCE LANDING LTD				PO BOX 37109		CHARLOTTE	NC	28237
21101122	STACHA	ELAINE	JULIE	MUCKLEROY	6305 SADDLEBROOK CT		CHARLOTTE	NC	28226
21101101	BENEDETTO	SALVATORE J	LUCILLE K	BENEDETTO	6408 PROVIDENCE RD		CHARLOTTE	NC	28226
21101112	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
21101123	SOLOMON	RONALD	BONNIE	SOLOMON	6300 SADDLEBROOK CT		CHARLOTTE	NC	28226
21102121	CULP	NETTIE ALLEN R/T			2510 LYNBRIDGE DR		CHARLOTTE	NC	28270
21307302	PARKER	ERIC W			2438 HAMILTON MILL RD		CHARLOTTE	NC	28270
21101111	ROBERTS	WILLIAM H	ELIZABETH A	ROBERTS	6320 PROVIDENCE RD		CHARLOTTE	NC	28226
21150163	SIMS	KRISTIN N			2509 LANDING VIEW LN		CHARLOTTE	NC	28226
21102108	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
21150154	MCCARTHY	JOHN H III			2536 LANDING VIEW LN		CHARLOTTE	NC	28226
21101106	JONES	CRAIG E	JESSICA B	JONES	6306 PROVIDENCE RD		CHARLOTTE	NC	28226
21102110	GRILLS	DENNIS R	SUSAN I	GRILLS	2525 LYNBRIDGE DR		CHARLOTTE	NC	28226
21101108	PIRRO	MARIA B	NICHOLAS J	PIRRO	6336 PROVIDENCE RD		CHARLOTTE	NC	28222
21101117	STAFFORD	PHILIP C			6309 SADDLEBROOK CT		CHARLOTTE	NC	28226
21150156	CUSHING	ARTHUR I JR	ROSALIND	CUSHING	2520 LANDING VIEW DR		CHARLOTTE	NC	28226
21101120	JAKUBOWSKI	KATINA COLE	PATRICIA	COLE	6312 SADDLEBROOK CT		CHARLOTTE	NC	28226
21101134	SEA ISLE LANDING TRUST				309 6TH ST		BELMONT	NC	28012
21150180	PROVIDENCE LANDING LTD				PO BOX 37109		CHARLOTTE	NC	28237
21335253	GORSKI	THOMAS J			6222 GARMOND CT		CHARLOTTE	NC	28270
21101118	SEA ISLE LANDING TRUST				309 6TH ST		BELMONT	NC	28012
21335256	HUTCHISON	ROY CHRISTOPHER			6206 GARAMOND CT		CHARLOTTE	NC	28270
21101104	BOWLES	ERSKINE B	CRANDALL C	BOWLES	6725 OLD PROV RD		CHARLOTTE	NC	28226
21101104	BOWLES	ERSKINE B	CRANDALL C	BOWLES	6725 OLD PROV RD		CHARLOTTE	NC	28226
18737149	BRIGGS	LLOYD A	JEAN T	BRIGGS	1525 LAROCHELLE LN		CHARLOTTE	NC	28226
18737150	ZAPP	JONATHAN	BRITANY	ZAPP	1531 LAROCHELLE LN		CHARLOTTE	NC	28226

Exhibit B



December 21, 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, January 10, 2019 at 6:00 p.m.
Location: Matthew Murkland Presbyterian Church
7001 Old Providence Rd.
Charlotte, NC 28226
Petitioner: Proffitt Dixon Partners
Petition No.: 2018-142

Dear Charlotte Resident,

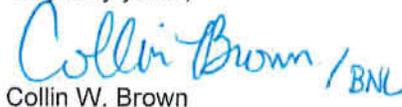
As you may already be aware, we represent Proffitt Dixon Partners (the "Petitioner") in its plans to redevelop an approximately 20.5-acre property located on the west side of Providence Road, north of Lynbridge Road, and south of Old Providence Road (the "Property"). The Petitioner requests a rezoning from the Property's single-family residential (R-3) zoning district to multi-family residential (R-8MF(CD)) and institutional (INST) zoning districts to accommodate the development of an age-targeted senior living facility and townhome development.

We have previously held two outreach meetings with community members prior to filing the rezoning petition. Now, in accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official 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, January 10, 2019 at 6:00 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: John Kinley, Charlotte-Mecklenburg Planning Staff
Edmund Driggs, Charlotte City Council District 7

Exhibit C

Official Community Meeting
Petitioner: Proffitt Dixon Partners
Petition No. 2018-142
 Matthews Murkland Presbyterian Church
 7001 Old Providence Rd, Charlotte, NC 28226
January 10, 2019
6:00 PM

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
Sheryl Johnson	6520 Pensford Ln.	704.996.4651	mktext@gmail.com
L. Vilhelmsen	2008 Lynbridge Dr	704-577-4772	Charlotte.Chocolate@yahoo.com
F. Vilhelmsen	2008 Lynbridge Dr	704-516-3889	Charlotte.Chocolate@gmail.com
G.P. Johnson	6520 Pensford Ln	704-517-5720	bacchus_j@yahoo.com
Mr. & Mrs. Lwober Miller	2240 Lynbridge	704 364 0966	lewiswoolmiller.com
GLORIA JOHNSON	2221 HAMILTON Mill	704-614-7374	GLOJOHN1@aol.com
Karen Parker	2212 Hamilton Mill	-	aqueatmom@carolina.rr.com
Mr. & Mrs. M. Fugate	7111 Knightswood Dr.	704-595-7039	mmurrayfranz@aol.com
Helen Keller	7110 Knightswood Dr	704 542 9791	hkk17@yahoo.com
Jan Adams	6713 Paces Ferry	704 877 3366	JLRAdams50@gmail.com
Annie Martin	6714 Choppy Nod Cr	704-968-3743	amartin@grandbridge.com
Michael Craig	6618 Outer Brk Rd	704 525 0482	mcraig1982@aol.com
Brenda Craig	"	"	"
Bruce Bailey	411 Sardis LN	704 819 5834	brucebailey@gmail.com
Mary Pat Moeller	6615 Outer Bridge Lane	402 995-9150	moellermp60@gmail.com
James D. Moeller	6615 Outer Bridge Ln	980 272 6246	jdmoeller51@gmail.com
Cynthia Wallace	5620 Chalyce Ln.	704-365-1859	CynthiaWallace7@gmail.com
Susan Volz	2305 Wythe House Ct	704-651-8309	susanvolzinc@gmail.com
Marcia Stern	6333 Chalyce Ln.	(704) 366-0167	sternm68@gmail.com
Tammy Normile	6641 Pensford Ln	704-965-6657	tnormile1968@me.com
Ed Suther	1912 Lynbridge Dr	28226	
Jane Suther	1912 Lynbridge Dr	28226	
Ron Solomon	6300 Saddlebrook Ct	28226	ronandsolomon@gmail.com
Bonnie Solomon	"	"	"

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 7001 Old Providence Rd, Charlotte, NC 28226
January 10, 2019
6:00 PM

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
Janet Goldfarb	2420 Lynbridge Dr.	704-362-2917	Jjg920@aol.com
BARRY Goldfarb	2420 LYNBRIDGE DR	704-362-2917	FAB6621@AOL.com
NURPIERU	6326 PANDORA	267-202-580	
AUTUMN BROOME	336 SARDIS LN	704-362-1854	autumn.broome@gmail
DENNIS BROOME	" " "	" " "	" "
EMILY PERKINS	6304 Bentridge Dr	704-362-7207	emilyper@bellsouth.net
LEE MOVIUS	4801 HOWLAND CA	704-366-9409	LMOVIUS@Carroll RR. CO
GUYANE MOVIUS	" "	" "	GMOVIUS@Gmail.com
MARVIN BARMAN	6428 Shaftesbury Ln	704 582-3127	Moshe1b@ATT.NET
Don ^{Smith} Diane	2302 Vestry Pl	704-644-2531	dsmith956@Carolina rr. com
Joel + Wendy Kneskin	7224 St. Clair Drive	704-846-4835	jdkmcm@aol.com
Lou Fresco	2341 Hamilton Mill	704-366-2777	lntoscoj@att.net
Janet Lanier	7125 Crown Colony Dr	704 366-3543	jlanier10@hotmail.com
Sally Moore	2334 Hogan Ct	704-841-1862	smoorej@aol.com
FRANK PETERSEN	6214 GASKIN CT	704 650 1058	FDPETEL@GMAIL.COM
Carole + Jerry Sternstein	2223 LYNBRIDGE DR	980 236-8604	jerrysternstein@bellsouth.net
Tony + Jodi Rebel	6526 Pensford Ln	704 560-5754	Rebel Fam@gmail.com
Grady Kushner	2511 Lynbridge Dr.	704 362 1705	Kushners4@juno.com
Barrow Wootaris	2525 Landing View	704 650-0194	kwootaris@att.net
CARLA LEWIS	7053 GARDNER ROAD	704-364-6020	cblewisnc@yahoo.com
Melissa Sullivan	16021 Mays Chapel Ln	704 258 0496	Mesrupn@aol.com
Pat Sullivan	16021 Mays Chapel Ln	704 258 6094	pjsullivan@aol.com
Natalie O'Kelly	2209 Hamilton Mill Rd	803 629 3228	natalie.brad.okelly@gmail
Jennifer Stafford	6309 Saddlebrook Ct	980-219-8888	jstafford@triad.rr.com
ANITA SKOGLAND	7321 Harrison roads	704 366 2997	ASKOGLAND@netpage.net

ROBERT DUNBAR, 2201 LYNBRIDGE DR 704-906-3284 -

Dawn Gate 2620 Lynbridge Dr. robert.r.dunbar@gmail.com

Jana Heidt 2232 Lynbridge Dr. dgate28226@gmail.com

March Gordon 2311 Vesting Place jheidt2@carolina.rr.com
mg@eggandblaw.com

Patricia Desreumaux 324 Sardis Ln

Patty Martinez dkel south.net

AARON LIGON 6508 TRENTON PL AARON@ASCENT.RE

Shirley & Dwan Ramsey 6329 Oxymun Ln dwanramsey@comcast.net

Bob & Marcia Arnold 6608 Brookmeade Dr. 28226

Diane Jackson - Zymczyk - 2825 Lynbridge Dr - 28270
marcia.arnold@sim.org
djackszym@ad.com

Official Community Meeting
Petitioner: Proffitt Dixon Partners
Petition No. 2018-142
 Matthews Murkland Presbyterian Church
 7001 Old Providence Rd, Charlotte, NC 28226
January 10, 2019
6:00 PM

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
Brian Blackwelder	5501 SHARON VIEW RD	704 366-6094	egowon@aol.com
Gina Martin	6714 Claggy Wood Cr	704 968-3743	amartin@Grandbridge.com
Pat Meckler	1831 Belding Rd	704 540-1573	patmeck@aol.com
JACK MECKLER	1831 BARDSTOWN	704-540-1573	JMECKLER1@GMAIL.COM
Cathy Jenkins	7021 Gardner Pool	704 226-0921	CJenkins@aol.com
KIMBERLY KANELOS	7022 " "	626-975-5168	KMORGAN@31EARTHLINE.NET
Charles Elligson	6933 Lancer Dr	704 442 5594	celligson@yahoo.com
Susan Grills	2525 Lynbridge	704-442-2683	grillsfamily@earthlink.net
Dennis Grills	" "	" "	" "
Yvonne Levine	6311 CHALYCE LN	704-763-4779	YLEVINE@YELMARIBONG.COM
Jim Scattergood	6413 Oxwynn LN		ballow95@yahoo.com
BOB CLARK	6324 CHALYCE LN	704-366-8981	rbclark72@aol.com
Ruth Paul	517 River Oaks Dr	704-442-1691	RPAULCHARLOTTE@aol.com
Margaret Howard	6632 Summer Day Ln	704-364-6884	mjhq919@bellsouth.net
Sharon Swieremski	2209 Cedar	704 280 1951	sharon.dwyer@gmail.com
David Lamonica	7409 Geowford	704 364 0418	lamonica@aol.com
TERESA WEDDER	2515 OAK WHITE LN	561-982-8801	WEDDER@comcast.net
MAH KEVIN LONASTON	6721 KIRKSTALL GO	704-365-0317	mattlong910@hotmail.com
Madeline Aron	4940 Hardison Rd	704 996 0342	ARON133@ATT.NET
Alan Aron	4940 Hardison	704 957 5785	AJARON133@ATT.NET
Brad Kelly	2209 Hamilton Mill	803-530-9266	BRADOKELLY@GMAIL.COM
Philip Stafford	6309 Saddlebrook		
Leonard Fox	219 Bentley Oaks	704-365-1979	IMAFOX219@gmail.com
Karen Fox	" "	" "	" "
Shari Marcus	1805 Stockwell St	704-614-3270	sharimarcus@gmail.com
Kyle Kleinpeter	6512 Pensford Ln	(252) 324-1791	ktkleinpeter@gmail.com

Official Community Meeting
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Name	Address	Phone No.	Email
CAROL REINBOLD	1501 LAROCHELLE, CAROL REIN @	704 364-3671	EARTH LINK, NET
Jeanette Heckman	6933 Lancer	704 726 0300	
Pete Levine	6311 Chalypa Ln	704 578-2783	pete.d.levine@gmail.com
Tom & Sylvia LeVelle	6212 Summer Ln	704-362-4993	2011sco1@carol.com
CHRIS FABERMAN	1218 SUMNER HAW LN	704-877-0037	tennisman1900@att.net
Thomas Moore Jr	2224 Hogans Ct.	704-841-1862	Tmoorejr@aol.com
Jack Blakeney	2050 Lawton Bluff Rd		cltcing@aol.com
MARK Taylor	6523 Kentdale Ct	704 345 2945	mctaylor234@gmail.com
BARB SIMONER	7404 CRAWFLOCK	704-364-0418	badasin@att.net
Elisabeth Gardner	2519 Lynbridge Dr.	704-965-9162	eclairgarener@hotmail.com
Suzanne Baille	7012 Gordon Pond Ln	704-367-9584	surbaillie@gmail.com
Patsy & Susan Reinhart	1208 Old Farm Rd.	704-367-1549	psreinhart@gmail.com
Valerie & Jay Martin	6955 Old Providence Rd	704/975-3157	valerie.martin2011@gmail.com
Edie + Jennifer Lehot	2635 Lynbridge Dr.	704-953-6320 704-906-8977	jen.lehot@gmail.com lehotbet@yahoo.com
ELAINE STACHA	6306 SADDLEBROOK CT	862.812.2386	elaine.stacha@gmail.com
Jill Lipsow	6223 GATEWAY CT	704-936-9808	Lipsanjill@aol.com
Paul Wellman	2512 ODE WHITE LN	704-845-8018	willteam1325@aol.com
Shep Foley	537 Lansdown		
Raynor Symonish	2425 Lynbridge Dr.	704 277 0852	
Judy Henning	6237 Chalypa Ln		judyhenning@gmail.com
Nabeedra Duncan	2445 Hamilton Mill		sbd727@gmail.com
Mulhern	1308 Brodton Lane		michael.mulhern@gmail.com
Carena Tate	8500 Lynbridge Dr.		Carena.Tate@gmail.com

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

**Providence Road
Rezoning Petition 2018-142**

Matthews Murkland Presbyterian Church

January 10, 2019

6:00 PM

AGENDA

- Introductions
- Property Location
- Property Owner Perspective
- Development Considerations
- Current Zoning
- Land Use Plan
- Options without a Rezoning
- Proposed Redevelopment
- Initial Community Feedback
- Updated Plans
- How the Plan Addresses Initial Community Concerns
- Conceptual Designs
- What Now?
- Discussion
- Community Discussion?



Wyatt Dixon, Stuart Proffitt
and Matt Poindexter



Chuck Travis



Hattie Pavlechko-Reiter



John Vickers
On behalf of
Property Owners



Randy Goddard

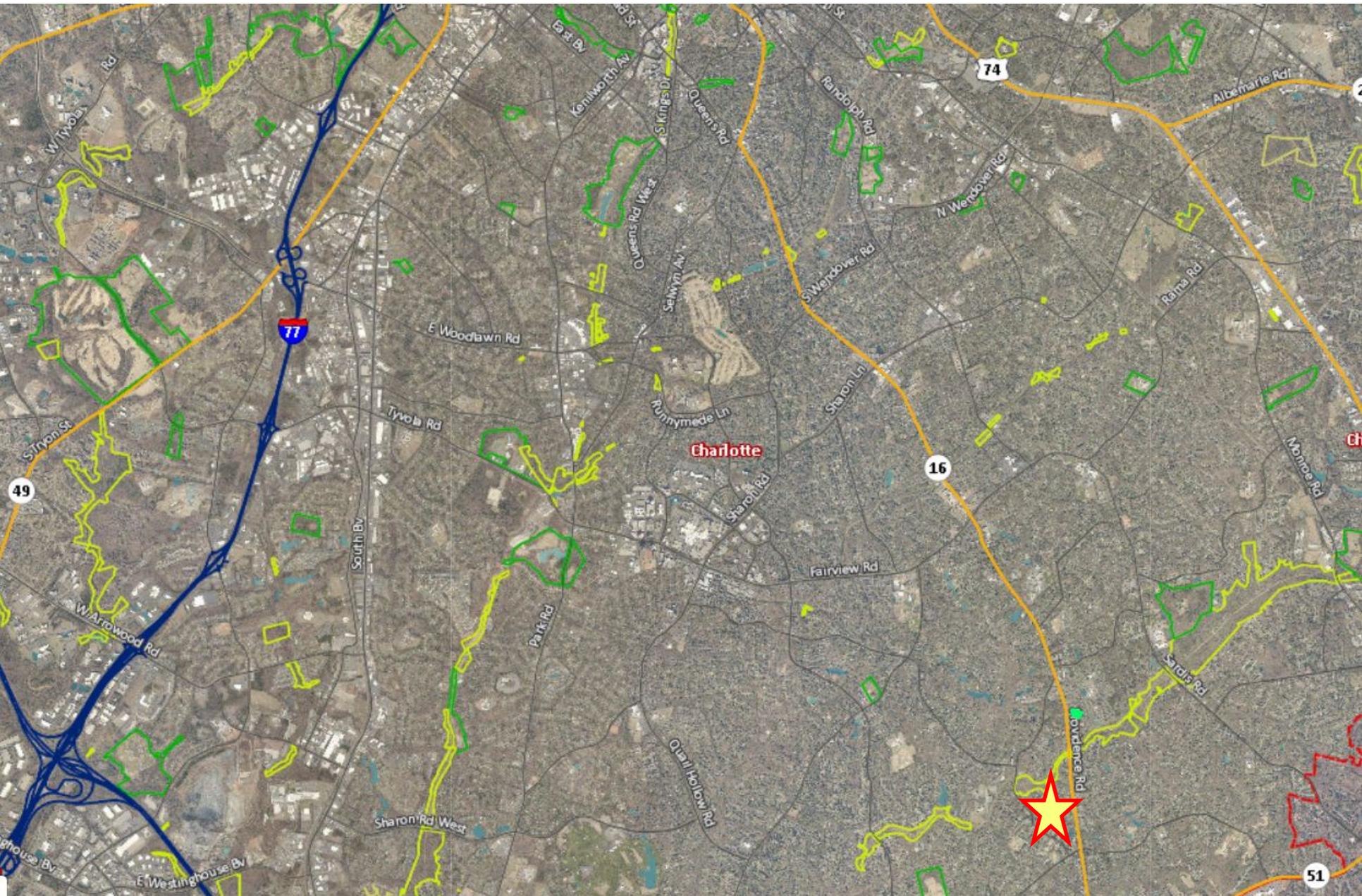


Collin Brown & Brittany Lins



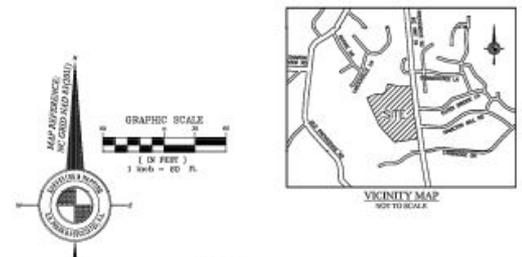
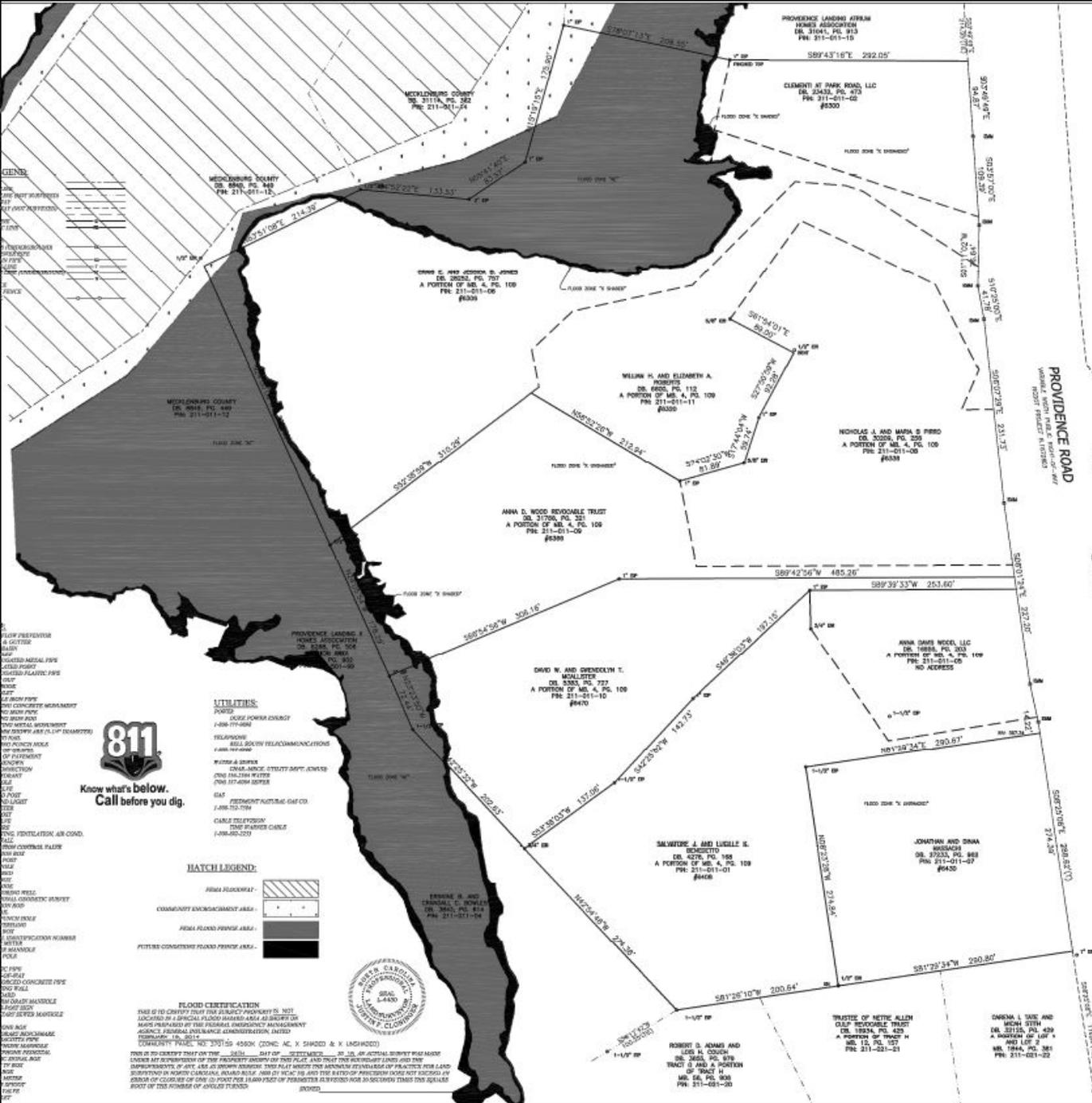
Property Location







Approximately 20.5 acres



NOTES:

1. THIS PLAN IS NOT FOR RECONSTRUCTION AS PER G.L. PLAN APPROVED.
2. ALL CORNERS MARKED/NOTED AS SHOWN.
3. NO RECOVERABLE SURVEY INFORMATION LOCATED WITHIN LAW FEET OF SURVEY PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OWNERS OR BY FIELD LOCATION. UTILITY LOCATIONS ARE SHOWN FOR INFORMATION AND SHOULD BE VERIFIED BY ACTUAL LOCATIONS. THE LOCATION OF ANY UTILITY SHOULD BE PROVIDED FROM THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT, A PLAT, A SURVEY, P.L. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY AFFECT THIS SURVEY OR THE PROPERTY OF OWNERS ARE SHOWN.
6. ELEVATION BASED ON U.S. MEAN SEA LEVEL. ELEVATION = 84.26 FEET. SHOWN AS 84.26 FEET. UNLESS OTHERWISE NOTED.
7. BROWN LINES INDICATE PROPERTY LINES NOT RECORDED.
8. PROFESSIONAL ROAD IS SHOWN AS A "TYPICAL THROUGH HIGHWAY" ON THE "PROVIDENCE ROAD" MAP. THIS MAP IS NOT A PLAN FOR CONSTRUCTION. THE LOCATION OF ANY UTILITY SHOULD BE VERIFIED BY ACTUAL LOCATIONS. THE LOCATION OF ANY UTILITY SHOULD BE PROVIDED FROM THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
9. THE APPROXIMATE LOCATION OF ANY UTILITY SHOULD BE PROVIDED FROM THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION. ONLY THE UNDERGROUND UTILITY SHOULD BE PROVIDED FROM THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.

ZONING:

GENERAL ZONING AS PER ZONING ORDINANCE: RESIDENTIAL SINGLE-FAMILY (RS-1)

NOTE: NO ZONING VIOLATION OR ZONING VIOLATION LITIGATION HAS BEEN PROVIDED TO THE SURVEYOR. OWNERS SHOULD VERIFY ZONING, APPLICABLE ZONING TO DEVELOPMENT OF SITE.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG METRO GOVERNMENT AT 774-756-2565.

OPS CERTIFICATION:

AUSTIN L. CHAMBERS, CHIEF OF FIELD OPERATIONS, HAS REVIEWED THIS SURVEY AND HAS DETERMINED THAT THE SURVEYOR HAS COMPLIED WITH ALL APPLICABLE RULES AND REGULATIONS AND THAT THE SURVEYOR HAS COMPLIED WITH ALL APPLICABLE RULES AND REGULATIONS AND THAT THE SURVEYOR HAS COMPLIED WITH ALL APPLICABLE RULES AND REGULATIONS.

REVISIONS		BOUNDARY SURVEY PREPARED FOR:	
REV	DATE	PROFFITT DIXON	
BS	CM	CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC	
		DEED REFERENCE: AS SHOWN	
		TAX PARCEL # 211-011-01, 211-011-02, 211-011-03, 211-011-04, 211-011-05, 211-011-06, 211-011-07, 211-011-08, 211-011-09, 211-011-10, 211-011-11	
		R.B. PHARR & ASSOCIATES, P.A.	
		SURVEYING & MAPPING	
		LICENSURE NO. 01485	
		TEL: (704) 375-1886	
		SCALE: 1" = 60'	
		DATE: SEPTEMBER 24, 2018	
		FILE NO. W-2631	
		JOB NO. 26322	
		DRAWN BY: [Name]	
		CHECKED BY: [Name]	
		DATE: [Date]	

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL EMERGENCY ADMINISTRATION, UNITED STATES OF AMERICA.

CONTRACT # 2018-09-45000 (CONC. AC. X SHAWD & X LINDHOLM)

THIS IS TO CERTIFY THAT ON THIS DATE, [Date], THAT AN ORIGINAL SURVEY WAS MADE UNDER THE SUPERVISION OF THE SURVEYOR AND THAT THE SURVEYOR HAS COMPLIED WITH ALL APPLICABLE RULES AND REGULATIONS AND THAT THE SURVEYOR HAS COMPLIED WITH ALL APPLICABLE RULES AND REGULATIONS AND THAT THE SURVEYOR HAS COMPLIED WITH ALL APPLICABLE RULES AND REGULATIONS.



HATCH LEGEND:

[Hatched Pattern]	AREA FLOODING
[Dotted Pattern]	CONTRACTOR'S ENCROACHMENT AREA
[Solid Black]	AREA FLOODING PERMITS
[Diagonal Lines]	PERMITS CONSIDERING FLOOD PERMITS



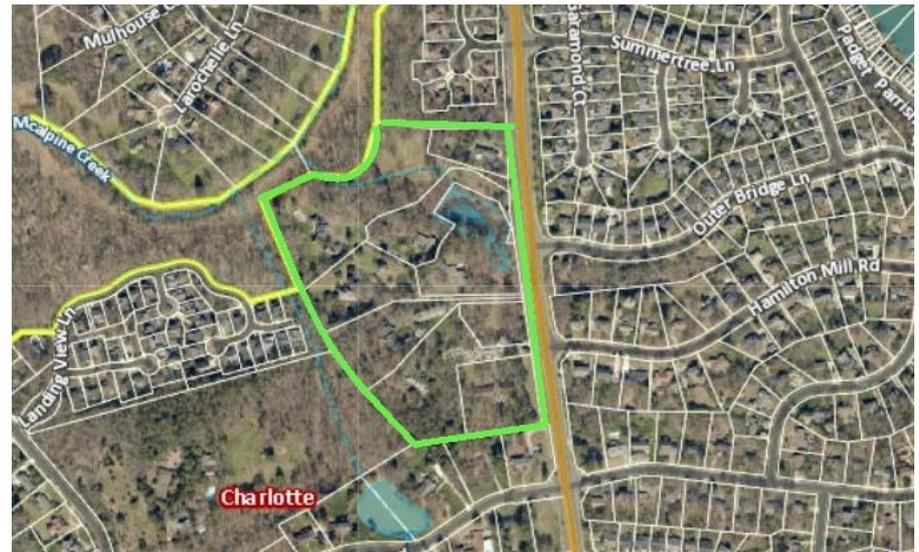


Considerations



DEVELOPMENT CONSIDERATIONS

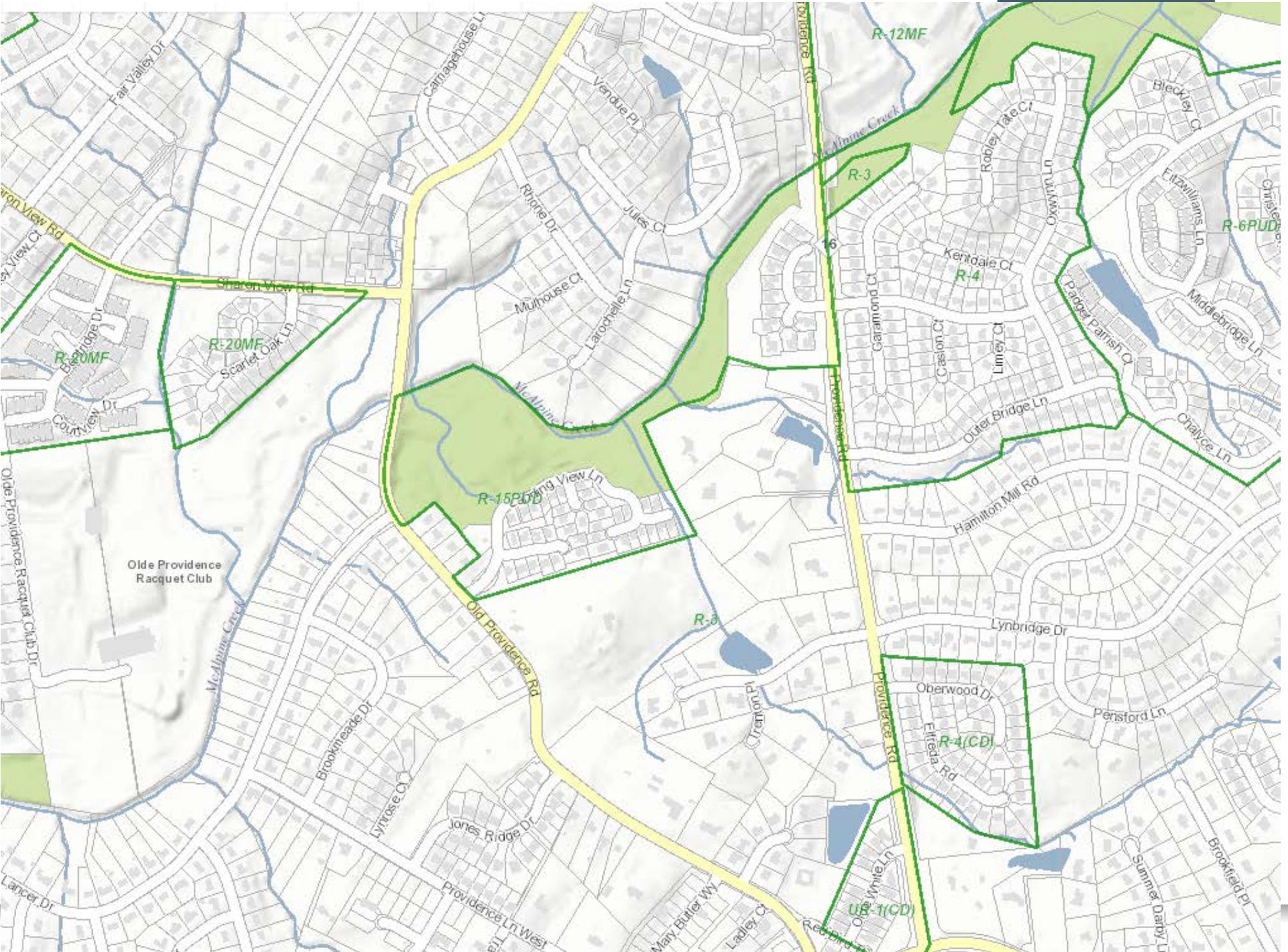
- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Community Concerns
- Market Realities





Current Zoning







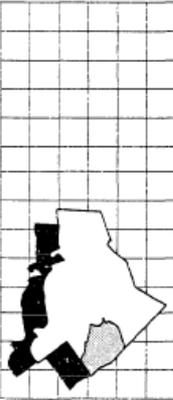
Adopted Land Use Plans



\$5.00

South

District Plan



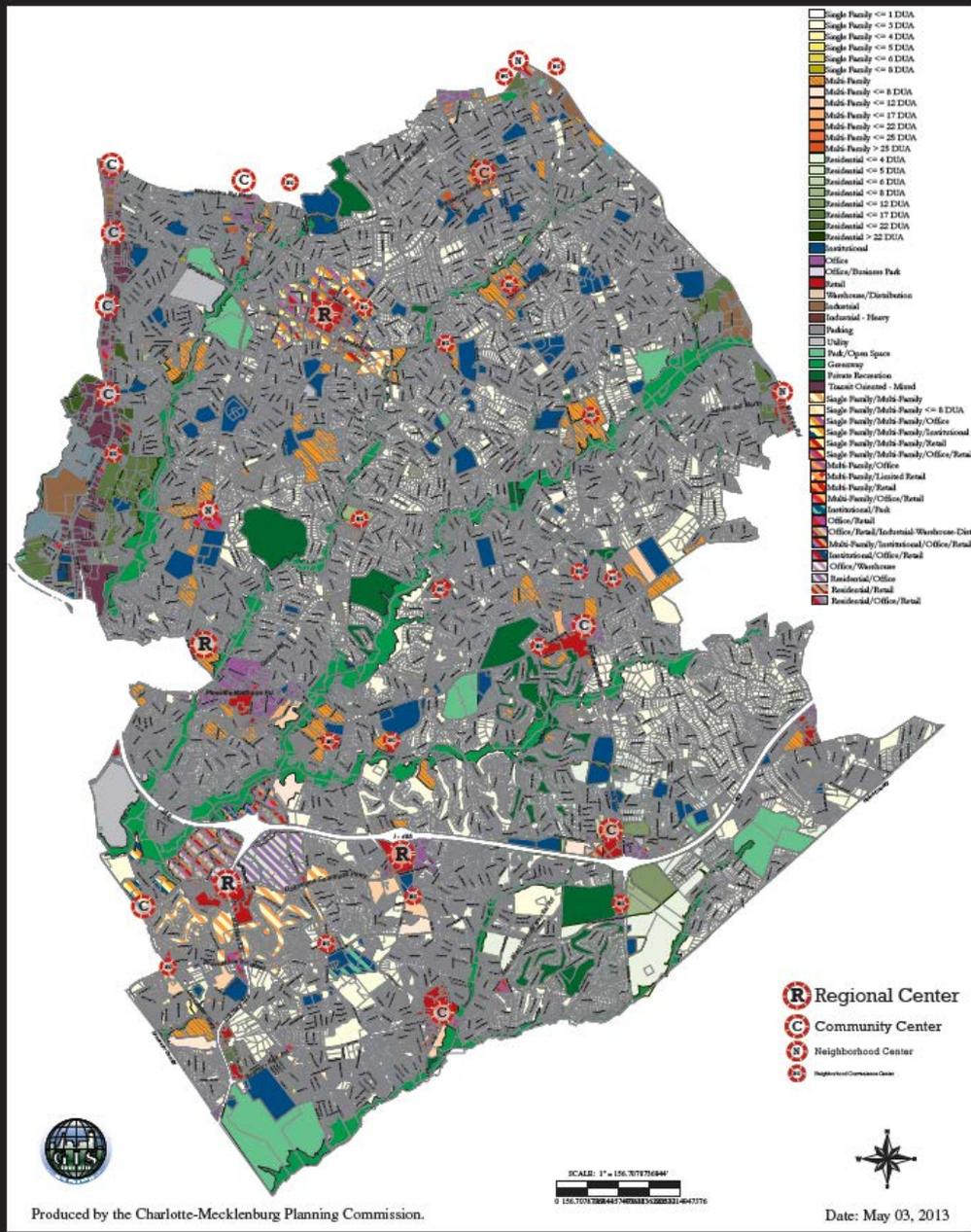
Approved by Charlotte-Mecklenburg Planning Commission June 1, 1992

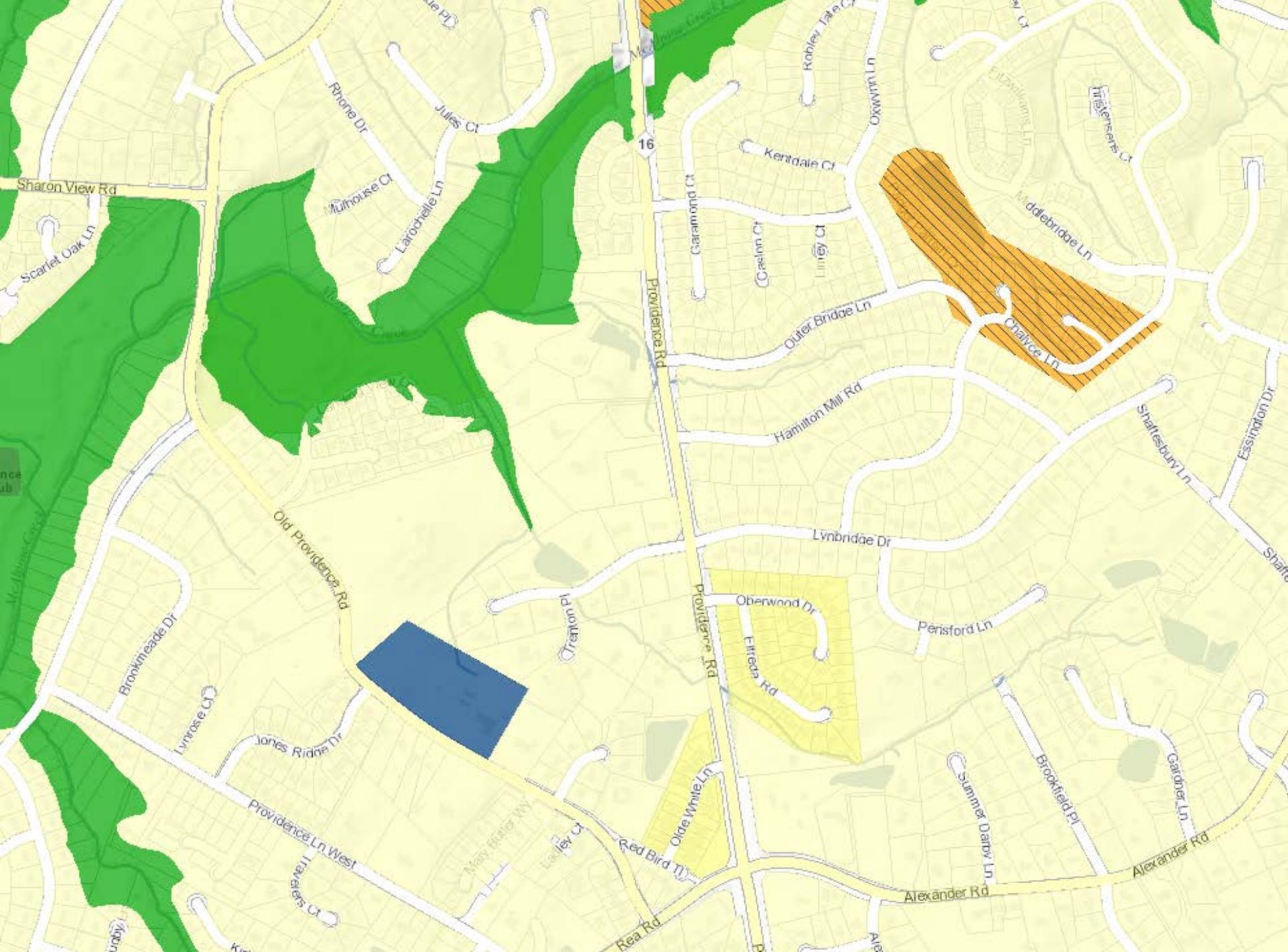
Amended by Charlotte-Mecklenburg Planning Commission July 28, 1992 and September 3, 1992

Adopted by Mecklenburg Board of County Commissioners July 12, 1993

Adopted by Charlotte City Council November 8, 1993

South District Adopted Future Land Use







General Development Policies



Density = Dwelling Units Per Acre
Total Units/Total Acreage= Density

Subject Property is Approximately 20 acres

3 DUA = 60 Homes

6 DUA = 120 Homes

8 DUA = 160 Homes

GDP Assessment Summary for 21101106

Total Score: 11

Potential Density: up to 8 dua

jkinley@1/3/2017

Assessment Criteria	> 4 up to 6 dua	> 6 up to 8 dua	> 8 up to 12 dua	> 12 up to 17 dua	Over 17 dua
Meeting with Staff Yes = 1; No = 0		1			
Sewer and Water Availability CMUD = 2; Private* = 1; No = 0		2			
Land Use Accessibility High = 3; Medium = 2; Low = 1		1			
Connectivity Analysis High = 5; Medium High = 4 Medium = 3; Medium Low = 2; Low = 1		3			
Road Network Evaluation** Yes = 1; No = 0		0			
Design Guidelines Yes = 1; No = 0		4			
Other Opportunities or Constraints Comment (no points)					
Minimum Points Needed	10	11	12	13	14

Land Use Components			Connectivity Components	
1/4 mile	1/2 mile	Complementary Land Uses	Roadway Points	120
No	No	Public or Private Schools (200 student min.)	Transit Points	200
Yes	Yes	Public or Private Recreation Center or Park	Sidewalk Points	27
No	No	Retail	Bikeway Points	94
0	24	Employment Concentration	Total Connectivity Points 441	
No	No	Hospitals, Medical and/or Dental Facilities		
No	Yes	Places of Worship		
No	No	Postal Facility		
No	No	Public Library		
<ul style="list-style-type: none"> High = at least 2 complementary land uses within ¼ mile and at least 3 additional complementary land uses within ½ mile Medium = 3 complementary land uses within ½ mile Low = 1 complementary land use within ½ mile 			<ul style="list-style-type: none"> High = at least 600 points Medium-High = 500 to 599 pts Medium = 400 to 499 pts Medium-Low = 300 to 399 pts Low = less than 300 pts 	

Other Opportunities	
Comments:	
Adopted Land Use Info:	This site falls within the South District Plan. The adopted future land is SF3(Single Family <= 3 DUA)
All Parcel IDs:	21101106,21101109,21101108,21101101,21101105,21101107,21101110,21101111

* A private sewer system may be considered if the State has previously permitted the system, it has capacity to serve the proposed development, and it is built to CMUD standards. (If the private sewer lines are offered for donation to CMUD, the site may receive 2 points for this criteria.)



Options without a Rezoning





CHARLOTTE.

**ENGINEERING & PROPERTY
MANAGEMENT**

City of Charlotte Tree Ordinance

Single Family Tree Save Briefing

May 25, 2016



Incentives to Increase Tree Save

- In 2002, incentives were incorporated into tree save requirements for single family development to encourage developers to preserve more than the minimum 10% tree save:
- Density Bonus
 - Allows for additional houses
- Reduced lot size



Incentive Based
INCLUSIONARY HOUSING

Incentive-Based Inclusionary Housing

1. Creates new tools to incentivize private sector development of affordable housing
2. Disperses affordable housing within the community
3. Encourages a range of housing types and income levels
4. Increases opportunities for people to age in place



Single Family - Program Criteria

Participation – Voluntary, not required

Applicability – Census block groups that are at or above the median home value according to 5 year estimates from the American Community Survey (currently \$153,000)

Density Bonus – up to 3 DUA above base density in R-3, R-4, R-5 & R-6 zoning districts

Set-Aside – 50% of additional units affordable, not to exceed 25% of development

Income Target – at or below 80% AMI, currently \$54,800

Other Incentives – reduced lot sizes and mix of housing types up to a quadraplex

Period of Affordability – “Right of First Refusal” on resale for 15 years or defer to the respective program guidelines if public financing involved

Development Comparison



R-3 Subdivision

Total Units – 28

Overall Density – 3 DUA

Open Space – 10%



R-3 Density Bonus

Total Units – 50 (*56 allowed*)

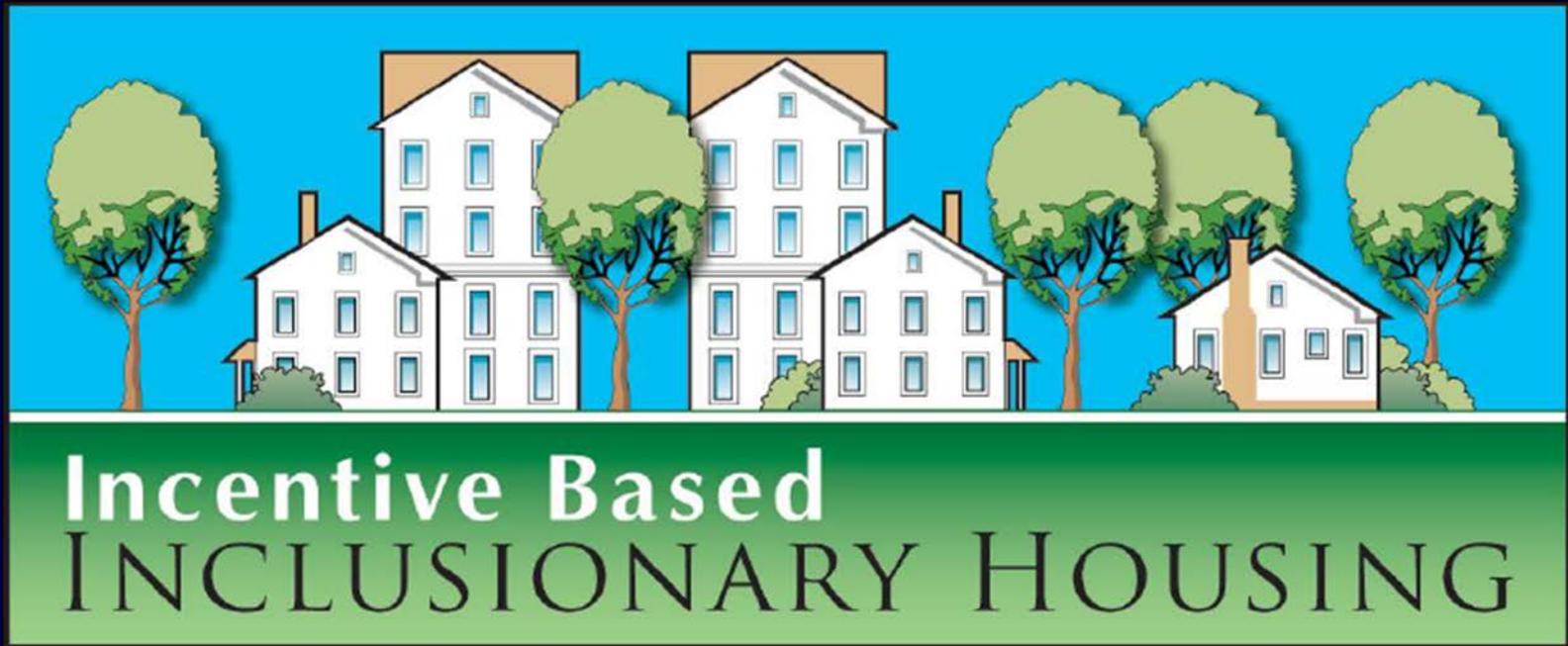
Open Space – 10%

Overall Density Achieved – 5.3 DUA

Bonus Units – 11 SF & 11 Mixed

Affordable Units Required – 11





20 acres X 3 DUA = 60

20 acres X 6 DUA = 120



Rezoning Considerations



PETITIONER/OWNER CONSIDERATIONS

- Expensive
- Time Consuming
- Uncertainty
- Stressful
- Can Result in Better/More Profitable Plan

COMMUNITY CONSIDERATIONS

- Expensive
- Time Consuming
- Uncertainty
- Stressful
- Can Result in Better Plan
- Have a seat at the table

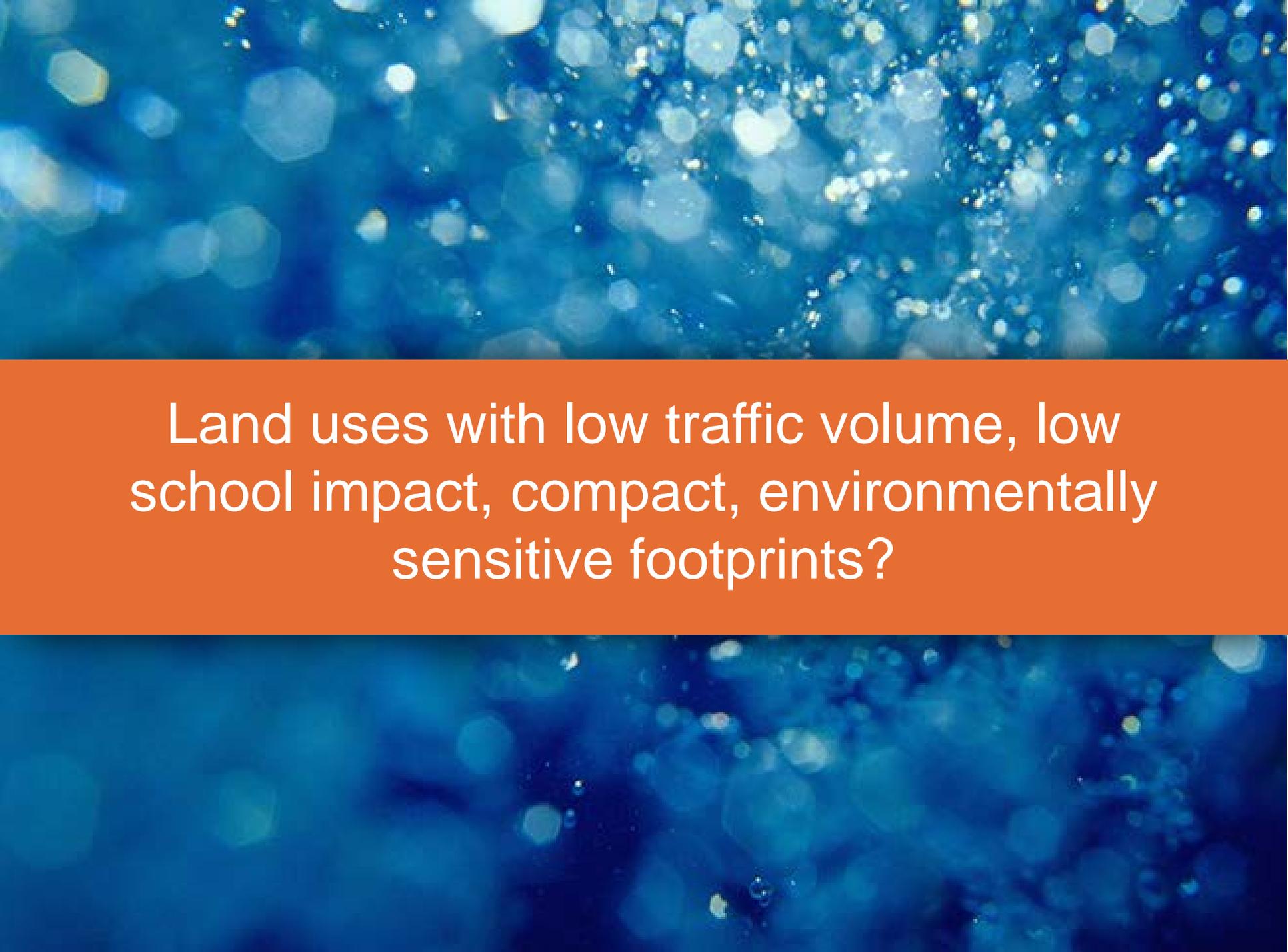


Feedback from Two Outreach Meetings



FEEDBACK...

- Don't want high density, concentrate density in center of Site
- Traffic; Signal on Providence Road
- Preserve Greenspace
- Provide Buffer to Existing Single-Family Homes
- Encourage connection to greenway, as amenity
- Concerns over visibility, grade difference from elevated site
- Stormwater/Flooding Issues



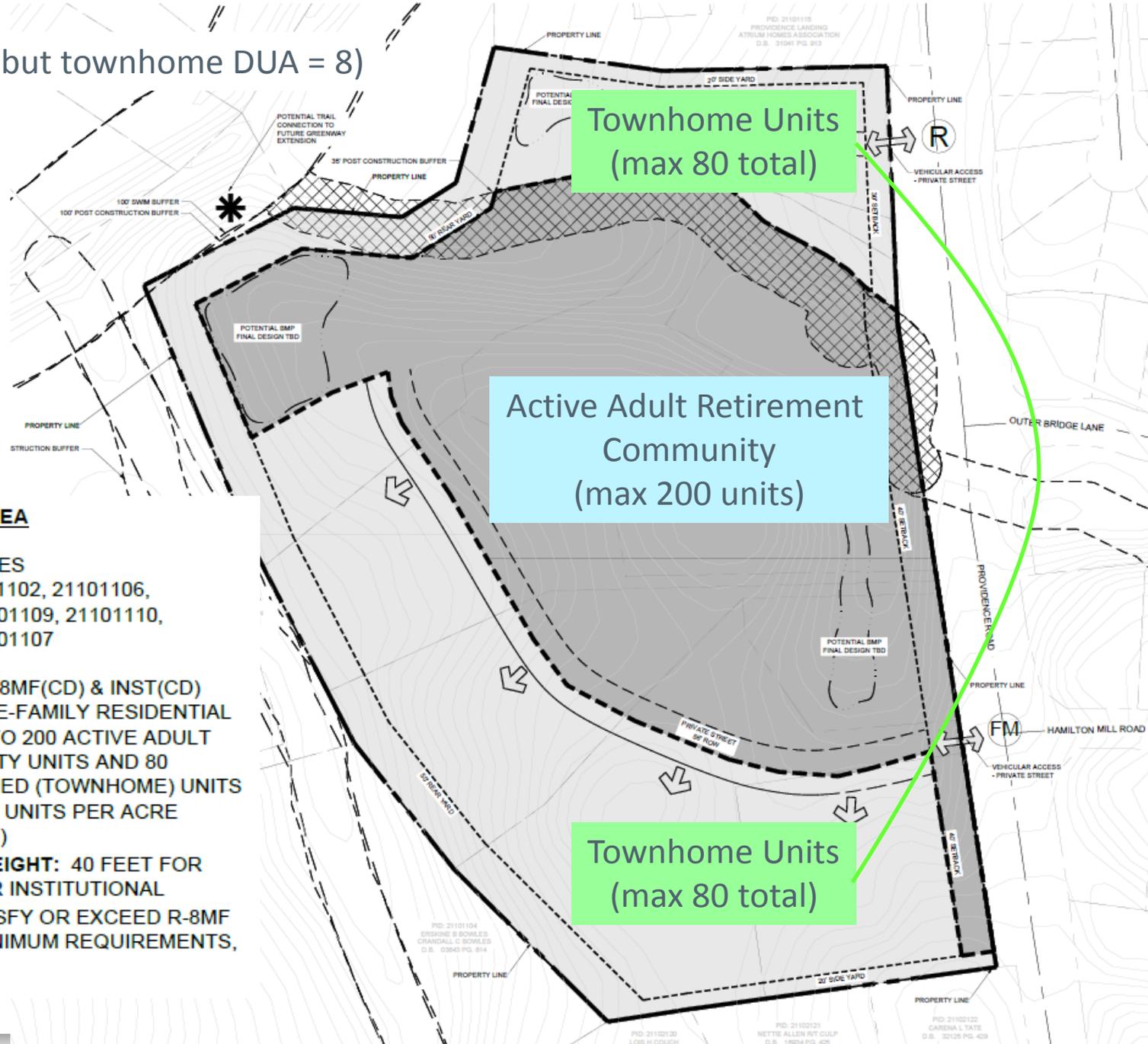
Land uses with low traffic volume, low school impact, compact, environmentally sensitive footprints?



Proposed Redevelopment



DUA: 13.5 total (but townhome DUA = 8)



SITE DEVELOPMENT AREA

- ACREAGE: +/- 20.5 ACRES
- TAX PARCEL #S: 21101102, 21101106, 21101111, 21101108, 21101109, 21101110, 21101105, 21101101, 21101107
- EXISTING ZONING: R-3
- PROPOSED ZONING: R-8MF(CD) & INST(CD)
- EXISTING USES: SINGLE-FAMILY RESIDENTIAL
- PROPOSED USES: UP TO 200 ACTIVE ADULT RETIREMENT COMMUNITY UNITS AND 80 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS
- DENSITY: 8 DWELLING UNITS PER ACRE (DUA)(R-8MF)
- MAXIMUM BUILDING HEIGHT: 40 FEET FOR R-8MF AND 55 FEET FOR INSTITUTIONAL
- PARKING: SHALL SATISFY OR EXCEED R-8MF AND INSTITUTIONAL MINIMUM REQUIREMENTS, RESPECTIVELY







100' BUFFER ZONE



Density





Retirement
Communities
Calculated Differently
but would
be about 20 DUA

Max density of 8 DUA
Around perimeter of
site
Density concentrated in
center





Traffic Concerns



You are here: [Home](#) / [News](#) / Development continues on Providence Road, spurs more traffic concerns

Development continues on Providence Road, spurs more traffic concerns

JUNE 19, 2015 BY HANNAH CHRONIS

Conversations of de-annexation stir in south Charlotte

The unprecedented growth along Providence Road and the Interstate 485 intersection continues, and developer Crescent Communities is the latest looking to get in on the action.

But as a potential third mixed-use development is in the initial planning stages, residents of south Charlotte and northwestern of Union County are expressing concern regarding the effects of the large-scale developments.

Developer Lincoln Harris's request to rezone the former Charlotte Golf Links property at the intersection of Ardrey Kell and Providence roads was approved at the end of April, which will allow a transformation of the site into a mixed-use development spanning 188 acres, to be known as Rea Farms, and will include a kindergarten-through-eighth-grade STEAM (science, technology, engineering, arts, math) magnet school, slated for completion by 2020.

Rea Farms will join the 90-acre Waverly project, already under construction at the intersection of Ardrey Kell and Providence roads.



UCW file photo

Commercial Real Estate

Proposed s traffic imp

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IN THIS ARTICLE

Bank of America
Company

Collin Brown
Person

Commercial Real Estate
Industry

2 more

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	8 Dwellings	80	Tax Record
Entitlement with Current Zoning	Single Family (19.93 acres of R-3)	61 Dwellings	670	General Guidance from Planning
Entitlement with Current Zoning (+Affordable Housing Density Bonus)	Single Family (19.93 acres of R-6)	119 Dwellings	1,221	Assumed General Guidance from Planning
Entitlement Based on GDP Assessment	Single Family (19.93 acres of R-8)	159 Dwellings	1,593	GDP Assessment Summary Provided by Staff on 01-03-2017
Proposed Zoning by Applicant	Senior Apartments Townhomes	200 Dwellings 80 Dwellings	1,213	Site Plan 11-20-2018

**The project proposed by Applicant will generate 380 fewer vehicle trips per day compared to the density supported by the GDP Assessment Summary issued by City Staff on January 3, 2017*

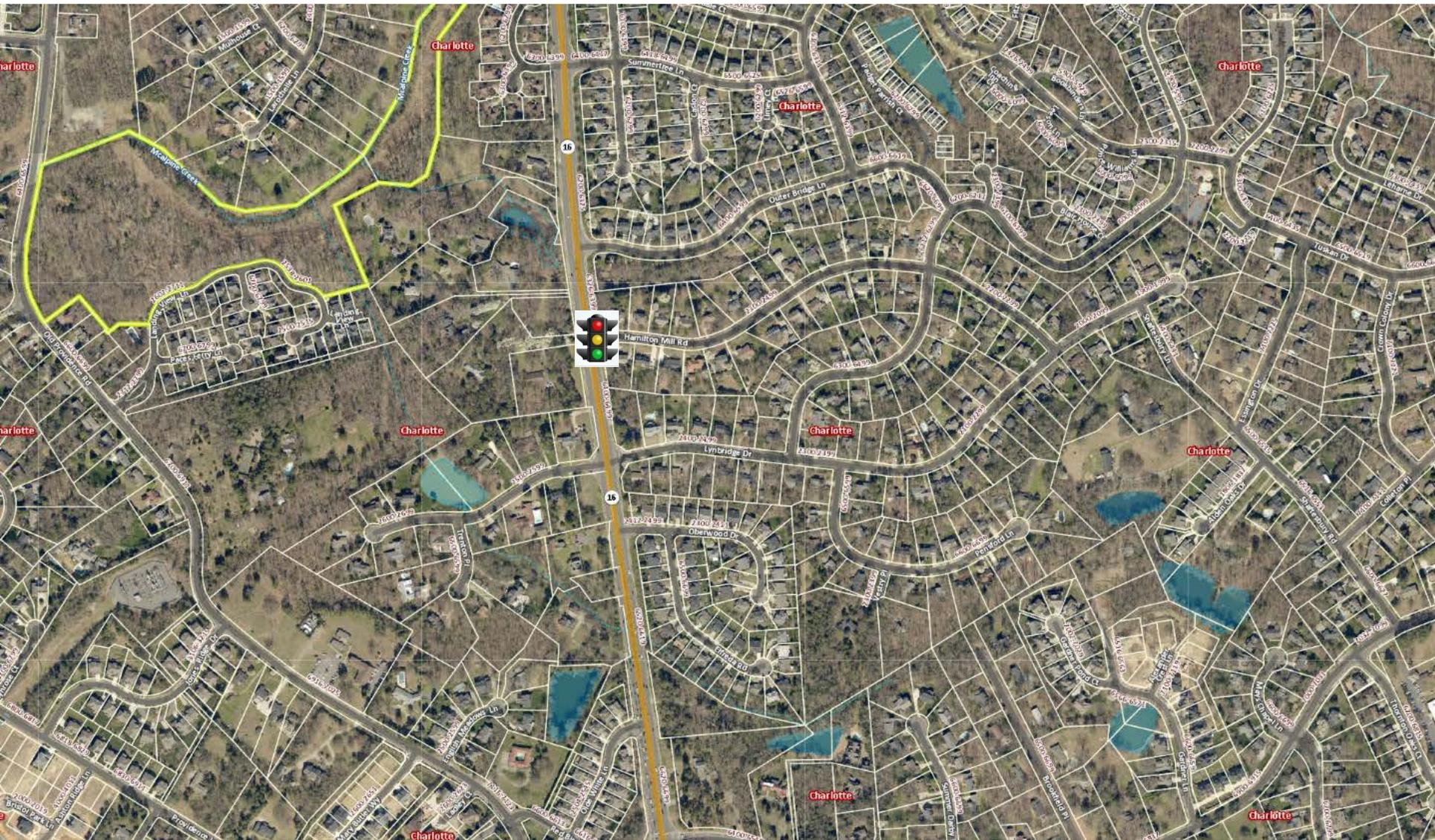
Project creates 8 **LESS** trips than a potential by-right development could be projected to create (if affordable housing bonus is applied)



Traffic Signal on Providence Road









Buffers/Greenspace Preservation & Visibility









**Propose
North and
South
Buffers at 37.5
feet
plus fence or
wall**



Greenway Connection



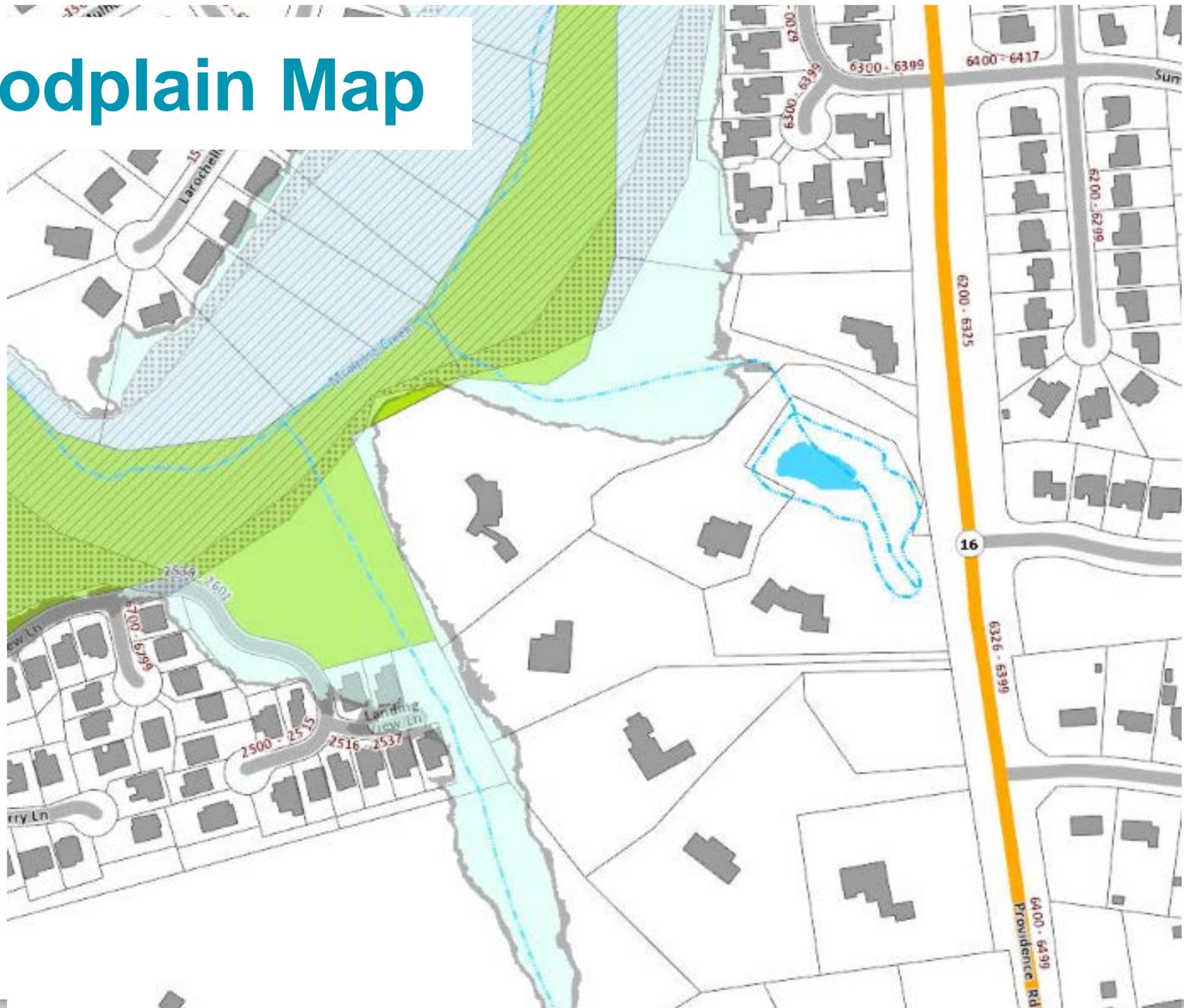






Stormwater Concerns

Floodplain Map



Example of City Review Memo



Charlotte Storm Water
600 East Fourth Street
Charlotte, N C 28202-2844
OFFC: 704 . 336 . RAIN
FAX: 704 . 336 . 6586

Rezoning Petition Review

Recommendations

Concerning Storm Water:

Flooding and surface water quality impacts associated with impervious surfaces on this site are being addressed through compliance with the Post-Construction Stormwater Ordinance. Compliance may include installing devices that hold and slowly release runoff over time to reduce flooding potential, devices that filter pollutants from runoff before release to streams, preservation of vegetated stream buffer zones, preservation of upland trees and forested areas, or paying a mitigation fee in-lieu-of onsite stormwater control devices. Compliance with the Post-Construction Stormwater Ordinance addresses concerns related to flooding and surface water impacts and therefore staff has no further comments.



School Impact



Petition No: 2016-120

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: up to 597 multi-family units for sale to R-17MF (CD) 5-year Vested Rights & NS 5-year Vested Rights

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.1845

This development may add 110 students to the schools in this area.

The following data is as of 20th Day of the 2

Schools Affected	Total Classroom Teachers	Buildi Classroom Teach Statio
BEREWICK ELEMENTARY	42	39
KENNEDY MIDDLE	51	45
OLYMPIC HIGH	147	90

INCREMENTAL IMPACT OF THE ZONING

Number of housing units allowed under cu
The conventional R-3 zoning allows all detached dwellings, and duplex units are al

Number of students potentially generated u
62 high)

The development allowed under the existir
allowed under the proposed zoning may
number of students generated from existin

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

INCREMENTAL IMPACT OF THE ZONING CHANGE

Number of housing units allowed under current zoning: approximately 381.68 single-family dwellings. The conventional R-3 zoning allows all uses permitted in the district, which includes single-family detached dwellings, and duplex units are allowed by right on a corner lot.

Number of students potentially generated under current zoning: 226 students (115 elementary, 49 middle, 62 high)

The development allowed under the existing zoning may generate 226 student(s), while the development allowed under the proposed zoning may produce 110 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

The image features a blue bokeh background with a central orange banner. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, ethereal effect. The orange banner is a solid, vibrant color that spans the width of the image, providing a clear contrast for the white text.

Conceptual Images (for discussion only)



6408 PROVIDENCE ROAD • SITE PLAN
PN 1018227 | 01.10.2019 | PROFFITT DIXON

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LandDesign



100' WIDE EASEMENT
FOR UTILITY LINES

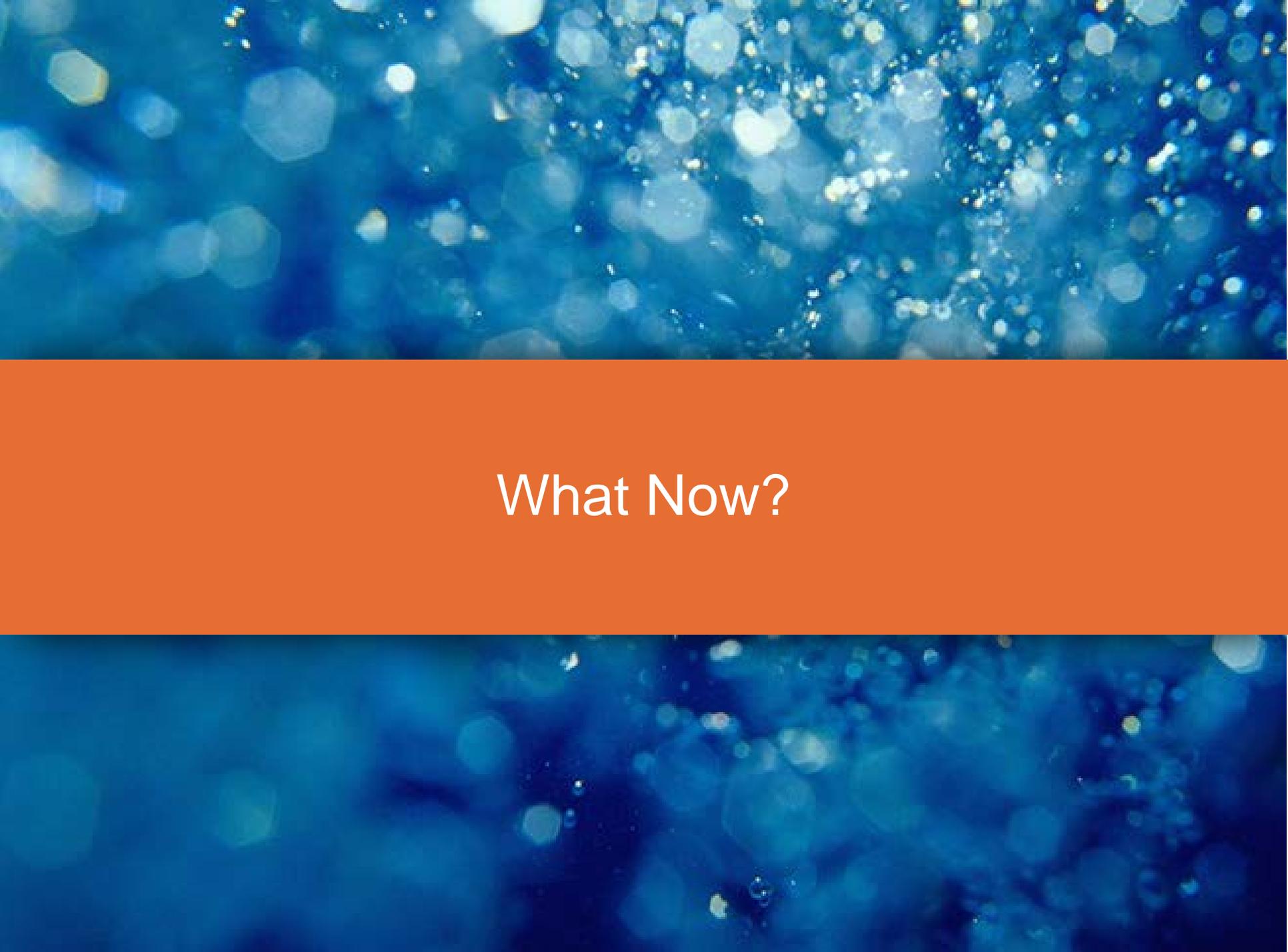








100' BUFFER ZONE

The image features a blue bokeh background with a central orange band. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, ethereal effect. The orange band is a solid, horizontal strip that spans the width of the image, providing a high-contrast background for the text.

What Now?

Here with the protection your car deserves.



[Get a Quote ▶](#)

Joe Fisher Insurance Agency Inc
Joseph C Fisher, Agent
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PITTSBURGH JAN. 11-13

BUY TICKETS

'Might as well be in New York City': Neighbors worry about new development on Providence Road

By: Mark Barber

Updated: Jan 9, 2019 - 5:25 PM

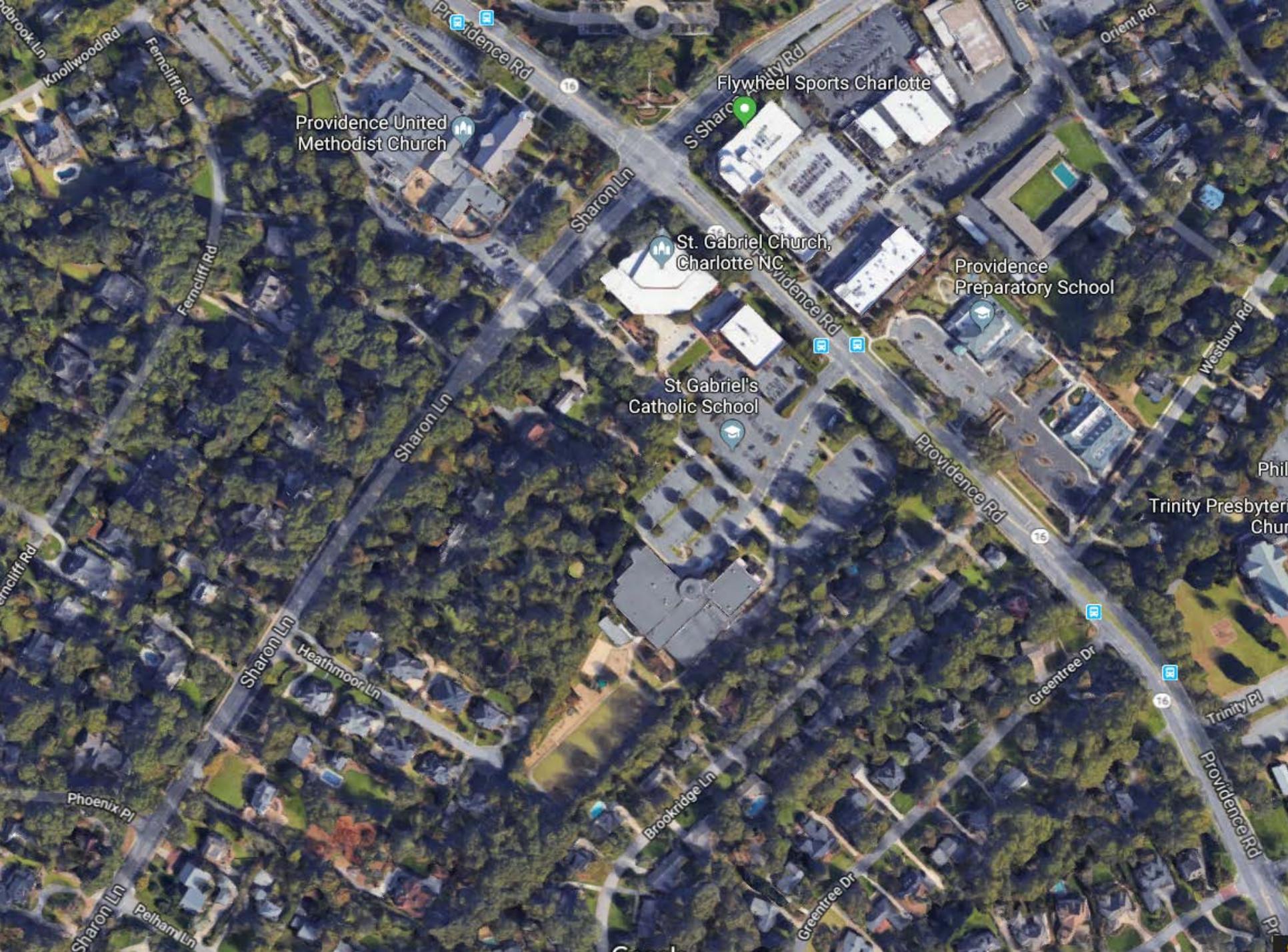






Not if, but How the Property
Will be Developed





Providence United Methodist Church

Flywheel Sports Charlotte

St. Gabriel Church, Charlotte NC

Providence Preparatory School

St Gabriel's Catholic School

Trinity Presbyterian Church

Sharon Ln

Heathmoor Ln

Brookridge Ln

Greentree Dr

Trinity Pl

Providence Rd

Phoenix Pl

Pelham Ln

Greentree Dr

SHARON LANE
60' PUBLIC R/W
(M.B. 27, PG. 941)



Sharon Lane Sidewalk
Proposed

This Plan is A Preliminary Design. NOT Released For Construction.



REVISIONS:	No.	Date	By	Description
	1	03/4/16	MDL	TO ADDRESS PETITIONER & STAFF COMMENTS
	2	4/15/16	LHC	REVISIONS PER STAFF COMMENTS
	3	10/5/16	MDL	SITE REDESIGN
	4	12/22/16	MDL	SITE REDESIGN
	5	1/22/17	DRW	ADDED PHASE LINE, OFF-SITE SIDEWALK INFO
	6	3/22/17	MDL	ADDED PHASE LINE, OFF-SITE SIDEWALK INFO
	7	3/24/17	KKF	SITE REDESIGN

Neighbors rejoice after Sharon Lane rezoning shot down

By: [Jenyne Donaldson, FOX 46 Charlotte, FOX 46 Web Staff](#)



POSTED: MAR 28 2017 05:22PM EDT

VIDEO POSTED: MAR 28 2017 06:34PM EDT

UPDATED: MAR 28 2017 06:35PM EDT

CHARLOTTE, NC (FOX 46) - Just one day after people living in one Charlotte neighborhood won a battle against a developer, FOX 46 Charlotte is learning what could happen to the property. The proposed development along Sharon Lane has been a hot topic for months.

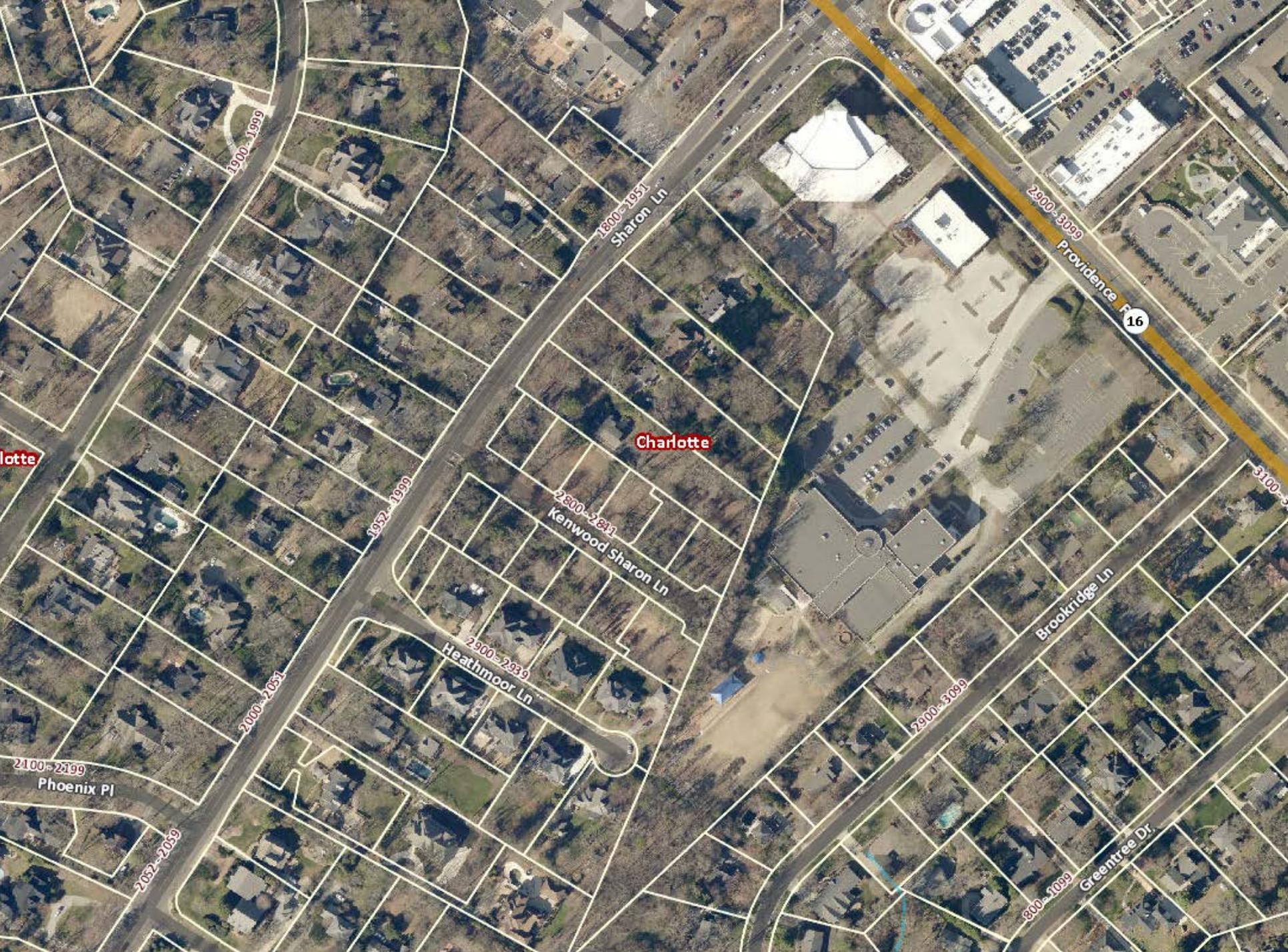
The community has been battling back and forth about this plan for a year. Now that council has decided against the rezoning some people said they're just glad it's over.

Charlotte City Council voted against the plan that would have replaced a stretch of Sharon Lane with 24 condos with \$1.3 million each.

Ad Content

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1900-1999

1800-1951
Sharon Ln

2900-3099
Providence Rd 16

Charlotte

Charlotte

1952-1999

2800-2831
Kenwood Sharon Ln

2900-2939
Heathmoor Ln

2000-2051

2100-2199
Phoenix Pl

2092-2099

2900-3099

Brookridge Ln

3000-3099
Greentree Dr

3100-3199



NATIONAL

NO ENTRY

Stacks of concrete blocks and pipes.

2830
Kenwood
Sharon



SHARON LANE
60' PUBLIC R/W
(M.B. 27, PG. 941)



Sharon Lane Sidewalk
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Discussion





Rezoning Timeline



“BEST CASE” SCENARIO TIMELINE

Application Deadline (4th Mon except holidays) – Nov. 26, 2018	1st full review complete, comments sent to petitioner	Petitioner/ staff comment review meetings	Petitioner's community meeting held by this date (include report in your next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, comments sent to petitioner	Submittal deadline requesting next PH (5 weeks prior to PH)	Determination on cases cleared for next PH (11 days after submittal)	1st Legal ad submittal date (last day to defer prior to advertising)	Public Hearing (3rd Mon except holidays)	Submittal deadline for revised site plans for Z.C. (1 week after hearing)	Zoning Committee Meeting (15 days after PH, always a Tue, except holidays)	City Council Decision (3rd Mon except holidays)
One Full Review Cycle	1/2/19	Jan 3 - Jan 9	1/11/19	NA	NA	NA	NA	1/14/19	1/25/19	1/29/2019 (TBD)	2/18/19	2/25/19	3/5/19	3/18/19
Two Full Review Cycles	1/2/19	Jan 3 - Jan 9	1/11/19	1/14/19	1/28/19	NA	NA	2/11/19	2/22/19	2/26/19 (TBD)	3/18/19	3/25/19	4/2/19	4/15/19
Three Full Review Cycles	1/2/19	Jan 3 - Jan 9	1/11/19	1/14/19	1/28/19	2/11/19	2/25/19	3/11/19	3/22/19	3/26/19 (TBD)	4/15/19	4/22/19	4/30/19	5/20/19

- Nov 21st Filed Preliminary Application
(contractual deadline)
- Jan 8, 2019 Official Community Meeting
- Feb 2019 Earliest Public Hearing
- March 2019 Earliest Decision



K&L GATES