

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: EBA Investments, LLC

Rezoning Petition No. 2018-151

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 20, 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 Monday, January 7th at 6:00 p.m. at the Holiday Inn Express & Suites, 6020 University Pointe Boulevard, Charlotte, NC 28262.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented by Greg Wattson as well as by Petitioner's agents Nate Doolittle and Richard Petersheim of LandDesign, Randy Goddard with Design Resource Group, and Collin Brown and Brittany Lins with K&L Gates. Representatives of University City Partners and Mecklenburg County Library System were 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 acres of land located on the east side of J.W. Clay Boulevard, north of West W.T. Harris Boulevard. Mr. Brown 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 CC for commercial center, which typically accommodates large shopping center developments. The University City Area Plan (adopted by City Council in 2015), recommends mixed-use for the site, including residential, office and retail uses. Mr. Richard Petersheim explained the contents of the University City Partners Stakeholder Study and expressed that the Petitioner's design is meeting many of the goals of that study, which proposes residential, lodging and civic-related districts for the site and

recommended an emphasis on walkability. A representative of University City Partners discussed the funding status for several transportation improvements in the University area, including the J.W. Clay Streetscape Project. The Petitioner's team is working in close coordination with University City Partners to ensure that the proposed project meets the vision for the area.

Mr. Brown explained that the Petitioner is seeking the MUDD-O (mixed use development district - optional) zoning district to accommodate the development of a live-work-shop-play area with significant attention to the lake and pedestrian trail/greenspace experience. The Petitioner is seeking a significant reduction of retail entitlements compared to what the current zoning would allow.

Mr. Greg Wattson discussed the existing conditions at the site and explained that the future of retail is changing. He explained the Petitioner's goal is to create meaningful density and activated public open space in a currently failing retail center. Many of the current retail tenants will have an opportunity to relocate across J.W. Clay to another retail development owned by the Petitioner. Mr. Wattson showed a conceptual schematic plan and explained that the project would be implemented in phases. The first phase of development would likely be an urban garden-style apartment complex with surface parking. Subsequent phases would include office and a potential hotel development with boutique retail components on the ground floor. As the development evolves, a wrapped parking deck would be appropriate along with an additional multi-family residential development. The Petitioner's team also hopes to work with Mecklenburg County Libraries to relocate a library into the development. Importantly, the Petitioner's team is focused on activating the lake and desires to create a special place for public enjoyment and walkability around the lake using a proposed 12-foot multi-use path and several pocket park areas.

One attendee commented that they did not like the location of the proposed parking area adjacent to the lakeside trail and was concerned with the view from the condos on the other side of the lake. The Petitioner's team said that parking could be screened with landscaping and that they would continue to evaluate alternative placements. Several other attendees echoed the desire for activity around the lake rather than automobile parking.

In response to questions related to parking, the Petitioner's team responded that there would likely be opportunities to reduce the number of parking spaces due to shared parking between the office uses during weekday hours and residential and restaurant/retail uses in the evenings and on weekends.

Several attendees commented on the dark and unsafe current conditions around the lake at the property's location since the current development's "back-of-house" dumpsters and unlit loading docks are adjacent to the lake and walkway. These attendees supported the Petitioner's plan to reactivate the lake.

An attendee asked whether the police department would be expanded in response to this development or if the property owners would provide their own security. The Petitioner's agents responded that this is not part of the rezoning process but property management would likely include on-site security staff. Additionally, the Petitioner expects that the proposed redevelopment will create safer conditions due to the increased pedestrian activity and lighting around the lake.

One attendee expressed concern over the existing wildlife. The Petitioner's team said they will consider protection of wildlife during redevelopment activities.

In response to an attendee's question regarding the target residents and tenants for the site, the Petitioner's agents responded that the apartments would likely be geared towards professionals and would not be student housing. Office tenants could include corporate users that desire a creative image and lake-side experience. Retail tenants would likely be boutique regional vendors rather than national tenants.

One attendee prepared a list of questions that were distributed to the Petitioner's team in advance of the community meeting. The Petitioner's team responded to each question in the order they were received. Responses included a commitment to provide conceptual images as the development team moves further along in the process. The Petitioner emphasized that the team needs flexibility but could commit to architectural standards in the notes to reflect the intent of the project.

In response to a question about the proposed internal street being private instead of public, the Petitioner's team stated that the street would be built to public standards and would look and feel like a public street, explaining that the private nature will allow the development team to run private utilities across the street and to maintain elements of the street that the City would not want to maintain. The street would not have parking meters or private gates.

An attendee commented that they'd like to see the library on the lakefront side of the development with outdoor reading space. The Petitioner's team was in agreement with that vision.

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 14th day of January, 2019.

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

Exhibit A

Exhibit A
Page 1 of 1

2018-151	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-151	04720101A	NC LAND LLLP				270 W NEW ENGLAND AVE		WINTER PARK	FL	32789
2018-151	04720139	SAMS REAL ESTATE BUSINESS TRST			C/O WALMART PROPERTY TAX DEPT	PO BOX 8050	MS 0355	BENTONVILLE	AR	72712
2018-151	04720143	TACO BELL OF AMERICA INC	TAX UNIT #16848			PO BOX 35370		LOUISVILLE	KY	40232
2018-151	04720144	EBA BLISSFUL REAL ESTATE LLC				8333 DOUGLAS AVENUE STE 975		DALLAS	TX	75225
2018-151	04720145	EBA BLISSFUL REAL ESTATE LLC				8333 DOUGLAS AVENUE STE 975		DALLAS	TX	75225
2018-151	04720148	HOWELL FAMILY PROPERTIES LLC			C/O COLLETT & ASSOCIATES	PO BOX 36799		CHARLOTTE	NC	28236
2018-151	04725101	GUTHEIM	HENRIETTA	LEONARD	SUSSMAN	9041 J M KEYNES DR UNIT # 1		CHARLOTTE	NC	28262
2018-151	04725102	MARTCHEV	ZDRAVKO M	TANIA B	MARTCHEV	9041 JM KEYNES DR UNIT 2		CHARLOTTE	NC	28262
2018-151	04725103	TMB REALTY LLC				10002 NUESTRA DR		CHARLOTTE	NC	28214
2018-151	04725104	JOHNSON	TAMARA M			9041 J M KEYNES DR #4		CHARLOTTE	NC	28262
2018-151	04725105	SHERRILL	CHAD			9041 J M KEYNES DR UNIT 5		CHARLOTTE	NC	28262
2018-151	04725106	ROIJ LLC				3507 FRENCH WOODS RD		CHARLOTTE	NC	28269
2018-151	04725107	TMB REALTY LLC				10002 CASA NUESTRA DR		CHARLOTTE	NC	28214
2018-151	04725108	RABURN	WILLIAM X	CYNTHIA J	RABURN	1213 HARDWICKE PL		CONCORD	NC	28027
2018-151	04725109	WILLIAM R ROLLINS R/T		WILLIAM R	ROLLINS	18320 MANDRAIN POINT DR		CORNELIUS	NC	28031
2018-151	04725110	TMB REALTY LLC				10002 CASA NUESTRA DR		CHARLOTTE	NC	28214
2018-151	04725111	WEBER	ORION J			66 LAKE BYRD BV		AVON PARK	FL	33825
2018-151	04725112	PREVA REALTY LLC				1007 BALSAM TC		CHARLOTTE	NC	28214-1297
2018-151	04725113	VOYEK	KENNETH JOHN			9039 J M KEYNES DR UNIT 13		CHARLOTTE	NC	28262
2018-151	04725114	HUNDLEY	KIMBERLEY P			9039 J M KEYNES DR Unit 14		CHARLOTTE	NC	28262
2018-151	04725115	FU	ZAIQIU		USA GOLDWEB LLC	9039 JM KEYNES DR UNIT 15		CHARLOTTE	NC	28262
2018-151	04725116	LEE	OTHELLA			9039 J M KEYNES DR UNIT 16		CHARLOTTE	NC	28262
2018-151	04725117	HAWTHORNE	JEANETTE			9039 J M KEYNES DR UNIT 17		CHARLOTTE	NC	28262
2018-151	04725118	DERKOWSKI	DIANE			9039 J M KEYNES DR #18		CHARLOTTE	NC	28262
2018-151	04725119	BIZUB	RICHARD A	KENNETH J	BROWN	58 JACOBS CREEK DR		EWING	NJ	08628
2018-151	04725120	WATSON	STEVE	JANE	WATSON	9039 J M KEYNES DR #20		CHARLOTTE	NC	28262
2018-151	04725121	RAMADNEH	AMMAR			2637 SHENANDDAH AVE		CHARLOTTE	NC	28205
2018-151	04725122	MEGGISON	MARK D	ZHANNA K	MEGGISON	9037 -22 JIM KEYNES DR		CHARLOTTE	NC	28262
2018-151	04725123	GARDNER	SUSAN			9037 JM KEYNES DR #23		CHARLOTTE	NC	28262
2018-151	04725124	GUTHEIM	HENRIETTA			9037 J M KEYNES BLVD #29		CHARLOTTE	NC	28262
2018-151	04725125	HAAG	KAREN D	RICHARD P	HAAG	9037 J M KEYNES DR #25		CHARLOTTE	NC	28262
2018-151	04725126	AGRAWAL	PANKAJ	HARSHA	AGRAWAL	9037 J M KEYNES DR UNIT 26		CHARLOTTE	NC	28262
2018-151	04725127	BRINSON	GARY			9037 JM KEYNES DR 27		CHARLOTTE	NC	28262
2018-151	04725128	HEMPHILL	ALLISON LANE			9037 J M KEYNES DR UNIT 28		CHARLOTTE	NC	28262
2018-151	04725129	PREVA REALTY LLC				10002 CASA NUESTRA DR		CHARLOTTE	NC	28214
2018-151	04725130	GONZALEZ	FRANK R			10 TRAINOR PL		BROWNS MILLS	NJ	08015
2018-151	04725131	CALL ME FIRST LLC				2820 SELWYN AV, UNIT 550		CHARLOTTE	NC	28209
2018-151	04725132	SONI	MITESH	PRIYANKA	BOOCHA	9029 J M KEYNES DR UNIT 66		CHARLOTTE	NC	28262
2018-151	04725133	BOFENKAMP	LISA A			9035 J M KEYNES DR UNIT 33		CHARLOTTE	NC	28262
2018-151	04725134	CHERRY	JOSEPH TREVOR			1819 TARTAN CT		CHARLOTTE	NC	28212
2018-151	04725135	TREGLLA	FRANCO R			1101 LEIGH DR		CHARLOTTE	NC	28216
2018-151	04725136	POOVEY	TONY L	DEBORAH W	POOVEY	9035 JM KEYNES DR UNIT 36		CHARLOTTE	NC	28262
2018-151	04725137	HAMILTON	JULIE	SCOTT	HAMILTON	2423 GODSEY WOOD DR		CHARLOTTE	NC	28213
2018-151	04725138	WANTA	TAMMY			276 OSBORN ST		PHILADELPHIA	PA	19128
2018-151	04725139	CROSBY	STEVEN			9035 J M KEYNES DR UNIT 39		CHARLOTTE	NC	28262
2018-151	04725140	WILLIAMS	BRIAN A			9035 J M KEYNES DR #40		CHARLOTTE	NC	28262
2018-151	04725141	AUSTIN	VIRGINIA ROSE			9033 J M KEYNES DR UNIT 41		CHARLOTTE	NC	28262
2018-151	04725142	CHENG LIVING TRUST THE		ADA HWAI FUN TRUSTEE	CHENG	21901 FOXLAIR DR		GAITHERSBURG	MD	20882
2018-151	04725143	ATMORE PROPERTIES LLC				3576 DRAYCOTT AVE		CHARLOTTE	NC	28213
2018-151	04725144	COX	GREGORY A			9033 J M KEYNES DR #44		CHARLOTTE	NC	28262
2018-151	04725145	LONGO	KAREN A	AARON B	LONGO	9033 JM KEYNES DR UNIT 45		CHARLOTTE	NC	28262
2018-151	04725146	JOBS	JANET			9033 J M KEYNES DR UNIT 46		CHARLOTTE	NC	28262
2018-151	04725147	PATEL	HITESH R			9031 J M KEYNES DR UNIT 47		CHARLOTTE	NC	28262
2018-151	04725148	SHOOK	DEBBIE S			2801 GROSBEAK LN		CHARLOTTE	NC	28269
2018-151	04725149	MARK	JOHN W			1221 1ST AVE APT 233		SEATTLE	WA	98101
2018-151	04725150	RAJA	JAYARAMAN	MIRUNALINI	RAJA	9031 J M KEYNES DR #50		CHARLOTTE	NC	28262
2018-151	04725151	THE THIRD AMENDED & RESTATED REVOCABLE TRUST AGREEMENT				18320 MANDRIAN POINT DR		CORNELIUS	NC	28031
2018-151	04725152	HUGH HAVEN LLC				10116 FAIRLEA DR		CHARLOTTE	NC	28269
2018-151	04725153	JOHNSON	ROBERT E			9031 J M KEYNES DR 53		CHARLOTTE	NC	28213
2018-151	04725154	WILLIAM R ROLLINS R/T		WILLIAM R	ROLLINS	18320 MANDRAIN POINT DR		CORNELIUS	NC	28031
2018-151	04725155	WILLIAM R ROLLINS R/T		WILLIAM R	ROLLINS	18320 MANDRAIN PT		CORNELIUS	NC	28031
2018-151	04725156	APONTE	ANA	CHARLES H SR	APONTE	9031 J M KEYNES DRIVE # 56		Charlotte	NC	2826228202
2018-151	04725157	DU WALL	DANIEL F	SUSAN F	DU WALL	9031 J M KEYNES DR UNIT 59		CHARLOTTE	NC	28262
2018-151	04725158	FINKE	RICHARD A	ANN		106 CRAMER MTN WOODS		CRAMERTON	NC	28032
2018-151	04725159	HODGSON	ROSA			50 E. 79TH STREET		NEW YORK	NY	10021
2018-151	04725160	JETER	JAMES	CAROLYN	JETER	9029 J M KEYNES DR UNIT 60		CHARLOTTE	NC	28262
2018-151	04725161	OLESKY	DARIUS			9029 J M KEYNES DR UNIT 61		CHARLOTTE	NC	28262
2018-151	04725162	ISACKS	PAMELA J			9029 JM KEYNES DR # 62		CHARLOTTE	NC	28262
2018-151	04725163	SINGLETON	COURTNEY ANNE			9029 J M KEYNES DR UNIT 63		CHARLOTTE	NC	28262
2018-151	04725164	ANTONIOUS	MEKBIB			9029 J M KEYNES DR #64		CHARLOTTE	NC	28262
2018-151	04725165	WILLIAM R ROLLINS R/T		WILLIAM R	ROLLINS	18320 MANDRAIN POINT DR		CORNELIUS	NC	28031
2018-151	04725166	WAVE HILL PROPERTIES LLC				PO BOX 1285		DAVIDSON	NC	28036
2018-151	04725167	FRANK	JENNIFER	NICHOLAS	FRANK	232 MAIN ST UNIT 206		DELAFIELD	WI	53018
2018-151	04725201	UNIVERSITY PLACE OWNERS ASSOC			C/O CASTO	191 W NATIONWIDE BLVD	STE 200	COLUMBUS	OH	43215
2018-151	04725202	UNIVERSITY PLACE OWNERS ASSOC			C/O CASTO	191 W NATIONWIDE BLVD	STE 200	COLUMBUS	OH	43215
2018-151	04725204	EBA CRYSTAL REAL ESTATE LLC				8333 DOUGLAS AVE STE 975		DALLAS	TX	75225
2018-151	04725205	R & M PROPERTIES				164 WIND CHIME CT		RALEIGH	NC	27615
2018-151	04725206	MEHRIZI	AMIR			PO BOX 473452		CHARLOTTE	NC	28247
2018-151	04725208	UPH LAKESIDE L P			C/O HILTON AT UNIVERSITY PL	8629 J M KEYNES DR		CHARLOTTE	NC	28262
2018-151	04725209	LOGAN CAROLINA PLACE ASSOC LTD			C/O ROOMS TO GO TAX DEPT	PO BOX 56607		ATLANTA	GA	30343
2018-151	04725212	EBA CRYSTAL REAL ESTATE LLC				8333 DOUGLAS AVE STE 975		DALLAS	TX	75225
2018-151	04727401	ORIGIN-OUJ LLC			C/O ORIGIN CAPITAL PARTNERS	350 N. LASALLE ST STE 1000		CHICAGO	IL	60654
2018-151	04727402	CS SHOPPES AT UNIVERSITY PLACE			C/O CASTO LLC	250 CIVIC CENTER DR	SUITE 500	COLUMBUS	OH	43215
2018-151	04727403	CS SHOPPES AT UNIVERSITY PLACE			C/O CASTO LLC	250 CIVIC CENTER DR	SUITE 500	COLUMBUS	OH	43215
2018-151	04727404	CS SHOPPES AT UNIVERSITY PLACE			C/O CASTO LLC	250 CIVIC CENTER DR	SUITE 500	COLUMBUS	OH	43215
2018-151	04727405	CS SHOPPES AT UNIVERSITY PLACE			C/O CASTO LLC	250 CIVIC CENTER DR	SUITE 500	COLUMBUS	OH	43215
2018-151	04727406	CS SHOPPES AT UNIVERSITY PLACE			C/O CASTO LLC	250 CIVIC CENTER DR	SUITE 500	COLUMBUS	OH	43215
2018-151	04727407	CS SHOPPES AT UNIVERSITY PLACE			C/O CASTO LLC	250 CIVIC CENTER DR	SUITE 500	COLUMBUS	OH	43215
2018-151	04727409	CS SHOPPES AT UNIVERSITY PLACE			C/O CASTO LLC	250 CIVIC CENTER DR	SUITE 500	COLUMBUS	OH	43215
2018-151	04727411	ORIGIN-OUJ LLC			C/O ORIGIN CAPITAL PARTNERS	350 N. LASALLE ST STE 1000		CHICAGO	IL	60654
2018-151	04729140	HILL CHILD LLC				1435 HWY 258NN		KINSTON	NC	28504
2018-151	04729153	MORALES	LUIS	ADRIEAN	MORALES	10023 ATKINS RIDGE DR		CHARLOTTE	NC	28213
2018-151	04729154	WEIG LEASING LLC				9010 GLENWATER DR 102		CHARLOTTE	NC	28262
2018-151	04729155	ILLINGWORTH	COREY			9010 GLENWATER DR #103		CHARLOTTE	NC	28262
2018-151	04729156	HOLLINS	RUSSELL A			160 N 1ST ST		ALBEMARLE	NC	28001
2018-151	04729157	PAL ESTATES INC				5431 OPEN BOOK LN		CHARLOTTE	NC	28270
2018-151	04729158	BALDWIN OFFICE PROPERTIES LLC				2958 EUCLID TER		THE VILLAGES	FL	32163
2018-151	04729159	MATOS	NELLY	JOSE	AROCHO	11825 SIDNEY CREST AVE		CHARLOTTE	NC	28213
2018-151	04729160	DIEM INVESTMENTS LLC				PO BOX 783		LEXINGTON	NC	27293
2018-151	04729198	UNIVERSITY PLACE OWNERS ASSOC			C/O CASTO	191 W NATIONWIDE BLVD	STE 200	COLUMBUS	OH	43215

2018-151	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-151	Bennington Place Homeowners Association Inc.	D.	Flynt	8551 N Tryon St		Charlotte	NC	28262
2018-151	Castle Gardens	Dave A.	Parker	8800 N Tryon St		Charlotte	NC	28262
2018-151	Catawba Colony Community Association	Jan	Slaven	8800 N Tryon St		Charlotte	NC	28262
2018-151	Lakeshore Village Condominiums	David D.	Jordon	9041 J M Keynes Dr	Unit 3	Charlotte	NC	28262
2018-151	Lakeshore Village Condominiums	Pamela	Isacks	9029 J M Keynes		Charlotte	NC	28262
2018-151	The Law Offices of Keith L. Howard, PLLC	Keith	Howard	301 McCullough Dr	Suite 400	Charlotte	NC	28262
2018-151	Welwyn	Karen	Tannenbaum	9506 Glenwater Drive		Charlotte	NC	28262

Exhibit B

December 20, 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: Monday, January 7, 2019 at 6:00 p.m.
Location: Holiday Inn Express & Suites
6020 University Pointe Blvd.
Charlotte, NC 28262
Petitioner: EBA Crystal Estate, LLC
Petition No.: 2018-151

Dear Charlotte Resident,

We represent EBA Crystal Estate, LLC (the "Petitioner") in its plans to redevelop an approximately 20.56-acre property located on the east side of J.W. Clay Blvd, north of West W.T. Harris Blvd. (the "Property"). The Petitioner requests a rezoning from the Property's Commercial Center (CC) zoning to a Mixed Use Development District (MUDD-O) to accommodate a live/work/play mixed use activity core with significant pedestrian trail network and greenspace amenities.

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 **Monday, January 7, 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: Sonja S. Sanders, Charlotte-Mecklenburg Planning Staff
Greg Phipps, Charlotte City Council District 4

Exhibit C

Official Community Meeting
Petitioner: EBA Crystal Estate, LLC
Petition No. 2018-151

Holiday Inn Express & Suites - Charlotte/University
6020 University Pointe Blvd.
Charlotte, NC 28262
January 7, 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
Richard Baker	3631 French woods Rd	404 309 3296	Richbaker@microsoft.com
Tobe Holmes	8801 JM Keyes Dr #450	843 343 7709	tholmes@universitycityprovision
Dan Dillhall	2700 Demingtown Ln	204-591-3251	Gmcp-five@USA.NET
MARTIN ZIMMERMAN	1616 BONNIE LN	419.4413100	greenmobility@gmail.com
Luis Martinez		704-258-9271	Lmartinez.nc@gmail.com
Jonita Edmond	301 E Harris Blvd	704-416-7201	jedmonds@cmlibrary.org
Nancy Reitz	8929 J.M. Keyes	704-549-4811	nreitz@custoinfo.com
Bradley Dilks	447 Blue Rd.	901-233-4892	bhdilks@aol.com
Kathy Gister	4601 Fair Vista Dr.	704-564-6919	kathy.gister@gmail.com
Everett Blakman	11526 Hattie Little Street Charlotte, NC 28269	704-46-7202	eblakman@cmlibrary.org
COREY ILLINGWORTH	9010 GLENWATER DR. STE 203 28262	704-239-6376	COREYI@PEGRAMONLINE.COM
Gina Petrie			gpetrie@cmlibrary.org
Jane Watson	9039 J.M. #20 Keyes Dr.	704-576-1725	janelee.watson@gmail.com
Paul Fitzgerald	4330 Hazlett Ct.	704-593-0973	pfitzgerald4330@gmail.com
Mark Reynolds	1645 Bonnie Ln	704-562-4663	MREYNOLDS5655@gmail.com
Chuck Harris	13214 Arbor Day Ct Char, NC 28269	704-456-5948	chuckharris@kw.com
WIL RUSSELL			
Katherine Healer	USP	704 547 9141	
JAY CARTER	3243 EASTFIELD VILLAGE LN 28269	704-581-5804	pgc101.sabellsoath.net
JODIE SHOLAR	9100 Joyce Kilmer Dr Clt 28213	704 849 1463	
David Dillard	2017 Nolen Park Ln Clt NC 28209	704 608 0840	ddillard@cmlibrary.org
Carolyn Sheehan	1634 Bonnie Lane Char, N.C., 28213	704-549-1538	None

Holiday Inn Express & Suites - Charlotte/University
6020 University Pointe Blvd.
Charlotte, NC 28262
January 7, 2019
6:00 PM

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

[illegible]

Exhibit D

The top of the slide features a white rectangular area on the left containing the K&L GATES logo in white text. To the right of the logo is a large blue rectangular area with a bokeh effect of light spots. The rest of the slide has a white background.

K&L GATES

Official Community Meeting

**EBA Crystal Estate, LLC /
University City Rezoning
Rezoning Petition No.
2018-151**

Monday January 7, 2019

AGENDA

- Introductions
- Property Location
- Development Considerations
- Current Zoning
- Land Use Plan
- Proposed Redevelopment
- Community Concerns
- Timeline
- Discussion



Gregory Wattson



Collin Brown & Brittany Lins



Nate Doolittle & Richard Petersheim



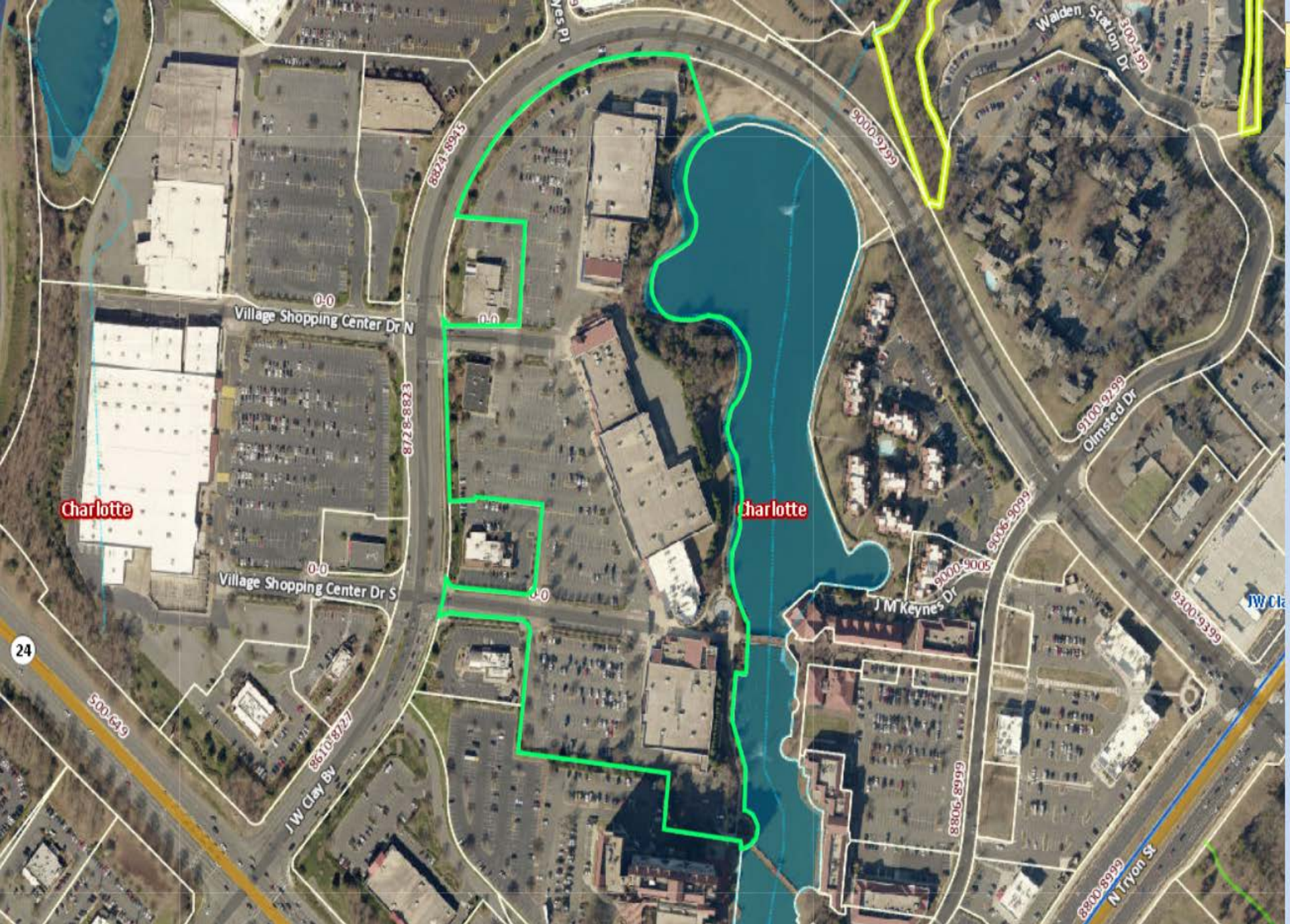
Randy Goddard

The top half of the slide features a blue bokeh background with out-of-focus light spots in various shades of blue and white.

Property Location

The bottom half of the slide features a blue bokeh background with out-of-focus light spots in various shades of blue and white.







Google



The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the middle of the slide, serving as a background for the title.

Development Considerations

DEVELOPMENT CONSIDERATIONS

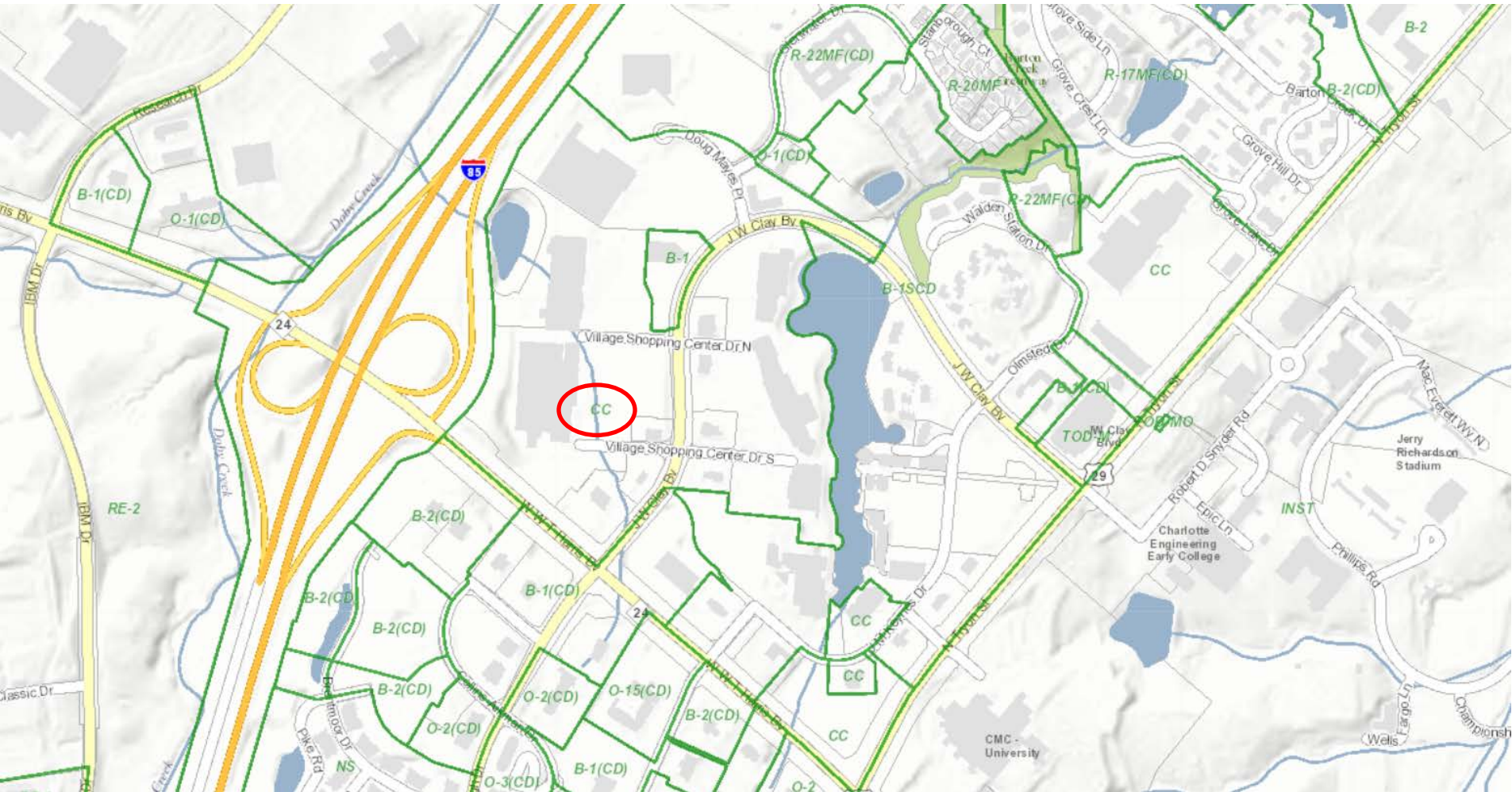
- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Community Concerns
- Market Realities



The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as larger, softer, light blue or white circles. The overall effect is a textured, shimmering blue background.

Current Zoning

CURRENT ZONING: COMMERCIAL CENTER (CC)



PART 4: COMMERCIAL CENTER DISTRICT

Section 11.401. Purpose.

The Commercial Center Development (CC) district is hereby established in order to accommodate, in areas outside of the Uptown Charlotte expressway loop, the development of shopping centers and individual retail establishments primarily larger than 70,000 square feet of floor area. The location and design of such large-scale developments typically serve the employment, shopping, or service needs of an area ranging from a neighborhood to the entire community. The standards for this district therefore are designed to ensure compatibility of such development with nearby uses and the orderly development of the community.

(Petition No. 2002-30, § 11.401, 4-15-02)

CC: Uses Permitted by right

Section 11.402. Uses permitted by right.

The following uses shall be permitted by right in the CC district, provided that they meet all requirements of this Part and all other requirements established in these regulations:

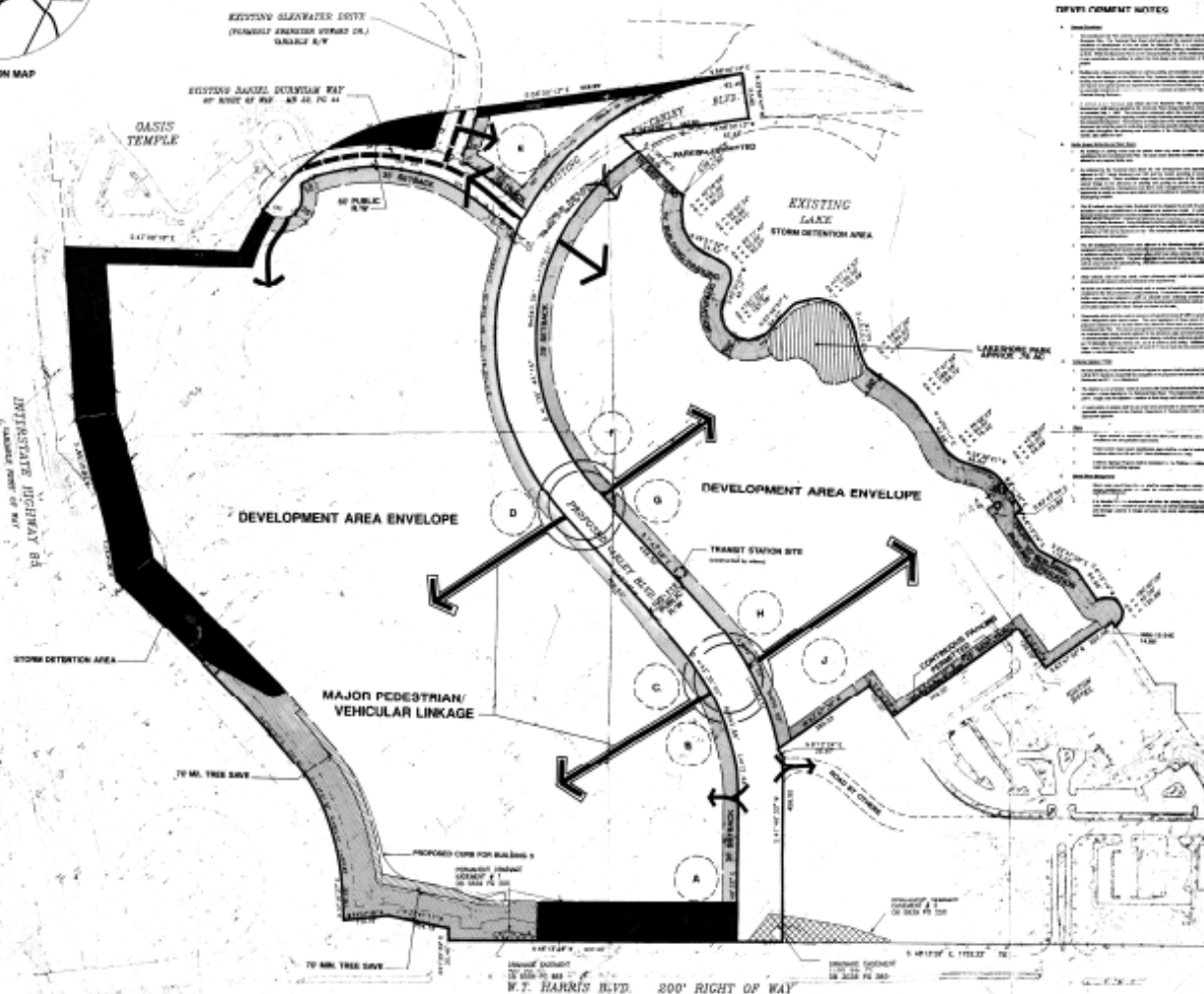
- (1) Automotive service stations, including minor adjustments, repairs and lubrication.
- (2) Barber and beauty shops.
- (3) Civic, social service and fraternal facilities.
- (4) Clinics, medical, dental and optical.
- (5) Cultural facilities.
- (6) Dry cleaning and laundry establishments, up to 4,500 square feet.
- (7) Dwellings, detached, duplex, triplex, quadraplex, attached, multi-family and mixed-use buildings.
(Petition No. 2002-30, § 11.402(7), 4-15-02)
- (8) Equipment rental and leasing, within an enclosed building.
- (9) Financial institutions.
- (10) Florists.
- (11) Funeral homes and embalming.
(Petition No. 2012-012, § 11.402(11), 03/19/2012)
- (12) Government buildings.

CC: Uses Permitted by right continued

- | | |
|--|--|
| (13) Highway and railroad rights-of-way. | (25) Repair or servicing of any article, within an enclosed building, the sale of which is permitted in the district. |
| (14) Hotels and motels. | |
| (15) Indoor recreation. | (26) Eating, Drinking and Entertainment Establishments (Type 1).
<i>(Petition No. 2013-090, § 11.402(26), 07/21/2014)</i> |
| (16) Jewelers. | (27) Retail establishments, shopping centers, and business, personal and recreation services permitted in the B-1 district. |
| (17) Locksmiths and gunsmiths. | (28) Telephone booths. |
| (18) Nurseries and greenhouses. | (29) Theaters, motion pictures. |
| (19) Offices. | (30) Vocational schools, within an enclosed building. |
| (20) Outdoor recreation. | |
| <u>(20.1) Outdoor seasonal sales.</u> | |
| (21) Parks, greenways and arboretums. | |
| <u>(21.1) Pet services indoor.</u> <i>(Petition No. 2010-044, §11.403(21.1), 09/20/10)</i> | |
| (22) Post offices. | |
| (23) Printing and publishing, up to 5,000 square feet. | |
| (24) Religious institutions. | |

UNIVERSITY PLACE TOWN CENTER
THE HAHN COMPANY
(AS AGENT FOR U.P.M.I.)

AGENT FOR U.P.M.I.



TECHNICAL DATA SHEET

ROBERT G. YOUNG, INC.
25, MARINE (FINDLART)
CHICAGO, ILL.

ARCHITECTURE AND PLANNING

© Land Design Inc

LAUD/LASER 1 DW

● 1999 年 10 月 1 日起, 凡在境内销售货物或提供应税劳务, 以及进口货物的单位和个人, 必须依法缴纳增值税。

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 395–402

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

PALLER-ROBERTO ENGINEERING, INC.

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College of Surgeons

DEVELOPMENT SUMMARY

Total Site Area	77.7 Ac.
Existing Zoning	B-19.C.D.
Proposed Zoning	CC(CD)
Proposed Use	Retail Shopping (and Office)
Total Proposed Building Area	700,000 SF (Retail) 240,000 SF (Office) 940,000 SF Total

BOUNDARY TABLE

[illegible]

○

NORTH

PROJECT NO. 0-100

RELATION 10-10-63
- 10-10-63



SCALE: 1"=100'

200

APPROVED BY CITY:
DATE: July 25, 1988
BY: LM

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

● 2010 年 10 月 1 日起, 凡在境内销售货物或提供应税劳务, 以及进口货物的单位和个人, 均应按销售额或销售数量缴纳消费税。

100

DEVELOPMENT SUMMARY

Total Site Area	77.7 Ac.
Existing Zoning	B-1S.C.D.
Proposed Zoning	CC(CD)
Proposed Use	Retail Shopping (and Office)
Total Proposed Building Area	700,000 SF (Retail)
	240,000 SF (Office)
	940,000 SF Total

The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as softer, larger blue or white blurs. The overall texture is grainy and organic, resembling light reflecting off water or a forest canopy at night.

Land Use Plan

University City Area Plan

LYNX Blue Line Extension Transit Station Area Plans Update



for

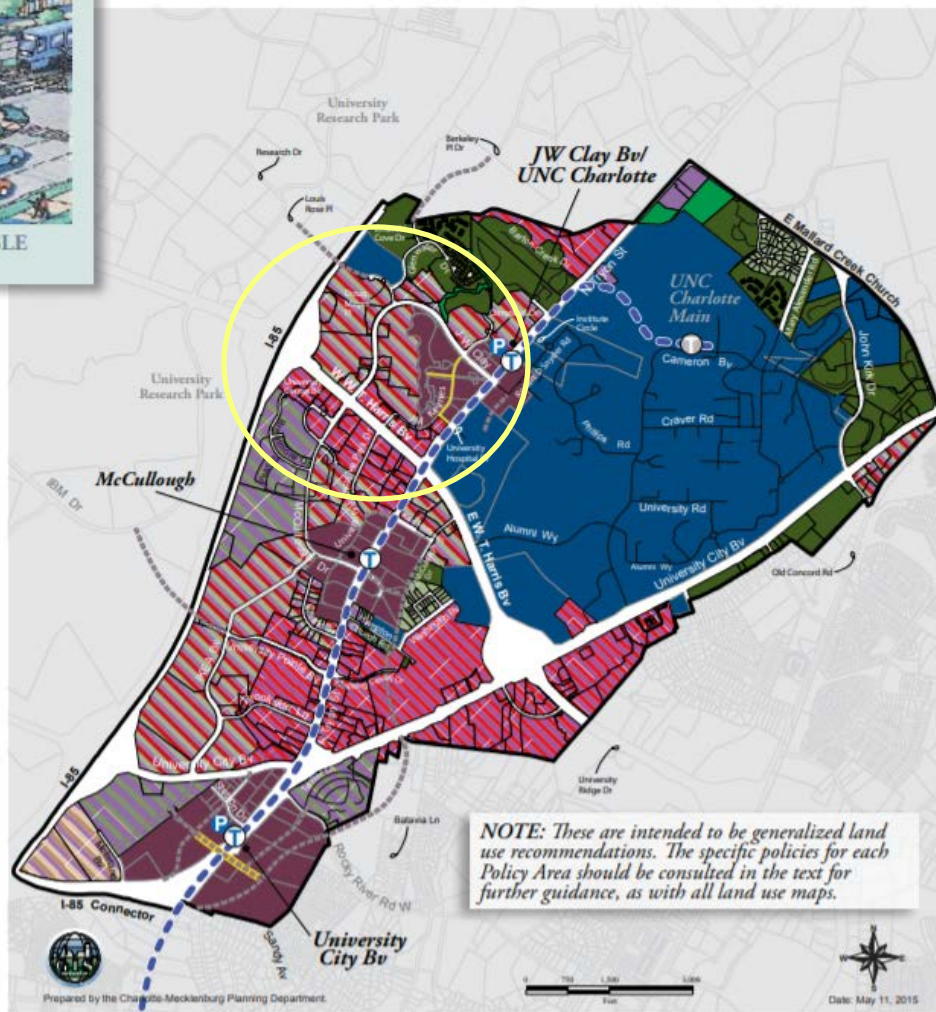
University City Boulevard Station
McCullough Station
JW Clay Boulevard/UNC Charlotte Station

Prepared by:
Charlotte-Mecklenburg
**Planning
Department**

Adopted by Charlotte City Council
May 11, 2015

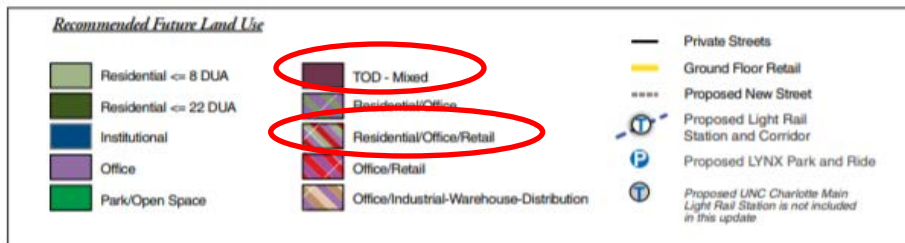
**City of Charlotte
Adopted Area Plan**

Map 4: RECOMMENDED FUTURE LAND USE MAP



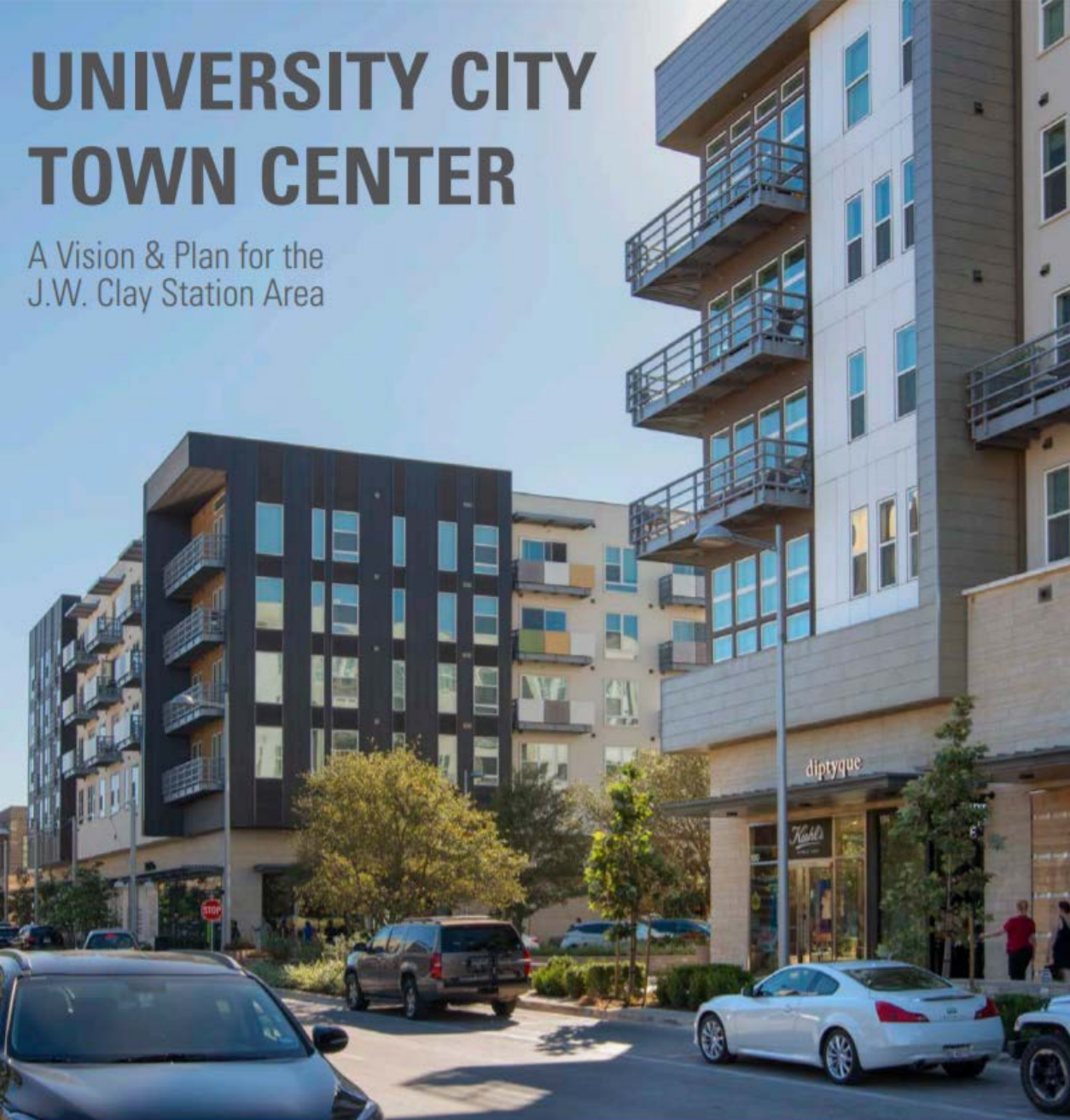
Recommended Future
Land Use:
MIXED-USE

**RESIDENTIAL OFFICE
RETAIL**



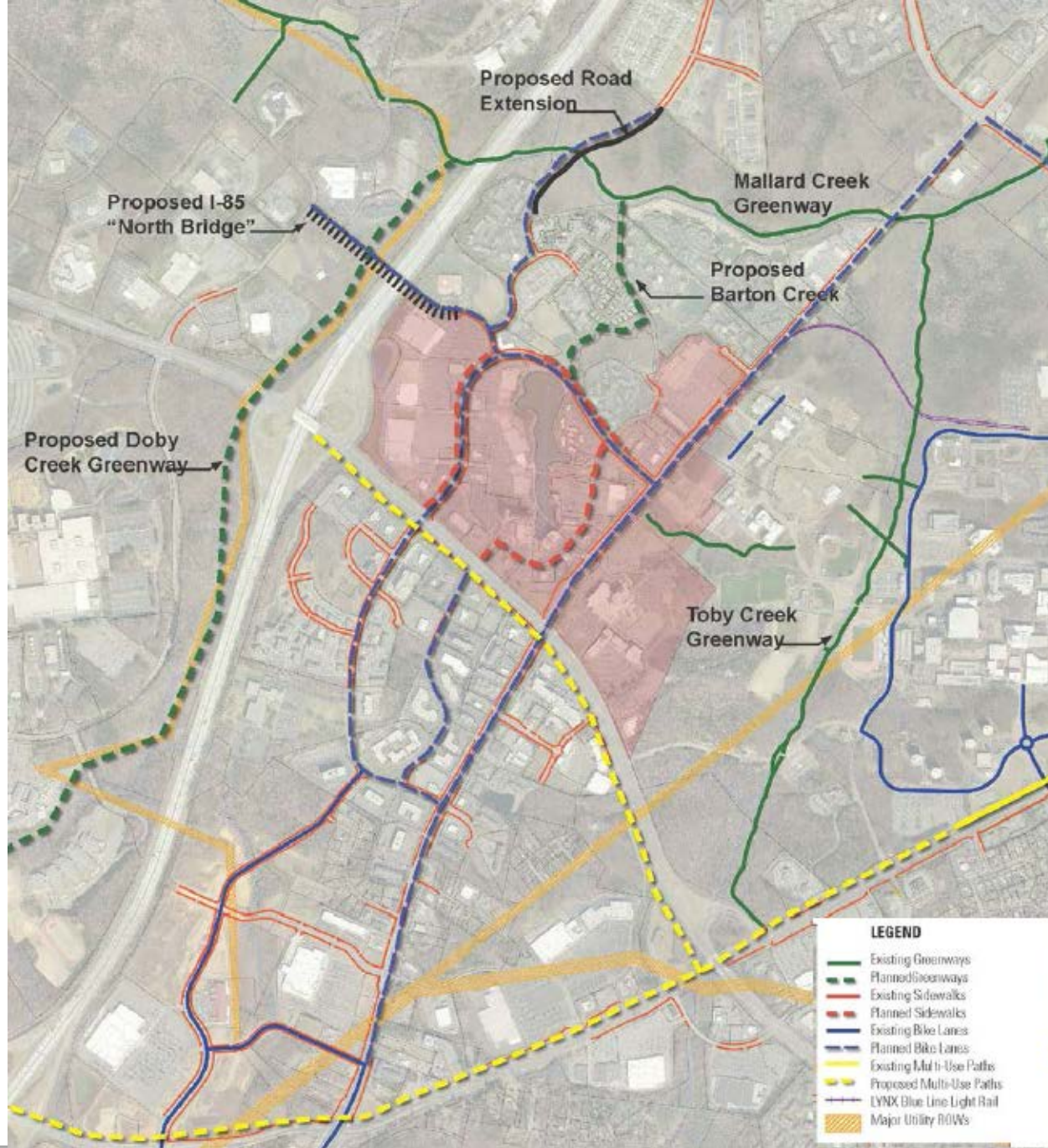
UNIVERSITY CITY TOWN CENTER

A Vision & Plan for the
J.W. Clay Station Area



University City Partners Stakeholder Study

University City, Charlotte, North Carolina



A New and Dynamic Future:

The J.W. Clay Town Center is to be organized into districts that take advantage of market opportunities, site adjacency and position relative to transportation.

- The districts are influenced by UNCC, CMC-U, the Hilton Hotel, I-85, the University Research Park and the existing residential neighborhoods located on the north side of the study area.
- Retail is located and scaled to best serve the district, to energize pedestrian streets and to create body heat in key locations. While there is not a significant addition to the existing retail footprint, it must be reorganized to meet demands for walkability.
- While each district has a primary use, it is envisioned that all will have elements of mixed use, particularly within close proximity to the J.W. Clay Station.
- A “college mainstreet” aims to capture students, alumni and fans.



FRAMEWORKS - DISTRICTS

City of Charlotte JW Clay Streetscape Project



The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the middle of the slide, serving as a background for the title text.

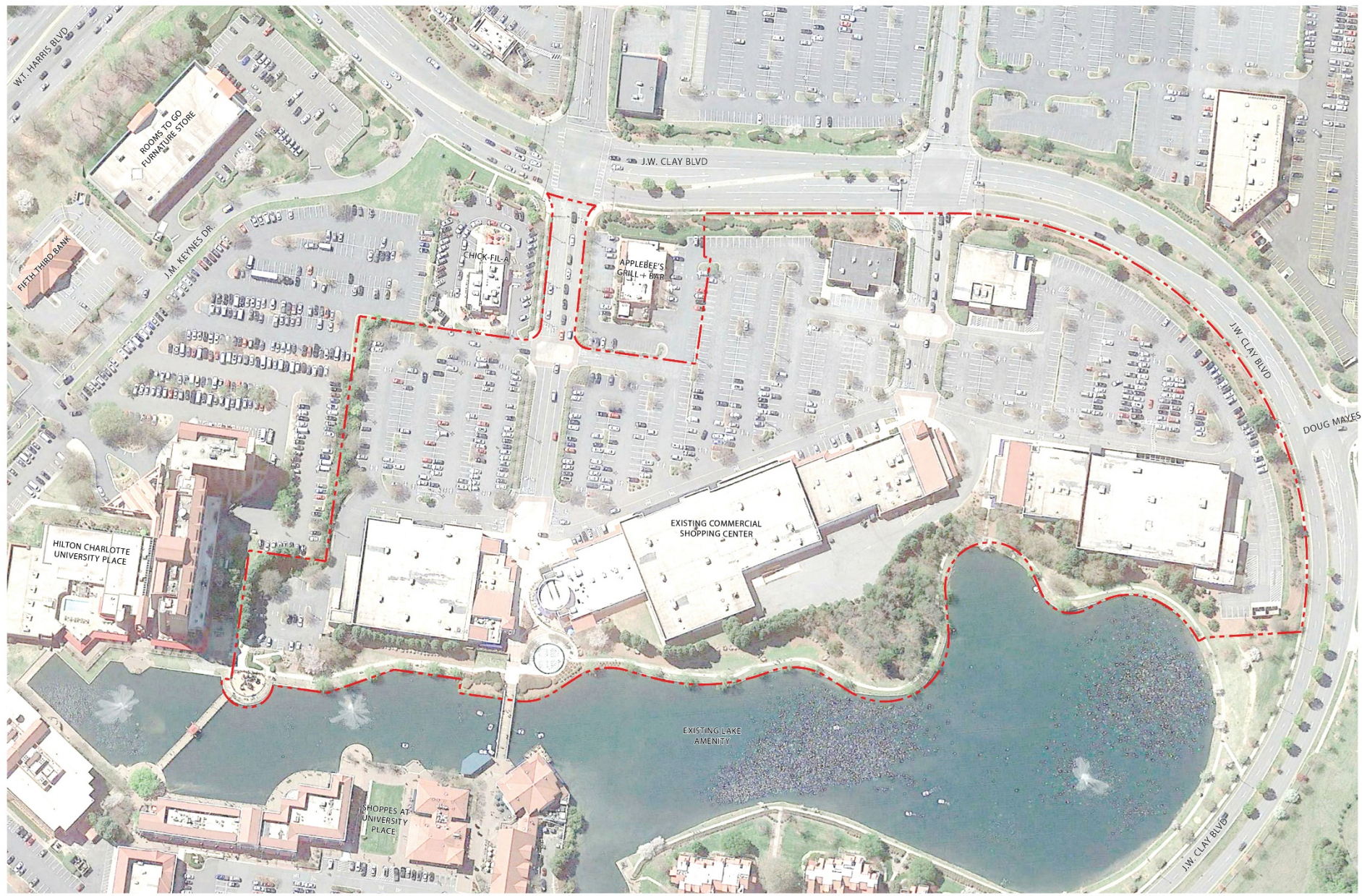
Proposed Redevelopment

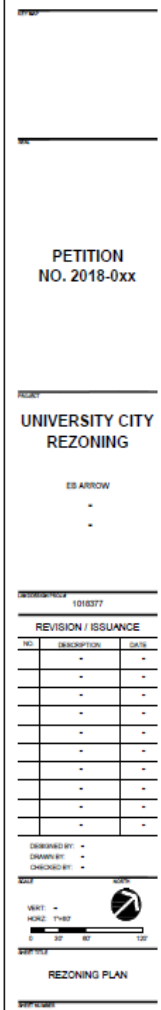
Proposed Zoning: MUDD-O

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.

EXISTING CONDITIONS

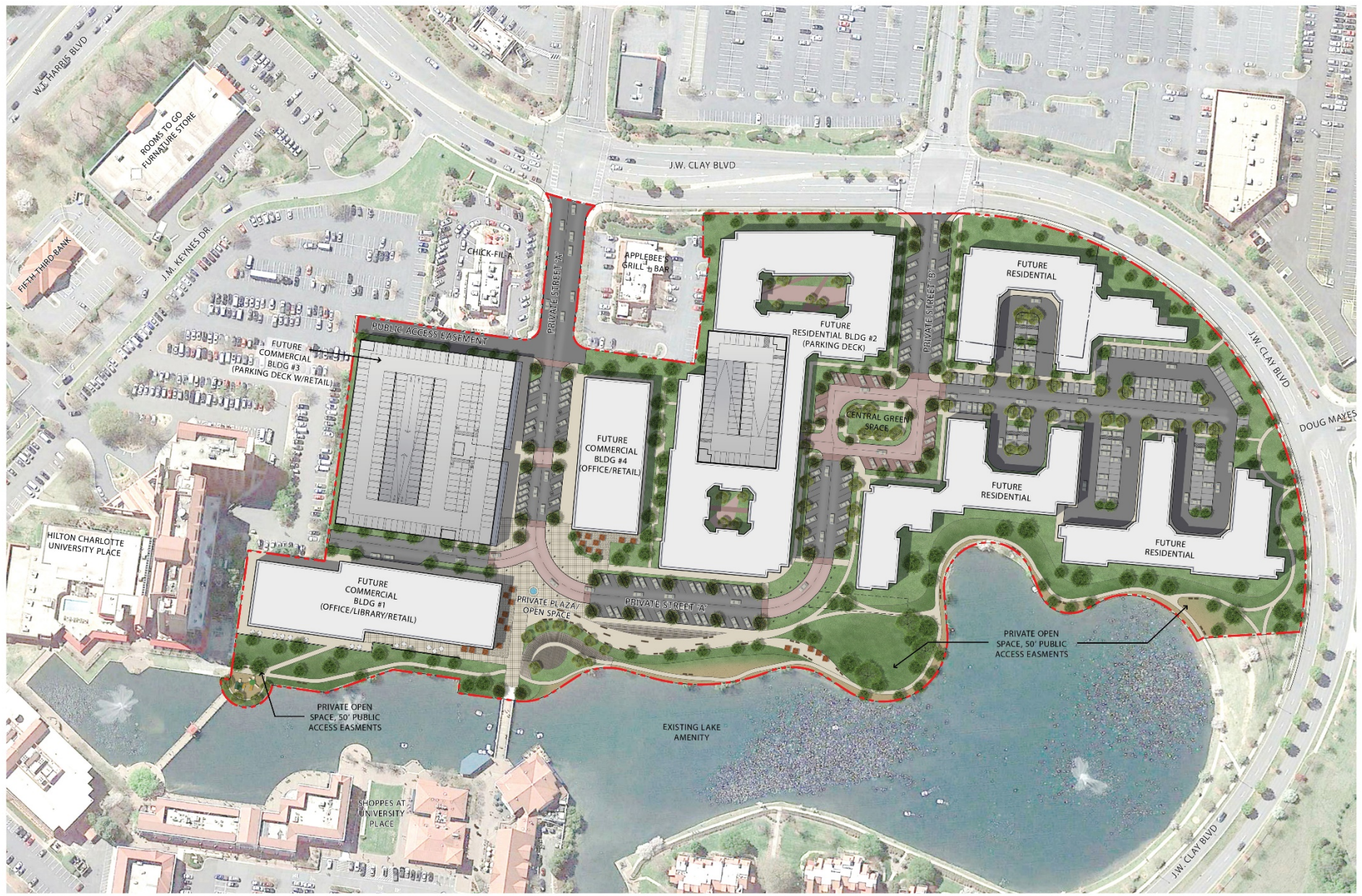




EXISTING CONDITIONS



SCHEMATIC SITE PLAN



The background of the slide features a bokeh effect with out-of-focus light spots in shades of blue and white. A solid orange horizontal band is positioned in the middle of the slide, serving as a background for the title text.

Community Concerns

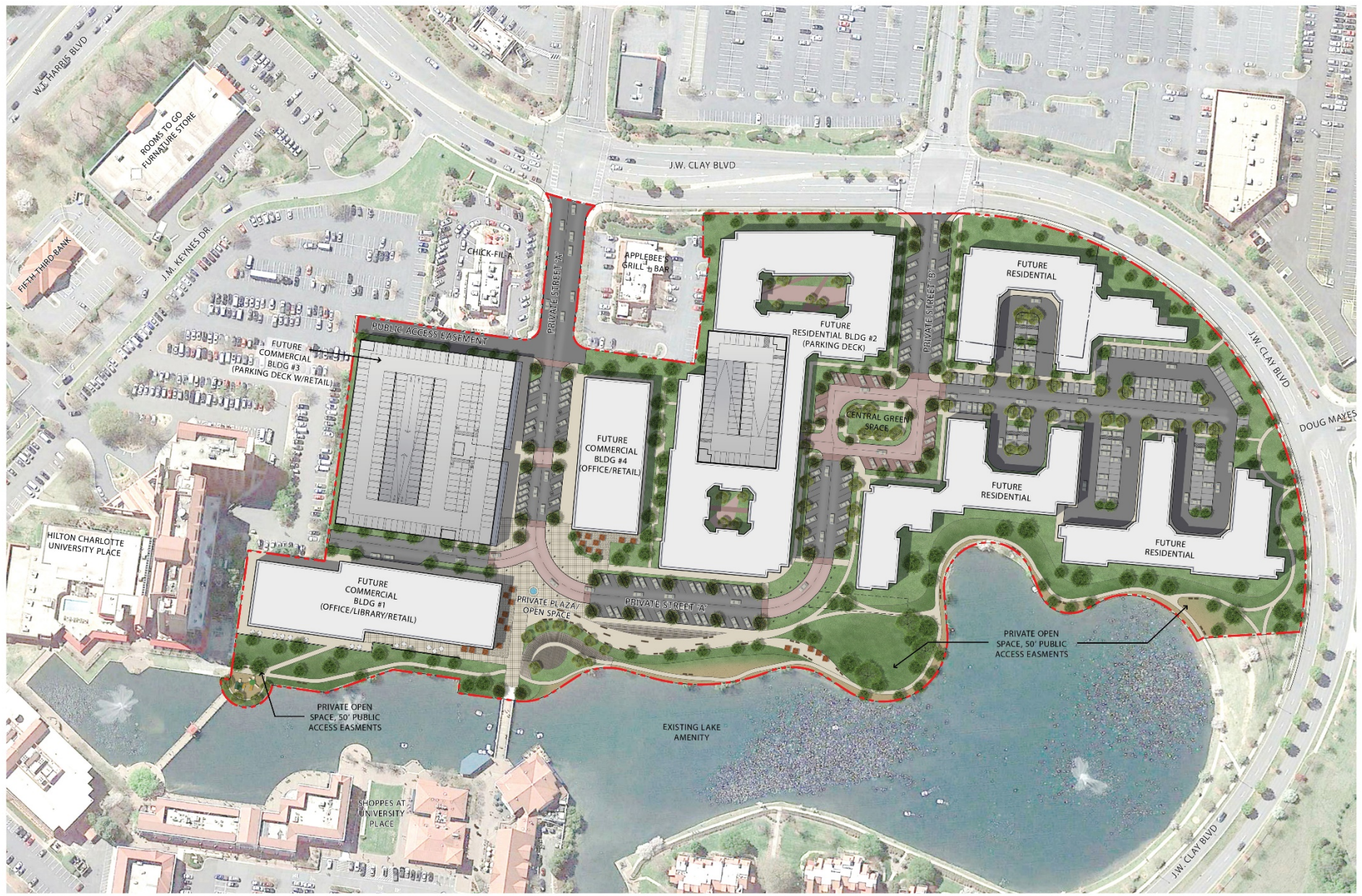


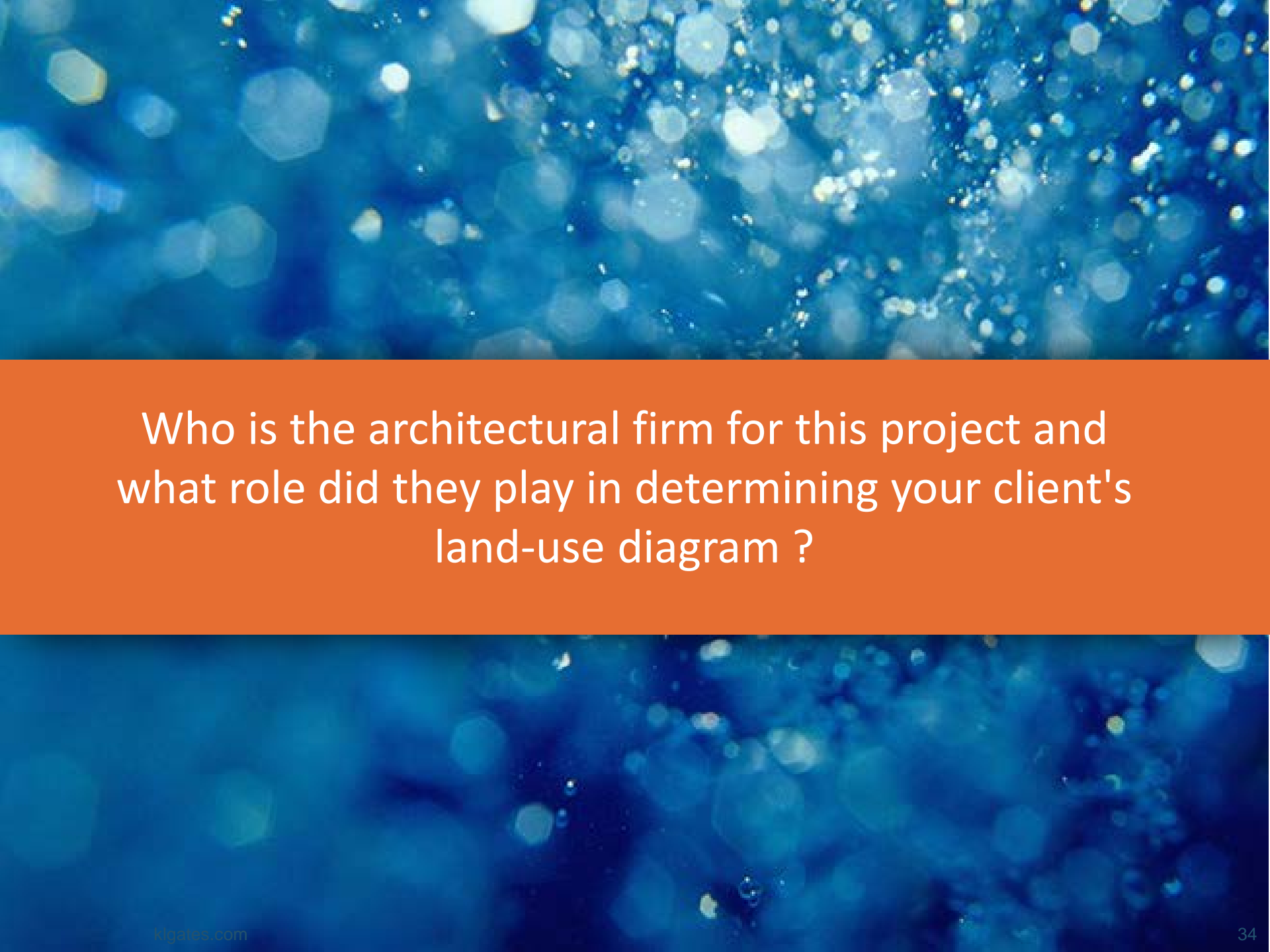
The submission appears to be merely a land-use diagram. Where is the site plan?

Where are the conceptual drawings of the buildings, including the parking decks?

What is the overall design intent and landscape architectural concept for the zone called "private open space"?

SCHEMATIC SITE PLAN



The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the middle of the slide, containing the text.

Who is the architectural firm for this project and what role did they play in determining your client's land-use diagram ?

The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as larger, softer, light blue or white circles. The overall texture is grainy and organic, resembling light reflecting off water droplets or particles in a dark space.

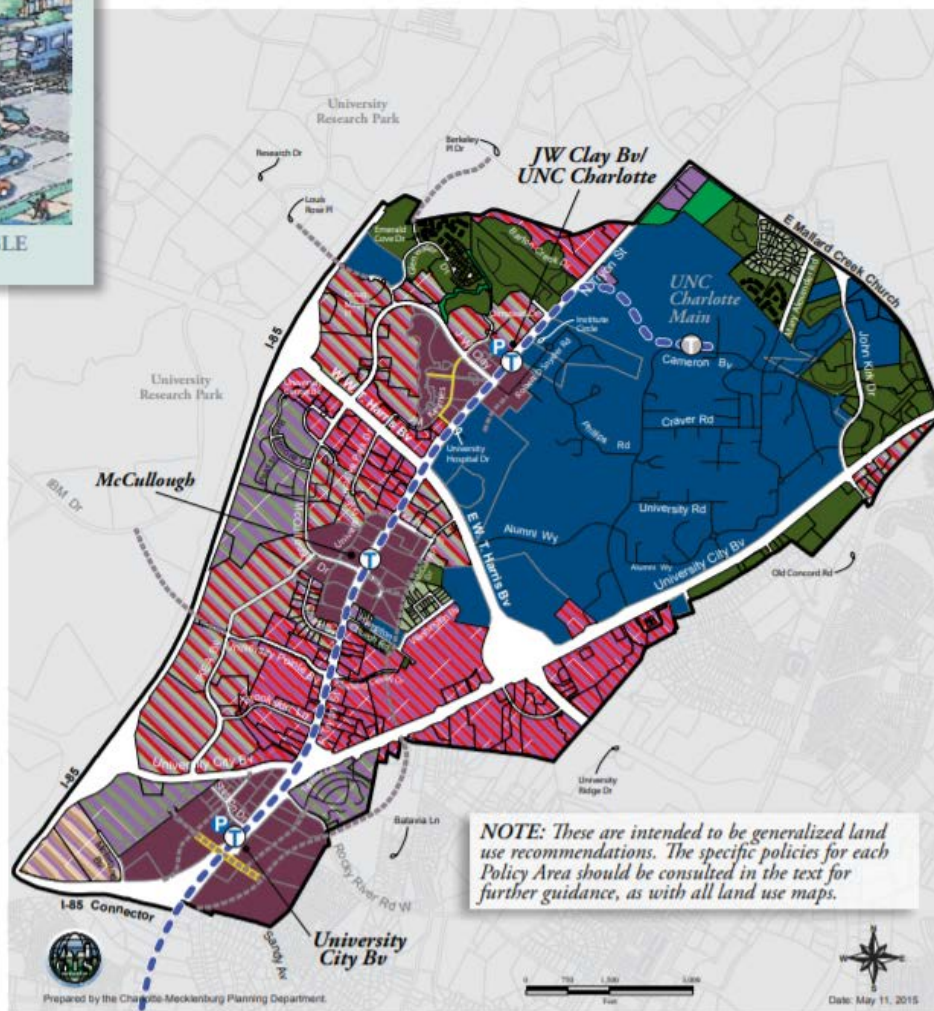
Why isn't this project being submitted for a TOD
development instead of MUDD?

CONCEPT PLAN

Map 4: RECOMMENDED FUTURE LAND USE MAP



UCAP/BLE



Recommended Future Land Use

- Residential ≤ 8 DUA
- Residential ≤ 22 DUA
- Institutional
- Office
- Park/Open Space

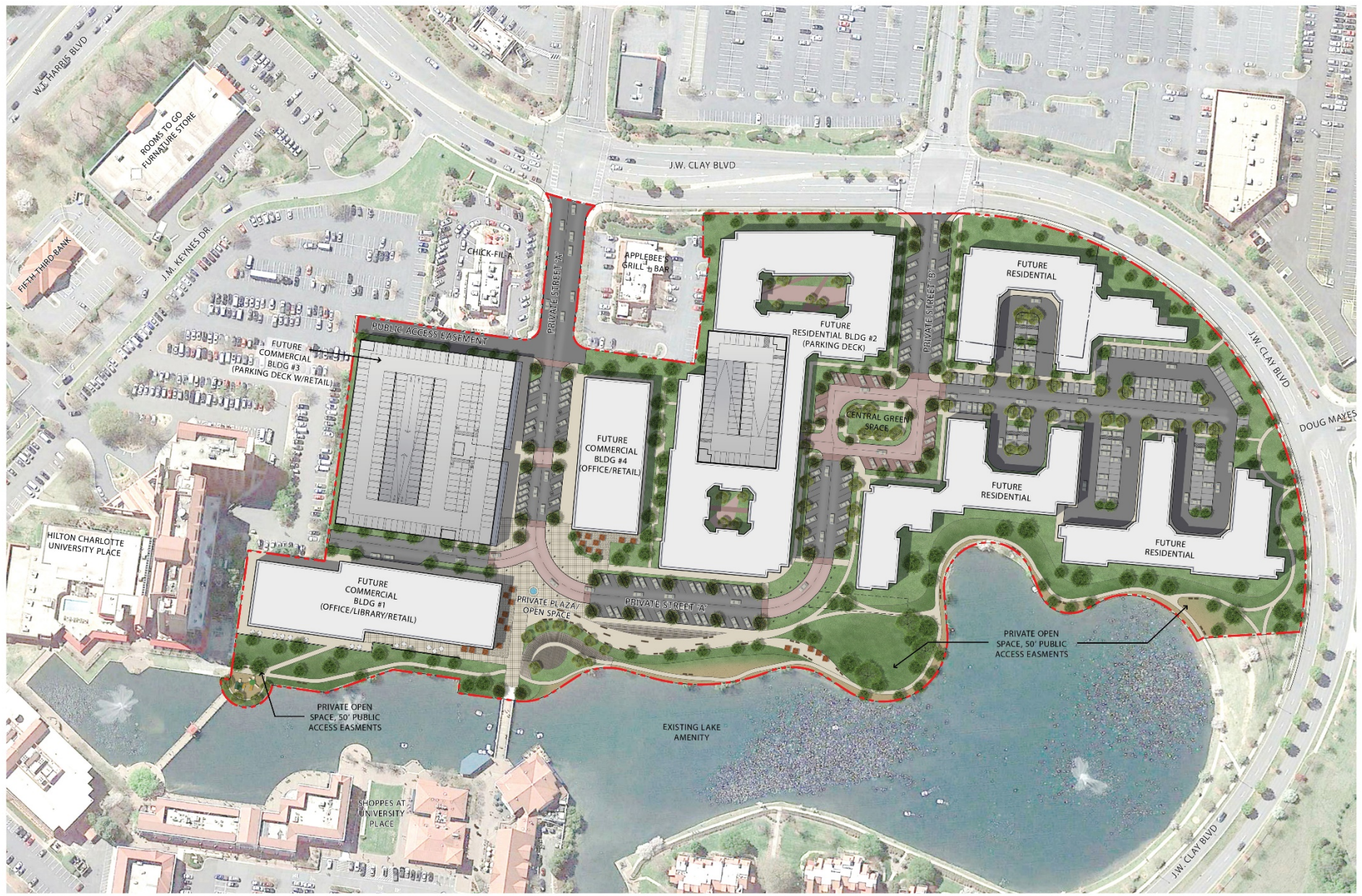
- TOD - Mixed
- Residential/Office
- Office/Retail
- Office/Industrial-Warehouse-Distribution

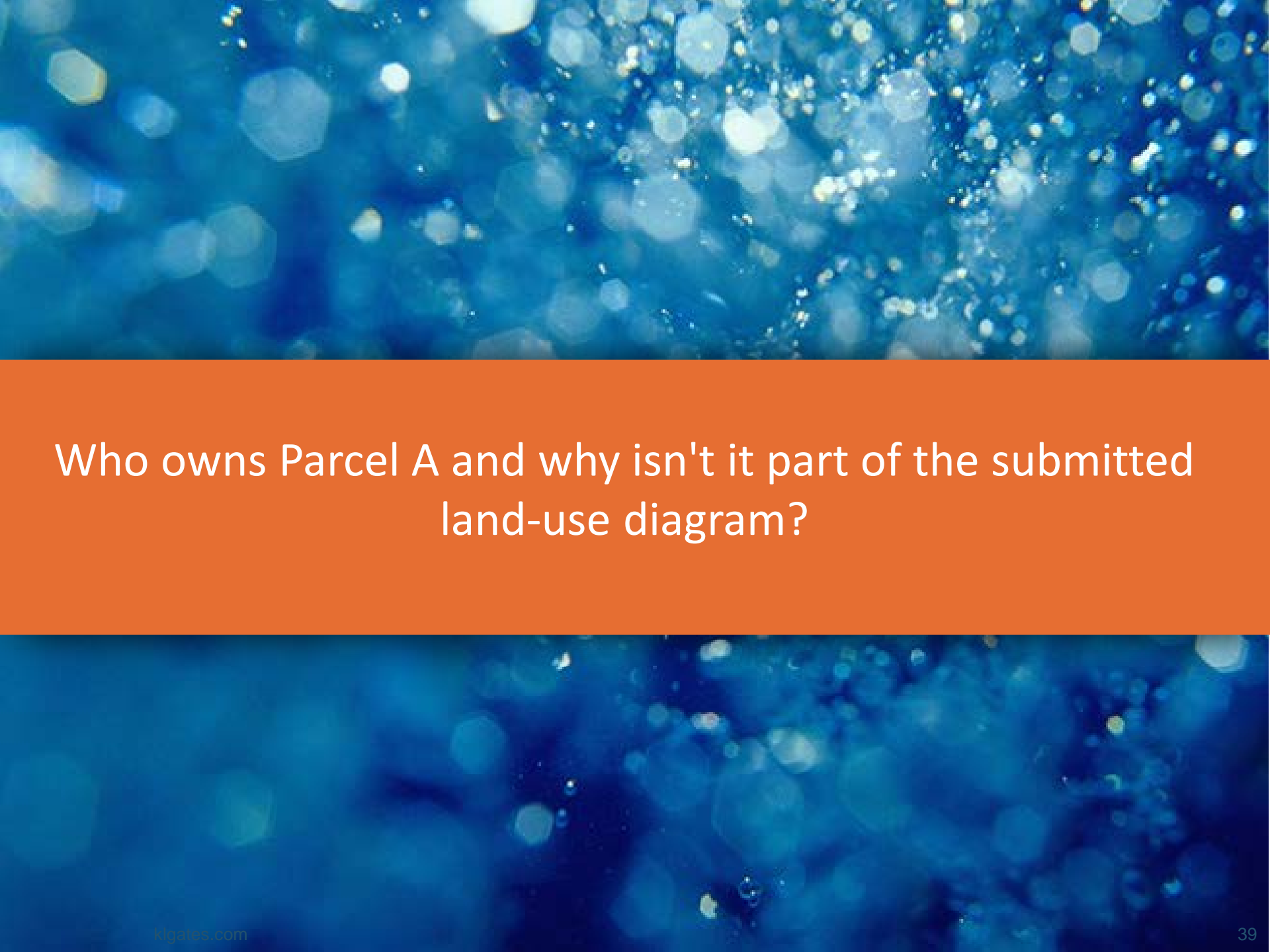
- Private Streets
- Ground Floor Retail
- Proposed New Street
- Proposed Light Rail Station and Corridor
- Proposed LYNX Park and Ride
- Proposed UNC Charlotte Main Light Rail Station is not included in this update

The image features a bokeh background of out-of-focus light spots in shades of blue and white. A solid orange horizontal band is positioned in the middle, containing the text.

Why is the internal street not a public street?

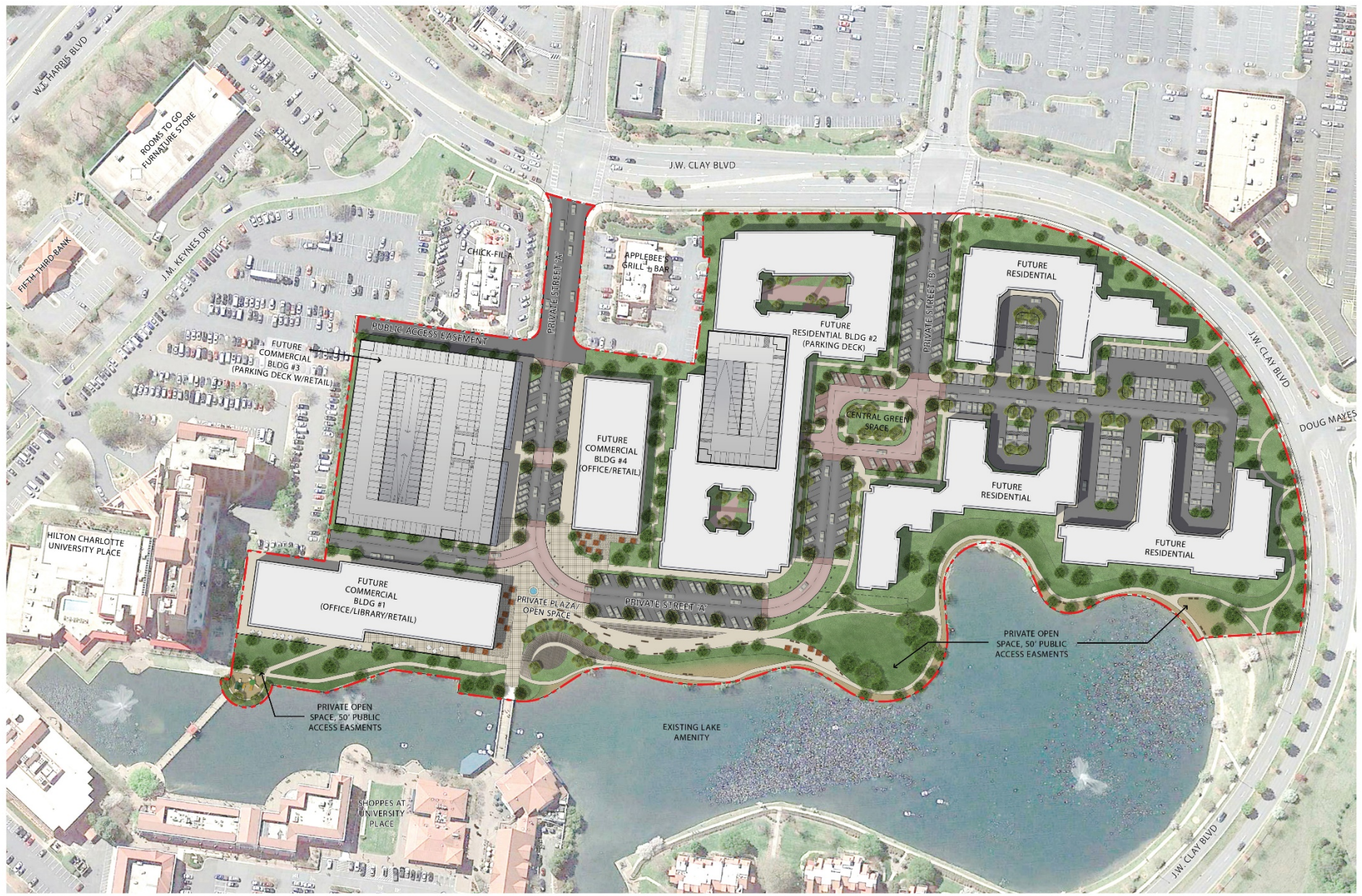
SCHEMATIC SITE PLAN



The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the middle of the slide, containing the text.

Who owns Parcel A and why isn't it part of the submitted land-use diagram?

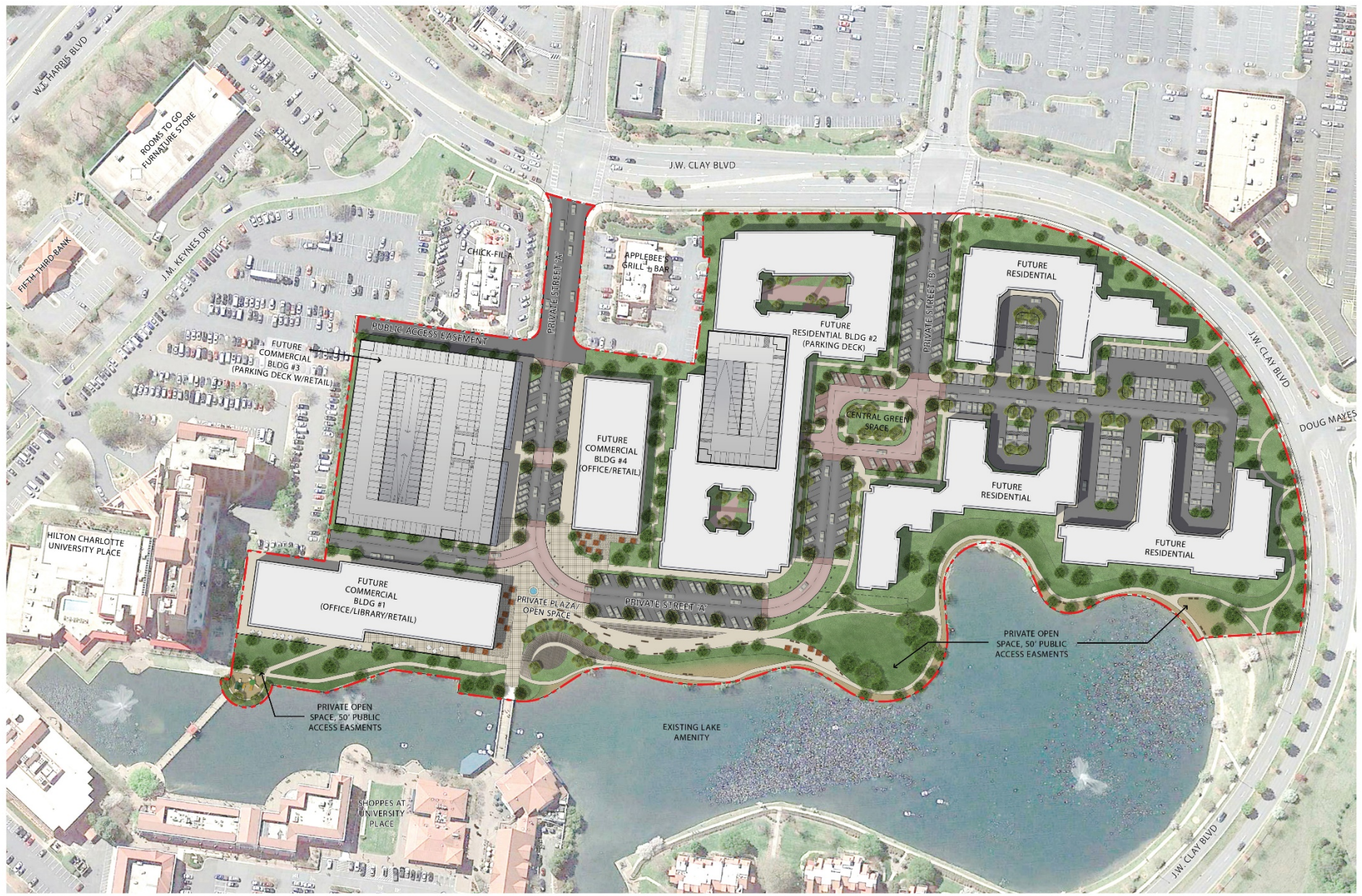
SCHEMATIC SITE PLAN



The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as larger, softer, light blue or white circles. The overall texture is grainy and organic, resembling light reflecting off water droplets or particles in a dark space.

How will this project be accessible for bicycle, bus and pedestrian traffic populations?

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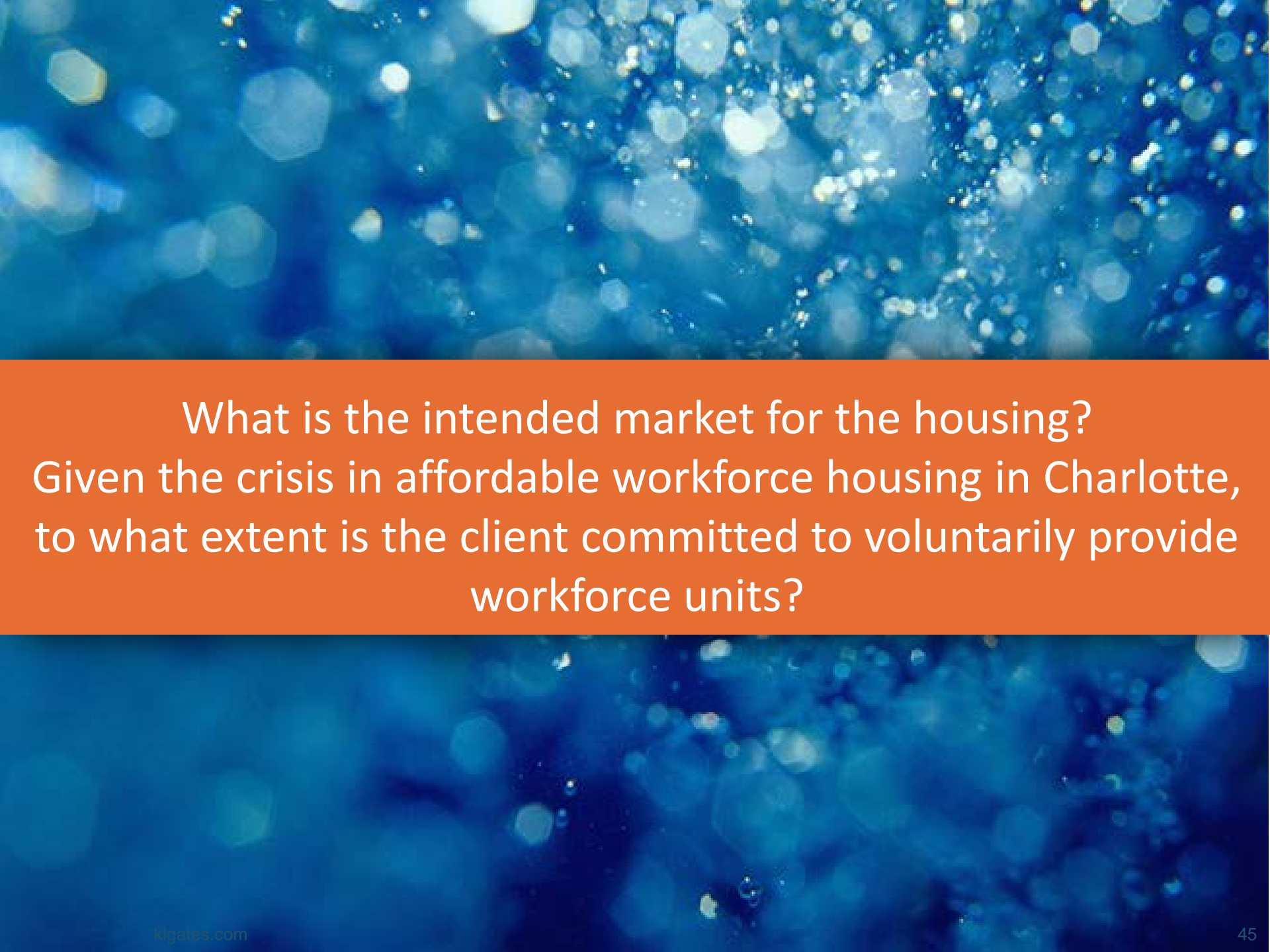


The image features a bokeh background of out-of-focus light spots in shades of blue and white. A solid orange horizontal band is positioned in the middle, containing the text.

Does the developer have any commitments or letters of intent from commercial tenants or other sub-parcel developers?

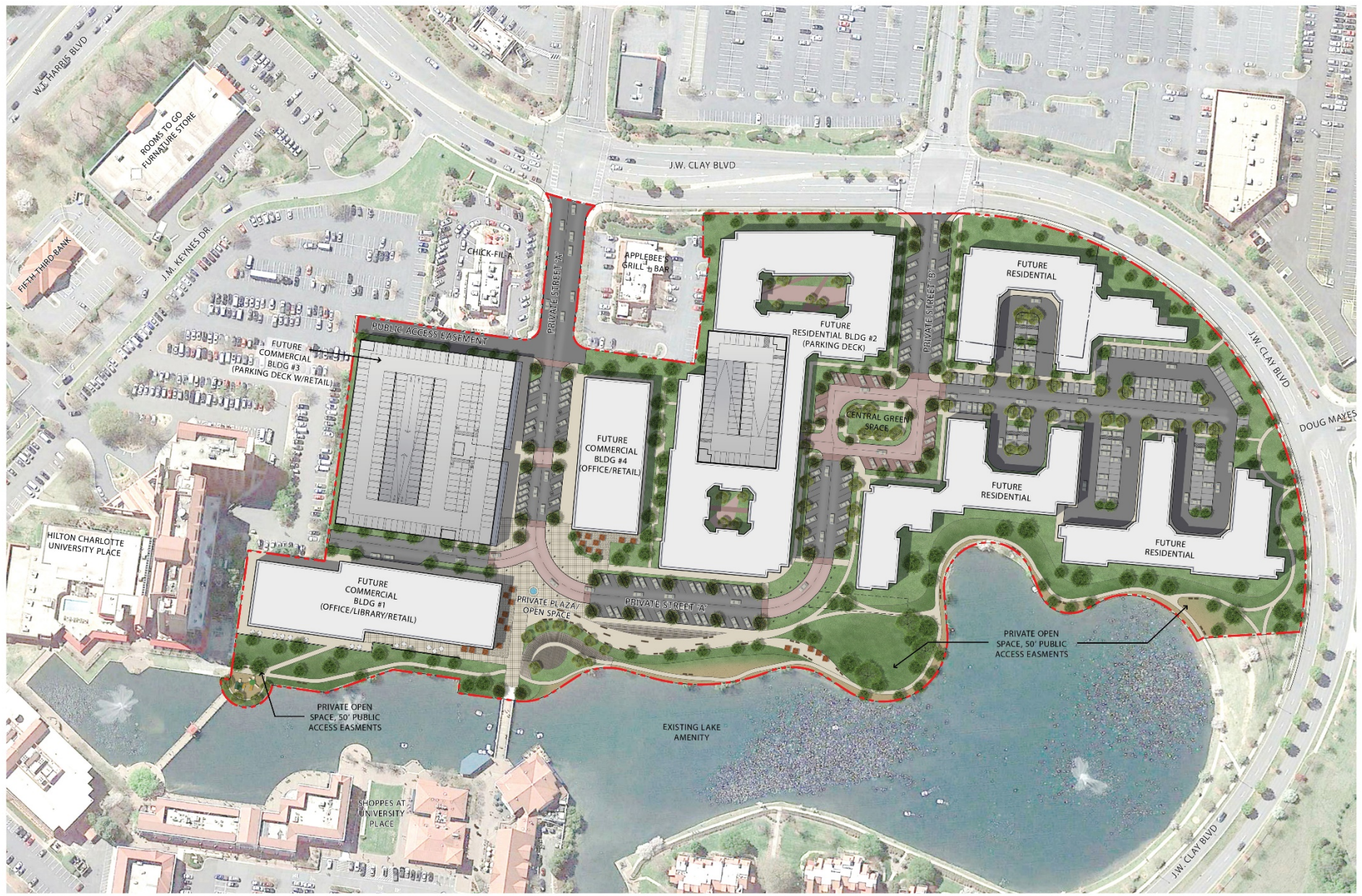
The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue, creating a sparkling, underwater-like texture.

If a hotel is considered as an option, what parcel would it occupy and what kind and size of product is intended?

The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp white points and others as soft, glowing circles. The overall texture is grainy and organic, resembling light reflecting off water or a starry night sky.

What is the intended market for the housing?
Given the crisis in affordable workforce housing in Charlotte,
to what extent is the client committed to voluntarily provide
workforce units?

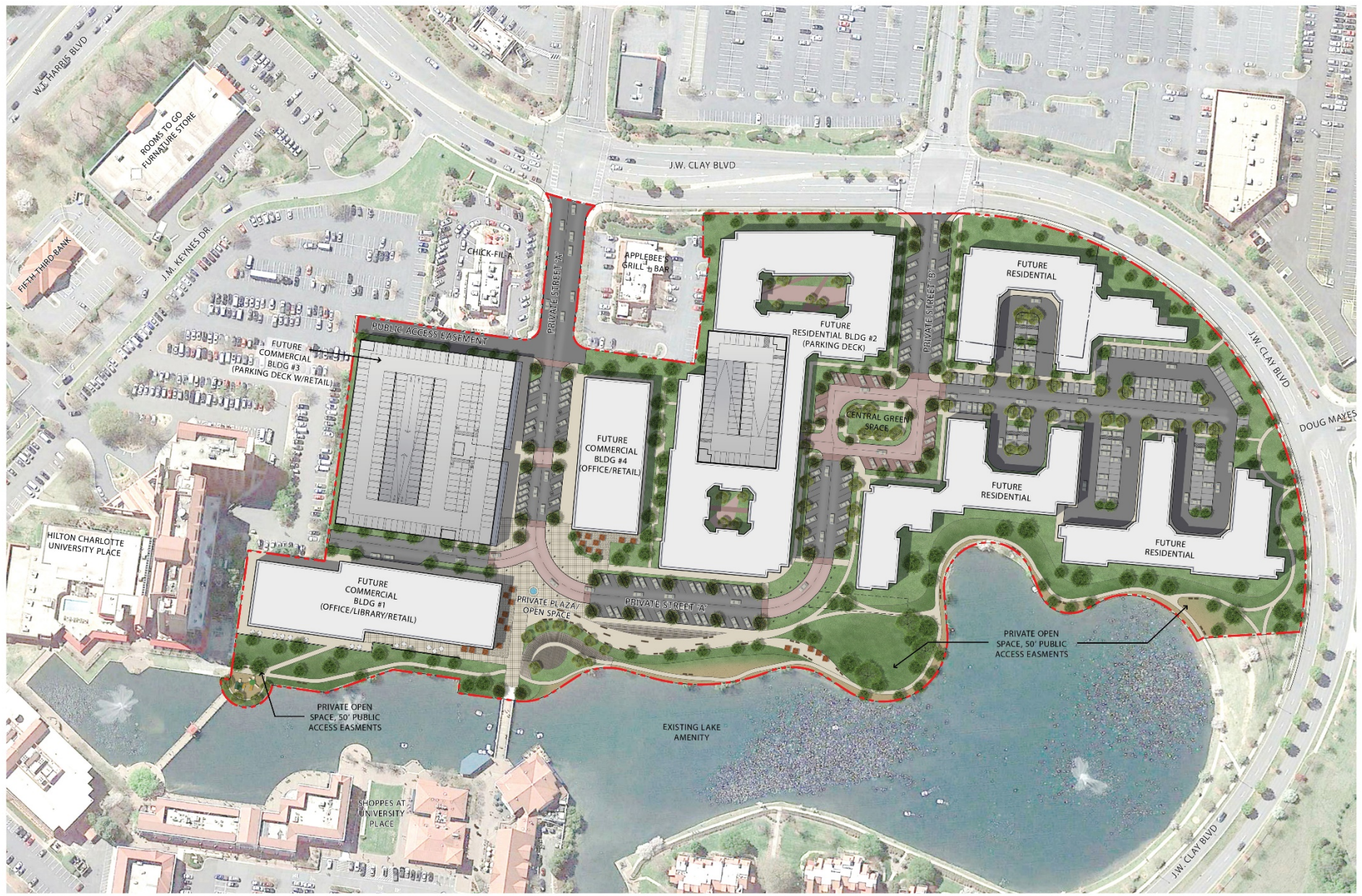
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The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp white or yellow points and others as soft, larger blue or white blurs. The overall texture is grainy and organic, resembling light reflecting off water or a forest canopy at night.

The client is asking for 5-year vesting. What is the intended build-out timetable for this project?

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Rezoning Timeline



Best Case Scenario Timeline:

Public Hearing:	February 18, 2019
Zoning Committee:	March 5, 2019
City Council Decision:	March 18, 2019

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Discussion

The bottom portion of the slide features a blue bokeh background with out-of-focus light spots in various shades of blue and white.

K&L GATES