

COMMUNITY MEETING REPORT

Petitioner: K Sade Ventures

Rezoning Petition No. 2018-160

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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-1 attached hereto by depositing such notice in the U.S. mail on July 19, 2019. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, July 31, 2019 at 6:30 PM at the Holiday Inn Express & Suites Charlotte-Concord I-85 located at 7772 Gateway Lane NW in Concord, Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Keith Saieed of K Sade Ventures and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representative. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2018-160.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, September 16, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. The Zoning Committee is a seven person appointed board that makes recommendations to City Council as to whether or not rezoning requests should be approved or denied. John Carmichael stated that September 16, 2019 is the earliest that the Public Hearing could be held with respect to this rezoning request. It is always possible that the Public Hearing could be deferred.

The Zoning Committee Work Session is currently scheduled for Tuesday, October 1, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speaks at this meeting. Once again, the Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, October 21, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then shared maps and aerial photographs of the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 93.86 acres and is located on the north side of University City Boulevard, just east of the intersection of University City Boulevard and Cabarrus Farm Road. The site is located near the Mecklenburg-Cabarrus County Line.

John Carmichael shared a zoning map that depicts the current zoning of the site and surrounding and nearby parcels of land. John Carmichael stated that the site is currently zoned R-3, which is a single family zoning district. The "3" means that up to 3 dwelling units per acre can be built on the site. John Carmichael stated that the parcels located immediately to the west of the site are zoned MX-2, the parcels to the north of the site are zoned R-3, the parcels to the west of the site are zoned R-3, and the parcel to the south of the site is zoned B-1 (CD). Across University City Boulevard from the site are parcels zoned I-1, I-2 (CD) and B-1 SCD.

John Carmichael stated that pursuant to this Rezoning Petition, the Petitioner is requesting that the site be rezoned from the R-3 zoning district to the MX-1 zoning district to accommodate a mixed residential community on the site comprised of single family detached homes and multi-family residential units. Specifically, the site could contain up to 239 single family detached homes and up to 288 multi-family residential units. The maximum number of dwelling units would be 527 and the overall maximum density would be 5.6 dwelling units per acre. The current rezoning plan on file with the Planning Department allows up to 544 dwelling units, but this number will be reduced to 527 on the Petitioner's revised rezoning plan that will be filed with the Planning Department on August 12.

Keith Saieed then addressed the meeting. He stated that he is a second generation developer. His father was a developer.

Keith Saieed stated that he has been in the development business for over 20 years and that he has had his own company for about 8 years.

Regarding this site, Keith Saieed stated that he met with the Planning Staff prior to filing this Rezoning Petition, and he was advised that the Planning Staff could support a residential development on this site with a density of up to 6 dwelling units per acre. The proposed development is less than 6 dwelling units per acre.

Keith Saieed then shared and discussed the rezoning plan. He stated that the primary access into the site would be from University City Boulevard. There would also be vehicular connections to the adjoining residential community to the west of the site. The multi-family component of this proposed development would be at the front of the site near University City Boulevard and not to the rear of the site near the existing single family homes to the west of the site. This would hopefully cause the multi-family residents to only use University City Boulevard to access the apartment community.

Keith Saieed noted that the parcel located between a portion of the site and University City Boulevard is currently zoned B-1 (CD), and he would like to acquire that site, have it rezoned and place two 10,000 square foot commercial buildings on the site.

Keith Saieed stated that with respect to the single family detached homes, he would partner with a builder that would build the single family detached homes. He stated that the price points for the single family detached homes would be the mid \$200s.

Keith Saieed stated that currently, the rezoning plan shows four vehicular connections to the adjoining single family neighborhood to the west of the site. These connections consist of a connection at Turtle Point Road, two connections at Deer Chase Lane and a connection at Cabarrus Farm Road. These four connections are required by the Subdivision Ordinance as he understands it. Keith Saieed stated that he has submitted an application to the Planning Department for an exception or a waiver pursuant to which he is requesting that the vehicular connection to Cabarrus Farm Road and one of the vehicular connections to Deer Chase Lane be eliminated. Keith Saieed stated that he is hopeful that these two vehicular connections can be eliminated.

Keith Saieed stated that a stream and natural areas are located along a portion of the western boundary of the site.

Keith Saieed stated that he hired a traffic engineer to prepare a traffic study for this proposed development. The traffic study was required by CDOT and NCDOT. The traffic study requires him to install certain transportation improvements in connection with this development that include:

- (1) Contribute towards the cost of or install a traffic signal at the intersection of University City Boulevard and Harris Houston Road.
- (2) Install left turn lanes on University City Boulevard.

Keith Saieed stated that he is working with CDOT and NCDOT to finalize the required transportation improvements.

John Carmichael stated that he will email the power point presentation and more detailed information on the required transportation improvements relating to this proposed development to each person who has provided his or her email address on the sign-in sheet.

John Carmichael briefly discussed the waiver or exception requested by Keith Saieed to eliminate two of the four vehicular connections to the development located to the west of the site. The two vehicular connections cannot be eliminated unless the Planning Staff approves the waiver or exception request.

Keith Saieed then shared two power point slides that show two apartment communities that he has developed. These apartment communities are market rate, garden style apartment communities, and the apartment community proposed to be developed on this site would be a market rate, garden style apartment community.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Keith Saieed pointed out on the rezoning plan the locations of the four vehicular connections to the development located to the west of the site, two of which he is hoping to eliminate.
- An attendee stated that the streets in her neighborhood located immediately to the west of the site need to be re-surfaced. This is the neighborhood to which the proposed development on the site would connect. She stated that the additional traffic from the proposed development on the site would make the streets in her neighborhood worse.

- An attendee asked if the development of this site would cause her neighborhood located immediately to the west of the site to be annexed into the City of Charlotte, and John Carmichael stated that he did not believe that the development of the site would cause her neighborhood to be annexed into the City of Charlotte.
- An attendee asked about the amount of traffic that would be generated by this proposed development, and John Carmichael shared the trip generation table prepared by CDOT.
- In response to a question, Keith Saieed stated that he is trying to acquire the property located between the site and University City Boulevard that is zoned B-1 (CD). Keith Saieed stated that he would need to have that property rezoned in order to develop it because it is conditionally zoned right now and the uses are limited to a funeral home and a flower shop.
- In response to a question, Keith Saieed stated that the blue areas on the rezoning plan are not lakes. They are storm water ponds that he would be required to install.
- In response to a question, Keith Saieed stated that if this site is rezoned and developed, there would be a vehicular connection from the site to Turtle Point Road.
- An attendee stated that there are two dips in a road located in her neighborhood that need to be repaired. Keith Saieed stated that he would take a look at these two dips in the road.
- In response to a question, Keith Saieed stated that there would not be any townhomes in this proposed development, just single family detached homes and apartments. He has decided not to include townhomes in this proposed development. There would be a maximum of 288 multi-family residential units in this development.
- In response to a question, Keith Saieed stated that if this rezoning request is approved, it could be 18 to 24 months before the development of the site commences.
- In response to a question, Keith Saieed stated that he would like to see the site annexed into the City of Charlotte if the proposed development occurs.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

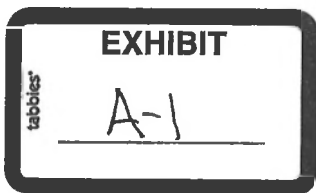
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 12th day of August, 2019.

K Sade Ventures, LLC, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-160	Back Creek Forest	Briana	Rogers	2521 Woodsorrel Ln		Charlotte	NC	28213
2018-160	Berkshire/ Coventry	Bobby	James	3611 Danvers Street		Charlotte	NC	28213
2018-160	Butterfly Visions Project	Tiffany	Sanders	11720 Windy Creek Drive	D	Charlotte	NC	28262
2018-160	Charlotte237	Mr-ed	Mulheren	2709 Harris Houston Rd		Charlotte	NC	28262
2018-160	Harris-Houston Community Association	Mary	Kegley	10601 Whittersham Dr		Charlotte	NC	28262
2018-160	The Villages of Wexford HOA	Marcia	Jeter	10741 Downpatrick Pl.		Charlotte	NC	28262
2018-160	Villages Of Wexford Homeowners Association	Doug	Nitkiewicz	11048 Wiltshire Ln		Charlotte	NC	28262



2018-160	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-160	05111102	HIGHWAY 49 LLC				175 DAVIDSON HWY		CONCORD	NC	28027
2018-160	05111103	JOHNSON	SAMUEL CHRISTOPHER	JAMES CHARLES	JOHNSON	2549 GRADY HARRIS SR RD		HARRISBURG	NC	28075
2018-160	05111104	JOHNSON	SAMUEL CHRISTOPHER	JAMES CHARLES	JOHNSON	2549 GRADY HARRIS SR RD		HARRISBURG	NC	28075
2018-160	05111105	WHITLEY	WILLIAM H JR			PO BOX 3257		CONCORD	NC	28025
2018-160	05111106	D & J LAND LLC				1906 DOVE DR		CHARLOTTE	NC	28214
2018-160	05111107	CAROLINA CEMETERY PARK CORP				PO BOX 3257		CONCORD	NC	28025
2018-160	05111109	JOHNSON	SAMUEL CHRISTOPHER	JAMES CHARLES	JOHNSON	2549 GRADY HARRIS SR RD		HARRISBURG	NC	28075
2018-160	05111111	THRESHOLD CAROLINA 15-VB LLC				317 6TH STE 620		DES MOINES	IA	50309
2018-160	05111112	HIGHWAY 49 LLC				175 DAVIDSON HWY		CONCORD	NC	28027
2018-160	05111114	JOHNSON	SAMUEL CHRISTOPHER	JAMES CHARLES	JOHNSON	2549 GRADY HARRIS SR RD		HARRISBURG	NC	28075
2018-160	05111199	JOHNSON	SHIRLEY LONG			7774 PHARR MILL RD		HARRISBURG	NC	28075
2018-160	05111301	ABERCROMBIE	JAMIE ELIZABETH			2022 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111302	THOMPSON	KAMETRA			2018 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111321	BORROMEO	EARL J	OLIVIA V	BORROMEO	11220 BREEZEHILL LN		CHARLOTTE	NC	28262
2018-160	05111322	SIMMONS	HAROLD L	SYLVIAETTE A	LAWRENCE	11209 BREEZEHILL LN		CHARLOTTE	NC	28262
2018-160	05111323	BELLO	GABRIEL B			11215 BREEZEHILL LN		CHARLOTTE	NC	28262
2018-160	05111324	SPEARS	ROBIN			11219 BREEZE HILL LN		CHARLOTTE	NC	28262
2018-160	05111325	ALLEN	LASHARN J			11223 BREEZEHILL LN		CHARLOTTE	NC	28269
2018-160	05111326	RESE	CAROLYN J			11227 BREEZEHILL LN		CHARLOTTE	NC	28262
2018-160	05111327	MURPHY	ERIK	JENNIFER	MURPHY	11231 BREEZEHILL LN		CHARLOTTE	NC	28262
2018-160	05111329	HIGHWAY 49 LLC				175 DAVIDSON HWY		CONCORD	NC	28027
2018-160	05111330	CUFFIE	TINA K			11232 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111331	SUAREZ	CARMEN D RIVERA			11228 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111332	LEWIS	CLARENCE A			11224 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111333	MARTIN	DANA F			11220 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111334	MARSHALL	KATRINA			11216 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111348	STINSON	CHASTITY ANN			11355 BREEZEHILL LN		CHARLOTTE	NC	28262
2018-160	05111349	BROWN	DERRINA			11359 BREEZEHILL LN		CHARLOTTE	NC	28075
2018-160	05111350	HIGHWAY 49 LLC				175 DAVIDSON HWY		CONCORD	NC	28027
2018-160	05111351	GOMEZ	RAMON J	YA JAIRA	PEREZ	11621 SW 133 TERRACE		MIAMI	FL	33176
2018-160	05111352	ARMANDO	PEDRO T	KIALANDA S	ARMANDO	11340 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111353	HAYWOOD	ELISA			11336 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111354	VILLANUEVA	LUIS ALBERTO	RAUL ELIEZER	VILLANUEVA	11332 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111358	OPENDOOR PROPERTY C LLC				405 HOWARD ST STE 550		SAN FRANCISCO	CA	94105
2018-160	05111359	DYHOUSE	JAROSLAW M			12245 WATER ELM LN		FAIRFAX	VA	22030
2018-160	05111360	GLENN	TAMASHA			11308 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111361	FRIEDMAN	ITAMAR	ASHLEY ELIZABETH	THOMPSON	11304 DEER CHASE LN		CHARLOTTE	NC	28269
2018-160	05111362	CLAGON	MARANDA			11229 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111363	PROGRESS RESIDENTIAL BORROWER 6 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-160	05111364	LAWRENCE	KATHERINE	CHARLES J	BOX III	11301 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111365	HOLIT	CHANNING L	PEGGY	HOLIT	11305 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111366	HA	HUNG K	TRAM	NGUYEN	11309 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111367	VERVOORT	MARK A			PO BOX 185		TROUTMAN	NC	28166
2018-160	05111368	JACKSON	ROCHELLE A			11321 DEER CHASE LN		CHARLOTTE	NC	28262
2018-160	05111369	SBN REALTY LLC				9328 ALICE MCGINN DR		CHARLOTTE	NC	28277
2018-160	05111370	GONZALEZ	OSVALDO OVIEDO	MARLEN Y	ALVAREZ-ZAMBRANO	2203 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111371	HA	HAO	EMILY P	NGUYEN	2209 TURTLE POINT LN		CHARLOTTE	NC	28262
2018-160	05111372	MCAIR	CHARLENE			2213 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111373	RAKES	BRITTANY J			2217 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111374	NGUYEN	DUNG H	NGOC ANH T	TRUONG	2221 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111375	DULA	ANTONIA			2225 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111376	JENKINS	MARK A	JENNIFER MARY	SHELDON	2229 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111377	COLE	RALPH E	DENISE L	COLE	15409 E ROCKY RIVER RD		DAVIDSON	NC	28036
2018-160	05111378	CERBERUS SFR HOLDINGS LP				1850 PARKWAY PLACE	SUITE 900	MARIETTA	GA	30067
2018-160	05111379	GREENE	JAMES H	MELISSA	GREENE	2226 TURTLE WY		CHARLOTTE	NC	28262
2018-160	05111380	RODRIGUEZ	ANA MARIE	ALQUIDE D	RODRIGUEZ	2222 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111381	CABREJA	JORGE URENA	MANUEL DE JESUS	URENA CABREJA	2218 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111382	HAZEL	JANET			2214 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111383	AMRAM	WILLIAMSON K			2210 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111384	HENDERSON	NINA			2206 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111385	PROGRESS RESIDENTIAL BORROWER 4 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-160	05111386	TORRES	ALEXANDRA			2128 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111387	SMOUTHERSON	JAMES D			2124 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111388	MARSHALL	MIMI	HUNTER	MARSHALL	2120 TURTLE POINT RD		CHARLOTTE	NC	28262
2018-160	05111390	HIGHWAY 49 LLC				175 DAVIDSON HWY		CONCORD	NC	28027
2018-160	05111391	HIGHWAY 49 LLC				175 DAVIDSON HWY		CONCORD	NC	28027
2018-160	05114121	GFN CHARLOTTE LLC				PO BOX 800729		DALLAS	TX	75380
2018-160	05114123	EM&C INVESTMENTS LLC				PO BOX 369		HARRISBURG	NC	28075
2018-160	05114124	TRIDOLPH LLC				101 SOUTH KINGS DR STE 200 FL 2		CHARLOTTE	NC	28204
2018-160	05114125	TRIDOLPH LLC				101 SOUTH KINGS DR STE 200 FL 2		CHARLOTTE	NC	28204
2018-160	05122177	CHARLOTTE MOTOR SPEEDWAY LLC				5555 CONCORD PARKWAY SOUTH		CONCORD	NC	28027
2018-160	05122178	JOHNSON	SAMUEL CHRISTOPHER	JAMES CHARLES	JOHNSON	2549 GRADY HARRIS SR RD		HARRISBURG	NC	28075
2018-160	05126101	CHARLOTTE MOTOR SPEEDWAY LLC				5555 CONCORD PARKWAY SOUTH		CONCORD	NC	28027
2018-160	05130178	CHARLOTTE MOTOR SPEEDWAY LLC				5555 CONCORD PARKWAY SOUTH		CONCORD	NC	28027
2018-160	05130179	CHARLOTTE MOTOR SPEEDWAY LLC				5555 CONCORD PARKWAY SOUTH		CONCORD	NC	28027
2018-160	05130180	CHARLOTTE MOTOR SPEEDWAY LLC				5555 CONCORD PARKWAY SOUTH		CONCORD	NC	28027

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting – **Rezoning Petition No. 2018-160** filed by K Sade Ventures to request the rezoning of an approximately 93.86 acre site located on the north side of University City Boulevard at the Mecklenburg County - Cabarrus County line (just east of the intersection of University City Boulevard and Cabarrus Farm Road)

Date and Time of Meeting: Wednesday, July 31, 2019 at 6:30 PM

Place of Meeting: Meeting Room at the Holiday Inn Express & Suites Charlotte-Concord I-85
7772 Gateway Lane NW
Concord, NC 28027

We are assisting K Sade Ventures (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 93.86 acre site located on the north side of University City Boulevard at the Mecklenburg County - Cabarrus County line (just east of the intersection of University City Boulevard and Cabarrus Farm Road). The site is currently zoned R-3, and the Petitioner is requesting that the site be rezoned to the MX-1 zoning district to accommodate the development of a residential community on the site that would contain a mixture of single-family detached homes, single-family attached homes (townhomes) and multi-family dwelling units.

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 Planning, Design & Development Department’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 site.

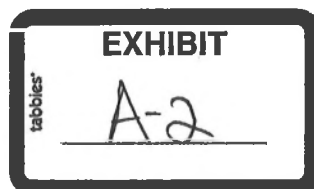
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, July 31, 2019 at 6:30 PM in the Meeting Room at the Holiday Inn Express & Suites Charlotte-Concord I-85 located at 7772 Gateway Lane NW in Concord, NC. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

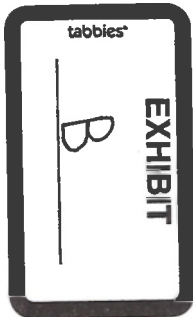
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Gregory A. Phipps, Charlotte City Council District 4 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja Strayhorn Sanders, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: July 19, 2019





Community Meeting Sign-in-Sheet

K Sade Ventures -- Rezoning Petition No. 2018-160

Holiday Inn Express & Suites Charlotte – Concord I-85
7772 Gateway Lane NW, Concord, NC

Wednesday, July 31, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Dawn Haywood	11336 DEER CHASE LN		
2.	Elisa Haywood	11336 DEER CHASE LN CHARLOTTE NC 28262		e.v.haywood@yahoo.com
3.	Nina Henderson	2206 Turtle Point Rd Charlotte NC 28262	919-819-4074	chyjuan2000@aol.com
4.	Laurens Willard	7315 Galvan Way	(704) 455-9102	LWILLARD@GALVAN-IZE.COM
5.	Rochelle Jackson	11321 Deer Chase Lane	(704) 231-1302	Roshelley75.RJ@gmail.com
6.				
7.				
8.				
9.				

Rezoning Petition No. 2018-160
K Sade Ventures, Petitioner
Community Meeting
July 9, 2019

ROBINSON
BRADSHAW

Charlotte | Research Triangle | Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Review of Site Plan
- V. Question, Answer and Comment Session

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Rezoning Team

- Keith Saieed, K Sade Ventures
- John Carmichael, Robinson, Bradshaw & Hinson

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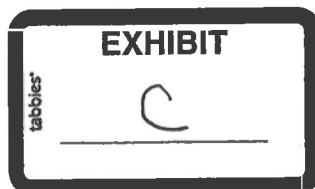
Current Rezoning Schedule

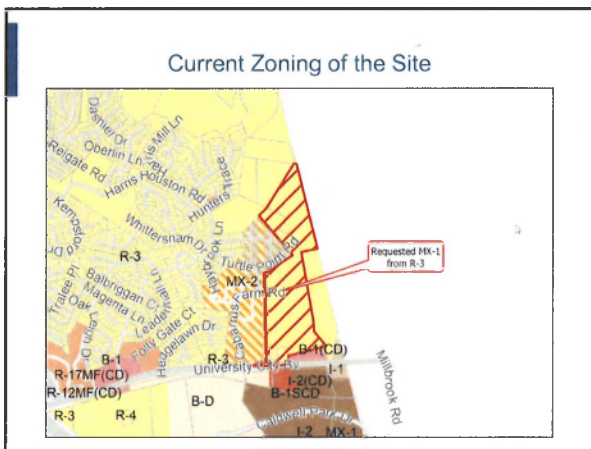
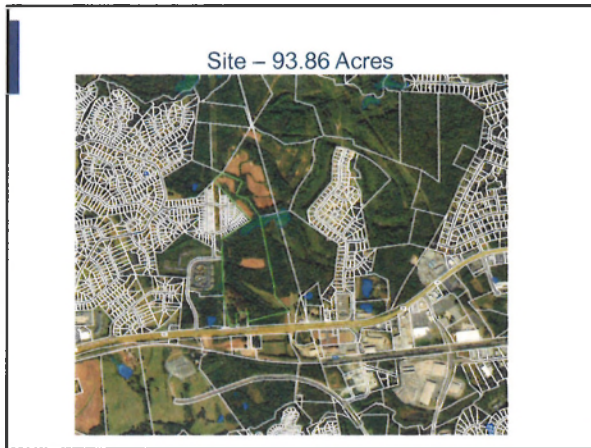
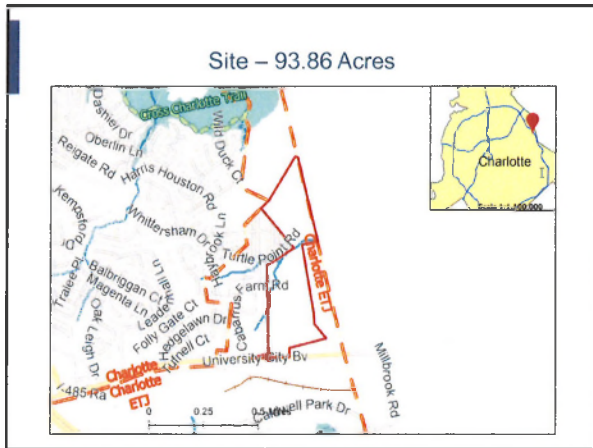
- Public Hearing: Monday, September 16, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 1, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 21, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center

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Rezoning Request

Requesting that the site be rezoned from the R-3 zoning district to the MX-1 zoning district to accommodate a residential community on the site that could contain up to 288 multi-family dwelling units and up to 239 single family detached dwelling units.

The maximum number of dwelling units would be 527. The Rezoning Plan currently provides for a maximum of 544 dwelling units.



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Site Plan



Examples of Apartments Developed by
K Sade Ventures



Vehicular Trip Generation Numbers Per CDOT

Trip Generation				
Scenario	Land Use	Intensity	Trip Generation (vehicles trip/day)	Source
Existing Use	Single Family	1 dwelling	10	Tax Record
Entitlement with Current Zoning	Single Family (93.86 ac of R-3)	281 dwellings	2,690	General Guidance from Planning
Proposed Zoning	Single Family	544 dwellings	4,940	Site Plan 05-10-19