

## COMMUNITY MEETING REPORT

**Petitioner: NRP Properties, LLC**

Rezoning Petition No. 2018-162

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design & 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 January 18, 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, January 30, 2019 at 6:30 PM at the Comfort Suites University-Research Park located at 7735 University City Boulevard in Charlotte, North 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 Jason Mochizuki of the Petitioner, Nate Doolittle and Matthew Grigsby of LandDesign 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 representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2018-162.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, March 18, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that March 18, 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, April 2, 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 speak at this meeting. The Zoning Committee will make a recommendation to City Council on each petition that was heard on Monday, March 18, 2019 as to whether or not each petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, April 15, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the location of the site. John Carmichael stated that the site contains approximately 6.63 acres and is located on the west side of West Eastway Drive, north of North Tryon Street. The site is located less than ½ mile from the Old Concord Road light rail station. Additionally, the site is located in close proximity to a planned regional recreation center.

John Carmichael shared a zoning map that depicts the site and surrounding and nearby parcels of land. John Carmichael stated that the site is currently zoned B-2 (CD), which is a conditional business zoning district. Therefore, there is an approved conditional rezoning plan that governs the development and use of the site. Under the approved conditional rezoning plan, all uses allowed in the B-2 zoning district (except for certain excluded uses) are permitted on the site.

John Carmichael stated that pursuant to this Rezoning Petition, the Petitioner is requesting that the site be rezoned to the UR-2 (CD) zoning district to accommodate the development of a multi-family residential community on the site that would contain up to 200 dwelling units for families earning on average 60% of the area median income.

Jason Mochizuki of the Petitioner then addressed the meeting. Jason Mochizuki provided information on NRP Properties, LLC. He stated that NRP Properties, LLC is a national multi-family developer, contractor and property manager founded in 1995. NRP Properties, LLC has developed over 33,000 multi-family dwelling units in 15 states. NRP Properties, LLC has over 15 years of property management experience with over 17,000 units under the supervision of NRP Properties, LLC to date. NRP Properties, LLC manages both market rate developments and affordable developments. NRP Properties, LLC has over 700 employees nationwide.

Jason Mochizuki stated that NRP Properties, LLC typically develops 12 to 16 projects per year. NRP Properties has approximately 14 projects in North Carolina and most of these projects are located in or near Raleigh or near the coast.

Jason Mochizuki shared a slide that lists the awards and honors that NRP Properties, LLC has been awarded in connection with its development projects.

Jason Mochizuki discussed the Loft 135 multi-family project in Charlotte that NRP Properties, LLC developed and the Parkwood Station multi-family project in Charlotte that NRP Properties, LLC is currently developing. Both of these projects are market rate projects.

Jason Mochizuki discussed an affordable multi-family project that NRP Properties, LLC is currently developing in Charlotte near this site located on North Tryon Street and Northchase Drive. This development should be completed by July 2020.

Jason Mochizuki then shared the site plan for the proposed development. Jason Mochizuki stated that the site contains approximately 6.6 acres and it would be accessed from West Eastway Drive. There are three building envelopes on the site and the principal buildings would be located within the building envelopes. The maximum height of the buildings would be 3 stories adjacent to West Eastway Drive and 4 stories in the rear of the site. A 4 story building would be served by an elevator and a 3 story building would be a walk-up building.

A minimum of 1.71 parking spaces per dwelling unit would be provided.

Jason Mochizuki shared architectural elevations of the proposed buildings. As you can see, the buildings would have open breezeways. The primary exterior building materials excluding windows and doors would be 30 percent brick with the remainder hardi-plank.

Jason Mochizuki shared pictures of the Brighton Pointe affordable multi-family community in Raleigh that NRP Properties developed and manages to provide an example of the quality of NRP Properties' affordable multi-family communities. Jason Mochizuki stated that Brighton Pointe is not an apples for apples comparison with this proposed development, but it is representative of the quality of NRP Properties' affordable communities.

Jason Mochizuki shared a slide that depicts and describes the amenities that would be located in this proposed community. Jason Mochizuki stated that this community would have a clubhouse with a multi-purpose room, fitness facility, computer center and screened porch. Additionally, a covered picnic area with grills, a playground/tot lot and 3 outdoor seating areas would be provided on the site.

Jason Mochizuki then discussed how this development would be financed in part, and he described the employment and income characteristics of the individuals and families who would live in this community. Jason Mochizuki discussed area median income.

Jason Mochizuki discussed the selection criteria that is utilized by NRP Properties. Jason Mochizuki noted that NRP Properties owns and manages its communities, and it provides on-site management. NRP Properties is a long term holder of its developments. NRP Properties employs a vigorous resident screening process that is more stringent than most mortgage providers. Residents must be employed and households must show proof of income 2.5 times the monthly rent. The credit history of all residents is reviewed, and a criminal background check is run on all residents over 18 years of age.

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, Jason Mochizuki stated that a household must show proof of income that is 2.5 times the monthly rent.
- In response to a question, Nate Doolittle stated that a 27 wide Class C buffer with a privacy fence is being proposed along a portion of the northern boundary line of the site next to the adjacent single family home. A buffer would not be provided next to the school or the mobile home park.
- The owner of the adjacent single family home to the north of the site asked what would be next to her property. Nate Doolittle stated that a 27 foot wide Class C buffer with a privacy fence would be next to her property. Tree and shrubs would be planted in this buffer, and the fence would be an opaque fence. John Carmichael and Jason Mochizuki stated that they would be happy to discuss this with the owner of the adjacent single family home to the north of the site. Nate Doolittle stated that they could also look at the possibility of keeping some of the trees along the northern boundary line of the site next to the adjacent single family home.
- In response to a question, Jason Mochizuki stated that the only way into and out of this proposed development would be on West Eastway Drive.

- An attendee expressed a concern that this development would generate a lot of traffic. Jason Mochizuki stated that the City is not requiring a traffic study for this proposed development.
- An attendee asked if there are any definitive plans for the alignment of the Cross-Charlotte Trail. Another attendee stated that there are two potential alignments. An attendee stated that there are Hidden Valley residents who want to see the Cross-Charlotte Trail constructed. He suggested that the Cross-Charlotte Trail could be called Jordan Way in this area.
- An attendee stated that the Cross-Charlotte Trail would connect to existing greenway trails.
- A representative of Northend Partners stated that his organization is in support of the Cross-Charlotte Trail and Northend Partners is seeking assistance from the private sector to get the Cross-Charlotte Trail constructed. Northend Partners wants assistance from NRP Properties. Jason Mochizuki stated that NRP Properties is considering it at this time.
- An attendee asked if there is a timeline for the re-development of the North Park Mall site. Nate Doolittle stated that the County has purchased most of the site. The library portion of the project is not yet fully funded but it is in design. A designer has been chosen for the Resource Center and he believes that the Resource Center has been funded but he is not sure. Construction of the Resource Center could possibly start next year.
- In response to a question, Jason Mochizuki stated that NRP Properties has the property located immediately to the south of the site under option.
- In response to a question, Nate Doolittle stated that the red flags on the site are probably surveying flags. Jason Mochizuki stated that NRP Properties will buy the site only if the rezoning is approved and after the site is subdivided.
- In response to a question, Jason Mochizuki confirmed that NRP Properties has not purchased the site yet. Jason Mochizuki stated that what is in red on this aerial photograph is what NRP Properties would purchase.
- In response to a question, Jason Mochizuki stated that if the site is rezoned and NRP Properties secures funding, construction of this community could begin in the second half of next year.
- In response to a question, Jason Mochizuki stated that a two bedroom unit at 60 percent AMI would rent for approximately \$863 per month and a three bedroom unit at 60 percent AMI would rent for approximately \$1,015 per month.
- An attendee asked if there is a 100 year oak tree on the site, will you keep it or take it down, and Nate Doolittle stated they would have to look at it. It would matter where the tree is located on the site of course.
- In response to a question, Nate Doolittle stated that the traffic from this development would travel on West Eastway Drive. Nate Doolittle stated that the site is near bus routes and the light rail.
- In response to a question, Jason Mochizuki stated that he believes that there is an affordable community that will be developed in this area on Bingham Drive.
- In response to a question, Nate Doolittle stated that the North Park Mall site will be the location of a new County Resource Center.

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

After the adjournment of the Community Meeting, a late arriving attendee stated that he is concerned with the lack of infrastructure in the area to support this proposed development, and the number of affordable dwelling units in this area. This attendee stated that he is concerned with the impact on property values of this proposed development. This attendee stated that there are issues with the Eastway Drive-North Tryon Street intersection.

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

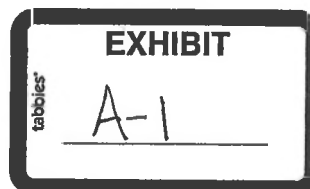
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 13<sup>th</sup> day of May, 2019.

**NRP Properties, LLC, Petitioner**

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

2018-162	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-162	08911104	WALLACE	MARGARET ANN			5115 N TRYON ST STE C		CHARLOTTE	NC	28213
2018-162	08911105	PARK	KARLY	INSOO K	PARK	6728 WYNFAIRE LN		CHARLOTTE	NC	28210
2018-162	08911106	BIG PROPERTIES LLC				131 W LEBANON ST #A		MOUNT AIRY	NC	27030
2018-162	08911107	GREAT ESCAPE PROPERTIES LLC				1186 ASPEN WY		CONCORD	NC	28027
2018-162	08911109	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
2018-162	0891110A	GOUCH	HARVEY W	LOUISE	GOUCH	524 S HOSKINS RD		CHARLOTTE	NC	28208
2018-162	08911111	STARRETTE	NANCY ABERNATHY		C/O JOHN ABERNETHY	1901 FAIR FOREST DR		MATTHEWS	NC	28105
2018-162	08911113	DELLINGER	CHESLEY Y JR	RUTH G	DELLINGER	6221 WOODBRIDGE RD		CHARLOTTE	NC	28227
2018-162	08911114	DAY CARE PROPERITES INC				1014 MAXWELL MILL RD		FORT MILL	SC	29708
2018-162	08911115	ABERNETHY	JOHN B	JUDITH	ABERNETHY	4100-1401 GRANDMANOR CT		RALEIGH	NC	27612
2018-162	08911116	GRIFFITH	RHONDA D		RHONDA D GRIFFITH LIVING TRUST	215 W EASTWAY DR		CHARLOTTE	NC	28213
2018-162	08912103	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
2018-162	08912104	TRYON CORRIDOR REALTY LLC				20506 S SHORE DR		CORNELIUS	NC	28031
2018-162	08912105	TRYON CORRIDOR REALTY LLC				20506 S SHORE DR		CORNELIUS	NC	28031
2018-162	08912106	TRYON CORRIDOR REALTY LLC				20506 S SHORE DR		CORNELIUS	NC	28031
2018-162	09101121	SMH PROPERTIES I LLC				6536 FOLGER DR		CHARLOTTE	NC	28270
2018-162	09101122	GUY	JAMES R JR		C/O GUY PROPERTIES	4401 E INDEPENDENCE BLVD	STE 204	CHARLOTTE	NC	28205
2018-162	09101128	GUY PROPERTIES LLC				4401 E INDEPENDENCE BLVD	STE 204	CHARLOTTE	NC	28205
2018-162	09101130	KOUTSOPIAS	PANAGIOTIS A	MARIA G	KOUTSOPIAS	3755 STOKES AVE		CHARLOTTE	NC	28210
2018-162	09101132	SMH PROPERTIES II LLC				6536 FOLGER DR		CHARLOTTE	NC	28270
2018-162	09711123	JAMESTOWN BOB LLC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2018-162	09711133	GUY PROPERTIES LLC				4401 E INDEPENDENCE BLVD	STE 204	CHARLOTTE	NC	28205
2018-162	09711135	REB PAT LEASING				PO BOX 240525		CHARLOTTE	NC	28224



2018-162	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-162	Briarwood Academy Elementary	Brenda	Slade	1001 Wilann Dr		Charlotte	NC	28215
2018-162	Columbine Court Neighborhood Association	Marnie	Rodgers	4705 Eaves Ln		Charlotte	NC	28215
2018-162	Green Meadows Community Association	Kay	Blake	311 Briarwood Dr		Charlotte	NC	28215
2018-162	Hampshire Hills Neighborhood Association	Ruth	Johnson	5001 Banfshire Rd		Charlotte	NC	28215
2018-162	Hidden Valley Community Association	Jeff	Hopkins	229 Austin Dr		Charlotte	NC	28213
2018-162	Hidden Valley Community Association	John F.	Wall	5017 Springview Rd		Charlotte	NC	28213
2018-162	Hidden Valley Community Association	Linda	Butler	5209 Springview Rd		Charlotte	NC	28213
2018-162	Hidden Valley Community Homeowners Association	Doris	Edwards	1224 Kirt Ct		Charlotte	NC	28213
2018-162	Hidden Valley Community Homeowners Association	Saundra	Jackson	6409 Hidden Forest Dr		Charlotte	NC	28213
2018-162	Hidden Valley Political Action Committee	Samuel	Love	6417 Heatherbrooke Av		Charlotte	NC	28213
2018-162	Hidden Valley Zoning Committee	Priscilla	Duncan	6423 Heatherbrooke Av		Charlotte	NC	28213
2018-162	Homewood Acres Community Association	Myron	Brown	4829 Banfshire Rd		Charlotte	NC	28215
2018-162	Howie Acres Community	Vickie	Hayden	4058 Redwood Ave		Charlotte	NC	28205
2018-162	Huntingtowne Farms Neighborhood Association	Ashlynn	Kelker	6342 Elgywood Ln		Charlotte	NC	28213
2018-162	Plaza Midwood Neighborhood Association	Leslie	Shinn	5906 Old Coach Rd		Charlotte	NC	28215
2018-162	Plaza/Eastway Partners/North East Community Organization	Maxine	Eaves	5906 Old Coach Rd		Charlotte	NC	28215
2018-162	Rebuilding Charlotte Together	Felicia	Giles	4518 Munsee Street		Charlotte	NC	28213

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2018-162** filed by NRP Properties, LLC to request the rezoning of an approximately 6.63 acre site located on the west side of West Eastway Drive, north of the intersection of West Eastway Drive and North Tryon Street, from the B-2 (CD) zoning district to the UR-2 (CD) zoning district

**Date and Time of Meeting:** Wednesday, January 30, 2019 at 6:30 p.m.

**Place of Meeting:** Comfort Suites University-Research Park  
Meeting Room  
7735 University City Boulevard  
Charlotte, NC 28213

We are assisting NRP Properties, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 6.63 acre site located on the west side of West Eastway Drive, north of the intersection of West Eastway Drive and North Tryon Street, from the B-2 (CD) zoning district to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a multi-family residential community on the site that could contain up to 200 dwelling units. This residential community would provide high quality workforce housing for families earning on average 60% of the area median income.

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 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.

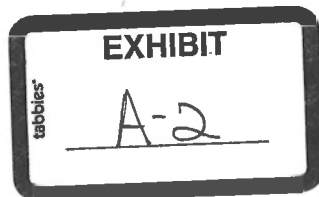
**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, January 30, 2019 at 6:30 p.m. in a meeting room at the Comfort Suites University-Research Park located at 7735 University City Boulevard in Charlotte.** 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.

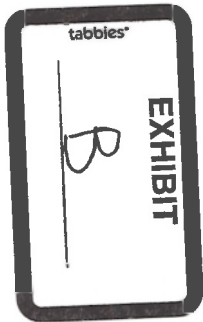
Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Greg Phipps, Charlotte City Council District 4 (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: January 18, 2019







Community Meeting Sign-in-Sheet

NRP Properties, LLC -- Rezoning Petition No. 2018-162

Comfort Suites University – Research Park  
7735 University City Boulevard, Charlotte, NC 28213

Wednesday, January 30, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Tom Wilson	4700 Fireside Dr	(704) 956-4906	tomewilson86@yahoo.com
2.	FRED STITT	4050 Redwood	704-535-3304	Angela.Stitt@gmail.com
3.	CARL PARK	6728 Wynfaire Ln.	(704) 556-9986	EC/park1975@gmail.com
4.	Dennis Park	400 E. Stonewall St. Apt 737	(917) 686-6532	dpark022@yahoo.com
5.	Pete Heubeger	632 Craber St.	704-457-1065	phuboy@heubeger@gmail.com
6.	Ken Lacy	5217 N. Tryon ST Charlotte	704- 941-7747	Ken@veteransPATMUP.org
7.	Len Hawk	Dinglewood		LYARTIS@yahoo.com
8.	Jeff Lyerly	230 Lambeth 1-10 Great Escape Properties	704 761 8893	JLCONCORD@gmail.com
9.	GT Morris	5817 N Tryon	704 488 6355	JT@KANSSTORES.com
	B. Lash	8621 Fox Chase Ln	704-615-1349	barbpinson@gmail.com

John Waul 5017 Springview Rd 704-597-8920 JWWAUL50@hotmail.com

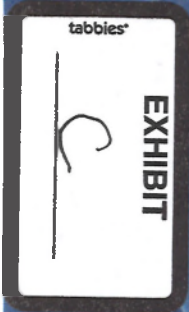
	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
	RHOWA GRIFFITH	215 EASTWAY DR	908 217-2912	RHOWA@THEWEAVESHOP.COM
10.	Victor Howard	215 EASTWAY DR	704-352-1585	victor@theweaveshop.com
11.	Greg Phipps	600 E. 4 <sup>th</sup> Street	704-336-3436	gaphipps@charlottenc.gov
12.	Kaye Spencer for Sarah Anderson	415 Dinglewood Ave	704-376-8989	sk_spencer@hotmail.com
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# Rezoning Petition No. 2018-162

NRP Properties, LLC, Petitioner

Community Meeting

January 30, 2019



# Agenda

- I. Introduction of Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Information on NRP Properties
- V. Review and Discussion of the Site Plan/Buildings
- VI. Question, Answer and Comment Session

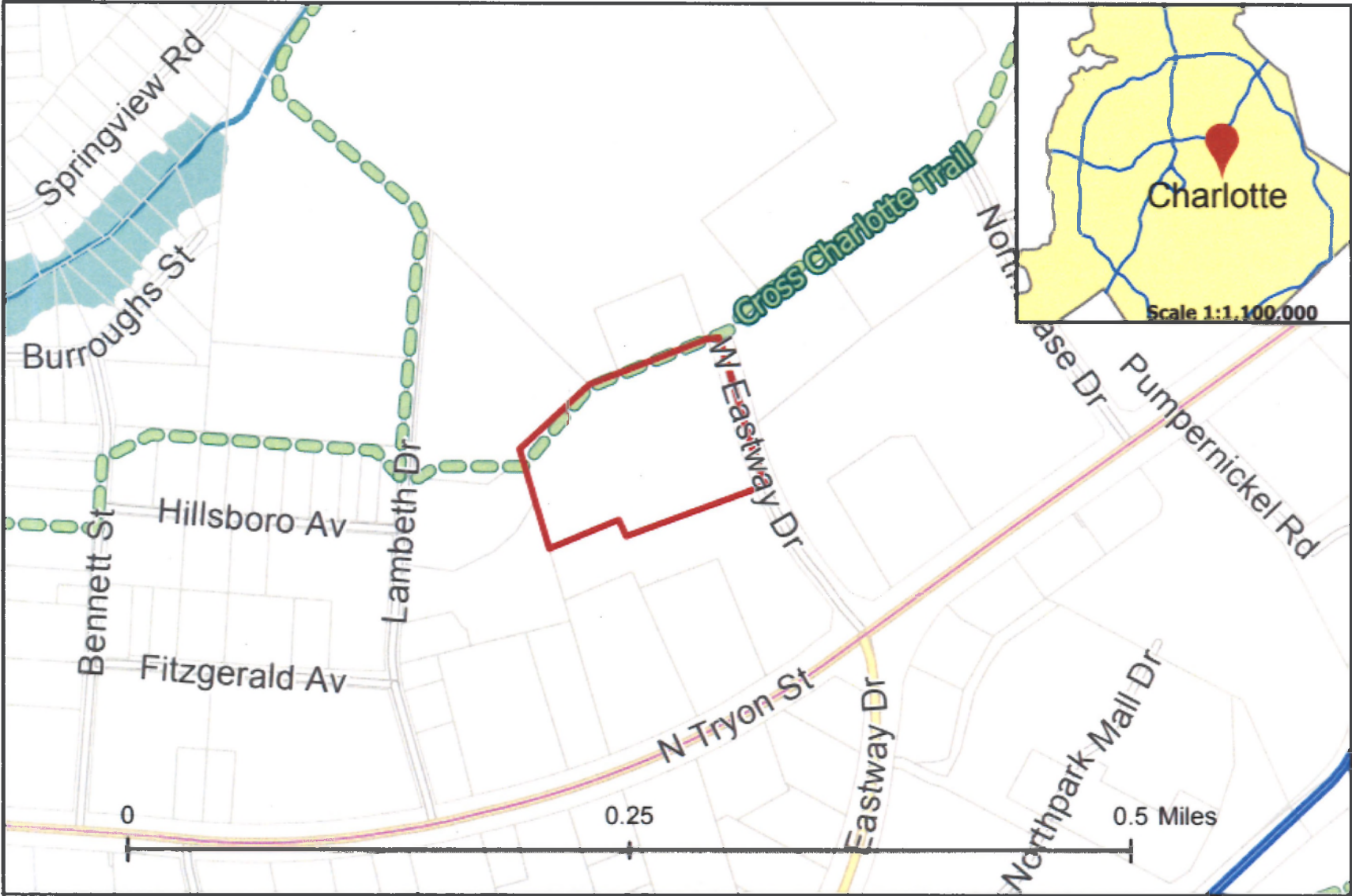
## Rezoning Team

- Jason Mochizuki, NRP Properties, LLC
- Nate Doolittle, LandDesign
- Matthew Grigsby, LandDesign
- John Carmichael, Robinson, Bradshaw & Hinson

## Current Rezoning Schedule

- Public Hearing: Monday, March 18, 2019 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Tuesday, April 2, 2019 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, April 15, 2019 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center

# Site – 6.63 Acres





Site

Eastway Park  
Developed

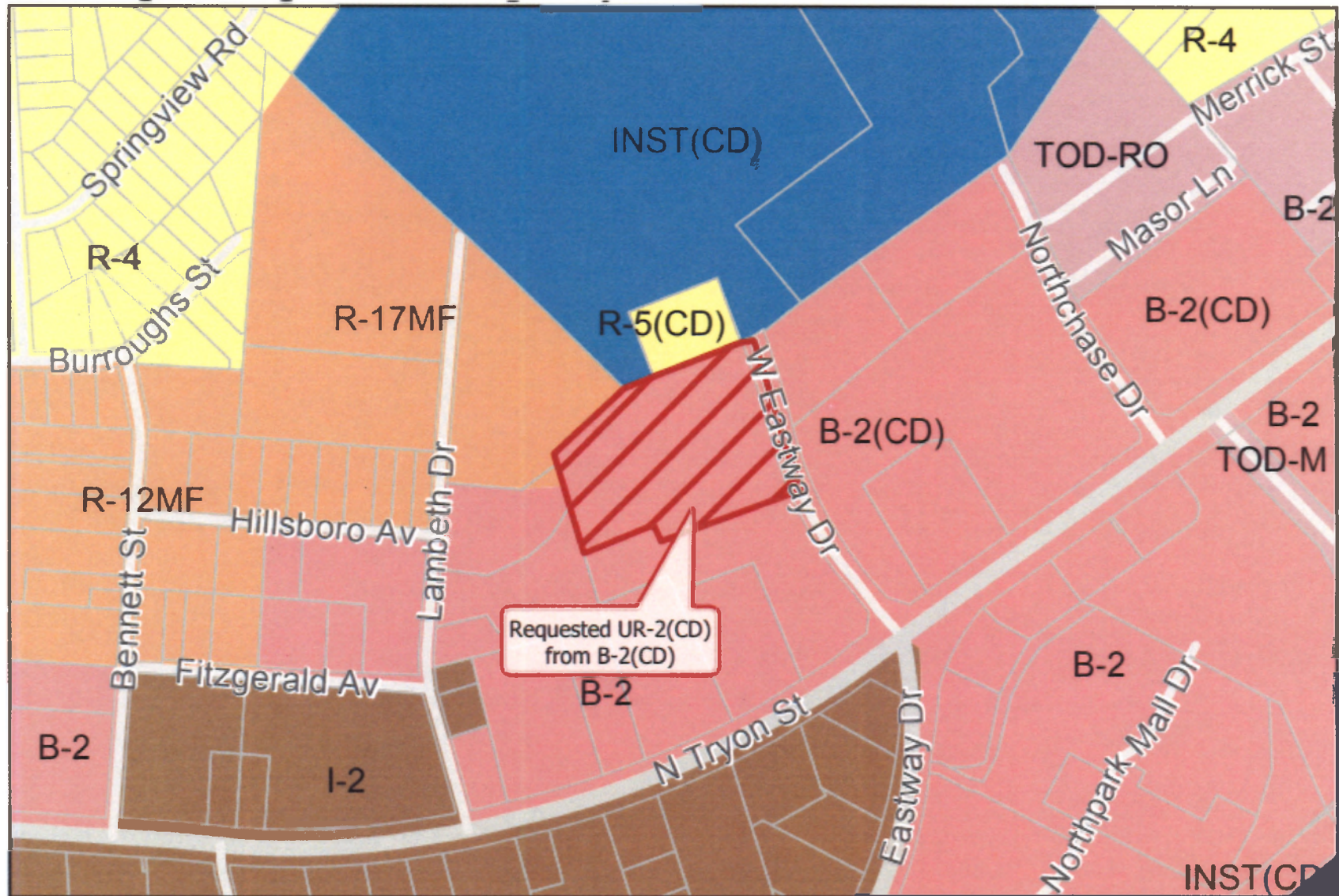


# NORTH TRYON HOMES





# Site – Existing Zoning



## Rezoning Request

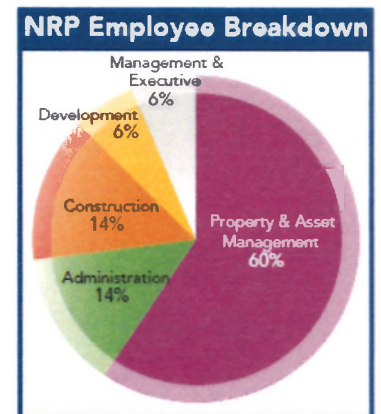
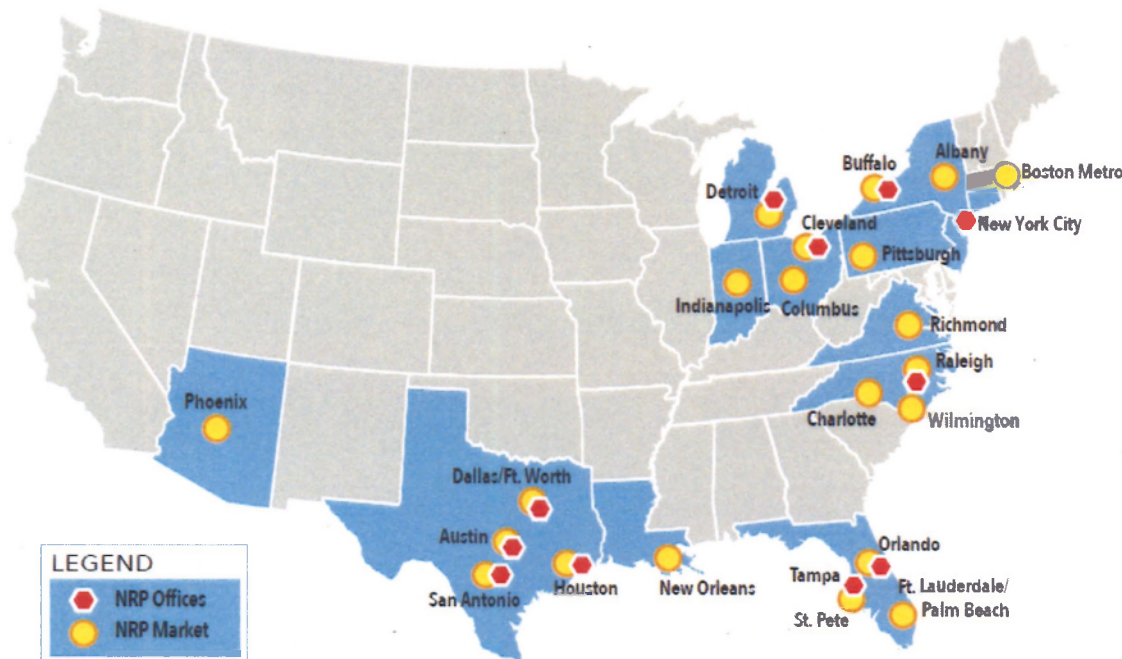
- Requesting that the site be rezoned from the B-2 (CD) zoning district to the UR-2 (CD) zoning district to accommodate the development of a multi-family residential community on the site that would contain up to 200 dwelling units for families earning on average 60% of the area median income.



# NRP Properties, LLC

# The NRP Group

- National multifamily developer, contractor and manager founded in 1995
- Developed over 33,500 units in 15 states
- NRP has over 15 years of management experience with over 17,000 units under the supervision of NRP Management to date
- More than 300 years of collective team experience, and 700+ employees nationwide
- Closed over \$5.0 Billion in Real Estate, \$2.25 Billion since 2011



# The NRP Group



National Association of Home Builders Pillars of the Industry Awards

- Multifamily Development Firm of the Year (2009, 2012, 2014)



Affordable Housing Finance Magazine

- 2016 Ranked Number One in Top 50 Affordable Housing Developers
- Ranked #1 or #2 in Top 50 Affordable Housing Developers (2005-2013)



Multifamily Executive Magazine

- 2017 Ranked #6 Contractor and #7 Developer
- 2016 Ranked #11



Builder Magazine

- Currently Ranked 8th Largest Residential Builder



## LOFT ONE 35



**SYNOVUS**

### PROJECT OVERVIEW

- Located in the Uptown Neighborhood, Loft 135 offers walkability to downtown businesses and entertainment.
- Provides connective urban fabric linking Uptown and Southtown, and activates the former parking lot of the NFL Panthers football stadium.
- Loft 135 has established a new urban edge, and increased energy on the sidewalk of on the major artery of W. Morehead Street.

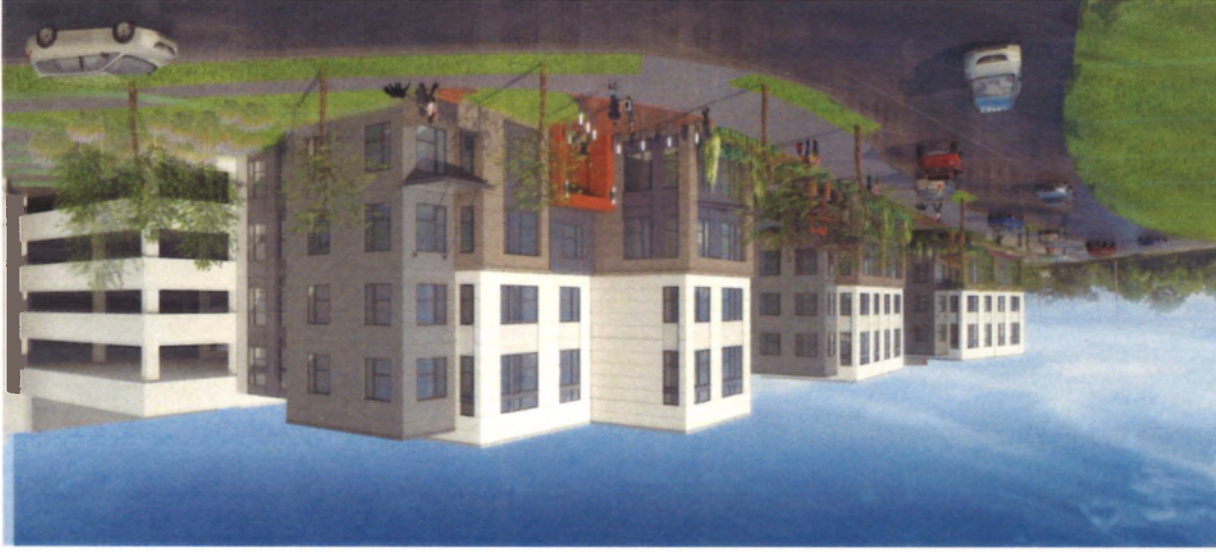
### QUICK FACTS

**Metro Area:** Charlotte  
**Location:** Charlotte, NC  
**Product Type:** Mid-Rise  
**Units:** 298  
**Cost/Unit:** 118,007  
**Average Rent:** 1,473  
**Average Sq. Ft.:** 893  
**\$/SF:** \$1.65  
**Total Cost:** \$52  
**Sale Price:** \$78  
**Value Created:** 50%



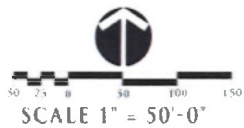


# PARKWOOD STATION



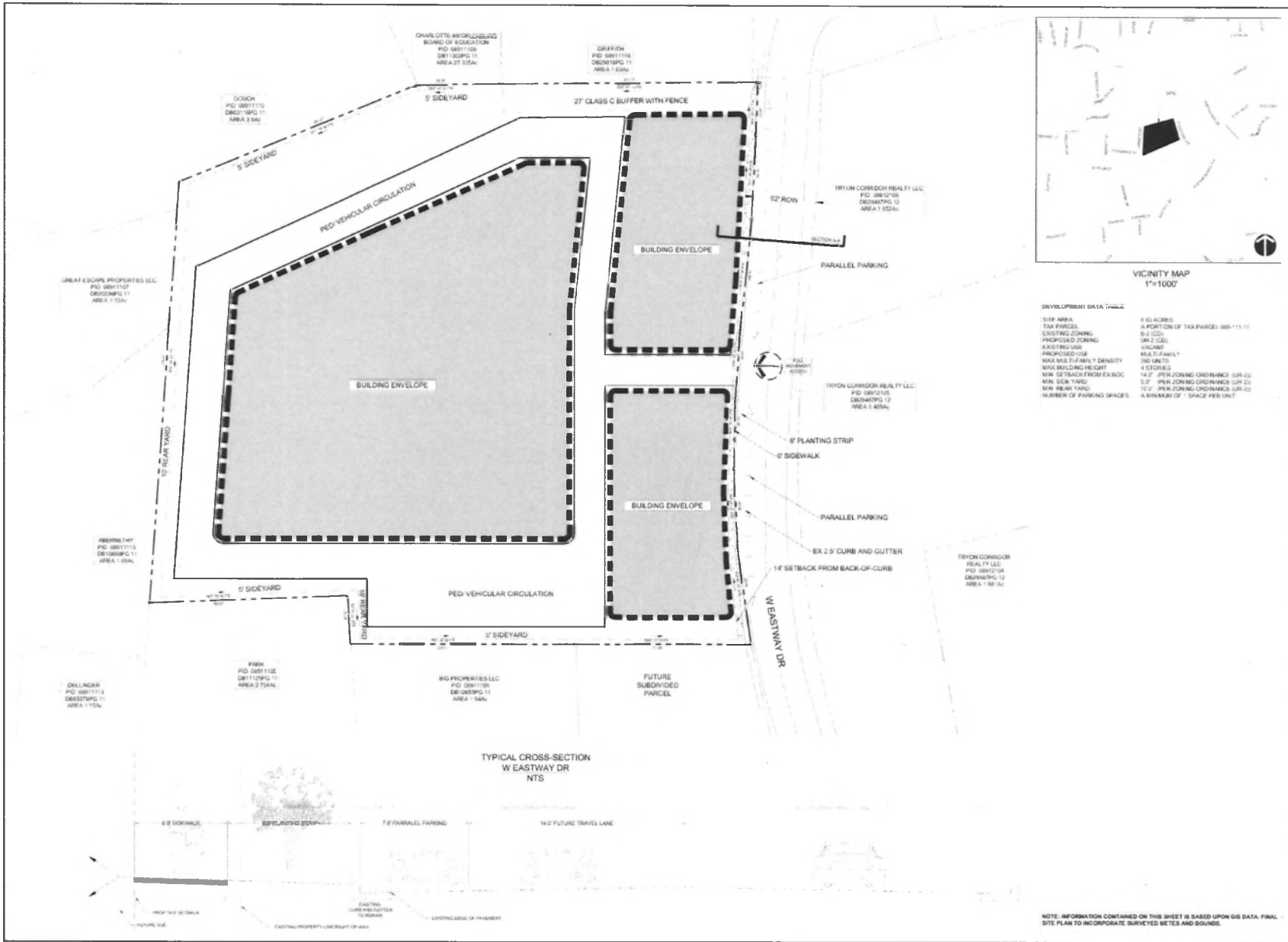


**Old Concord at the Blue Line**  
 Charlotte, North Carolina  
 Illustrative Site Plan





# Site Plan

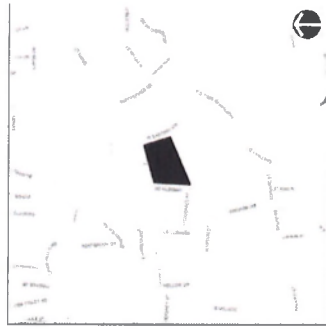


**REZONING PETITION #2018-XXX**

REVISION / ISSUANCE

DESIGNED BY: MDS  
DRAWN BY: MDS  
CHECKED BY: MDS

SITE PLAN



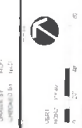
DEVELOPING DATA TABLE

- SITE AREA: 152,000 SQ. FT.
- TAX PARCEL: 081-118-111
- PARCEL AREA: 41,000 SQ. FT.
- PARKING SPACES: 180
- BUS STOP: 150 FT. FROM SITE
- MAXIMUM FLOOR AREA: 250,000 SQ. FT.
- MINIMUM SETBACK: 10 FT. FROM CURB
- MINIMUM SETBACK FROM 15' SIDEWALK
- MINIMUM SETBACK FROM 15' SIDEWALK
- NUMBER OF PARKING SPACES: 180

- ZONING DISTRICT: RM-7
- REQUIREMENTS:
- MAXIMUM FLOOR AREA: 250,000 SQ. FT.
- MINIMUM SETBACK: 10 FT. FROM CURB
- MINIMUM SETBACK FROM 15' SIDEWALK
- MINIMUM SETBACK FROM 15' SIDEWALK
- NUMBER OF PARKING SPACES: 180

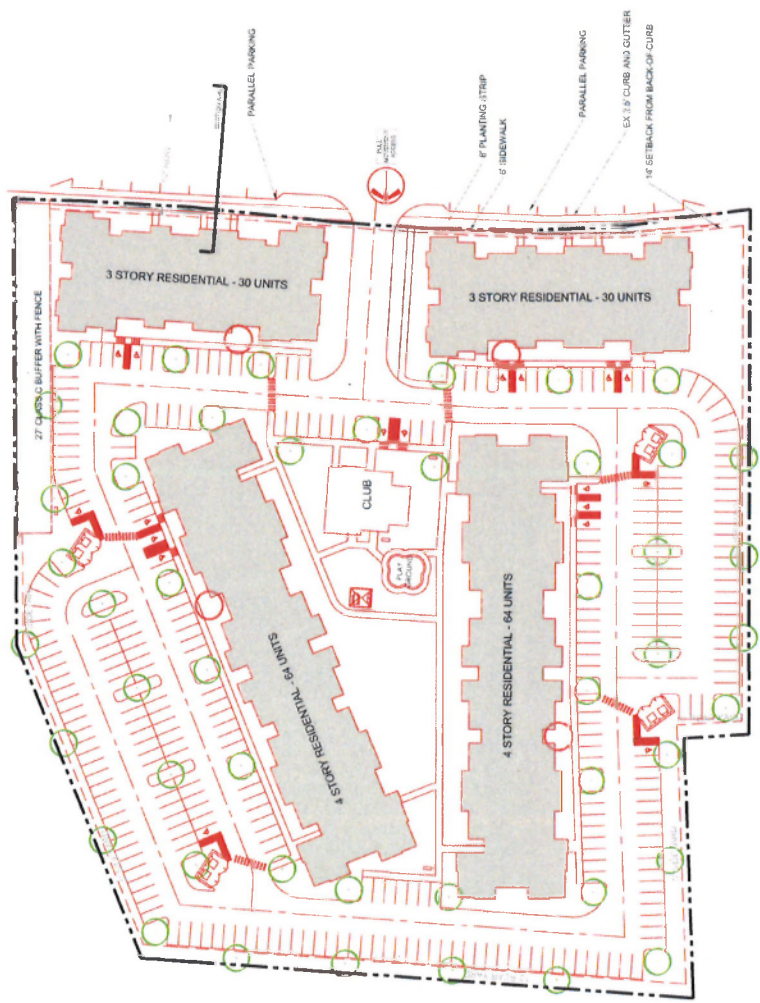
REZONING PETITION #2018-XXX

REVISION / ASSURANCE



SITE PLAN

RZ-1



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# Proposed Buildings

# NORTH TRYON HOMES- FOUR STORY ELEVATIONS



BUILDINGS #3 & #4: REAR ELEVATION

1/16" = 1'-0"



BUILDINGS #3 & #4: LEFT SIDE ELEVATION

1/16" = 1'-0"

**BUILDING MATERIALS**  
 -30' YEAR LIFESPAN, DIMENSIONAL ROOF  
 SHELSIES W/ ALUMINUM DRIP EDGE (TYP.)  
 -ALUMINUM GUTTERS & DOWNGUTS  
 -PREPARATED GABLE VENT (PYRON OR EQ.)  
 -METAL REINFORCED VINYL RAILING (TYP.)  
 -ROBER CEMENT SHANE AND LAP SIDING (TYP.)  
 -4" WIDE FIBER CEMENT WINDOW TRIM (TYP.)  
 -BRICK VENEER BASE W/ CONTINUOUS  
 ROWLOCK SILL



BUILDINGS #3 & #4: RIGHT SIDE ELEVATION

1/16" = 1'-0"



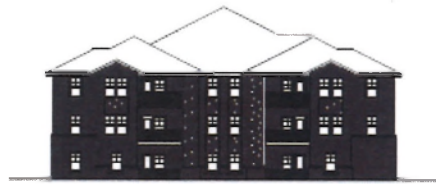
BUILDINGS #3 & #4: FRONT ELEVATION

1/16" = 1'-0"

# NORTH TRYON HOMES- THREE STORY ELEVATIONS



BUILDINGS #1 & #2: REAR ELEVATION  
1/16" = 1'-0"



BUILDINGS #1 & #2: LEFT SIDE ELEVATION  
1/16" = 1'-0"

**BUILDING MATERIALS**  
 -30 YEAR ANISORICAL DIMENSIONAL ROOF  
 SHINGLES W/ ALUMINUM DRIP EDGE (TYP.)  
 -ALUMINUM GUTTERS & DOWNSPOUTS  
 -PREFABRICATED GABLE VENT (IF PORN OR EDU)  
 -METAL REINFORCED VINYL RAILING (TYP.)  
 -FIBER CEMENT CHASE AND LAP BOARD (TYP.)  
 -4" WIDE FIBER CEMENT WINDOW TRIM (TYP.)  
 -BRICK VENEER BASE W/ CONTINUOUS  
 ROWLOCK SILL



BUILDINGS #1 & #2: RIGHT SIDE ELEVATION  
1/16" = 1'-0"



BUILDINGS #1 & #2: FRONT ELEVATION  
1/16" = 1'-0"



# NORTH TRYON HOMES

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Development will be comprised of:

## Units

- One Bedroom Units 84
- Two Bedroom Units 86
- Three Bedroom Townhouse Units 18
- **Total Units 188**

## Parking:

- Surface Spaces 290
- Accessible Spaces 23
- **Total Parking 313**

# BRIGHTON POINTE - 80 UNITS IN RALEIGH, NC



## PROJECT AMENITIES

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- Development will feature a 2,723 sf community clubhouse complete with multipurpose room, fitness facility, computer center, and screened porch
- Site will include a covered picnic areas with grills, a playground/tot lot, and 3 outdoor seating areas with benches
- Project site is strategically located to be within close proximity, typically 1 mile or less, to neighborhood amenities including a grocery store, pharmacy, and numerous retail and restaurant options



## NORTH TRYON HOMES

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- North Tryon Homes will be financed in part by 4% Tax Credits
- 4% Tax Credits require owner/developers to qualify the income of prospective renters up to a certain proportion of Area Median Income (AMI)
- North Tryon will rent to local Charlotte families making up to 80% AMI
- In Charlotte, Area Median Income is *very* high at \$74,100 in 2018 and is projected to increase even more in 2019
- Someone making 80% AMI in Charlotte this year would be bringing home a gross income of \$59,280, 60% AMI would be \$44,460
- So who would be the folks moving into my neighborhood?

## Charlotte Area Jobs Earning < \$45,000 Per Year



Charlotte-Meck County Teacher: \$44,546



Executive Assistant: \$44,405



Certified Nurse's Aide: \$30,915



Customer Service Rep: \$34,425

Sources: [Indeed.com](https://www.indeed.com)/[Glassdoor.com](https://www.glassdoor.com)/[1.salary.com](https://www.salary.com)

## NRP MANAGEMENT RESIDENT SELECTION CRITERIA

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- NRP's comprehensive resident screening process is more stringent than that required by most mortgage providers
- Employment: Residents must be employed and show proof of 2.5 times monthly rent
- Credit History: All residents are subject to a rigorous consumer credit report analysis
- Background Checks: A criminal background will be run on each and every member (age 18+) of every household in the community at application
- Rental History: All addresses disclosed on a potential resident's application are researched, those with negative rental history are not accepted



# Questions