

COMMUNITY MEETING REPORT

Petitioner: NRP Properties, LLC

Rezoning Petition No. 2018-165

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-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 Tuesday, January 29, 2019 at 6:30 PM at the Hyatt Place Charlotte/Arrowood Hotel located at 7900 Forest Point 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, Dan Melvin 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. 2018-165.

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 4th 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 stated that the Petitioner will have additional meetings with area residents and property owners as needed to answer questions and to hopefully address any issues.

John Carmichael then showed a series of slides that depict the location of the site. John Carmichael stated that the site contains approximately 16.6 acres and is located on the west side of Forest Point Boulevard between Nations Ford Road to the northeast and Arrowood Road to the southwest. The site is adjacent to Interstate 77. John Carmichael shared a series of aerial photographs of the site.

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 business zoning district. The parcels located to the northeast of the site are zoned B-1 SCD and I-1 (CD), the parcels to the east of the site are zoned R-9 (CD) and R-4 and the parcels to the southwest of the site are zoned B-2 (CD). The parcels located across Interstate 77 from the site are zoned B-D, B-2 and R-4.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the B-2 (CD) zoning district to the R-17 MF (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.

John Carmichael stated that this is a conditional rezoning request so if this Rezoning Petition is approved, the site could only be developed in accordance with the approved conditional rezoning plan.

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 located on North Tryon Street and Northchase Drive near the Blue Line. This development should be completed by July 2020.

Jason Mochizuki then shared the site plan for the proposed development on Forest Point Boulevard. He stated that the site is pretty flat. There would be three buildings on the site, and each building would be four stories in height. Two of the buildings would be located adjacent to Forest Point Boulevard and the third building would be located along the northern boundary line of the site. The parking areas would be located between the buildings and Interstate 77.

Two of the buildings would each contain 76 dwelling units and one of the buildings would contain 48 dwelling units.

A clubhouse with amenities would be provided on the site, and it would contain approximately 2,700 square feet of floor area.

Jason Mochizuki then shared elevations of the proposed buildings. He reiterated that the buildings would be four stories in height, and that 30% of the exterior facades of each building would be brick and the remainder of the facades would be hardi-plank. Each building would have elevator service and breezeways.

Jason Mochizuki shared a slide that provides the number of one bedroom units, the number of two bedroom units and the number of three bedroom units that would be located in this development, and the number of parking spaces.

Jason Mochizuki shared pictures of NRP Properties, LLC's Brighton Pointe community in Raleigh. Brighton Pointe is an affordable community. Although the buildings at Brighton Pointe are only three story buildings and Brighton Pointe only has 80 dwelling units, they are indicative of the quality of the buildings that would be built on the Forest Point Boulevard site.

Jason Mochizuki shared a slide that depicts the clubhouse and the amenities that would be located on the site. The clubhouse would contain a multi-purpose room, a fitness facility, a computer center and a screened porch. The site would also have covered picnic areas with grills, a playground/tot lot and outdoor seating areas with benches.

Jason Mochizuki stated that the site is located in close proximity to neighborhood amenities.

Jason Mochizuki discussed how this development would be financed, stating that it would be financed in part with 4% tax credits.

Jason Mochizuki stated that the residents of this proposed development would earn up to 80% of the area median income. The residents would fall into three income tiers, individuals making up to 80% of the average median income, individuals making up to 60% of the average median income and individuals making up to 30% of the average median income. The average would be 60% of the average median income. Someone making 80% of the average median income would bring home a gross income of \$59,280, and someone making 60% of the average median income would bring home a gross income of \$44,460. Jason Mochizuki stated that residents of this community could include teachers, police officers and firemen.

Jason Mochizuki shared a slide that describes NRP Properties, LLC's stringent resident selection criteria. Residents must be employed.

Jason Mochizuki stated that NRP Properties, LLC would own this development for a minimum of 15 years and possibly longer.

There would be an on-site management team at this development.

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 to live in this community, a resident must make less than \$60,000.

- In response to a question, Jason Mochizuki stated that this development would cost in excess of \$30,000,000.
- In response to a question, Jason Mochizuki stated that the parking ratio would be 1.8 parking spaces per unit.
- In response to a question regarding whether a resident could bring a company vehicle home, Jason Mochizuki stated that a resident can get a second parking space.
- In response to a question, Jason Mochizuki stated that there would be guest parking at this development.
- An attendee stated that she is skeptical about this proposed development. She stated that there are already a lot of apartments in this area.
- In response to a question, Jason Mochizuki provided the resident selection criteria.
- An attendee expressed the opinion that this area is inundated with low income apartments and expressed a concern with this proposed community.
- An attendee stated that she would like to see residences for the elderly in this area.
- An attendee stated that traffic is already horrendous in this area and that this proposed development will only make traffic worse.
- An attendee asked how NRP Properties, LLC selected this site for this proposed development, and Jason Mochizuki discussed the site selection process. He also stated that another consideration is the price of land. Land is getting very expensive in Charlotte and you have to find land that is somewhat affordable. Also, the owner of the land has to be willing to sell the property. Another consideration for this site is the easy access to Interstate 77 from this site. Jason Mochizuki stated that Charlotte needs another 24,000 affordable housing units.
- In response to a question, Jason Mochizuki stated that NRP Properties, LLC would own this development for at least 15 years.
- In response to a question, Jason Mochizuki stated that NRP Properties, LLC does not have any developments in Charlotte that it has owned for 15 years. Jason Mochizuki stated that NRP Properties, LLC's oldest asset was completed in 2016.
- An attendee expressed a concern regarding the amount traffic in the area and stated that this development would only add to the amount of traffic. This attendee noted that there was recently a bad traffic accident at the intersection of Forest Point Boulevard and Nations Ford Road.
- An attendee asked how NRP Properties, LLC would address traffic issues in this area. John Carmichael stated that NRP Properties, LLC was not required to do a traffic study, and that we have not received comments from CDOT yet. CDOT is reviewing this rezoning request.
- An attendee asked about storm water runoff from the proposed development, and Dan Melvin discussed the storm water pond that would be constructed on the site by NRP Properties, LLC. Dan Melvin stated that after the development of the site, storm water could not leave the site at a faster rate than it currently leaves the site.
- In response to a question, Jason Mochizuki stated that if this Rezoning Petition is approved, construction on this project could begin in the second half of 2020. From the starting

date of construction, it would take approximately 18 months to complete the construction of the project.

- An attendee asked if Council Member Mayfield is aware of this rezoning request. John Carmichael stated that he sent a Notice of this Community Meeting to Council Member Mayfield, however, he has not spoken with her about this rezoning request. John Carmichael stated that he is scheduled to meet with Council Member Mayfield next week to discuss the rezoning request. This attendee stated that she thought that Council Member Mayfield should attend a meeting with the community regarding this rezoning request. John Carmichael stated that they would be happy to schedule another meeting with area residents and Council Member Mayfield.
- An attendee asked why the buildings are four stories and Jason Mochizuki stated that the site has a compressed building area and they need to be able to develop a certain number of units.
- An attendee asked if NRP Properties, LLC would consider building three story buildings, and Jason Mochizuki stated that he could look into it.
- An attendee noted that teachers with less than ten years' experience do not make that much money.
- An attendee asked how much the rent would be at this community and Jason Mochizuki stated that he thought that the monthly rent for a two bedroom unit would be approximately \$900.
- An attendee stated that someone living in this community could pay more for the same unit than someone else living in this community, and Jason Mochizuki confirmed this point. This attendee stated that she is concerned that tenants would not maintain their apartments and that crime would become prevalent. This would negatively impact the quality of life in this area. Jason Mochizuki stated that NRP Properties, LLC would have a full time maintenance staff on-site, and that NRP Properties, LLC would maintain this community to the best of its ability. Because we would own this community, it would not be in our best interest to fail to maintain this community. It would also not be in our interest to allow people to live in this community who cause trouble. We seek to minimize concerns up front to the best of our ability.
- In response to a question, Jason Mochizuki stated that NRP Properties, LLC would not employ on-site security at this site.
- In response to a question, Jason Mochizuki stated that the dashed lines on the site plan indicate the Duke Power easement.
- In response to a question, Jason Mochizuki stated that tree save areas would be located on the southern portion of the site and this portion of the site would not be developed.
- In response to a question, Jason Mochizuki stated that he has not heard from any businesses in the area regarding this proposed development. This Community Meeting is the first touch point.
- Dan Melvin stated that a wider sidewalk and street trees would be installed along the site's frontage on Forest Point Boulevard.
- An attendee stated that she is concerned with traffic that would be generated by this development and the density of the development. She is also concerned with the duration of the

construction period. She stated that the neighborhood is suffering because of promises made to the City that have not been honored.

- In response to a question, Jason Mochizuki stated that NRP Properties, LLC would own the development for at least 15 years.
- An attendee noted that the site is next to Interstate 77 and asked how the sound would be buffered. Jason Mochizuki stated that there is a setback from Interstate 77 and that the buildings would be designed to mitigate the noise from Interstate 77. Dan Melvin stated that there is also a natural sound barrier because of the topography of the site. There is an approximately 10 foot berm between the buildings and Interstate 77.
- An attendee discussed the noise and vibrations caused by the blasts at Vulcan's quarry.
- An attendee asked if there would be a plan to assist the wildlife that would be displaced from this site, and Jason Mochizuki stated that there is not a plan. An attendee noted that there are deer and coyotes on the site.
- An attendee noted that Pedcor is building 198 units in this area and that there will be a lot of traffic in this area.
- An attendee asked why NRP Properties, LLC does not put affordable housing in Myers Park and Jason Mochizuki stated that they could not afford the land.
- An attendee noted the scattered housing policy in Charlotte.
- An attendee stated that NRP Properties, LLC should consider another access point at the bottom of the site.
- An attendee asked if NRP Properties, LLC has checked on the Interstate 77 widening project, and Jason Mochizuki stated not yet.
- An attendee stated that she is worried about the impact of this development on the value of her home, and that she will be unable to sell her home as a result of this development. Jason Mochizuki stated that there is not necessarily a one to one correlation if affordable units are near a single family home.
- Jason Mochizuki stated that the purpose of this meeting is to get comments from area residents and property owners.
- An attendee asked Jason Mochizuki what are his take aways from this meeting and Jason Mochizuki stated traffic and property values.

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:

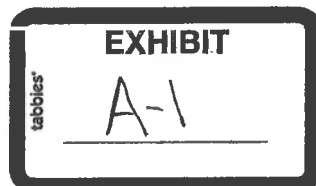
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of February, 2019.

NRP Properties, LLC, Petitioner

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

2018-165	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-165	16718202	NCFLA LAND OWNER LLC			C/O CAPITAL PARTNERS	PO BOX 638		ADDISON	TX	75001
2018-165	16719101	FAISON ARROWOOD PROP LTD				PO BOX 56607		ATLANTA	GA	30343
2018-165	16719212	FOUST	ROBERT L JR	DOROTHY	FOUST	573 CROCUS CT		CHARLOTTE	NC	28217
2018-165	16719213	DAVIS	ARTHUR LEE			566 CROCUS CT		CHARLOTTE	NC	28217
2018-165	16719214	GONZALEZ			JOHNNY MARTINEZ	558 CROCUS CT		CHARLOTTE	NC	28217
2018-165	16719215	GALLIMORE	JUAN	ANNE L	GALLIMORE	552 CROCUS CT		CHARLOTTE	NC	28217
2018-165	16719216	TAH HOLDING LP				C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2018-165	16719217	MARINACCIO	ANNE S	SCOTT R	ALLOCCO	540 CROCUS CT		CHARLOTTE	NC	28217
2018-165	16719218	STITT	DAVID JR	SARAHLEE	STITT	534 CROCUS CT		CHARLOTTE	NC	28217
2018-165	16719219	JOHNSON	SAMUEL L	BARBARA R	JOHNSON	528 CROCUS CT		CHARLOTTE	NC	28217
2018-165	16719220	WILLIAMS	RAYFUS			522 CROCUS CT		CHARLOTTE	NC	28210
2018-165	16719221	DCLP1 LLC				4312 MARINA DR		SANTA BARBARA	CA	93110
2018-165	16719225	CONSTANTE	HECTOR	MARIA A TOALA	ALCIVAR	500 SHORT HILLS DR		CHARLOTTE	NC	28217
2018-165	16719226	PRUYNE	MARY L TRACIE		SP RANDY R	515 FALLINGSWOOD CT		CHARLOTTE	NC	28217
2018-165	16719227	GOKAM PROPERTIES LLC				PO BOX 11474		CHARLOTTE	NC	28220
2018-165	16719228	THORP	GEORGE W III	ELIZABETH M	THORP	518 FALLINGSWOOD CT		CHARLOTTE	NC	28217
2018-165	16719229	WILSON	DEMETRIK			510 FALLINGSWOOD CT		CHARLOTTE	NC	28217
2018-165	16719230	COMIRE	AURE			500 FALLINGSWOOD CT		CHARLOTTE	NC	28217
2018-165	16719231	TAH HOLDING LP				C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2018-165	16719232	REID	LLOYD JR	BESSIE M	REID	428 SHORT HILLS DR		CHARLOTTE	NC	28217
2018-165	16719233	GARCIA	LUCIA LOURDES			422 SHORT HILLS DR		CHARLOTTE	NC	28217
2018-165	16719234	BARBER	CLARENCE R	DEBRA J	BARBER	416 SHORT HILLS DR		CHARLOTTE	NC	28210
2018-165	16719235	TODLE	RHONDA			410 SHORT HILLS DR		CHARLOTTE	NC	28210
2018-165	16719236	SMITH	NANCY G			400 SHORT HILLS DR		CHARLOTTE	NC	28217
2018-165	16719249	FAISON NESBITT ARROWOOD	VENTURE			PO BOX 56607		ATLANTA	GA	30343
2018-165	16719251	MILES	RUSSELL	MARGARET L	MILES	306 SHORT HILLS DR		CHARLOTTE	NC	28217
2018-165	16719304	SAMARITAN'S PURSE				801 BAMBOO RD		BOONE	NC	28607
2018-165	16719305	FAISON NESBITT ARROWOOD	VENTURE			PO BOX 56607		ATLANTA	GA	30343
2018-165	16719306	FAISON ARROWOOD PROPERTY LTD				PO BOX 56607		ATLANTA	GA	30343
2018-165	16719307	STORE MASTER FUNDING III LLC				C/O BOOM HOLDINGS LLC	19900 WEST CATAWBA AVE STE 207-C	CORNELIUS	NC	28031
2018-165	16719310	J B HARRISON PROPERTIES LLC				PO BOX 364		WRIGHTSVILLE BEACH	NC	28480
2018-165	16719311	HARRISON J B PROPERTIES LLC				PO BOX 364		WRIGHTSVILLE	NC	28480
2018-165	16719313	FAISON NESBITT ARROWOOD	VENTURE			PO BOX 56607		ATLANTA	GA	30343



2018-165	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-165	British Woods	Debra	Wilson	8224 Carrolwood Dr		Charlotte	NC	28217
2018-165	British Woods	Samuel	Wilson	8224 Carrolwood Dr		Charlotte	NC	28217
2018-165	Colony Acres Homeowners Association	Carolyn R.	Fountain	301 Stone Post Rd		Charlotte	NC	28217
2018-165	Colony Acres Homeowners Association	Wilkins	Smith	308 Stone Post Rd		Charlotte	NC	28216
2018-165	Country Walk Homeowners Association	Michelle	Ross	308 Stone Post Rd		Charlotte	NC	28217
2018-165	Foxboro Neighborhood Association	James	Shepard	600 Fawnbrook Ln		Charlotte	NC	28217
2018-165	Montclair South Homeowners Association	Tyler	Heaggans	559 Goldstaff Lane		Charlotte	NC	28273
2018-165	Quail Hollow West	Peter	Rieke	10022 Nations Ford Rd		Charlotte	NC	28273
2018-165	Quail View Homeowners Association	Scott	Nelson	9835 Garth Wood Rd		Charlotte	NC	28273
2018-165	Radbourne Homeowners Association	Brent	Charles	10112 Woody Ridge Rd		Charlotte	NC	28273
2018-165	Ramblewood Neighborhood Association	James	Barnes	9835 Garth Wood Rd		Charlotte	NC	28273
2018-165	Ramblewood Neighborhood Association	John L.	Oakman	10041 Garth Wood Rd		Charlotte	NC	28273
2018-165	Ramblewood Neighborhood Association	Virginia	Keogh	9909 Woody Ridge Rd		Charlotte	NC	28273
2018-165	Whiteoak Homeowners Association	Walter	Donham	617 Echo Cove Ln		Charlotte	NC	28273
2018-165	Wilkinson Boulevard Residents Association	Frances	Harkey	717 Peaceful Glen Rd		Charlotte	NC	28273
2018-165	Williamsburg Homeowners Association	John	Froeb	8932 Windsong Dr		Charlotte	NC	28273
2018-165	Wilora Lake Neighborhood Association	Cheryl B.	Higgins	808 Echo Cove Ln		Charlotte	NC	28273
2018-165	Windsong Trails Neighborhood Association	Cassandra	Tate	9117 Shadowood Ln		Charlotte	NC	28273

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2018-165** filed by NRP Properties, LLC to request the rezoning of an approximately 16.6 acre site located on the west side of Forest Point Boulevard, north of the intersection of Forest Point Boulevard and West Arrowood Road, from the B-2 (CD) zoning district to the R-17 MF (CD) zoning district

Date and Time of Meeting: Tuesday, January 29, 2019 at 6:30 p.m.

Place of Meeting: Hyatt Place Charlotte/Arrowood
Meeting Room
7900 Forest Point Boulevard
Charlotte, NC 28273

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 16.6 acre site located on the west side of Forest Point Boulevard, north of the intersection of Forest Point Boulevard and West Arrowood Road, from the B-2 (CD) zoning district to the R-17 MF (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.

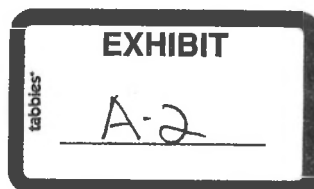
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, January 29, 2019 at 6:30 p.m. in a meeting room at the Hyatt Place Charlotte/Arrowood hotel located at 7900 Forest Point Boulevard 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: Ms. LaWana Mayfield, Charlotte City Council District 3 (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. 2018-165

Hyatt Place Charlotte/Arrowood Hotel
7900 Forest Point Boulevard, Charlotte, NC 28273

Tuesday, January 29, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Peggy Stinson	314 Stone post	704 527-0036	—
2.	George Thorp	318 Sollingswood Ct	980 226 5047	geothorp@gmail.com @thorpstudio
3.	Nelson Marshall, Jr	201 Stone Post Rd	704-968-8415	nmarshall@silvermountbaptist.org
4.	Candace R Fountain	30 Stone Post Rd	(704) 906-4804	fount10@aol.com
5.	Ernest & Ethelna Byers	8301 Nations Ford Rd	(704) 523-4077	lytесе.1@yahoo.com
6.	Joel & Lucia	422 Short Hills Dr	(336) 848 6578	josb424@gmail.com
7.	Lloyd Reid Jr	428 Short Hill Dr	704 5230735	
8.	Arthur Davis	566 Crocus Ct	704 525-3023	
9.	James Shepard	600 Fawnbrook L.	704-525-6601	autotech@aol.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
10.	Debra Wilson	8224 Carrolwood Dr	704.451.8368	deileenw2015@gmail.com
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Rezoning Petition No. 2018-165

NRP Properties, LLC, Petitioner

Community Meeting

January 29, 2019



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

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

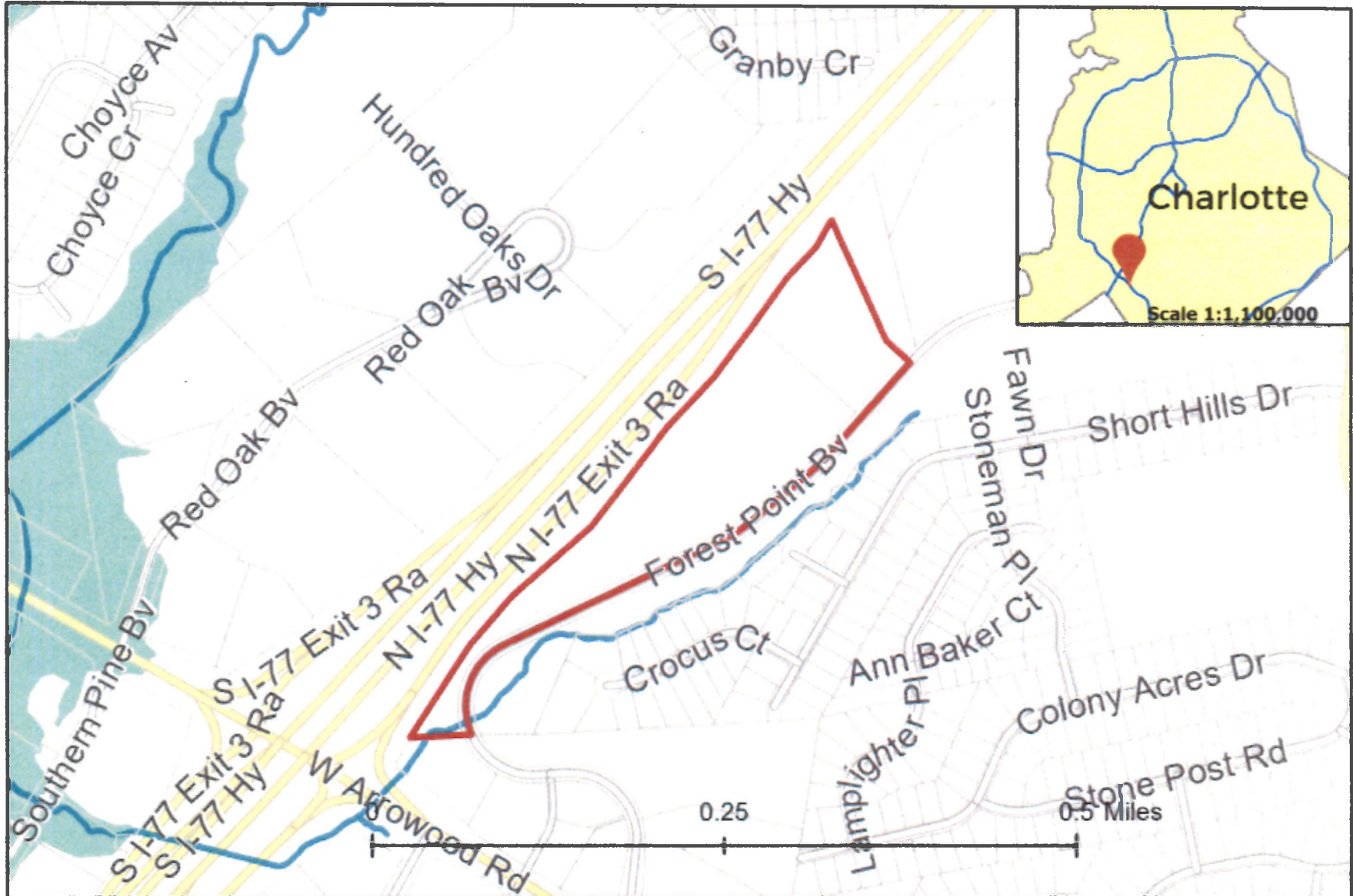
Rezoning Team

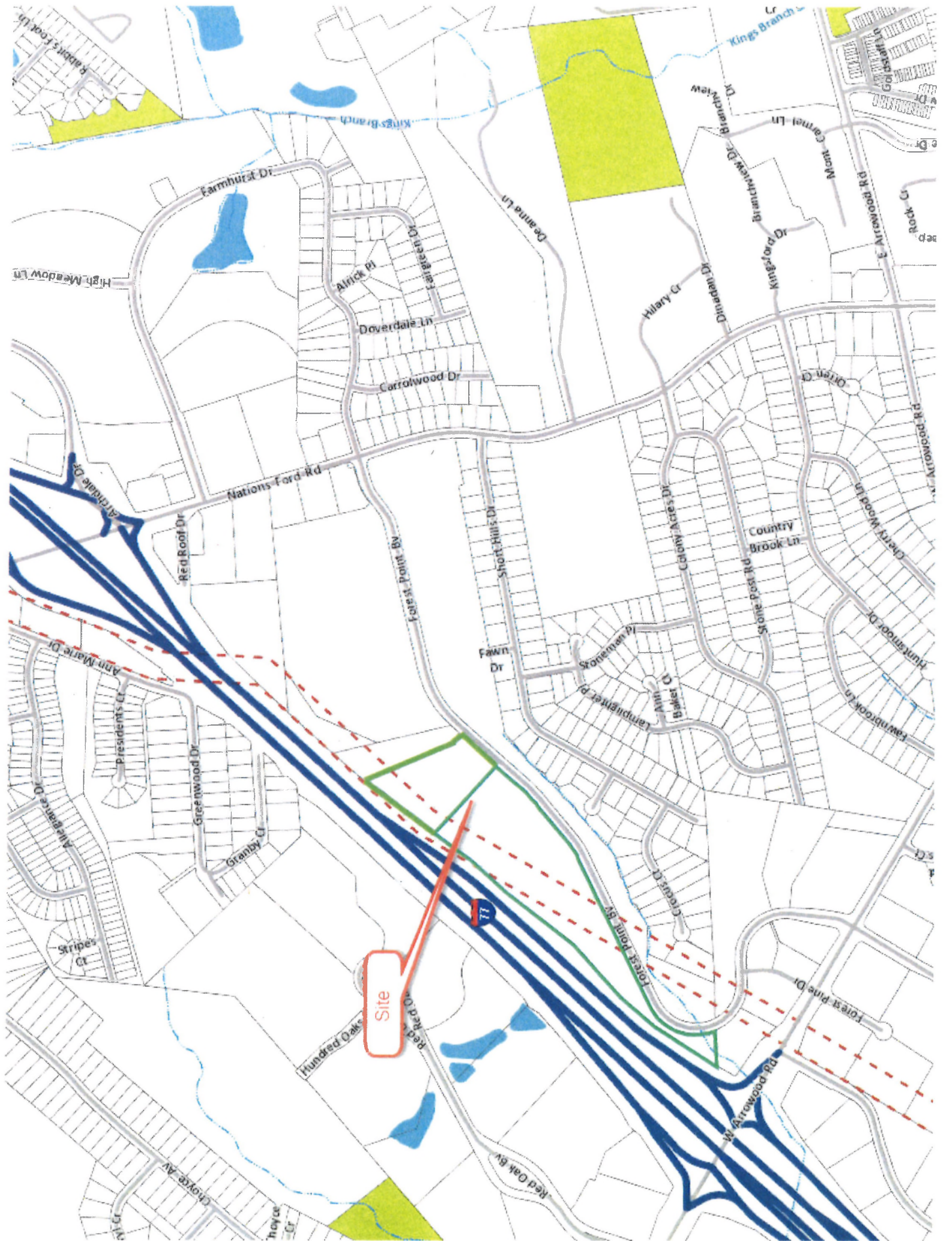
- Jason Mochizuki, NRP Properties, LLC
- Dan Melvin, LandDesign
- John Carmichael, Robinson, Bradshaw & Hinson

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 – 16.6 Acres



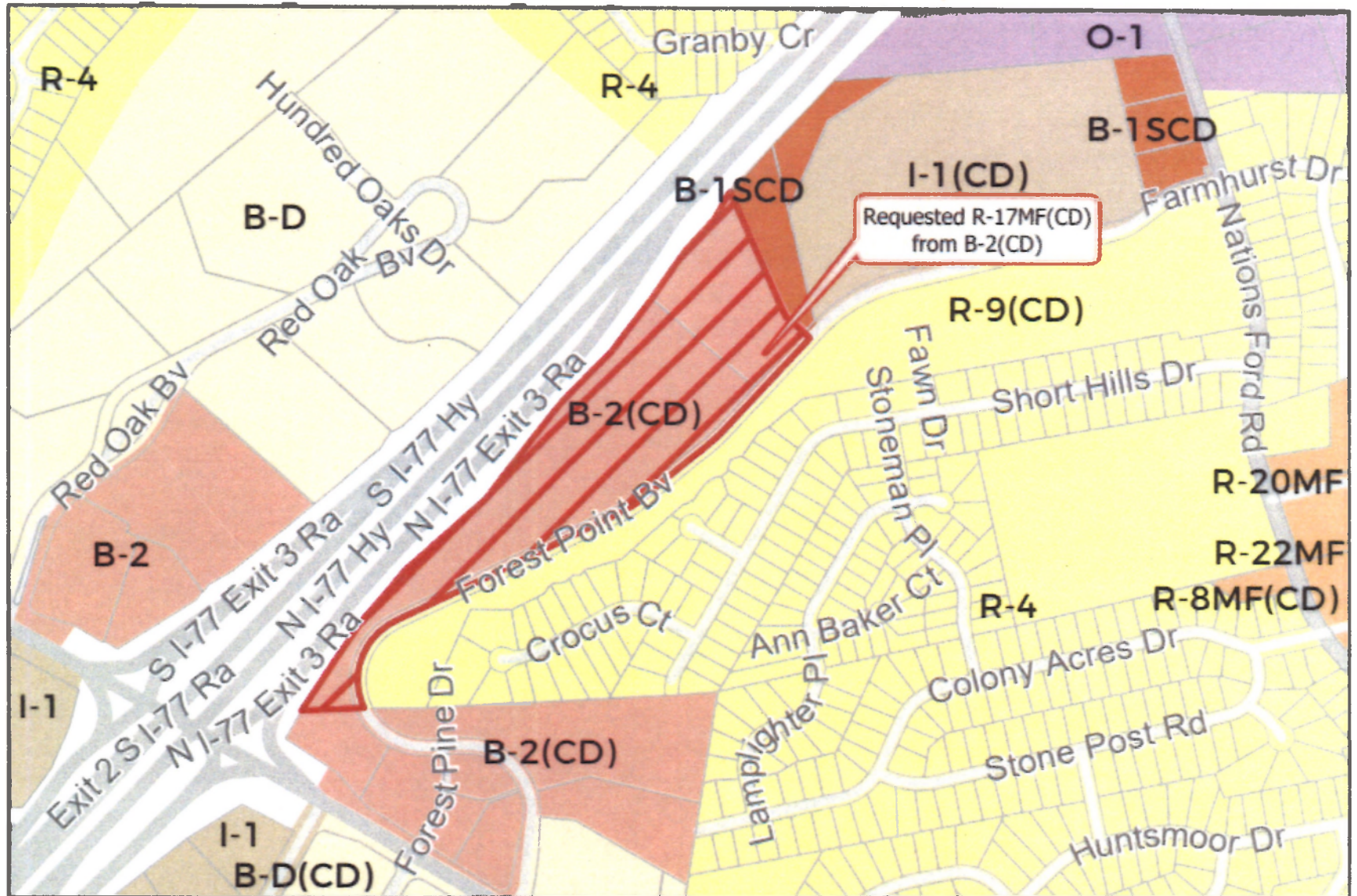


FOREST PARK HOMES
7350 FOREST POINT BLVD, CHARLOTTE, NC





Site – Existing Zoning



Rezoning Request

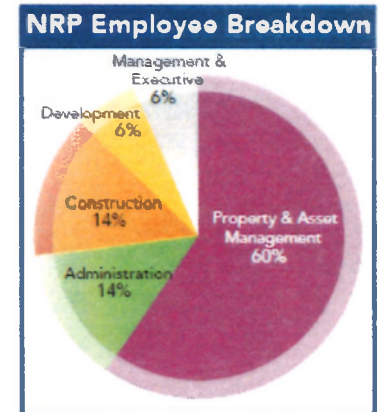
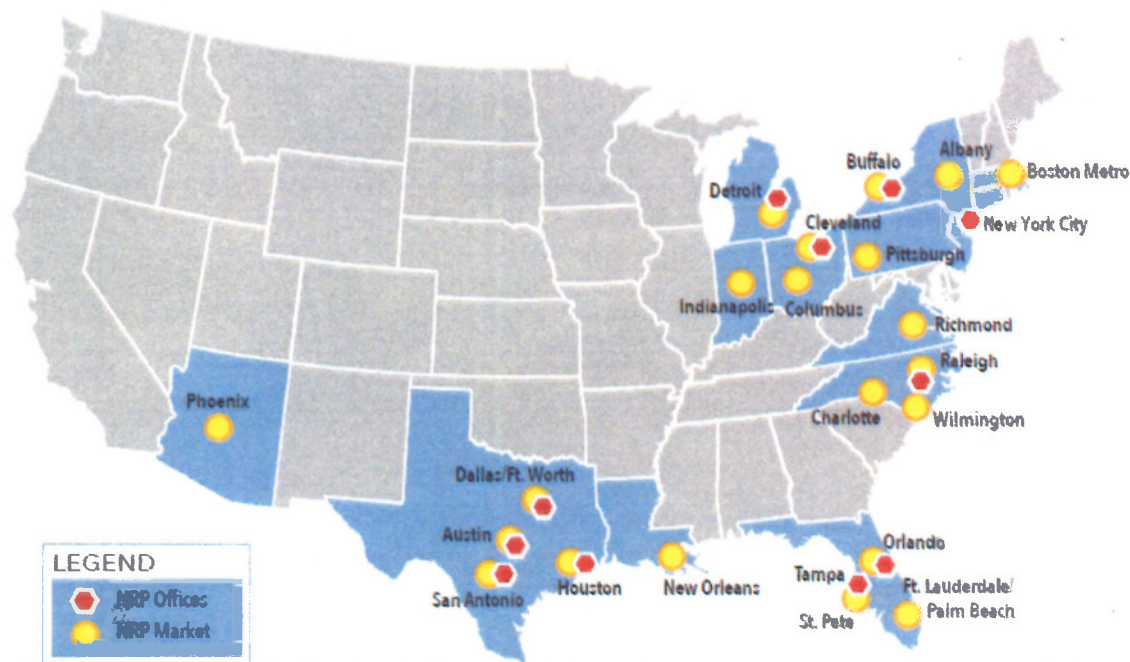
- Requesting that the site be rezoned from the B-2 (CD) zoning district to the R-17 MF (CD) zoning district to accommodate the development of a multi-family residential community on the site that would contain up to 200 dwelling units for families earning on average 60% of the area median income.



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



AFFORDABLE HOUSING 2016 RANKED #1 TOP 50 AFFORDABLE HOUSING DEVELOPER



CONTRACTORS #6 DEVELOPERS #7 2017 TOP 50

LOFT ONE 35



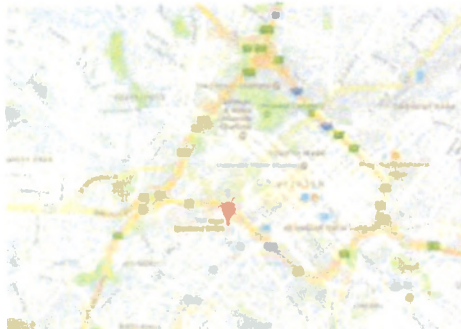
SYNOVUS

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

FOREST POINT

THE AMP GROUP LLC
 1228 EUCLID AVENUE
 CLEVELAND, OH 44115

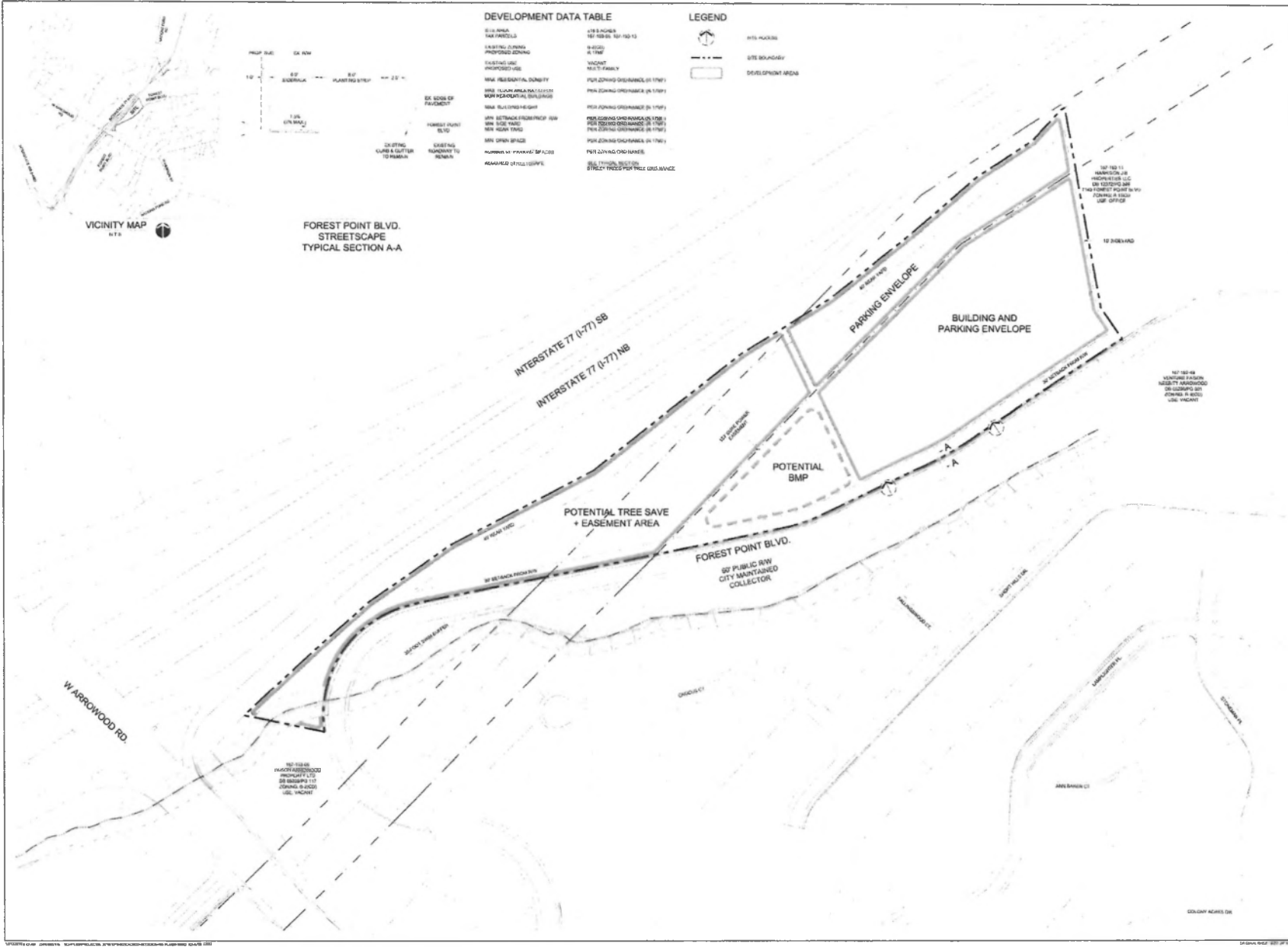
DATE: 10/18/18
 REVISION / ISSUANCE
 NO. DESCRIPTION DATE
 1 INCLUDING SUBMITTALS 12/17/18

DESIGNED BY: LJ
 DRAWN BY: LJ
 CHECKED BY: LJ



REZONING PLAN

RZ-1

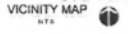


DEVELOPMENT DATA TABLE

EXISTING TAX PARCELS	EXISTING ZONING	PROPOSED ZONING	EXISTING USE	PROPOSED USE	NEW RESIDENTIAL DENSITY	NEW MULTI-FAMILY RESIDENTIAL DENSITY	NEW OFFICE/RETAIL DENSITY	NEW INDUSTRIAL DENSITY	NEW HIGH-DENSITY RESIDENTIAL DENSITY	NEW MEDIUM-DENSITY RESIDENTIAL DENSITY	NEW LOW-DENSITY RESIDENTIAL DENSITY	NEW COMMERCIAL DENSITY	NEW INDUSTRIAL DENSITY
EXISTING ZONING	PROPOSED ZONING	EXISTING USE	PROPOSED USE	NEW RESIDENTIAL DENSITY	NEW MULTI-FAMILY RESIDENTIAL DENSITY	NEW OFFICE/RETAIL DENSITY	NEW INDUSTRIAL DENSITY	NEW HIGH-DENSITY RESIDENTIAL DENSITY	NEW MEDIUM-DENSITY RESIDENTIAL DENSITY	NEW LOW-DENSITY RESIDENTIAL DENSITY	NEW COMMERCIAL DENSITY	NEW INDUSTRIAL DENSITY	NEW INDUSTRIAL DENSITY

LEGEND

[Symbol]	INTL ACCESS
[Symbol]	SITE BOUNDARY
[Symbol]	DEVELOPMENT AREA



FOREST POINT BLVD.
 STREETSCAPE
 TYPICAL SECTION A-A

INTERSTATE I-77

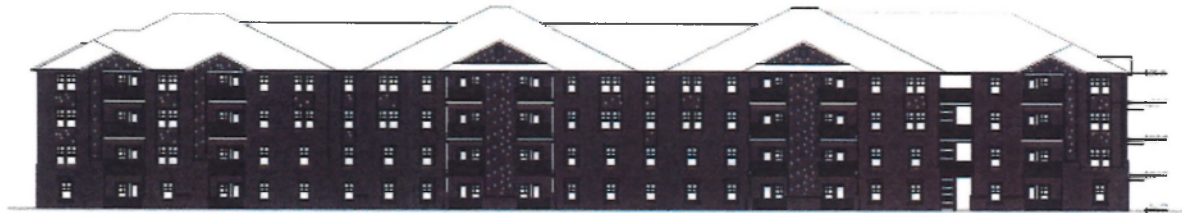


FOREST POINT



Proposed Buildings

FOREST PARK HOMES- FRONT ELEVATIONS



BUILDING MATERIALS:
 -20 YEAR ANTI-FUNGAL, OIL-RESISTANT ROOF
 CHANNELS W/ ALUMINUM DRAIN EDGES (1" P.
 -ALUMINUM BUTYRES & FLASHINGS)
 -PRECAST/CAST-IN-PLACE CONCRETE
 -METAL REINFORCED CONCRETE WALLS (1" P.
 -FIBER REINFORCED CONCRETE AND LAP JOINTS (1" P.
 -1/2" WIDE FIBER REINFORCED CONCRETE WINDOW TRIM (1" P.
 -BRICK VENEER SACS W/ CONTINUOUS
 SCHEDULE 40

BUILDINGS #1 & #3, ELEVATION D

1/8" = 1'-0"



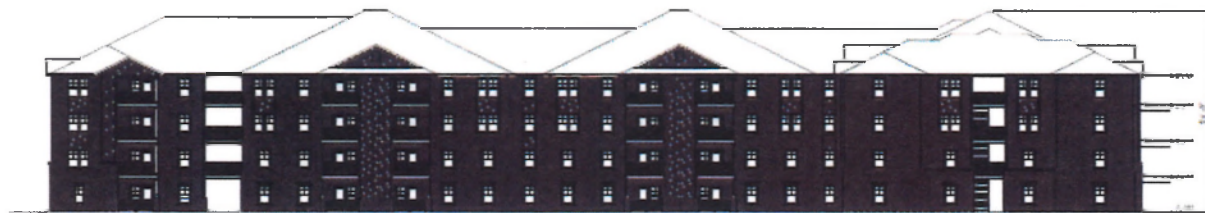
BUILDINGS #1 & #3, ELEVATION A

1/8" = 1'-0"



BUILDINGS #1 & #3, ELEVATION C

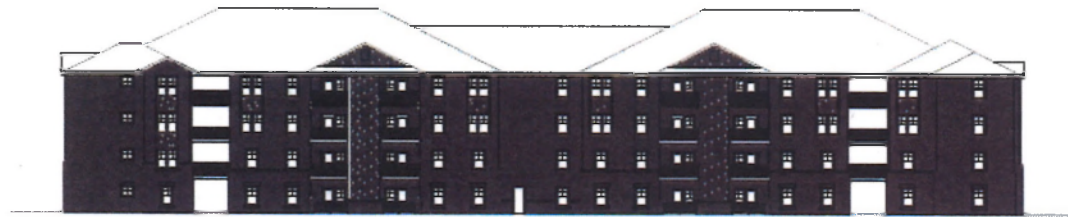
1/8" = 1'-0"



BUILDINGS #1 & #3, ELEVATION B

1/8" = 1'-0"

FOREST PARK HOMES- SIDE AND REAR ELEVATIONS



BUILDING #2: REAR (FOREST POINT RD.) ELEVATION
 1/16" = 1'-0"

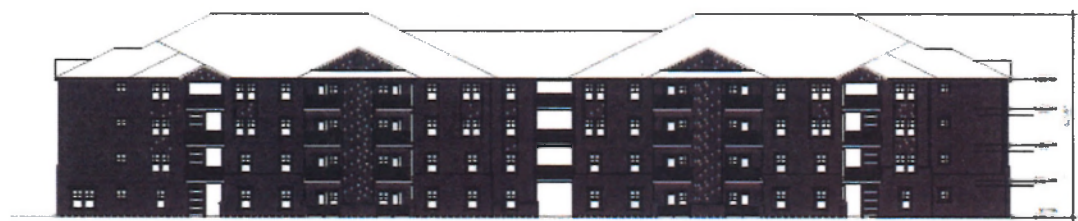


BUILDING #2: LEFT SIDE ELEVATION
 1/16" = 1'-0"

BUILDING MATERIALS
 -3/8" TEAR AND FURROW DIMENSIONAL ROOF
 SHINGLES w/ ALUMINUM Drip EDGE (1/4")
 -ALUMINUM SUTTERS & DOWNROUTS
 -PREPARED GABLE VENT (FIBER OR CO.)
 -METAL REINFORCED VINYL SIDING (TYP)
 -CORNER TRIM (LAP AND LAP JOINT TYP)
 -1/2" WIDE FIBER CENTER WINDOW TRIM (TYP)
 -BRICK VENEER BASE w/ CHIMNEY
 -GALVALUM SHEET



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



BUILDING #2: FRONT (PARKING SIDE) ELEVATION
 1/16" = 1'-0"

FOREST PARK HOMES

Development will be comprised of:

Units

- One Bedroom Units 80
- Two Bedroom Units 100
- Three Bedroom Townhouse Units 20
- **Total Units 200**

Parking:

- Surface Spaces 346
- Accessible Spaces 20
- **Total Parking 366**

BRIGHTON POINTE – 80 UNITS IN RALEIGH, NC



PROJECT AMENITIES

- 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



FOREST PARK HOMES

- Forest Park 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)
- Forest Park 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 are these folks who would move 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

- 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