

COMMUNITY MEETING REPORT
Petitioner: Lennar Carolinas, LLC
Rezoning Petition No. 2019-016

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on February 19, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, March 7th at 6:00 p.m. at the Pleasant Hill Presbyterian Church, 15000 York Road, Charlotte, NC 28278.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by David Nelson, Griffin Query, and Christian Jones, as well as by Petitioner's agents Peter Tatge, Danis Simmons, and Zac Wigington of ESP Associates and Collin Brown and Brittany Lins with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. David Nelson then gave a brief history of Lennar Homes generally and the current Chateau development, which contains single-family homes in the low- to mid-\$300,000 price range. Mr. Nelson explained that Lennar has received feedback that people in the area are pleased with the Chateau development but would like a more affordable option. Given this feedback, the Lennar team is proposing a townhome development for the approximately 42 acre portion of the Chateau development that is the subject of this rezoning petition. The Lennar team has found that townhomes appeal to millennials and empty-nesters alike, who are looking for a lifestyle that allows for land ownership but doesn't require lawn maintenance.

Mr. Brown showed several aerials reflecting the Chateau development as a whole and the 42-acre portion proposed for the rezoning, located on the south side of Hamilton Road, east of Steele Creek Road. Mr. Brown then gave a brief overview of the rezoning process and redevelopment considerations, generally. The property is currently zoned R-3, which generally allows for residential uses up to three dwelling units per acre. Mr. Brown explained that the Steele Creek Area Plan, which was adopted by City Council in 2012, recommends low density uses on the property up to four units per acre.

Mr. Brown explained that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, city priorities, and market realities. Mr. Brown stated that by-right development on the property would likely result in a density somewhere between three and six dwelling units per acre, if a developer were to utilize certain density bonuses in the Ordinance such as the Incentive Based Inclusionary Housing policy. Mr. Brown further explained that the rezoning process allows for the benefit of community involvement and site-specific plans whereas a by-right development would not require community input or site design commitments. Mr. Brown stated that the proposed conditional plan, once approved by City Council, would govern development on the site, regardless of whether Lennar is the developer or not.

Mr. Brown explained that the Petitioner is proposing a conditional rezoning to allow for the development of up to 206 townhome units, with a density of approximately 4.9 units per acre. The Petitioner proposes several open space areas, including an entry-way linear green, amenity areas, preserved greenspace, and a pedestrian trail network through tree save areas. The amenity areas proposed for this site would be separate from the overall Chateau development amenities so the townhome residents would not need to use the existing amenities, though this development would still be a member of the Chateau overall association. The Petitioner is also committing to install a pedestrian signal across Hamilton Road at Smith Boyd Road to assist in safe crossing to River Gate Elementary school.

The proposed site plan contains a mix of both front-loaded garage and alley-fed garages in strategic locations. The Petitioner is proposing alley-fed garage units along the main streets and in areas desirable to provide an uninterrupted pedestrian streetscape experience. Predominantly front-loaded units are proposed around the southern portion of the site in order to preserve the distance from existing single-family homes and sensitive environmental areas.

The Petitioner is also committing to a fifty-foot Class C buffer area along the perimeter of the site adjacent to existing single-family homes. Notably, no buffer would be required adjacent to the existing single-family neighborhoods in the event of a by-right development. Therefore the view from the back yards of existing single-family homes could directly abut new homes in a by-right scenario rather than the proposed buffer and tree save area of the proposed rezoning.

Mr. Brown then recognized that traffic and school impact are anticipated to be the main community concerns in the area. With respect to increased traffic, Mr. Brown demonstrated that CDOT's memo reflects that the Petitioner's townhome proposal does not create significantly more daily trips than a by-right single-family development. Per Charlotte Department of Transportation (CDOT) calculations, a by-right development with only three dwelling units per acre would create approximately 1,290 trips per day whereas the proposed development would produce approximately 1,520 trips per day. The by-right scenario trip count could increase based on a developers utilization of density bonuses, making the trip generation similar to that of the proposed rezoning.

Additionally, the Petitioner has committed to a significant number of transportation improvements around the Steele Creek area as part of the Chateau project in response to a traffic impact analysis for the overall project. The Petitioner's team walked through several of the traffic mitigating measures funded and

installed by Lennar, including the roundabout at Smith Road and Hamilton Road, left turn lanes at Choate Circle and Carowinds Boulevard and at Smith Road and Choate Circle, and several improvements to Smith Road. Two bridge connections into the south side of the Rivergate development are also in the works by other developers and are expected to eventually relieve some congestion along Hamilton Road and Steele Creek Road.

In response to anticipated questions regarding school impact, Mr. Brown explained that CMS typically calculates student generation to be less for attached townhome units than for single-family residences. In the case of this rezoning request, the CMS memorandum estimates that the proposed townhome development would create significantly fewer students than a by-right single-family development.

Mr. Brown explained that the Petitioner's anticipated rezoning timeline could result in a public hearing as soon as April 15th and a City Council decision as soon as May 20th, but that at least one additional month is expected.

Mr. Brown then opened the meeting up to questions. Several attendees expressed concern over the traffic congestion along Hamilton Road, Steele Creek Road and generally in the area. Specifically, an attendee asked about a left turn lane on Hamilton Road to Steele Creek Road. The Petitioner's agents responded that this was not part of the traffic impact analysis commitments by Lennar. An attendee responded with an update from the Steele Creek Residents Association (SCRA), stating that he understood from CDOT and NCDOT that some improvements are supposed to happen by the end of November.

In response to an attendee's question, the Petitioner's team stated that sidewalks would be installed along the site's frontage of Smith Boyd Road.

One attendee commented that the hill on Hamilton Road makes visibility difficult at the proposed entrances to the site. The Petitioner's team responded that they will satisfy all sight triangle and road dimension requirements.

In response to an attendee's question regarding unit size and pricing, Mr. Nelson responded that the units are expected to be approximately 1,600 to 1,900 square feet and a starting price in a range around \$250,000. Full buildout of the project, assuming a June approval, could occur approximately a year to year and a half from now.

The formal meeting concluded at approximately 7:00 p.m. and the Petitioner's representatives continued to answer individual questions until approximately 7:30 p.m.

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

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department