

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

Exhibit A

2019-016	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-016	21907112	PROVOST	RALPH J	JOAN E	PROVOST	PO BOX 7241		CHARLOTTE	NC	28241
2019-016	21908201	LABOO	TIRIA L			15605 S J LAWRENCE RD		CHARLOTTE	NC	28273
2019-016	21908202	LIGHT	GONI	JONATAN	SELA	65 PARK PL APT 58		BROOKLYN	NY	11217
2019-016	21908203	FARMER	CHAD R	ASHLEIGH E	FARMER	15715 S J LAWRENCE RD		CHARLOTTE	NC	28273
2019-016	21908204	WILSON	GRACE M			15733 SJ LAWRENCE RD		CHARLOTTE	NC	28273
2019-016	21908205	SIMPSON	DANETTE A	WAYNE D	SIMPSON	15815 SJ LAWRENCE RD		CHARLOTTE	NC	28273
2019-016	21908206	FOOR	JEFFREY ALAN			15901 SJ LAWRENCE RD		CHARLOTTE	NC	28273
2019-016	21908227	YANES	EVER M	GLORIA E	YANES	15825 S.J. LAWRENCE RD		CHARLOTTE	NC	28273
2019-016	21908237	HP NORTH CAROLINA I LLC				180 N STETSON AVE STE 3650		CHICAGO	IL	60601
2019-016	21908245	COCHRAN	LILLIE MAE	SHEILA R	PHILEMON	15821 S J LAWRENCE RD		CHARLOTTE	NC	28273
2019-016	21908284	RECKER	SCOTT A	PAULA M	RECKER	12132 REGENT RIDGE LN		CHARLOTTE	NC	28278
2019-016	21926111	DANG	NINH	HANH	NGUYEN	12815 HAMILTON RD		CHARLOTTE	NC	28273
2019-016	21926112	LENNAR CAROLINAS LLC				1230 CARMEL COMMONS BLVD		CHARLOTTE	NC	28226
2019-016	21926117	ARMEBIANCHI	ROSSANA			5903 VISTA VERDE CT		CHARLOTTE	NC	28273
2019-016	21926118	ACEVEDO	RUTH MARLENE			5911 VISTA VERDE CT		CHARLOTTE	NC	28273
2019-016	21926119	OGUNDIPE	OLUFEMI	OLUTOYIN	OGUNDIPE	5921 VISTA VERDE CT		CHARLOTTE	NC	28273
2019-016	21926120	ELD	MICHAEL J		MARY C ELD (H/W)	5929 VISTA VERDE CT		CHARLOTTE	NC	28269
2019-016	21926121	PHAM	NATALIE N			5930 VISTA VERDE CT		CHARLOTTE	NC	28273
2019-016	21926122	PROGRESS RESIDENTIAL BORROWER 5 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2019-016	21926123	HARMON	DANIEL	MARY	HARMON	1518 OAKRIDGE DR		ROCHESTER HILLS	MI	48307
2019-016	21926124	KELLY	LINDA A			16224 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926125	ADAMS	BARBARA A	TRUST	BARBARA A ADAMS FAMILY	16220 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926126	SPENCER	LEONDERS JR			16216 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926127	BUKOVAC	KEVIN J		KRISTIE M LESLIE	16212 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926128	YORK	JEFFREY G		YORK	16208 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926129	MEHDI	SYED Z	WAIJH	MEHD	16200 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926130	BARNES	TIMOTHY L			16130 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926131	CARDONA-NIEVES	GEORGE	ANA	MULATO	16126 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926132	WILSON	JEFFERY A	JONATHAN D	PALUMBO	16122 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926133	DIAZ	JORGE D	ANDREA L	DIAZ	16118 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926134	GILFILLAN	ELIZABETH FRAMPTON	JUSTUS CLYDE JR	GILFILLAN	16114 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926135	WHALEY	GERALD P			16110 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926136	DIZE	LEE B			16104 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926137	CHRISTENSEN	LAURA			15909 BUBBLING BRANCH LN		CHARLOTTE	NC	28273
2019-016	21926138	LI	SHIPPING			15913 BUBBLING BRANCH LN		CHARLOTTE	NC	28273
2019-016	21926139	HERNANDEZ	JOSE	VIOLETA	HERNANDEZ	15917 BUBBLING BRANCH LN		CHARLOTTE	NC	28273
2019-016	21926140	ARIZA	SEGUNDO TOBIAS			15921 BUBBLING BRANCH LN		CHARLOTTE	NC	28273
2019-016	21926141	CARDONA	CARLOS A	CELENA A	CARDONA	15925 BUBBLING BRANCH LN		CHARLOTTE	NC	28273
2019-016	21926142	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2019-016	21926143	COLON	SELMA A			15933 BUBBLING BRANCH LN		CHARLOTTE	NC	28273
2019-016	21926144	AMH 2014-3 BORROWER LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2019-016	21926145	PONSTEIN	PHILLIP	JENNIFER	PONSTEIN	408 LAFINCA CT		FORT MILL	SC	28278
2019-016	21926146	JOHNSON	THOMAS E	KELLY J	JOHNSON	15926 BUBBLING BRANCH LN		CHARLOTTE	NC	28273
2019-016	21926156	VOLZ	SUSAN T			15922 BUBBLING BRANCH LN		CHARLOTTE	NC	28273
2019-016	21926157	HESSE	JONATHAN K	AUDRA L	HESSE	15916 BUBBLING BRANCH LN		CHARLOTTE	NC	28273
2019-016	21926158	WEBB	CARA			15906 BUBBLING BRANCH LN		CHARLOTTE	NC	28273
2019-016	21926159	LANDIVAR	SAMUEL E	LUCIA M	MAFLA	15902 BUBBLING BRANCH LN		CHARLOTTE	NC	28273
2019-016	21926160	GOMEZ	ANA VILMA			12528 WANDERING BROOK DR		CHARLOTTE	NC	28273
2019-016	21926161	OSHEFSKY	MARK C	JANE LYNN	OSHEFSKY	12524 WANDERING BROOK DR		CHARLOTTE	NC	28273
2019-016	21926162	HOOPER	JARRON	SUSAN H	HOOPER	12518 WANDERING BROOK DR		CHARLOTTE	NC	28273
2019-016	21926163	RODRIGUEZ	WARNER R	ISLE Y	RODRIGUEZ	12514 WANDERING BROOK DR		CHARLOTTE	NC	28273
2019-016	21926164	LI	JONATHAN C			13040 GREENCREEK DR		CHARLOTTE	NC	28273
2019-016	21926165	KAIZOU	ALBERT S	PATRICIA N	HNE	13034 GREENCREEK DR		CHARLOTTE	NC	28273
2019-016	21926166	DIBELLA	JAMES A			13028 GREENCREEK DR		CHARLOTTE	NC	28273
2019-016	21926167	ALBERT	REGINALD F	FELECIA H	ALBERT	13022 GREEN CREEK DR		CHARLOTTE	NC	28273
2019-016	21926168	TREVILLIAN	ROBERT W	SUZANNE Z	TREVILLIAN	5917 GREEN LEA CT		CHARLOTTE	NC	28273
2019-016	21926169	YOUNG	ROBERT WOLFF			5916 GREEN LEA CT		CHARLOTTE	NC	28273
2019-016	21926170	STEIN	LINDA W	DONALD	STEIN	13016 GREENCREEK DR		CHARLOTTE	NC	28270
2019-016	21926171	RODRIGUEZ	AUSTIN F	LUZMERY	CARDENAS	13008 GREENCREEK DR		CHARLOTTE	NC	27273
2019-016	21926172	REDFERN	SEAN L			13004 GREENCREEK DR		CHARLOTTE	NC	28273
2019-016	21926173	HAMILTON GREEN HOMEOWNERS INC				PO BOX 79032		CHARLOTTE	NC	28271
2019-016	21926174	RASOOL	SAQIB			16204 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926179	HAMILTON GREEN HOMEOWNERS	ASSOC.			PO BOX 79032		CHARLOTTE	NC	28271
2019-016	21926180	TIMMONS	LINDA			12503 WANDERING BROOK DR		CHARLOTTE	NC	28273
2019-016	21926181	FOLSE	PHILIP N JR	MICHELLE M	FOLSE	12507 WANDERING BROOK DR		CHARLOTTE	NC	28273
2019-016	21926182	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2019-016	21926183	DEWITT-GREEN	DEBORAH C	SHALLIE A	GREEN	12515 WANDERING BROOK DR		CHARLOTTE	NC	28273
2019-016	21926184	GILLETTE	GLENN F			12519 WANDERING BROOK DR		CHARLOTTE	NC	28273
2019-016	21926185	FUREY	AINE	THOMAS	CHALMERS	12527 WANDERING BROOK DR		CHARLOTTE	NC	28273
2019-016	21926186	CORDOVA	JUAN A	MARIA E	CORDOVA	12531 WANDERING BROOK DR		CHARLOTTE	NC	28273
2019-016	21926301	HAMILTON GREEN HOMEOWNERS INC				PO BOX 79032		CHARLOTTE	NC	28271
2019-016	21926302	ANDERSON	CYNTHIA G			13005 GREENCREEK DR		CHARLOTTE	NC	28273
2019-016	21926303	BOOTH	WADE H			13011 GREENCREEK DR		CHARLOTTE	NC	28273
2019-016	21926304	LEDFORD	MICHAEL L			13017 GREENCREEK DR		CHARLOTTE	NC	28273
2019-016	21926403	FORONDA	JESUS			16105 CIRCLEGREEN DRIVE		CHARLOTTE	NC	28273
2019-016	21926404	SUHAREANU	GEORGE	RODICA	SUHAREANU	17001 YOUNGBLOOD RD		CHARLOTTE	NC	28278
2019-016	21926405	KEFALAS	ANGELO N	KATHERINE L	KEFALAS	16115 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926406	REHRIG	SHANNON S	JENNIFER S	REHRIG	16121 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926407	DEVOS	TIMOTHY			16127 CIRCLEGREEN DR		CHARLOTTE	NC	28279-6957
2019-016	21926408	BERDAN	ANDREI	BEATA Z	BERDAN	16131 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926409	PRINCE	CHARLES LEE	CHERI LANE	PRINCE	16203 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926410	PITCHFORD	KEVIN			16207 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926411	BONILLA	FREDIS	SAGRARIO	BONILLA	16211 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926412	LANGOYA	STEPHEN			16217 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21926413	COSTELLO	JOHN T,III	NATALIE A	COSTELLO	1422 SECRET PATH DR		FORT MILL	SC	29708
2019-016	21926414	KUMM	ERIC A		SHERRI L HANSEN	16229 CIRCLEGREEN DR		CHARLOTTE	NC	28273
2019-016	21927105	DECARLO	COSMO	EVELYN	DECARLO	15615 SMITH BOYD RD		CHARLOTTE	NC	28273
2019-016	21927106	ARMSTRONG	NICOLE M			15705 SMITH BOYD RD		CHARLOTTE	NC	28273
2019-016	21927116	BRASWELL	ROGER S	TERESA	BRASWELL	12225 HAMILTON RD		CHARLOTTE	NC	28273
2019-016	21927117	DECARLO	GIOVANNI	LORI MICHELE	DECARLO	15625 SMITH-BOYD RD		CHARLOTTE	NC	28273
2019-016	21932197	HAMILTON LAKES HOMEOWNERS	ASSOC	SOLUTIONS	% ASSOCIATION MANAGEMENT	PO BOX 38809		CHARLOTTE	NC	28278
2019-016	21932311	DOMINGUEZ	MERCEDES			12324 CUMBERLAND COVE DR		CHARLOTTE	NC	28273
2019-016	21932312	DRIGGERS	MORGAN J			12320 CUMBERLAND COVE DR		CHARLOTTE	NC	28273
2019-016	21932313	HERNANDEZ	LIGIA			12316 CUMBERLAND COVE DR		CHARLOTTE	NC	28273
2019-016	21932314	CERBERUS SFR HOLDINGS LP			C/O COLD RIVER LAND LLC	PO BOX 2249		CUMMING	GA	30028
2019-016	21932315	OPENDOOR PROPERTY D LLC				405 HOWARD ST STE 550		SAN FRANCISCO	CA	94105
2019-016	21932316	HAMILTON LAKES HOMEOWNERS	ASSOC		% ASSOC MANAGEMENT SOLUTIONS	PO BOX 38809		CHARLOTTE	NC	28278
2019-016	21932317	HAMILTON LAKES HOMEOWNERS ASSO		SOLUTIONS	% ASSOCIATION MANAGEMENT	PO BOX 38809		CHARLOTTE	NC	28278
2019-016	21932318	WILLIAMS	BERTHIA P	BERNARD	WILLIAMS	12303 CUMBERLAND COVE DR		CHARLOTTE	NC	28273
2019-016	21932319	BREWSTER	SAFIYAH YASMEEN			12307 CUMBERLAND COVE DR		CHARLOTTE	NC	28273
2019-016	21932320	HINSON	THOMAS S	RACHEL E	LUTZ	12311 CUMBERLAND COVE DR		CHARLOTTE	NC	28273
2019-016	21932321	DUONG	HIEU Q			12315 CUMBERLAND COVE DR		CHARLOTTE	NC	28273
2019-016	21932322	WANZER	RUTH J			12319 CUMBERLAND COVE DR		CHARLOTTE	NC	28273
2019-016	21932347	LOPEZ	NICHOLAS ANDREW			14945 HAVASU ST		CHARLOTTE	NC	28273
2019-016	21932348	PRUITT	JAMES			14949 HAVASU ST		CHARLOTTE	NC	28273
2019-016	21932349	TABORA	RODRIGO W GAMEZ			14953 HAVASU ST		CHARLOTTE	NC	28273
2019-016	21932350	PARMAR	KIRTIKUMAR	LEENA	PARMAR	14952 HAVASU ST		CHARLOTTE	NC	28273
2019-016	21932351	WEGMILLER	PATRICK L			14940 HAVASU ST		CHARLOTTE	NC	28273
2019-016	21932385	SOTO	SANDRA			15425 SUPERIOR ST		CHARLOTTE	NC	28273
2019-016	21932386	HUNDLEY	EMMA	BRUCE E	HUNDLEY	15431 SUPERIOR ST		CHARLOTTE	NC	28273

2019-06	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-06		Justin	Bonaparte	15030 Jerpoint Abby Dr.		Charlotte	NC	28273
2019-06	Hamilton Lakes Homeowners Association	Ted	Flor	12704 Cumberland Cove Drive		Charlotte	NC	28273
2019-06	Pineknoll HOA	Art	Lange	15614 Pine Glen Ct		Charlotte	NC	28273
2019-06	Reunion/Enclave	Stephen	Massa	14626 Brotherly Lane		Charlotte	NC	28278
2019-06	Walkers Creek Neighborhood	Rachel	Lewis	12532 Walkers Down Ct		Charlotte	NC	28273
2019-06	Westmoreland Homeowners Association	Tom	Bidwick	13621 Kensal Green Dr		Charlotte	NC	28278
2019-06	Wiltshire Manor	Lynn	Holder	15306 Gower Court		Charlotte	NC	28278

Exhibit B



February 19, 2019

Dear Neighbor,

We'd like to introduce ourselves in case you might not be familiar with our company. We are Lennar and we've been building dream homes for families in the greater Charlotte market for over two decades. Lennar has been privileged to build some of the most innovative and highest quality communities in the Nation since 1954. At Lennar, we are committed to our core values of quality, value and integrity, and that commitment grows ever stronger today. We invite you to learn more about our company, our people, and our homes on our website at www.Lennar.com.

We'd like to invite you to a meeting on **Thursday, March 7, 2019 at 6:00pm at the Pleasant Hill Presbyterian Church located at 15000 S Tryon St, Charlotte, NC 28278.**

We're reaching out to neighbors for feedback and input on a proposed residential townhome community to be located on the property at 12501 Hamilton Road, Charlotte, NC 28278 and we'd like to hear from you. The purpose of this meeting is to introduce our preliminary plans to interested neighbors so we can have a productive conversation about your thoughts, ideas you like, ideas you don't like, and any concerns you might have. As a member of the surrounding community, your feedback is very valuable to us as we continue to develop our plans for this new community that promises to not only uphold the character and class of the existing neighborhoods, but will also become a home to new families that you and your family will grow to know and respect.

We're very excited to introduce our ideas to you. We'll have much more information to share at the meeting on the 7th and our team looks forward to meeting you there.

Sincerely,
LENNAR CAROLINAS, LLC

A handwritten signature in blue ink, appearing to read "David L. Nelson".

David L. Nelson
Director of Land Acquisition

Exhibit C

Official Community Meeting
 Petitioner: Lennar Carolinas, LLC
 Petition No. 2019-016
 Pleasant Hill Presbyterian Church
 15000 S Tryon St. Charlotte, NC 28278
 March 7, 2019
 6:00 PM

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

Name	Address	Phone No.	Email
George & Joan Wyatt	13908 Circlegreen Dr Charlotte, NC 28273	704-293-8471	IAMJOAN2@aol.com
J.F. BYRNES	13306 Flower & Brook Dr	704-584-2961	JBYRNES31@TWC.com
CHRISTIAN JONES	3941 ARBOR LN.	980-_____	LENNAR.COM
ZAC WILKINSON	3475 LAKE MOUNT BLVD.		ESP
PETER DITZEL	" "		" "
DANIS SIMMONS	" "		" "
DAVID NELSON			LENNAR
Bob Adams	15823 Circlegreen	603 455 1391	radams@lavallierys.com
Mark & Jane Oshesky	12824 Wandering Bk Dr		
Debbie Latz	15746 Canterbury Castle Drive		
Ashleigh & Chad Farmer	15715 SJ Lawrence Rd	704-359-7741	
Mazinda Sweet	12014 Belmont Mansion	832-687-3717	
Branb Gross	12009 Belmont Mansion	704-894-1143 704-682-0822	grossb1946@yahoo.com
Tom & Anne Corbell	13102 Canterbury Castle Dr		atcorbell@gmail.com
Mary Urjanek	12518 Cumberland Cove Dr		Yram1124@gmail.com
Daniel Carpenter	16123 Falling Meadows Ln		dmidjc1984@gmail.com
Oksana Burghart	16028 - - -		okse26_26@yahoo.com
Ninh Dang	12815 Hamilton Rd		Ninhthedang@gmail.com
Denetris Winston	12043 Belmont Mansion Dr	703-774-8587	doosiewin@gmail.com
Thomas Johnson	15926 Bubbling Branch Ln		tejohnsonsr@bellsouth.net
Ruthann Flor	12704 Cumberland Cove Dr		gbes124@gmail.com
Veronica Melendez	16041 Falling Meadows Ln		vmelendez@

Carolina, NC

Pleasant Hill Presbyterian Church
15000 S Tryon St. Charlotte, NC 28278
March 7, 2019
6:00 PM

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

[illegible]

Exhibit D

The top of the slide features a white square in the upper left corner containing the K&L GATES logo in white text. Below this is a wide horizontal band with a blue background and a bokeh effect of light spots. The main title and date are centered on a white background below this band.

K&L GATES

Official Community Meeting

Rezoning Petition #2019-016
Lennar Carolinas, LLC

March 7, 2019

AGENDA

- Introductions
- Location
- Current Zoning & Area Plan Recommendation
- Development Considerations
- By-Right Options
- Rezoning Process, Generally
- Initial Redevelopment Plans
- Community Concerns – Traffic & Schools
- Rezoning Timeline
- Questions/Discussion

**Property Owner
and
Petitioner:**

LENNAR®

Lennar Carolinas, LLC

David Nelson



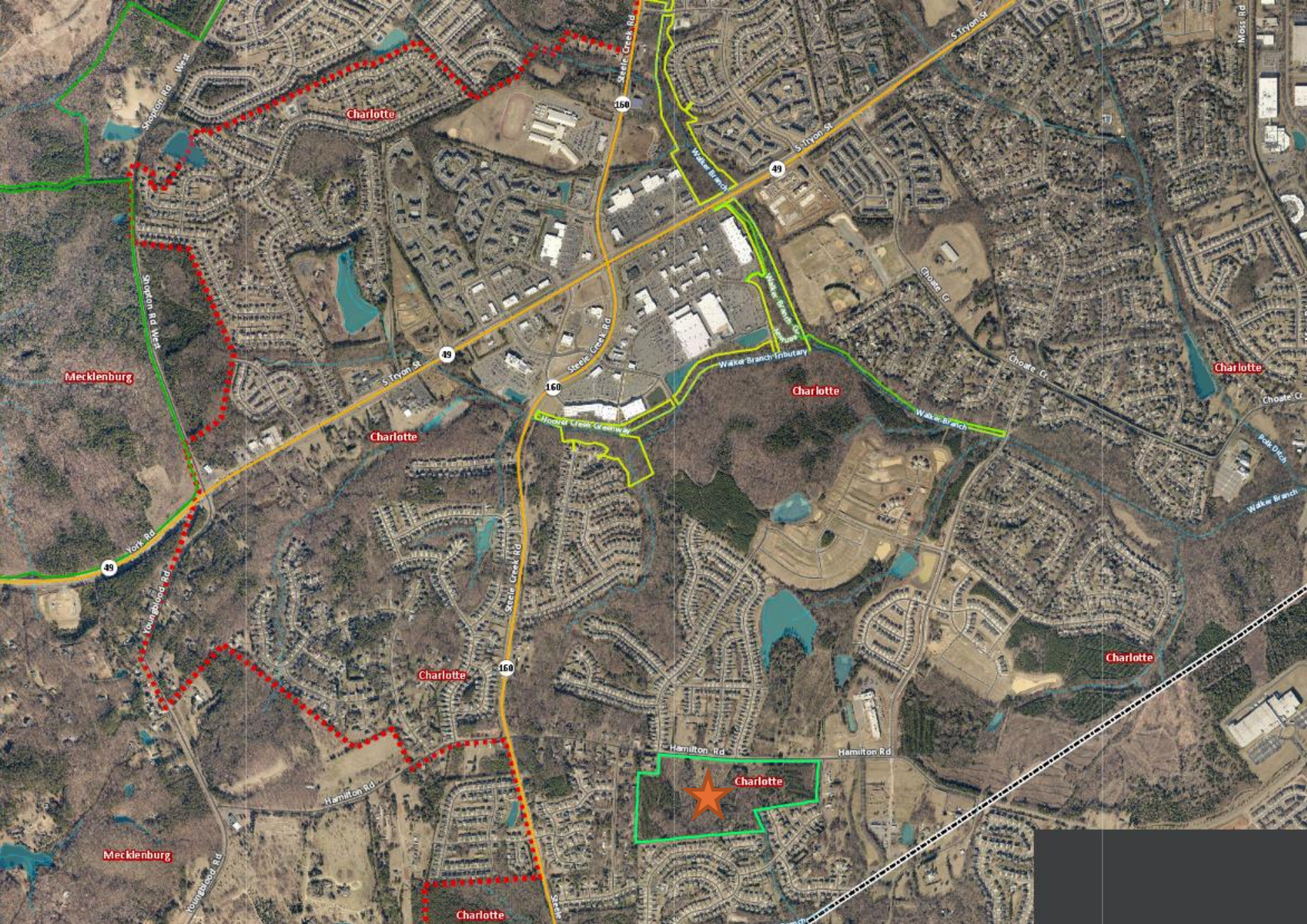
Matt Leveque,
Peter Tatge
Zac Wigington

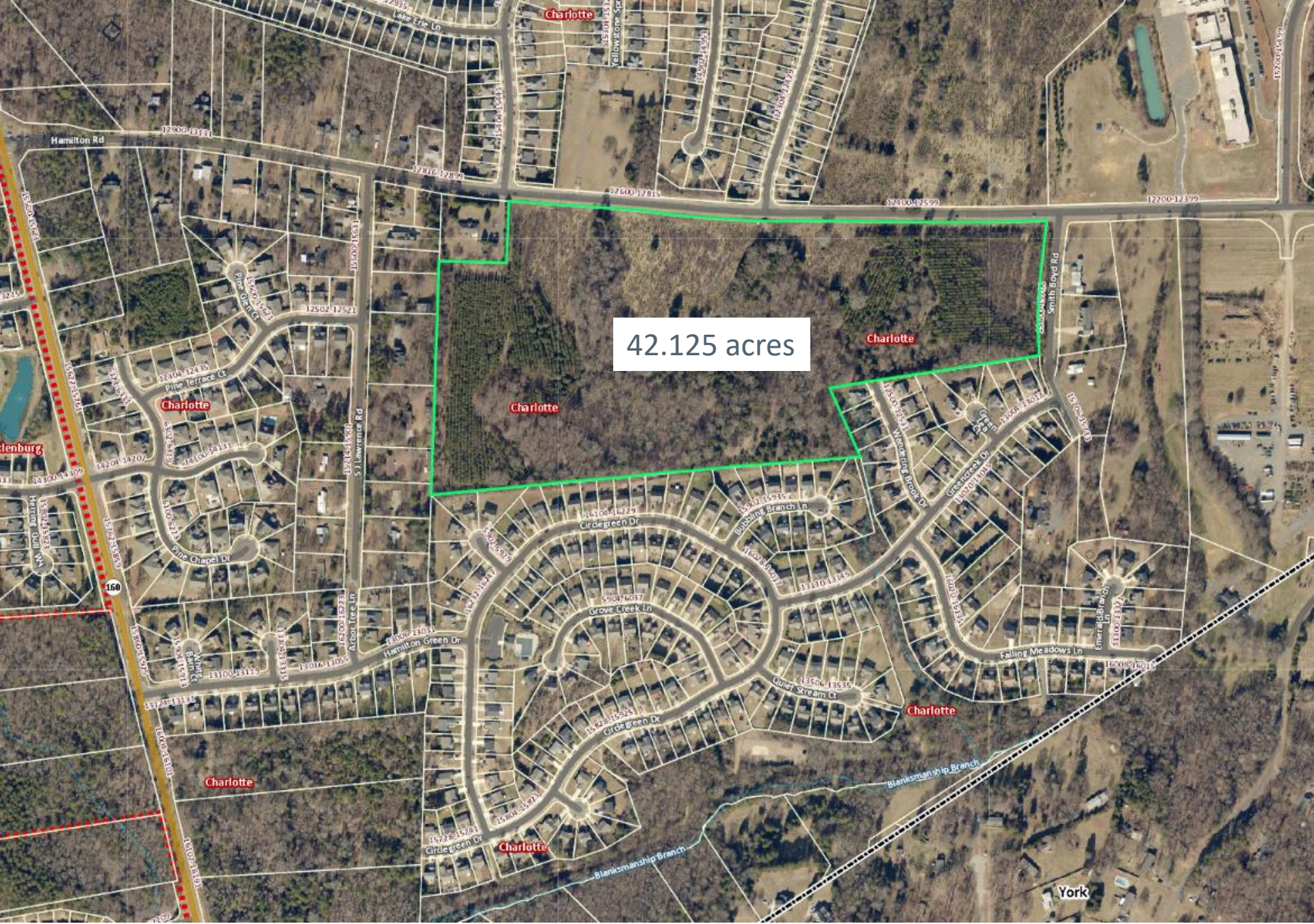
K&L GATES

Collin Brown & Brittany Lins

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Location





42.125 acres



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Current Zoning & Area Plan Recommendations



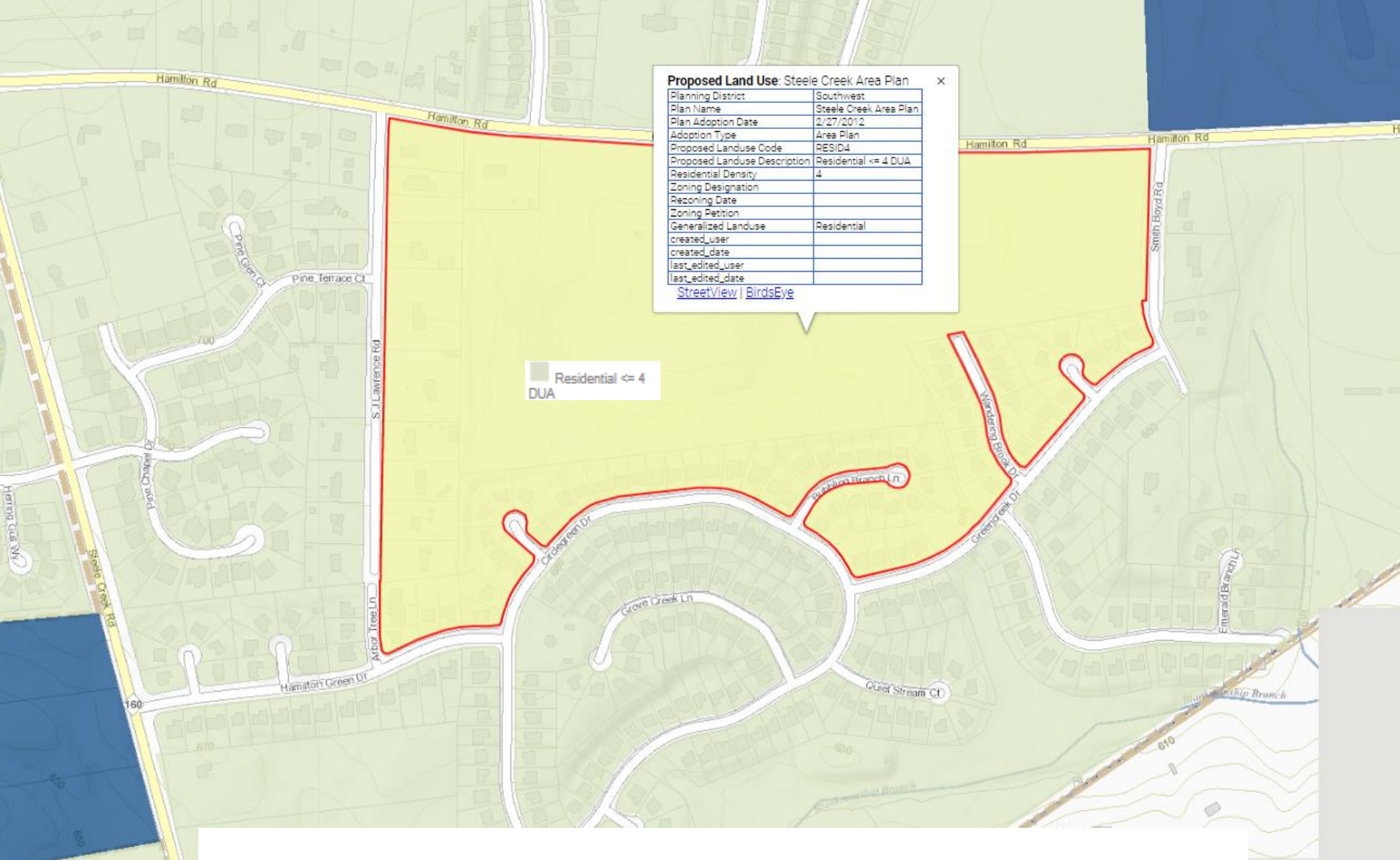


Steele Creek Area Plan

Charlotte-Mecklenburg Planning Department



Adopted by Charlotte City Council February 27, 2012



Area Plan Proposed Land Use

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Redevelopment Considerations

DEVELOPMENT CONSIDERATIONS

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



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Options without a Rezoning

Density = Dwelling Units Per Acre

Subject Property is Approximately 42 acres

3 DUA = 126 Homes



CHARLOTTE

ENGINEERING & PROPERTY
MANAGEMENT

City of Charlotte Tree Ordinance

Single Family Tree Save Briefing

May 25, 2016

Incentives to Increase Tree Save

- In 2002, incentives were incorporated into tree save requirements for single family development to encourage developers to preserve more than the minimum 10% tree save:
- Density Bonus
 - Allows for additional houses
- Reduced lot size



Incentive Based INCLUSIONARY HOUSING



Incentive-Based Inclusionary Housing

1. Creates new tools to incentivize private sector development of affordable housing
2. Disperses affordable housing within the community
3. Encourages a range of housing types and income levels
4. Increases opportunities for people to age in place



Single Family - Program Criteria

Participation – Voluntary, not required

Applicability – Census block groups that are at or above the median home value according to 5 year estimates from the American Community Survey (currently \$153,000)

Density Bonus – up to 3 DUA above base density in R-3, R-4, R-5 & R-6 zoning districts

Set-Aside – 50% of additional units affordable, not to exceed 25% of development

Income Target – at or below 80% AMI, currently \$54,800

Other Incentives – reduced lot sizes and mix of housing types up to a quadraplex

Period of Affordability – “Right of First Refusal” on resale for 15 years or defer to the respective program guidelines if public financing involved



Development Comparison



R-3 Subdivision

Total Units – 28

Overall Density – 3 DUA

Open Space – 10%



R-3 Density Bonus

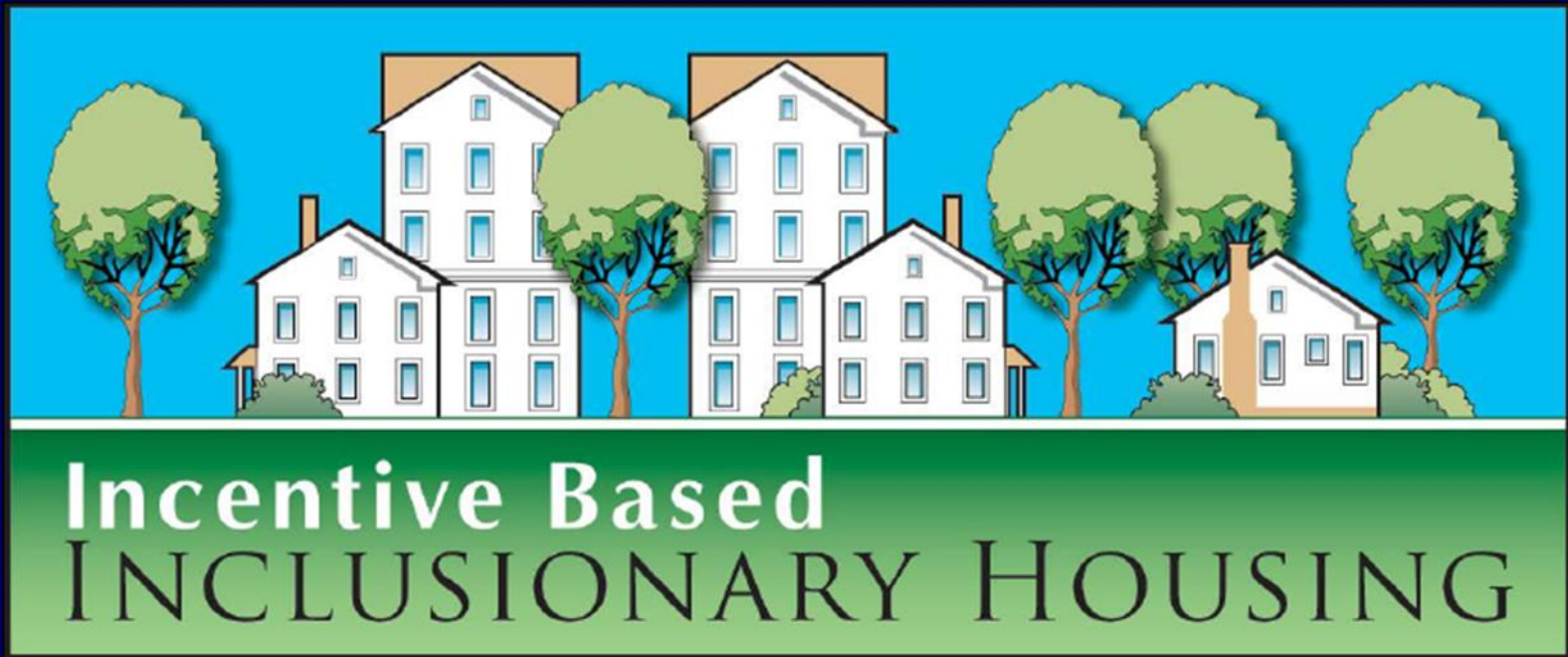
Total Units – 50 (*56 allowed*)

Open Space – 10%

Overall Density Achieved – 5.3 DUA

Bonus Units – 11 SF & 11 Mixed

Affordable Units Required – 11



42 acres X 3 DUA = 126 Units

42 acres X 6 DUA = 252 Units

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Conditional Zoning

How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

** Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.*

*** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.*

PETITIONER/OWNER CONSIDERATIONS

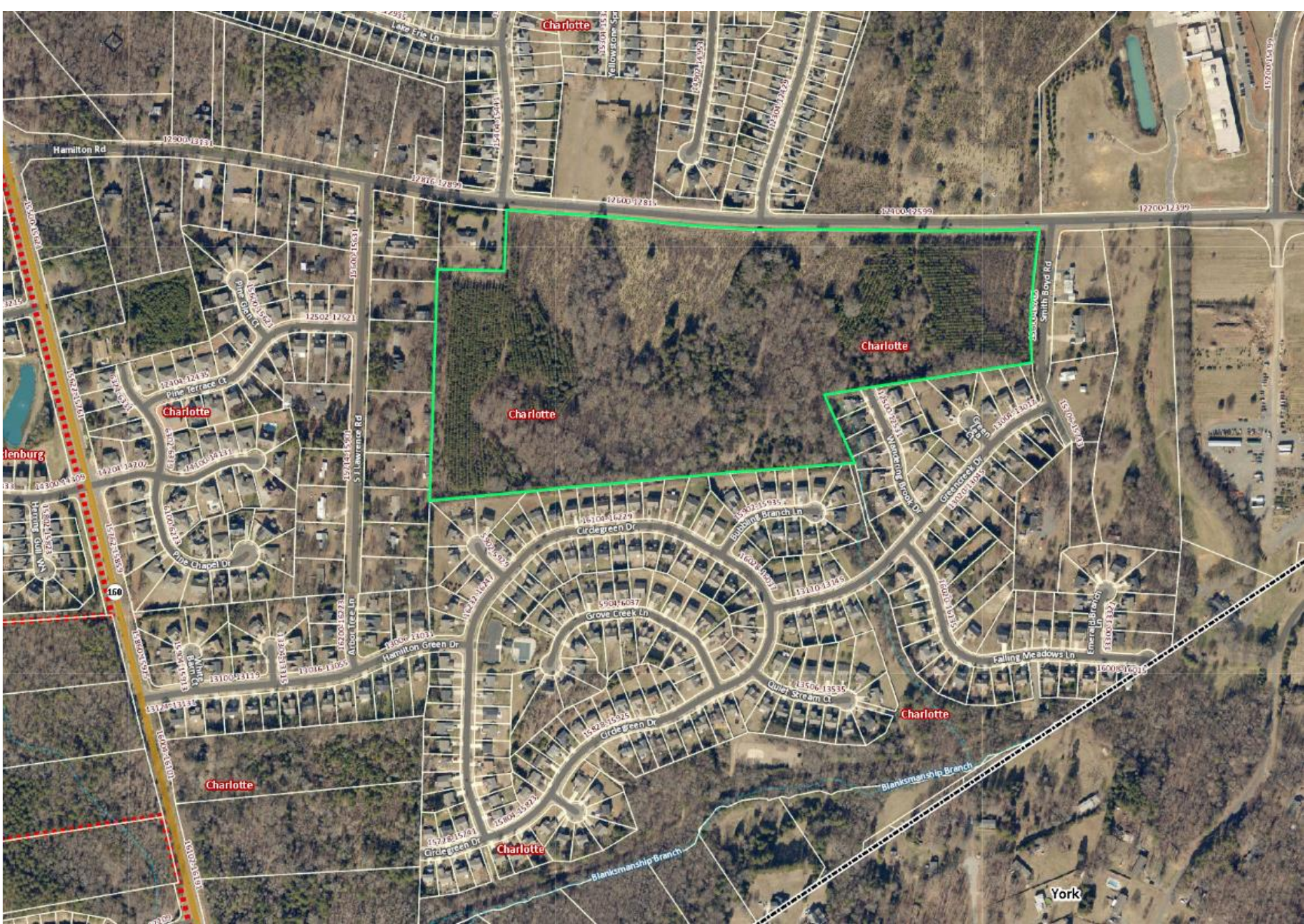
- Expensive
- Time Consuming
- Uncertainty
- Stressful
- Can Result in Better/More Profitable Plan

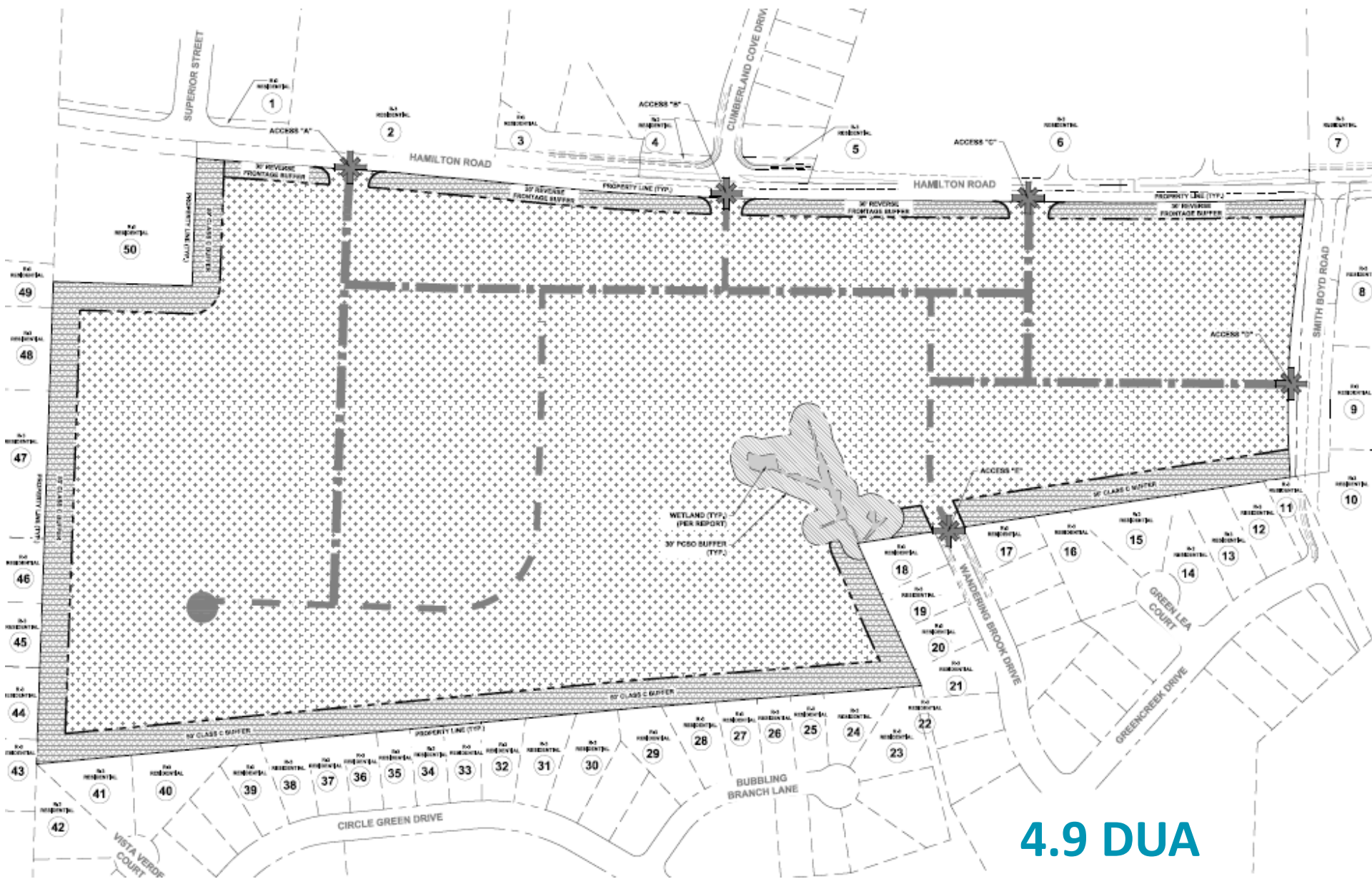
COMMUNITY CONSIDERATIONS

- Time Consuming
- Uncertainty
- Stressful
- Can Result in Better Plan
- **Have a Seat at the Table**

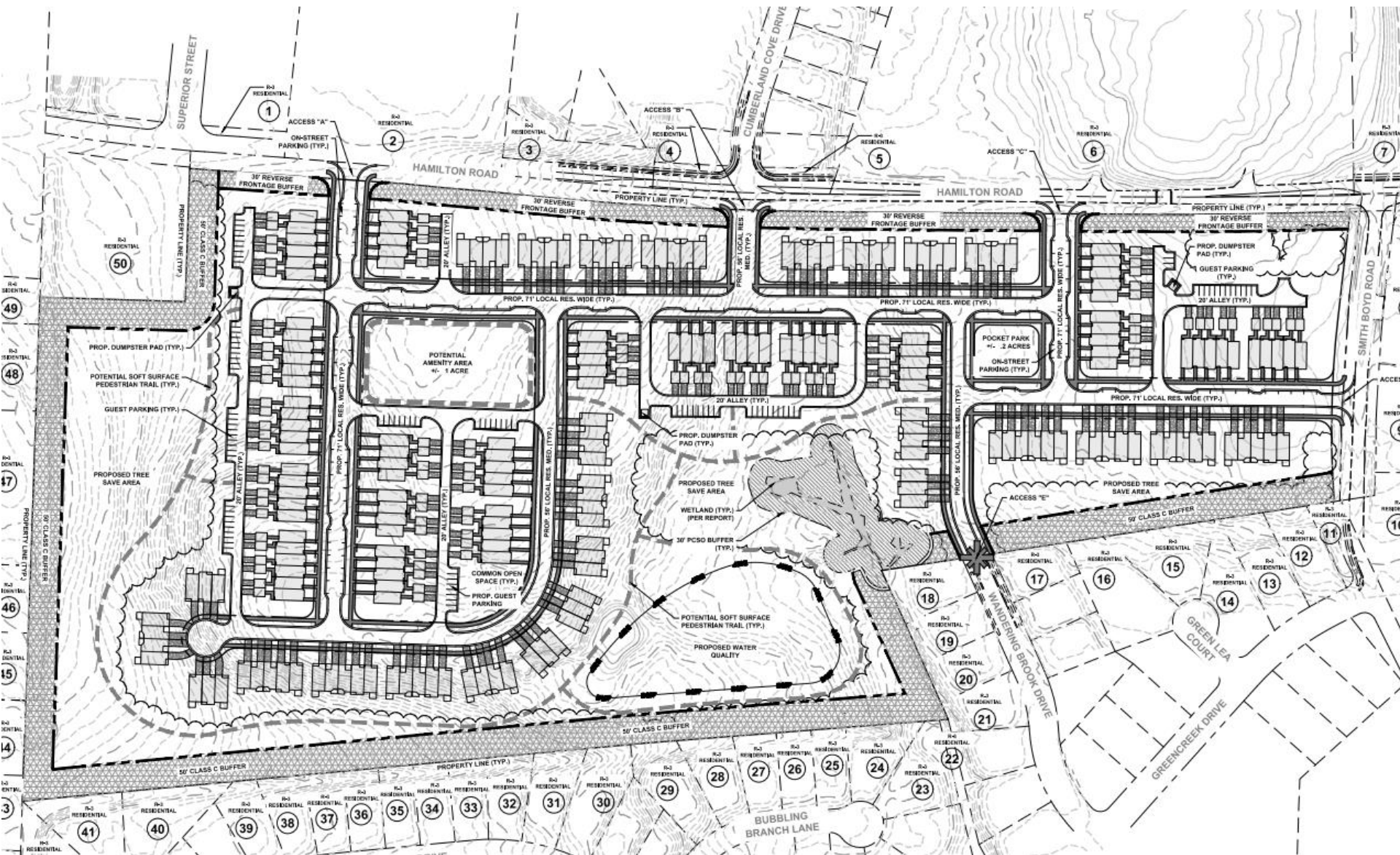
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Initial Rezoning Proposal



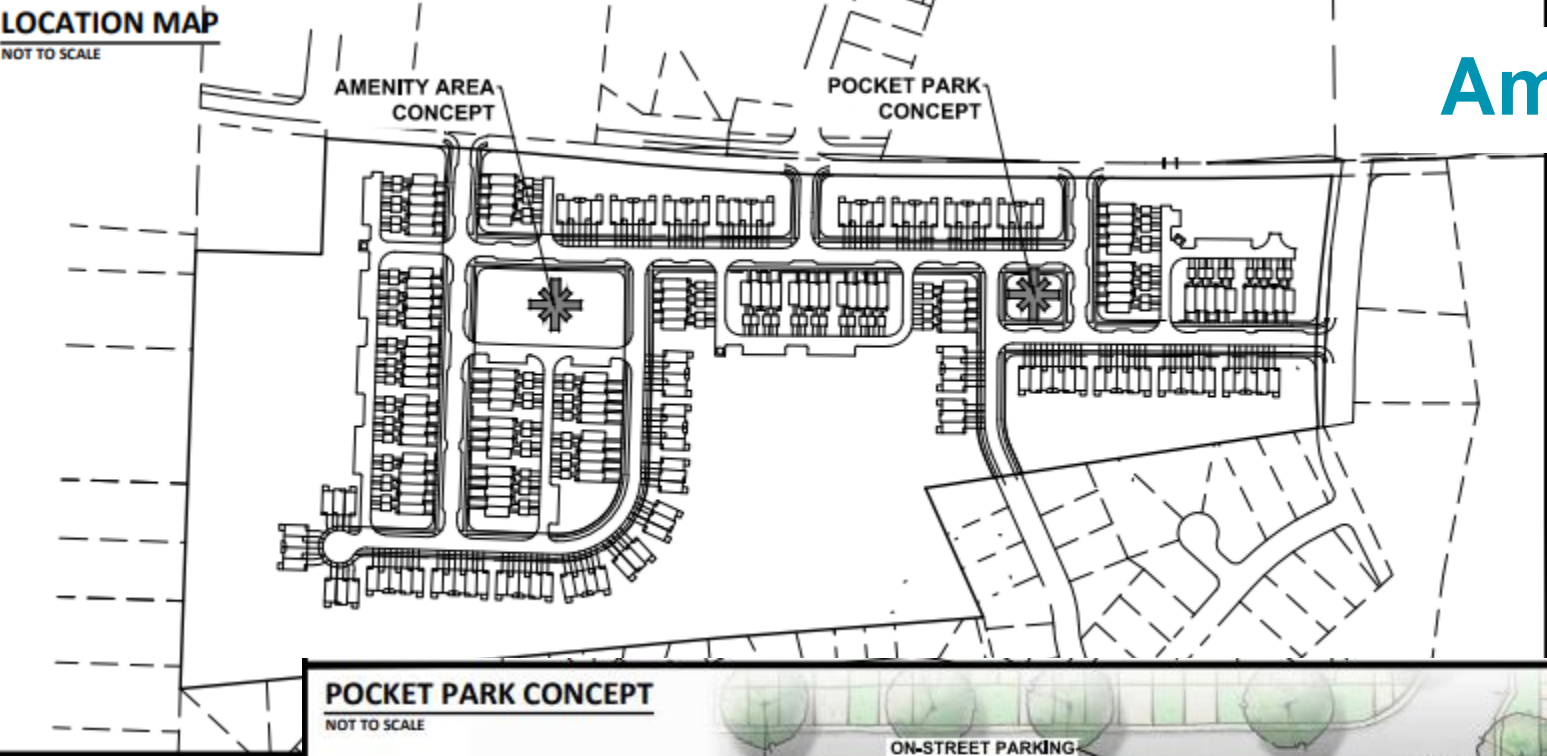


4.9 DUA



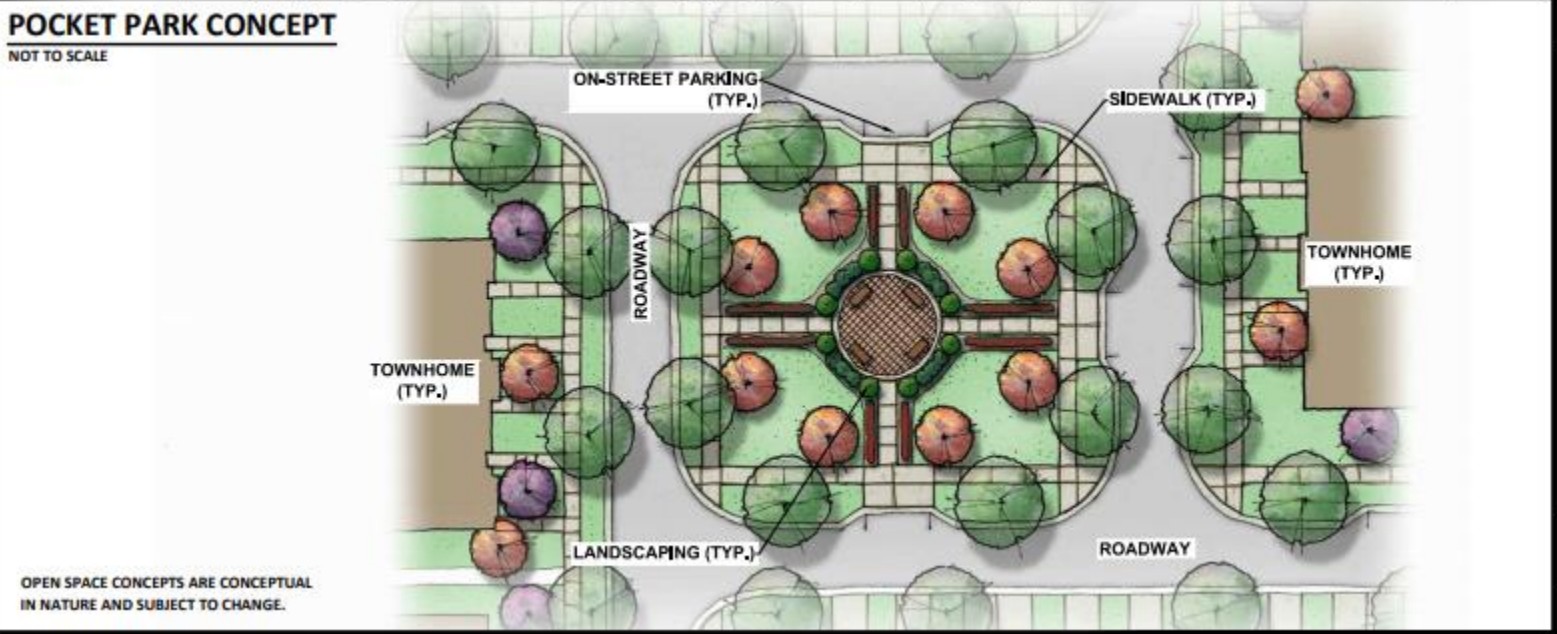


LOCATION MAP
NOT TO SCALE



Amenities

POCKET PARK CONCEPT
NOT TO SCALE



OPEN SPACE CONCEPTS ARE CONCEPTUAL
IN NATURE AND SUBJECT TO CHANGE.

AMENITY AREA CONCEPT

NOT TO SCALE



OPEN SPACE CONCEPTS ARE CONCEPTUAL
IN NATURE AND SUBJECT TO CHANGE.

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Community Concerns



Traffic

Traffic Analysis

Rezoning Transportation Analysis

Petition Number: 2019-016

General Location Identifier: 21926112

From: Felix Obregon, PE
fobregon@charlottenc.gov
704-432-5729

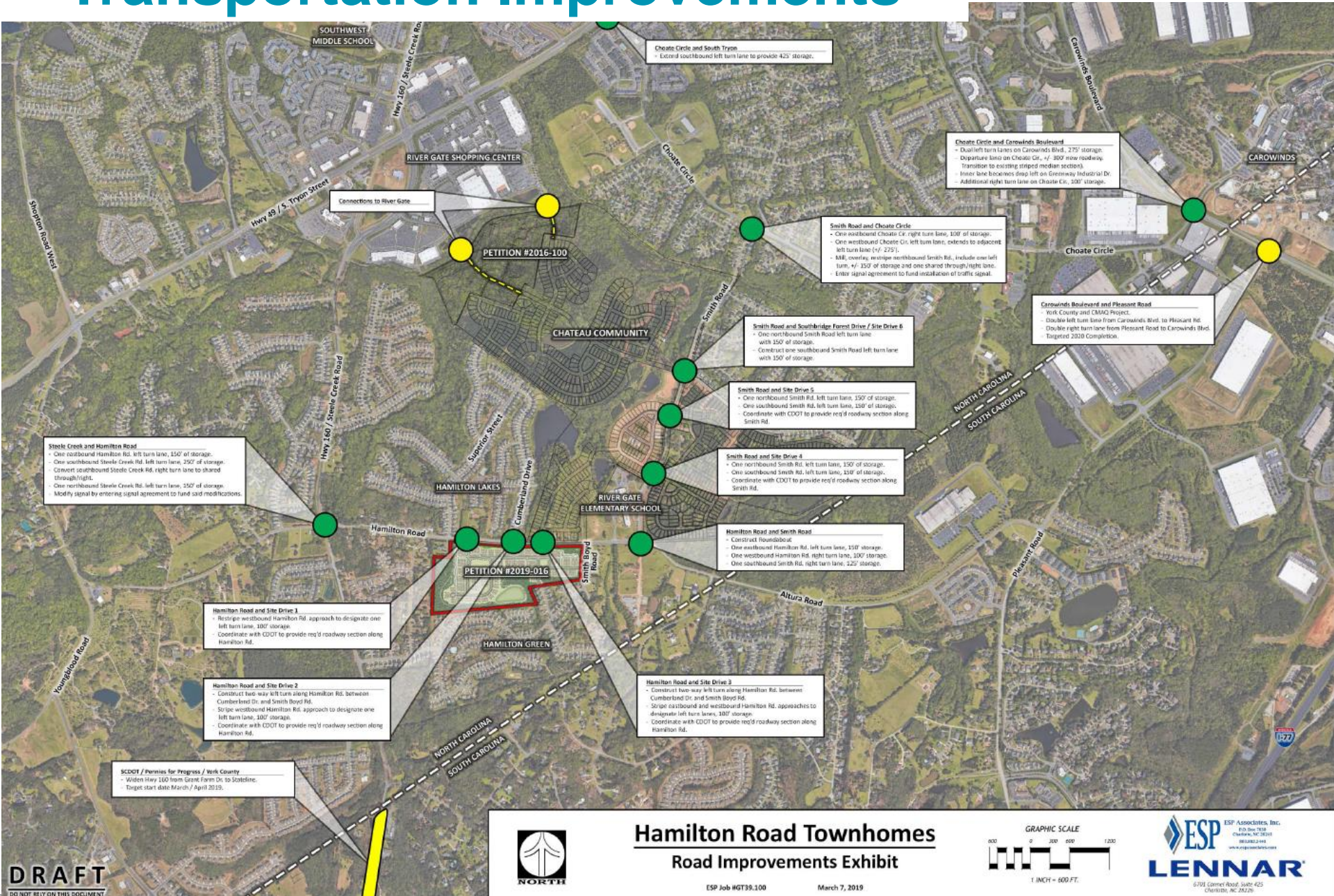
Reviewer: Carlos Alzate
calzate@charlottenc.gov
704-432-0672

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Tax Record
Entitlement with Current Zoning	Single Family (42.13 ac of R-3)	126 dwellings	1,290	General Guidance from Planning
Proposed Zoning	Townhomes	206 dwellings	1,520	Site Plan: 01-18-19

*Single family homes produce more traffic than townhomes, per CDOT calculations

Transportation Improvements



Choate Circle & Carowinds Blvd



Choate Circle & Carowinds Blvd



Smith Road & Choate Circle



Smith Road & Choate Circle



Smith Road & Choate Circle



Steele Creek & Hamilton Road



Smith Road Improvements





Smith Road & Site Drive 4

Smith Road & Site Drive 5



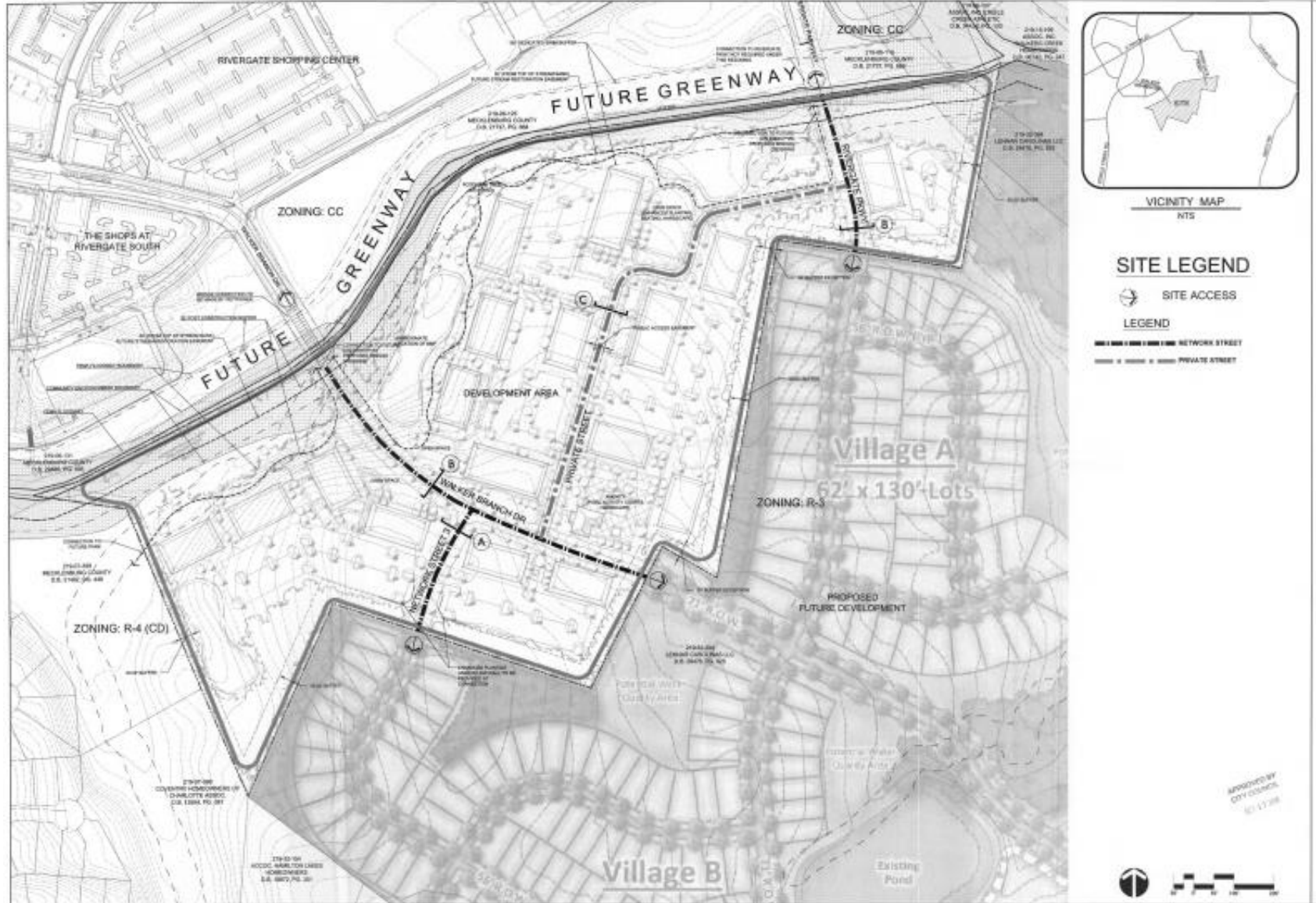
Smith Road & Site Drive 6

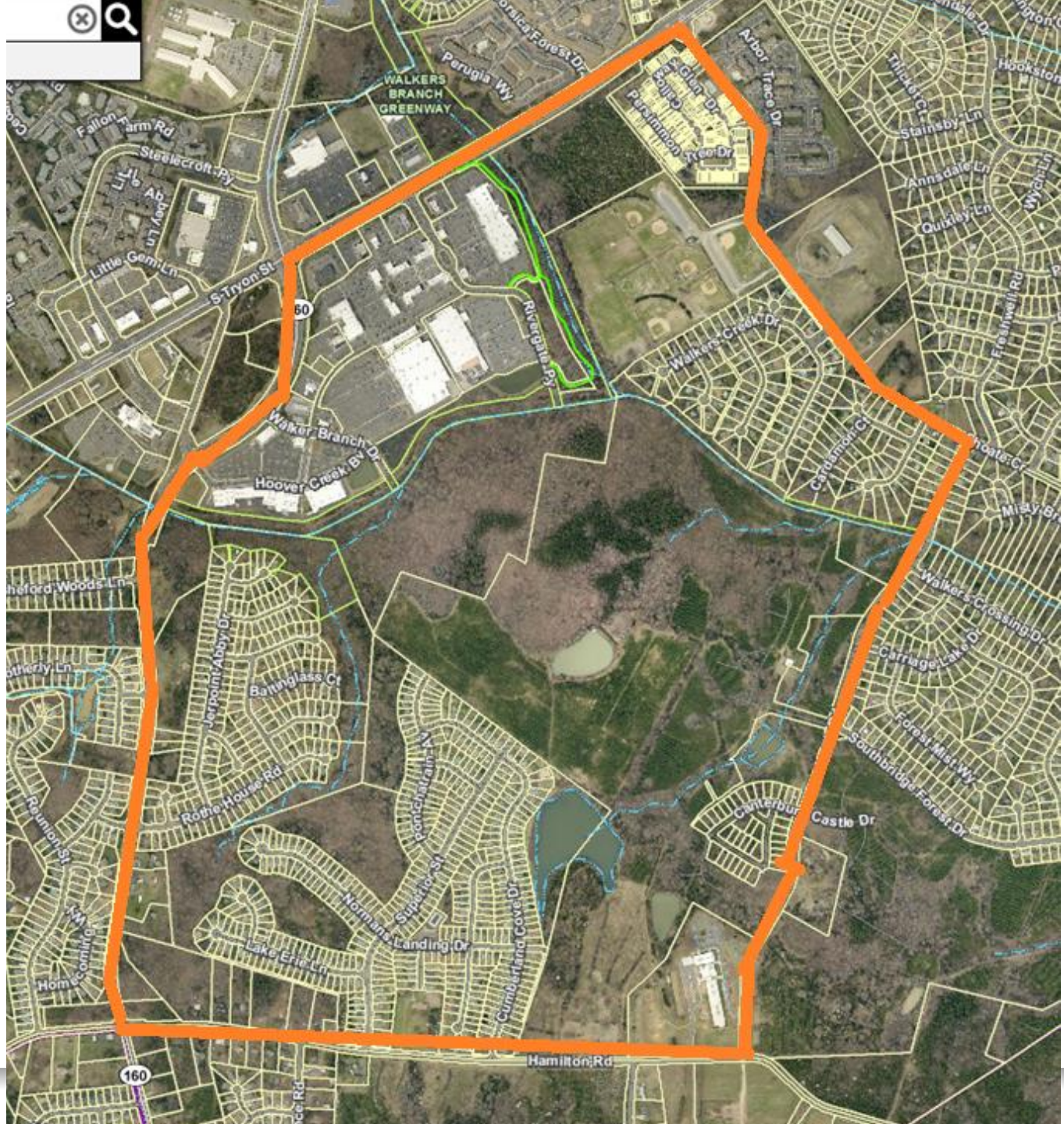


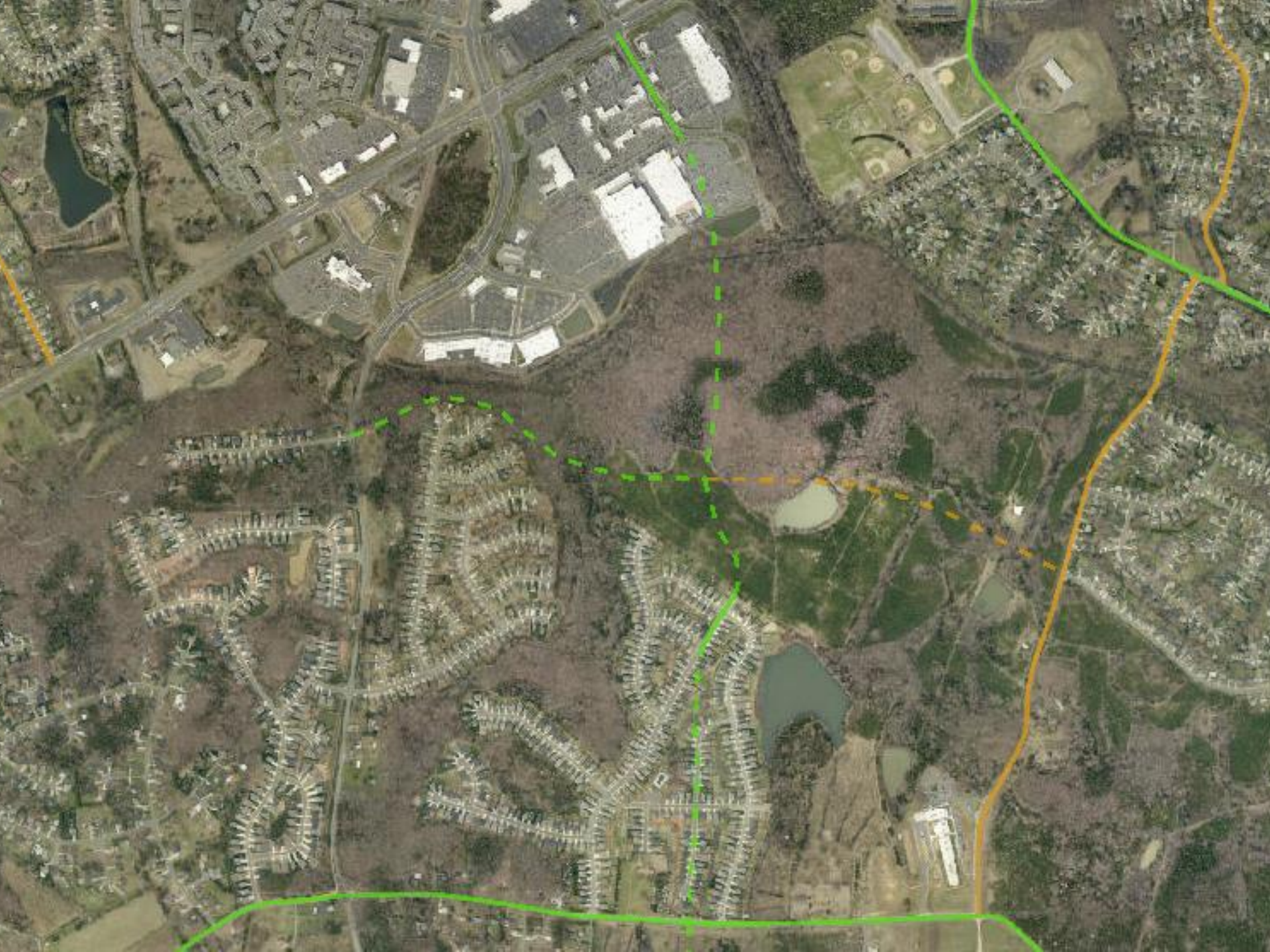
Smith Road & Hamilton Road Roundabout



Bridge Connections @ Rivergate







Hamilton Road Improvements





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Schools

Petition No: 2019-016

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 42.13 acres zoned R-3 conventional would allow approximately 126.39 residential dwellings.

The subject property is undeveloped

Number of students potentially generated under current zoning: 71 student(s) (38 elementary, 14 middle, 19 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional **UR-2(CD)** district request seeks to allow up to 206 single family attached dwelling units, at a density of 4.9 dwelling units per acre.

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.0947

This development may add 20 student(s) to the schools in this area.

*Townhomes typically produce less students than single-family homes.

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Timeline

REZONING TIMELINE

- Met with SCRA on February 5th
- Revised Site Plan by March 11th
- Earliest Possible Public Hearing: April 15th
- Earliest Possible City Council Decision: May 20th



Questions?



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