

COMMUNITY MEETING REPORT

Petitioner: CoHab Development

Petition #: 2019-069

Meeting Date: September 25, 2019

Project: 36th Street Mixed Use

Mtg. Location: Heist Brewery, 2909 N. Davidson St. #200, Charlotte, NC 28205

Meeting Time: 6:00 PM

Attendees: Paul Pennell – Urban Design Partners
Maggie Watts – Urban Design Partners
Harrison Tucker – CoHab, LLC
Chris Scorson – Cluck Design
Kevin Kennedy – Cluck Design
Davin Stamp – Cluck Design
Ellen Joseph – Urban Design Partners

The Community Meeting was attended by neighboring residents, neighborhood and business association members and the Petitioner's representatives.

Purpose: To present Rezoning Petition #2019-069 to any neighboring residents, Home Owners Association members or concerned residents who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives and were invited.

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

Minutes: The following items were discussed

Paul Pennell began the meeting by introducing himself and the Petitioner, Harrison Tucker, along with other representatives. He explained the project path and why a conditional rezoning was the current pursuit. Mr. Tucker followed by explaining his initial guiding principles for the project and considerations the Petitioners were making for the community. He narrated a presentation made up of the rezoning plan, renderings and elevations illustrating to the community members intended style and characteristics of the site. Many of the attendees had come to previous meetings regarding this project, and were familiar.

Questions/Comments by Neighbors:

1. What are the heights of the 3rd and 4th floors?

A: 40' and 51', respectively.



2. How are the back courtyards considered private?
A: They are fenced in, as shown on elevation.
3. How tall is the screening fence?
A: 6-8' tall
4. Where are the courtyards in the back of the building?
A: They are at the ground level.
5. Will there be rooftop access or activity that faces the alley?
A: No. Rooftop access is only along E. 36th St.
6. What will be the material of the screening fence? Can it be brick?
A: Original intent was wood, but we would consider mixed material or brick as well.
7. Can you make specific provisions with certain neighbors, outside of development conditions?
A: It is possible. We recommend coming to the upcoming neighbor sit down.
8. Do you have a visual of the walkway area?
A: (revisits an elevation slide)
9. What types of retail do you foresee?
A: Undetermined, but we see many smaller business options.
10. Will there be affordable retail units?
A: One of the retail spaces will be affordable (60% of market rate).
11. How many residential units will be affordable & how long?
A: There will be 3 affordable units for a minimum of 15 years.
12. What is the purpose of the covered walkway?
A: To help create a front porch for the community.
13. Will there be security after hours?
A: There will be cameras and lights, but no 24/7 staffed security personnel.
14. Will all the units be rental?
A: Yes.

15. Will there be a leasing office on the premise?
A: Yes, it is in the front corner of the building.
16. When will construction start?
A: End of 2020, beginning of 2021, and roughly lasting for 18 months.
17. How can you help control traffic exiting parking in regards to pedestrians walk on N. McDowell Street?
A: The entry/exit will be 26' wide and we will look into specific signage for this concern.
18. Will there be traffic signals with the increase in vehicle traffic on N. McDowell St. and E. 36th St.?
A: No, CDOT is not requiring a TIA with the low number of units and signals at the intersection is not required.
19. Comment: If stackers are not used, this could possibly cause residents to park on the streets or alley, blocking driveways and using up visitor parking.
20. Will parking spots be assigned in the garage?
A: Probably not, but the stackers will be assigned the two-bedroom and three-bedroom apartments.
21. How will residents know which spots are for the retail spaces?
A: Signage
22. Will there be visitor parking?
A: No, but there is existing on-street parking along E. 36th St.
23. How do you require the two-bedroom and three-bedroom units to use the stackers?
A: They will still have one ground floor spot, so the stackers are just for their extra cars if needed.
24. How is trash accessed?
A: Adequate height is provided for garbage trucks in garage. There are no roll outs
25. Are moving trucks accommodated for in the garage?
A: Yes. There is a surplus of space at the dumpster area for loading possibilities.
26. Who did you speak with at CDOT?
A: Isiah Washington attended the initial rezoning pre submittal meeting.

27. Why is the entrance off N. McDowell St. versus E. 36th St?

A: This was an effort to minimize driveway cuts on 36th Street and to increase safety, but we can re-evaluate this once we receive comments.

28. Are you required to meet with an arborist?

A: No, but we want to be tree sensitive, and saving what we can is important to us as a team.

29. Comment: Concern about parked cars on N. McDowell St. making it narrow and dangerous.

30. Can there be on-street permit parking?

A: That is not allowable with City policy at this time.

31. Instead of courtyards along E. 36th St., can that be parking?

A: We can study, but do not believe CDOT would allow angled, head-in parking on E. 36th St.