

Notice to Interested Parties of Community Meeting

Subject: Community Meeting – **Rezoning Petition 2019-074**, filed by Josh Jolley (Rosegate Holdings, LLC), to rezone approximately 3.96 acres located at 7444, 7432, and 7426 Wallace Road from the R-3 zoning district to the MUDD-O zoning district (Parcel IDs 19105108, 19105110 and 19105111).

Date/Time of Meeting: **Tuesday, July 30, 2019 from 6:00-7:00 p.m.**

Place of Meeting: **Charlotte-Mecklenburg Library – Independence Regional
IB Community Room
6000 Conference Drive
Charlotte, NC 28212**

We are assisting Josh Jolley (Rosegate Holdings, LLC) (the “Petitioner”) with a Rezoning Petition that has been filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 3.96 acre site (the “Site”) located at 7444, 7432, and 7426 Wallace Road from the R-3 zoning district to the MUDD-O zoning district (Parcel IDs 19105108, 19105110 and 19105111). The purpose of this rezoning request is to accommodate the development and construction of a multi-family residential with public and private vehicular and pedestrian circulation within the development.

Representatives of the Petitioner will make a presentation 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.

In the meantime, should you have any questions or comments, please call me, Paul Pennell, at (704) 334-3303 or email me at paul@urbandesignpartners.com.

Respectfully,
Paul Pennell
Urban Design Partners

Cc: Mayor Vi Alexander Lyles
Ms. Julie Eiselt, Charlotte City Council Member at large
Mr. James Mitchell, Charlotte City Council Member at large
Mr. Braxton Winston, III, Charlotte City Council Member at large
Ms. Dimple Ajmera, Charlotte City Council Member at large
Mr. Matt Newton, Charlotte City Council District 5

Date Mailed: July 18, 2019

Community Meeting Sign-In Sheet

Petitioner - Rosegate Holdings, LLC

Rezoning Petition No.: 2019-074

July 30, 2019

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

Name	Address	Phone	Email
1 ELMA PACE	731 Pineborough Rd	704-562-7983	DEM PACE @ AOL. COM
2 Carol Stephens	1821 Woodberry Road	704-565-8160	cdwardstephens@hotmail.com
3 Teresa P. Maye	5301 Saddlewood Ln.	704-729-6009	Lmaye7@gmail.com
4 James Scanlon	1100 Cameo Ct	540-230-0656	jlsconlan@yahoo.com
5 Barb & Walt Kennedy	725 Pineborough Rd	704-568-6819	kenn038@bellsouth.net
6 TROY + BECKY AUSTIN	730 Pineborough Rd	980-299-9229	thegoat@men.com
7 STEPHEN JAMES	1711 WOODBERRY RD	704-280-0929	STEPHEN.CARLTON.JAMES@GMAIL.COM
8 NATHAN SMITH	1935 WOODBERRY RD	704-839-3956	NATHAN.B.SMITH@LIVE.COM
9 Jade Miller	6634 Ronda Ave	704-458-1630	jmiller@scdkw.net
10 MATT NEWTON	8817 LITTLE HAWTON PLACE	(900)259-9107	matt.newton@charlottesville.gov
11 John Lincoln	7121 Benita Dr	704-650-9571	hjlincoln@gmail.com
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COMMUNITY MEETING REPORT

Petitioner: Rosegate Holdings, LLC

Petition #: 2019-074

Meeting Date: July 30, 2019

Project: Wallace Road Multi-Family

Mtg. Location: Independence Regional Library, 6000 Conference Dr. Charlotte, NC 28212

Meeting Time: 6:00-7:00 PM

Attendees: Josh Jolley – Rosegate Holdings, LLC
Paul Pennell – Urban Design Partners
Maggie Watts – Urban Design Partners

The Community Meeting was attended by neighboring residents, Homeowner Associations, and the Petitioner’s representatives.

Purpose: Presenting Rezoning Petition #2019-074 to any neighboring residents or Homeowners Association members 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 and Josh Jolley began by introducing themselves and giving a brief overview of their professional background.

Mr. Pennell continued with an overview of the site and its context within a more regional area. He also offered a synopsis of the what the rezoning process is and the steps the Petitioner and his representatives must take throughout. More specifically to the site, Mr. Pennell explained the boutique nature of the proposed apartment buildings, the City of Charlotte requirement for the extension of Pineborough Road and the negotiation to provide a simulated right-of-way easement to that extension. Lastly, a schedule of the likely rezoning process was shown, and the specific dates and benchmarks were described.

Questions/Comments by Neighbors:

1. Has City already approved Pineborough extension?

A: This is not an approved plan more than it is a requirement based on the City’s Subdivision Ordinance.

2. What is the required minimum right-of-way for the future Silver Line?

A: We do not have that information at this time.

3. Where will all the stormwater runoff go, because there is a lot of overflow currently happening onto the parcels at the end of Pineborough?
A: The stormwater pond(s) are located at the low end of the site, which is also next to these parcels. These ponds are meant to catch and release runoff at a slower rate, which should help mitigate your problem.
4. What will this do to our property values?
A: Typically, given the boutique nature of these apartments, there should be no negative impact on your properties. If the area continues to develop, you could see property values increasing similarly to how they are in the Noda and Plaza Midwood neighborhoods.
5. Comment: There is concern about this development evolving into a lower income apartment community over time and creating crime.
6. Comment: The property next door is for sale and this project may open the door to more development and road extensions.
7. What date will the City approve or not approve the Pineborough extension?
A: Requirements associated with the Pineborough Road extension would be tied to approval of the rezoning plans.
8. Why does the City want the Pineborough extension if the stations are planned on opposite ends of where it will connect to Wallace Road?
A: The Silver Line process is still conceptual in nature, and nothing is set in stone as far as stations or stop locations.
9. Comment: Councilman Newton weighs in to confirm that the Silver Line funding is a 20-30 year process and that does not even necessarily include any implementation.
10. Can the Subdivision Ordinance change regarding the requirement for right-of-way connections?
A: Yes. It would be a change to the entire subdivision ordinance, not just this one instance and it would have to go through the City's process.
11. How many parking spaces verses units will there be?
A: Currently there are 88 units and the site is parked at an approximate ratio of 1.5 spaces per unit.
12. Is that based on a zoning district minimum?
A: Yes, currently they requested zoning district is MUDD, which requires a minimum of 1 space per unit.
13. Comment: Parking overflow onto connecting streets is a concern, and we would like to make sure parking is not an issue.
14. How will the sidewalk to Mason Wallace Park be allowed if that property is "no man's land"?

A: The sidewalk will only offer a connection to the property line of this project. It will not continue into the park.

15. Comment: The creek behind homes on Woodberry overflows currently, and it sounds like the stormwater ponds may help with this problem.

16. How long until Pineborough Road extends to Wallace Road.?

A: It is not known exactly, but probably when the property next door develops.

17. What are the traffic calming measures for the easement road connection from the Pineborough Road extension to Wallace Road.

A: It is possible for speed humps or vehicle tables to be implemented since this is a private street. Councilman Newton also identifies the Vision Zero plan and that this site may be a good candidate.

18. What are the factors that will help make the decision between site plan options 1 and 2?

A: This will be based on the City's feedback as well as the community and neighbors' feedback.

19. Which site plan would be the less loud option?

A: Likely option 2 given the parking lot would be the closest border to existing single-family residential.

20. Is 35' the height of the buildings?

A: Yes.

21. What is the possibility the buildings will not look like the elevations you're showing today?

A: Development conditions, including architectural notes, are a part of this conditional rezoning. These requirements continue as the project goes through the land development process.

22. Will there be any buffering?

A: Buffering is not required for the district, but there will be some sort of screening and/or vegetation screening implemented.

23. Will there be any mitigation measures given the introduced impervious area such as impervious pavers, solar, etc.?

A: This project should set a good example. Those items can be reviewed and evaluated to see if there is possibility of including some of them.

24. Comment: I would like to see an inclusion of some earmarked affordable housing so that if the market does take off, there are still affordable units available.

25. Have you (Josh Jolley) done this before?

A: I personally have not, but my partner has done hundreds.

26. What is the time frame of when the project will begin?
A: Hypothetically and dependent on the rezoning process path, construction could begin in July of 2020 at the earliest.
27. Will you keep any trees?
A: We will try to keep as many as possible, but certainly trees will come down.
28. Can you landscape with native plants?
A: Yes. We typically use most natives in our designs.
29. Will there be construction rules in place that will keep construction from happening over night?
A: There are certain noise ordinances that delegate some construction noise. The only construction that occurs overnight would be potentially road work or something of that nature.
30. Does Rosegate own the property?
A: Yes.
31. Does Rosegate own anything else along Wallace Road.?
A: No.
32. Who will manage the property?
A: That is not known at this time, but it will be in the best interest of the project for it to be a quality management practice.
33. When will the potential district change from MUDD to UR occur?
A: That will be decided on in the next couple of weeks.
34. Does that district change have any significant changes to the design standards?
A: Not really. Very little.
35. Are the buildings oriented so balconies face internally or externally?
A: That varies depending on the site plan option, but for option 2 the balconies would be internal to the site.
36. Is it likely the ponds will stay in that location?
That is very likely considering the topography.