

## COMMUNITY MEETING REPORT

### **Petitioner: MPV Properties**

Rezoning Petition No. 2019-158

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 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 December 16, 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 Monday, January 6, 2020 at 6:00 p.m. at the Four Points by Sheraton, 315 E. Woodlawn Road, Charlotte, North Carolina 28217.

### **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 Bailey W. Patrick and Bailey W. Patrick, Jr., as well as by Petitioner's agents, Jason McArthur with Mission Properties, Cisco Garcia and Margaret Puckett with TriPointe Homes, and Collin Brown and Brittany Lins with Alexander Ricks PLLC.

### **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. Brown showed aerials and a street view of the approximately 3.6-acre property.

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, Council member priorities, and, at the end of the day, market realities.

Mr. Brown gave a general overview of the rezoning process and then explained that the parcels in question are currently zoned R-4 (residential, typically four units to the acre) and UR-2(CD) (urban residential with an associated conditional site plan). The adopted Park Woodlawn Area Plan (2013) recommends residential at four dwelling units per acre (DUA) for the eastern parcels and multifamily residential at twenty-two DUA for the western parcel.

Mr. Brown explained that the Petitioner is seeking a site-specific rezoning plan for a townhome development. The proposed conditional plan, if approved by City Council, would govern development on the site, regardless of whether the Petitioner is the developer of the land.

The Petitioner is currently requesting a rezoning/site plan amendment to the UR-2(CD) zoning district to accommodate the development of 39 townhomes, which equates to approximately 10.6 DUA. Included in the conditional site plan are commitments to protection of environmentally sensitive areas, tree save,

buffering, and streetscape improvements along Woodlawn Road, among others. Mr. Brown then showed several examples of elevation renderings by TriPointe Homes, the likely builder of the townhomes.

Mr. Brown explained that the Petitioner's team would be submitting a revised plan by January 13<sup>th</sup> and the earliest possible public hearing in front of City Council could occur on February 17<sup>th</sup> with a potential March 16<sup>th</sup> decision. He then opened the meeting up for questions.

One attendee asked if the project would benefit the surrounding neighbors. Mr. Brown responded that Charlotte is a growing city with significant housing needs at all price points. He requested that the neighbors consider that this property is likely to develop and to ask themselves if townhomes are a favorable development option. The Petitioner is proposing buffers around the entirety of the site to protect the back yards of existing single-family neighbors, which would not be required if a by-right development occurred instead on the property, and is protecting environmentally sensitive areas by concentrating the townhome buildings closer towards Woodlawn Road.

An attendee commented that she did not like that the townhomes could be three stories tall and requested that they be two stories instead. The Petitioner's team said that they cannot commit to two-story townhomes but would be willing to offer supplemental plantings in the buffer area to help screen the townhomes from existing neighbors.

One attendee commented on the wildlife in the area and wondered what would happen to the wildlife when the development is built.

In response to a neighbor's concern for mosquitos in the stormwater treatment pond, the Petitioner's agent stated that the pond would be engineered as a dry pond and would only retain water during a rain event to help treat the water quality and rate of discharge.

One attendee commented that they were glad the project does not include any affordable housing units. The Petitioner's agent responded that the price per square foot of these townhomes would likely be higher than most other homes in the area.

In response to a question regarding examples of the intended design elsewhere in Charlotte, a representative of TriPointe Homes responded that they are specifically designing the product for this site and want it to fit with the existing neighborhood. An attendee stated that most of the homes in the area are mid-century modern and would like to see the design fit with the existing character. Another attendee stated that she liked a modern look. The Petitioner's team said they were open to discussing further and would like to be a good neighbor while also providing product that target buyers will want.

The formal meeting concluded at approximately 7:00 p.m. The Petitioners team remained and answered individual questions until approximately 7:15 p.m.

Respectfully submitted this 13<sup>th</sup> day of January 2020.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

# Exhibit A

2019-158	FREQUENCY	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-158	1	14915417	BROACH	JAMES T JR	LINDA P	BROACH	2240 PROVIDENCE RD		CHARLOTTE	NC	28211
2019-158	1	14915418	STATHOPOULOS	GEORGE	VASILIKI	STATHOPOULOS	7307 YELLOWHORN TRAIL		WAXHAW	NC	28173
2019-158	1	14916133	HELMS	HENRY RUSSELL		JENNIFER L HELMS	3009 GRIFFITH ST		CHARLOTTE	NC	28203
2019-158	1	14916134	ATKINSON	LESLEY C			4653 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	14916135	HAWLEY	JOHN DAVID		PATRICIA ANN	4657 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	14916136	WHITE	ROBERTA			601 E WOODLAWN RD		CHARLOTTE	NC	28209
2019-158	1	14916137	HOPKINS	TAYLOR			13 JONSON ST APT 15		BELMONT	NC	28012
2019-158	1	14916138	HAMILTON	BETTS HOWARD		BY ENT	538 SANDRIDGE RD		CHARLOTTE	NC	28210
2019-158	1	14916139	CHIU	TSUNG TUN	LIZAN	CHIU	3033 PLANTERS WALK CT		CHARLOTTE	NC	28210
2019-158	1	14916203	OSUNA	RAFAEL	JENNIFER	FRINGS	PO BOX 36115		CHARLOTTE	NC	28236
2019-158	1	14916204	ARENCIBIA	WILFREDO L	CYNTHIA	SANTANA	4609 ROCKFORD CT		CHARLOTTE	NC	28209
2019-158	1	14916205	SAID ZZ INC				629 WOODLAWN RD		CHARLOTTE	NC	28209
2019-158	1	14916206	PATTERSON	JAMES MIMS	MARK	PATTERSON	637 E WOODLAWN RD		CHARLOTTE	NC	28209
2019-158	2	14916208	EAGLE HOLDINGS & DEVELOPMENT INC				8206-1200 PROVIDENCE RD PMB#332		CHARLOTTE	NC	28277
2019-158	1	17101101	MITCHELL	WILMA J			600 E WOODLAWN RD		CHARLOTTE	NC	28209
2019-158	1	17101102	ZAFFINO	SAM M	ANNE S	ZAFFINO	175 WATERFORD DR		SALISBURY	NC	28147
2019-158	1	17101103	AHSAN	ZIAUL	ASGARI	KHANAM	4713 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	17101104	MCCLURE	JAMES KERMIT			4717 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	17101105	2018-2 IH BORROWER LP			C/O INVITATION HOMES	PO BOX 13270		SCOTTSDALE	AZ	85267
2019-158	1	17101106	HOWELL	ANNE S	DAVID J	HOWELL	4801 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	17101107	ZON	SOPHIA LOUISE			4805 MURRYHILL RD		CHARLOTTE	NC	28209
2019-158	1	17101108	2018-3 IH BORROWER LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2019-158	1	17101109	WELBORN	EMILY L	BRIAN E	TALUS	4817 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	17101110	REGELE	KATHERINE C			4823 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	17101111	SIMMONS	JUDY J			2312 SHARON RD		CHARLOTTE	NC	28207
2019-158	1	17101112	HAAS	JOSEPH STEVEN	BOBBIE A	HAAS	3615 PARK RD		CHARLOTTE	NC	28209
2019-158	1	17101113	ROBINSON	JAMIE ALEXANDER	AMY MARIE	BIEBERLY	4901 MURRAYHILL RD		CHARLOTTE	NC	28210
2019-158	1	17101114	ALMEIDA	RODNEY			4711 TRUSCOTT RD		CHARLOTTE	NC	28226
2019-158	1	17101115	TOBIN	CAITLIN JOAN DOOLIN	KEVIN GERARD	TOBIN	4919 MURRAYHILL ROAD		CHARLOTTE	NC	28210
2019-158	1	17101116	NAVIA	MARIO CASTILLO	LESLIE E CASTILLO	NAVIA	5001 MURRYHILL RD		CHARLOTTE	NC	28210
2019-158	1	17101117	PHILLIPS	KATHRYN M	KENNETH R	PHILLIPS	26 HI VIEW DR		BLACK MOUNTAIN	NC	28711
2019-158	1	17101118	SLEP	DEANNA L			9118 SPRATT LN		WAXHAW	NC	28173
2019-158	1	17101119	GRADY MARTIN	MAIRGHREAD MARY			5021 MURRAYHILL RD		CHARLOTTE	NC	28210W
2019-158	1	17101120	BROOKS	DANIEL R		TIM SCOTT INVESTMENTS LLC	234 JOHNSTON STREET		ROCK HILL	SC	29730
2019-158	2	17101155	HONEY PROPERTIES INC				6701 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
2019-158	1	17101156	BEATY	HELEN KETCHIE			5637 ROUNDHOUSE LN		CHARLOTTE	NC	28226
2019-158	1	17101157	BEATY	HELEN K		MRS M R JR BY ENT	5637 ROUNDHOUSE LN		CHARLOTTE	NC	28226
2019-158	1	17101158	MENEFEE	PATRICK			612 E WOODLAWN RD		CHARLOTTE	NC	28209
2019-158	1	17101159	RODRIQUEZ	JORGE O	CARMEN T	RODRIQUEZ	4700 OLD WOODS RD		CHARLOTTE	NC	28209
2019-158	1	17101160	KLOSS	MICHAEL C.			4704 OLD WOODS RD		CHARLOTTE	NC	28209
2019-158	1	17101161	AGARWALLA	ISWAR L	AKHAYBONTI D	AGARWALLA	9922 DEER SPRING LN		CHARLOTTE	NC	28210
2019-158	1	17101162	LY	HIEN LE			4749 OLD WOODS RD		CHARLOTTE	NC	28209
2019-158	1	17101163	REILLY	EILEEN			4720 OLD WOODS RD		CHARLOTTE	NC	28209
2019-158	1	17101164	WON	JAMIE JUHO			4724 OLD WOODS RD		CHARLOTTE	NC	28209
2019-158	1	17101165	MULLINAX	LAURA B	MICHAEL J	MULLINAX	4730 OLD WOODS RD		CHARLOTTE	NC	28209
2019-158	1	17101166	MOTT	MARCIE J			10500 HADLEIGH PL		CHARLOTTE	NC	28210
2019-158	1	17101167	BRONSON	STEPHANIE MILDRED			4740 OLD WOODS RD		CHARLOTTE	NC	28209
2019-158	1	17101168	YOUNG	NICHOLAS A	CHRISTINA P	YOUNG	4742 OLD WOODS RD		CHARLOTTE	NC	28209
2019-158	1	17101169	BARRINGER & SMITH RENTALS LLC				112 S TRYON ST UNIT 1600		CHARLOTTE	NC	28284
2019-158	1	17101170	BIVOL	AURAL	KATHLEEN	KAHLER	7148 RAMSGATE RD		CHARLOTTE	NC	28270
2019-158	1	17101171	LY	HEIN LE			4749 OLD WOODS RD		CHARLOTTE	NC	28209
2019-158	1	17101184	KAHLER	CATHLEEN J			7148 RAMS GATE RD		CHARLOTTE	NC	28270
2019-158	1	17101185	LY	CHARLOTTE T	DUNG K	LY	5510 CHEDWORTH DR		CHARLOTTE	NC	28210
2019-158	1	17101186	KING	PATRICIA E	STEVEN P	KING	175 SENLAC HILLS DR		CHAGRIN FALLS	OH	44022
2019-158	1	17101187	NGUYEN	LUONG VAN		PHAN THI	9924 REDBUD TREE CT		CHARLOTTE	NC	28273
2019-158	1	17101192	CURL	DEBRA A			705 PENWAY CT		CHARLOTTE	NC	28209
2019-158	1	17101193	POLITIS	HELEN			5415 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-158	1	17101213	WATSON	JOHN P	TINA R	WATSON	4885 OGLETHORPE PL		CHARLOTTE	NC	28209
2019-158	1	17101214	ANDERSON	DEBRA			4826 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	17101215	DINITTO	MARCUS A			4820 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	17101216	NAZEMZADEH	REZA	MOLLY	FORTNER	2138 LOCKHART DR		CHARLOTTE	NC	28203
2019-158	1	17101217	MAGNASCO	MATTHEW M	MICHELLE	MAGNASCO	4810 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	17101218	WHITNEY	JOSH			4800 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	17101316	THE OLD NORTH STATE INVESTORS LLC				1807 EFLAND DR		GREENSBORO	NC	27408
2019-158	1	17101317	MORRIS	CATHERINE JAYNE			4712 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	17101318	OGDEN	MARK ALAN			4708 MURRAYHILL RD		CHARLOTTE	NC	28209
2019-158	1	17101319	EADE	AUDREY OLIVIA			552 E WOODLAWN RD		CHARLOTTE	NC	28209
2019-158	1	17105301	BALDWIN	CHARLES W			4914 GILMORE DR		CHARLOTTE	NC	28209
2019-158	1	17105302	SMITH	STUART			4908 GILMORE DR		CHARLOTTE	NC	28209
2019-158	1	17105324	GIANOS	JORDAN CHARLES			4918 MURRAYHILL RD		CHARLOTTE	NC	28210
2019-158	1	17105325	TOOLE	FRANKLIN AUGUSTUS	GERALDINE J	TOOLE	4912 MURRAYHILL RD		CHARLOTTE	NC	28210
2019-158	1	17106101	AIKEN	LAURA L			5000 MURRAYHILL RD		CHARLOTTE	NC	28210

2019_158	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019_158	Ashbrook Neighborhood Association	Carla	Weyrick	1315 Holmes Dr		Charlotte	NC	28209
2019_158	Ashbrook Neighborhood Association	Judy	Smith	1300 Drexel Place		Charlotte	NC	28209
2019_158	Ashbrook Neighborhood Association	Kristen	Conner	1357 Drexel Place		Charlotte	NC	28209
2019_158	Ashbrook Neighborhood Association	Mike	Rains	1312 Bywood Ln		Charlotte	NC	28209
2019_158	Brighter Days Arts Education Inc.	DeVaughn	Johnson	1825 Beacon Ridge Road		Charlotte	NC	28210
2019_158	Collins Park	Susan	Posego	819 Manhasset Road		Charlotte	NC	28209
2019_158	Colonial Village Neighborhood Association	Alan	Amery	3831 Moultrie St		Charlotte	NC	28209
2019_158	Colonial Village Neighborhood Association	Alison	Hall	3624 Trent St		Charlotte	NC	28209
2019_158	Colonial Village Neighborhood Association	Ian	Rae	1201 Hartford Ave		Charlotte	NC	28209
2019_158	Colonial Village Neighborhood Association	Jill	Sochacki	600 Reynolds Drive		Charlotte	NC	28209
2019_158	Colonial Village Neighborhood Association	Lisa	Yarrow	408 Webster Pl		Charlotte	NC	28209
2019_158	Colonial Village Neighborhood Association	Michelle	Taylor	3732 Conway Ave.		Charlotte	NC	28209
2019_158	Colonial Village Neighborhood Association	Peter	Yarborough	501 Webster Place		Charlotte	NC	28209
2019_158	Coulwood Community Council	Louis	Scarnecchia	1416 Hartford Av		Charlotte	NC	28209
2019_158	Hope Creek Neighborhood Association	Patrick	Schaber	4244 Castlewood Rd		Charlotte	NC	28209
2019_158	Little Hope Creek Neighborhood	Laura	Paynter	4231 Castlewood Road		Charlotte	NC	
2019_158	Madison Glen Homeowners Association	Warren	Williams	1249 East Woodlawn Rd		Charlotte	NC	28209
2019_158	Madison Park Homeowner's Association	Douglas	Welton	5601 Murrayhill Road		Charlotte	NC	28210
2019_158	Madison Park Homeowner's Association	Emily	Bartlett	1121 Seneca Place		Charlotte	NC	28210
2019_158	Madison Park Homeowner's Association	Eric	Stenstrom	5809 Murrayhill Rd		Charlotte	NC	28210
2019_158	Madison Park Homeowner's Association	Kay	Tawney	4532 Wentworth Place		Charlotte	NC	28209
2019_158	Madison Park Homeowner's Association	Martin	Doss	5223 Londonderry Rd		Charlotte	NC	28210
2019_158	Madison Park Homeowner's Association	Ruth	Tansill	5514 Murrayhill Road		Charlotte	NC	28210
2019_158	Madison Park Homeowner's Association	Spencer M.	Brown	4454 Halstead Dr		Charlotte	NC	28209
2019_158	Pines Of Woodlawn Homeowners Association	Pamela	Hayes	1201 Scaleybark Rd		Charlotte	NC	28209
2019_158	Preston Flats	Rachel	Chen	1000 E. Woodlawn Apt. 316		Charlotte	NC	28209

# Exhibit B

**Alexander  
Ricks**  
PLLC

December 16, 2019

**VIA US MAIL**

Alexander Ricks PLLC  
1420 E. 7<sup>th</sup> St., Suite 100  
Charlotte, North Carolina 28204

**Collin Brown**  
980.498.6109  
collin.brown@alexanderricks.com

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Date:** Monday, January 6th at 6:00 p.m.  
**Location:** Four Points by Sheraton Charlotte  
315 E. Woodlawn Road  
Charlotte, NC 28217  
**Petitioner:** MPV Properties  
**Petition No.:** 2019-158

Dear Charlotte Neighbor:

Our firm represents MPV Properties (the "Petitioner") in its request for a rezoning to accommodate a townhome development on an approximately 3.6-acre property located on the south side of E. Woodlawn Road, east of Murrayhill Road.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 Commission'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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition **Monday, January 6th at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Sincerely,



Collin W. Brown

# Exhibit C



**Rezoning Petition No. 2019-158**  
**Official Community Meeting**  
 Sign-In Sheet  
 January 6, 2020

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

Name	Address	Phone No.	Email
Sam & Anne Zephero	4709 Murray Hill	704-223-1447	SamZephero@yahoo.com
Hunter Doolittle	4100 Applegate Rd	804 668 4406	doolittle.hunter@gmail.com
James McClure	4717 Murray Hill Rd	704-577-1182	jmcclure56@gmail.com
Laura Mullinax	4730 Old Woods Rd	704 519.6803	lbmullinax.pals@gmail.com
Louise A. Heltz	5601 Murrayhill Rd	980.275.3805	
Leslie Castillo Navia	5001 Murrayhill Rd.	(813) 727-1907	lcastillonavia@gmail.com
Mario Castillo Navia	5001 Murrayhill Rd.	(813) 833-3787	mariocastillonavia@gmail.com
Stephanie Ponsion	4740 Old Woods Rd	(919) 600-1122	Stephpension24@gmail.com

2 Engineers wrote of back of property

# Exhibit D

# REZONING PETITION #2019-158

## MPV PROPERTIES

Official Community Meeting

@ Four Points by Sheraton

January 6, 2020

Alexander  
Ricks  
PLLC

# MEETING AGENDA

- Introductions
  - Property Location
  - Redevelopment Considerations
  - Current Zoning
  - Land Use Plan Recommendation
  - Proposed Redevelopment
  - Conceptual Renderings
  - Rezoning Timeline
  - Questions/Discussion
- 
- Three parallel white lines of varying lengths are positioned diagonally in the bottom right corner of the slide, extending from the right edge towards the center.

# TEAM INTRODUCTIONS

**Property Owner:**

**The Beaty Family; Honey Properties**

**Petitioner:**

**MPV Properties**

Bailey Patrick, Bailey Patrick, Jr., Jason McArthur



Collin Brown &  
Brittany Lins



Eddie Moore

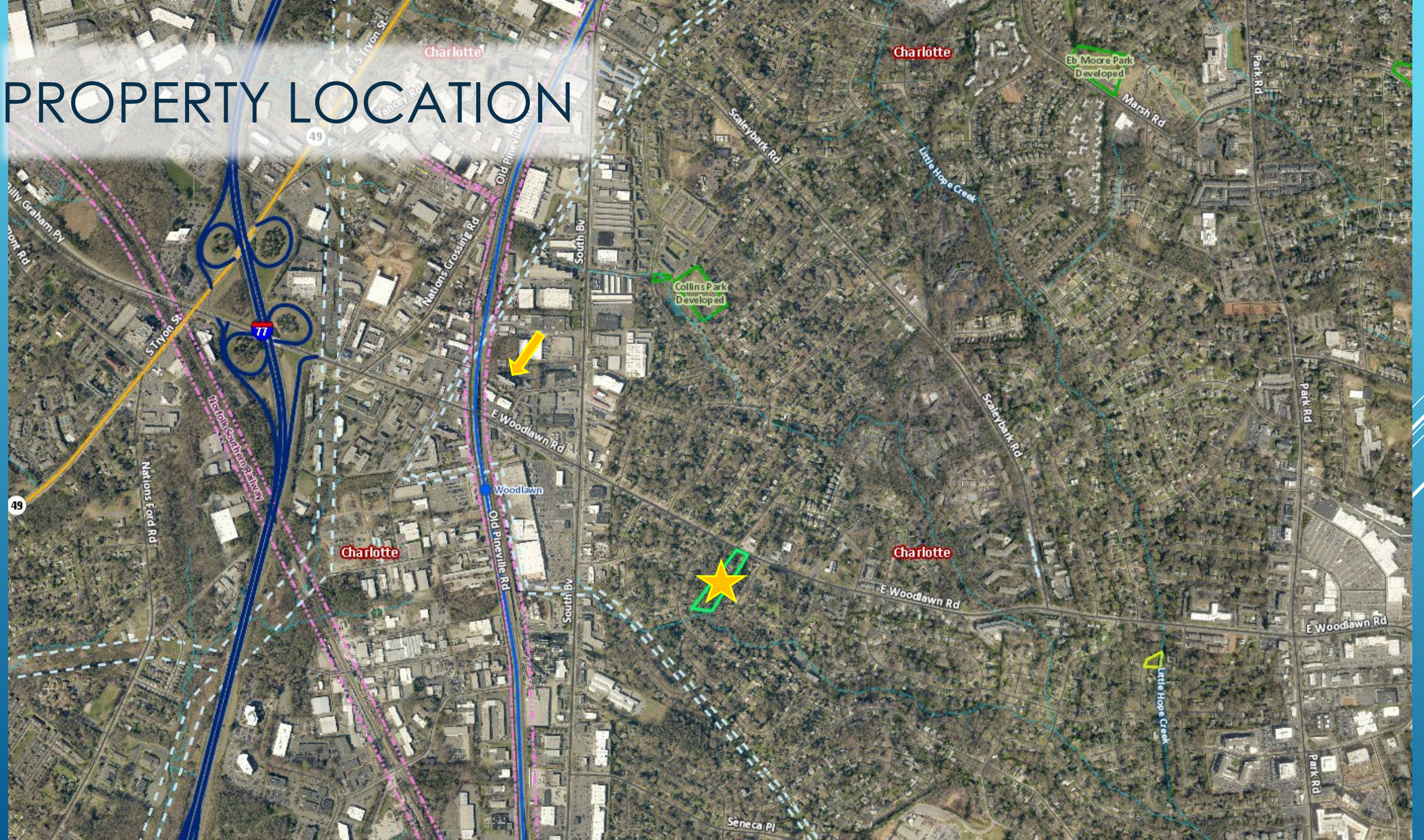


Cisco Garcia,  
Margaret Puckett

# PROPERTY LOCATION



# PROPERTY LOCATION





# PROPERTY LOCATION



+/- 3.6 acres



# PROPERTY LOCATION



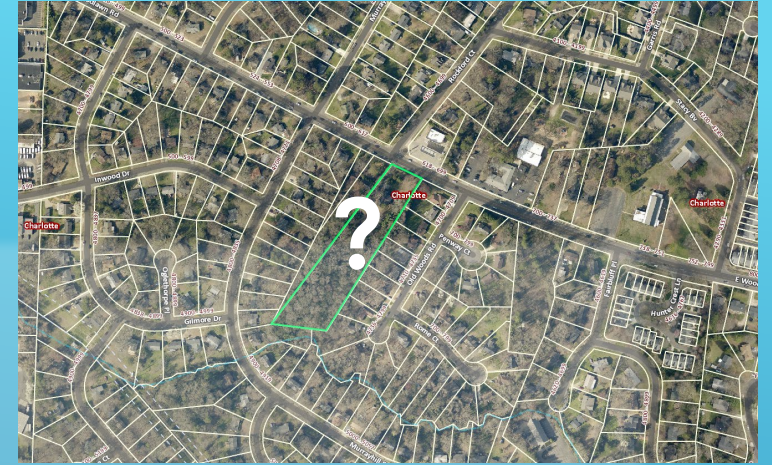
# REDEVELOPMENT CONSIDERATIONS





# DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Subdivision, Tree)
- ▶ Adopted Area Plans
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



# EXISTING ZONING

## How to identify Conditional Rezoning:

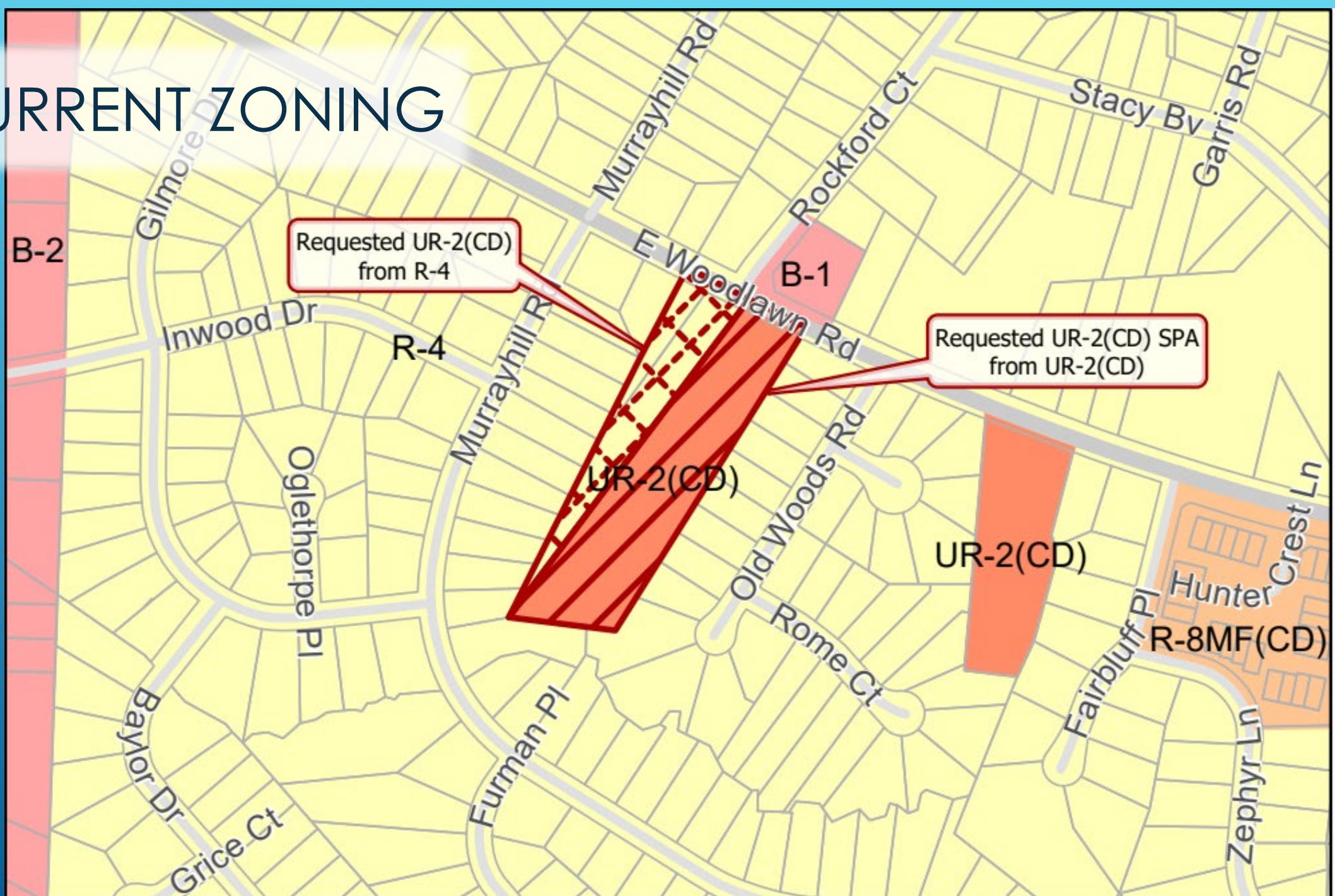
Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

\* 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.



# CURRENT ZONING





# CONDITIONAL DEVELOPMENT NOTES

1. DEVELOPMENT OF THE SITE SHALL BE CONTROLLED BY THE STANDARDS SPECIFIED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CAMBRIDGE. THE DEVELOPMENT SPECIFIED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT AND APPROXIMATE CONFIGURATION OF USES ON THE SITE. THE EXACT CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN LIMITS OF THE ORDINANCE AND THE RESTRICTIONS NOTED ON THIS PLAN.
2. STREET LIGHTING SHALL NOT BE ANY HIGHER THAN 30' AND ALL LIGHTING SHALL BE FULLY SHIELDED.
3. SIGNAGE SHALL BE LIMITED TO ONE SIGN ON THE MAIN FASAD. ADDITIONAL SIGNAGE SHALL NOT BE INSTALLED AND SHALL BE LIMITED TO ONE SIGN ON THE MAIN FASAD. ALL SIGNAGE SHALL BE INSTALLED ON THE MAIN FASAD OR ROOFLINE.
4. PARKING PROVIDED SHALL MEET OR EXCEED REQUIREMENTS OF THE ORDINANCE.
5. THE DEVELOPMENT SHALL BE LIMITED TO 20 TOWNHOMES PER LOT.
6. THE DEVELOPMENT SHALL BE LIMITED TO 20 TOWNHOMES PER LOT.
7. THE DEVELOPMENT SHALL BE LIMITED TO 20 TOWNHOMES PER LOT.
8. THE DEVELOPMENT SHALL BE LIMITED TO 20 TOWNHOMES PER LOT.
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13. THE DEVELOPMENT SHALL BE LIMITED TO 20 TOWNHOMES PER LOT.
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15. THE DEVELOPMENT SHALL BE LIMITED TO 20 TOWNHOMES PER LOT.
16. THE DEVELOPMENT SHALL BE LIMITED TO 20 TOWNHOMES PER LOT.
17. THE DEVELOPMENT SHALL BE LIMITED TO 20 TOWNHOMES PER LOT.
18. THE DEVELOPMENT SHALL BE LIMITED TO 20 TOWNHOMES PER LOT.
19. THE DEVELOPMENT SHALL BE LIMITED TO 20 TOWNHOMES PER LOT.
20. THE DEVELOPMENT SHALL BE LIMITED TO 20 TOWNHOMES PER LOT.

## CURRENT ZONING PLAN



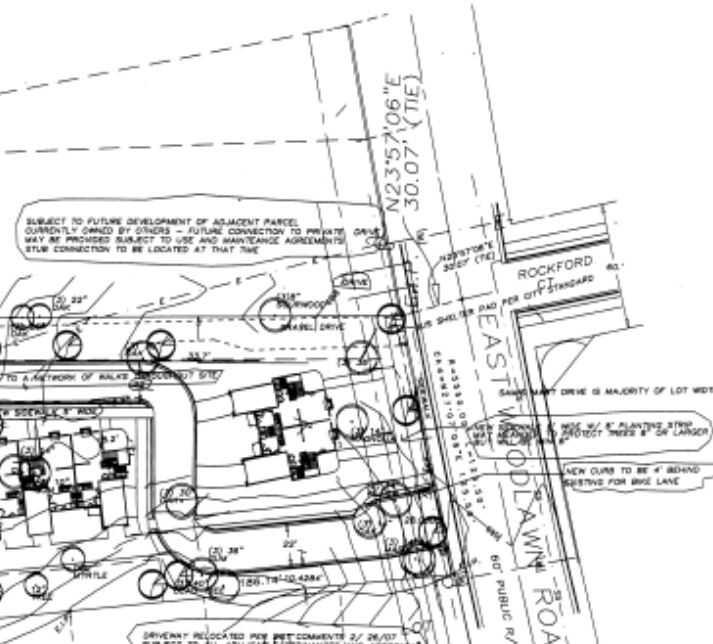
### WOODLAWN OAKS SITE TABULATION

TAX ID: 130155  
 ACERAGE: 2.54 ACRES  
 CURRENT USE: SINGLE FAMILY  
 PROPOSED USE: 20 TOWNHOUSES  
 F.A.R. MAX OF 1.0  
 CURRENT ZONING: R-4  
 PROPOSED ZONING: UR2 GP  
 PARKING REQUIRED: 1 SPACE MIN/3 SPACE MAX PER UNIT  
 PARKING PROVIDED: 20 IN GARAGES, 11 SURFACE PARKING BEHIND GARAGES AND 8 ON/OFF STREET SUBJECT TO FINAL PLAN  
 NOTE: DRIVES SHALL BE LESS THAN 5' LONG OR OVER 20' LONG

20 Townhomes on  
2.5-acre parcel



THE VILLAS AT  
WOODLAWN OAKS



NOTE:  
 OTHER R/W'S OR EASEMENTS MAY EXIST WHICH MAY NOT BE SHOWN.  
 CONTOUR INTERVAL=1 FOOT  
 OTHER UNDERGROUND UTILITIES MAY EXIST WHICH MAY NOT BE SHOWN.

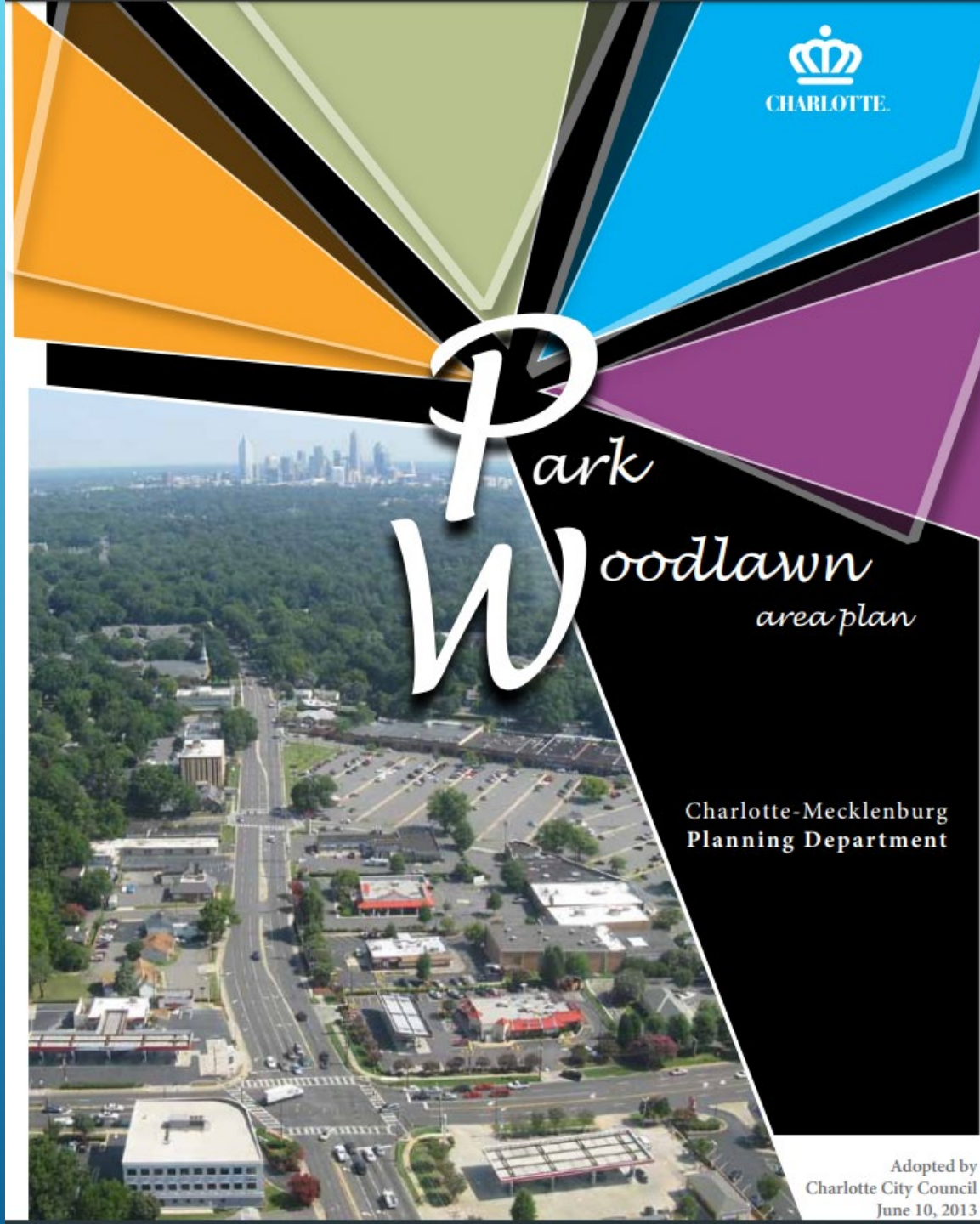
SYMBOL LEGEND	
—P—P—	POWER POLE (P.A.)
—C—C—	CLEAN OUT (SEWER)
—M—M—	MONITORING WELL
—E—E—	ELECTRIC LINE
—E.L.P.—	EXISTING IRON PIPE
—S—S—	SEWER LINE
—C.O.—	CLEAN OUT (SEWER)
—M.H.—	SEWER MANHOLE
—H.—	FIRE HYDRANT

SITE PLAN  
1:30

# PLAN RECOMMENDATION



# ADOPTED LAND USE PLAN





# RECOMMENDED LAND USE PLAN

Transit  
Oriented

Office/Retail

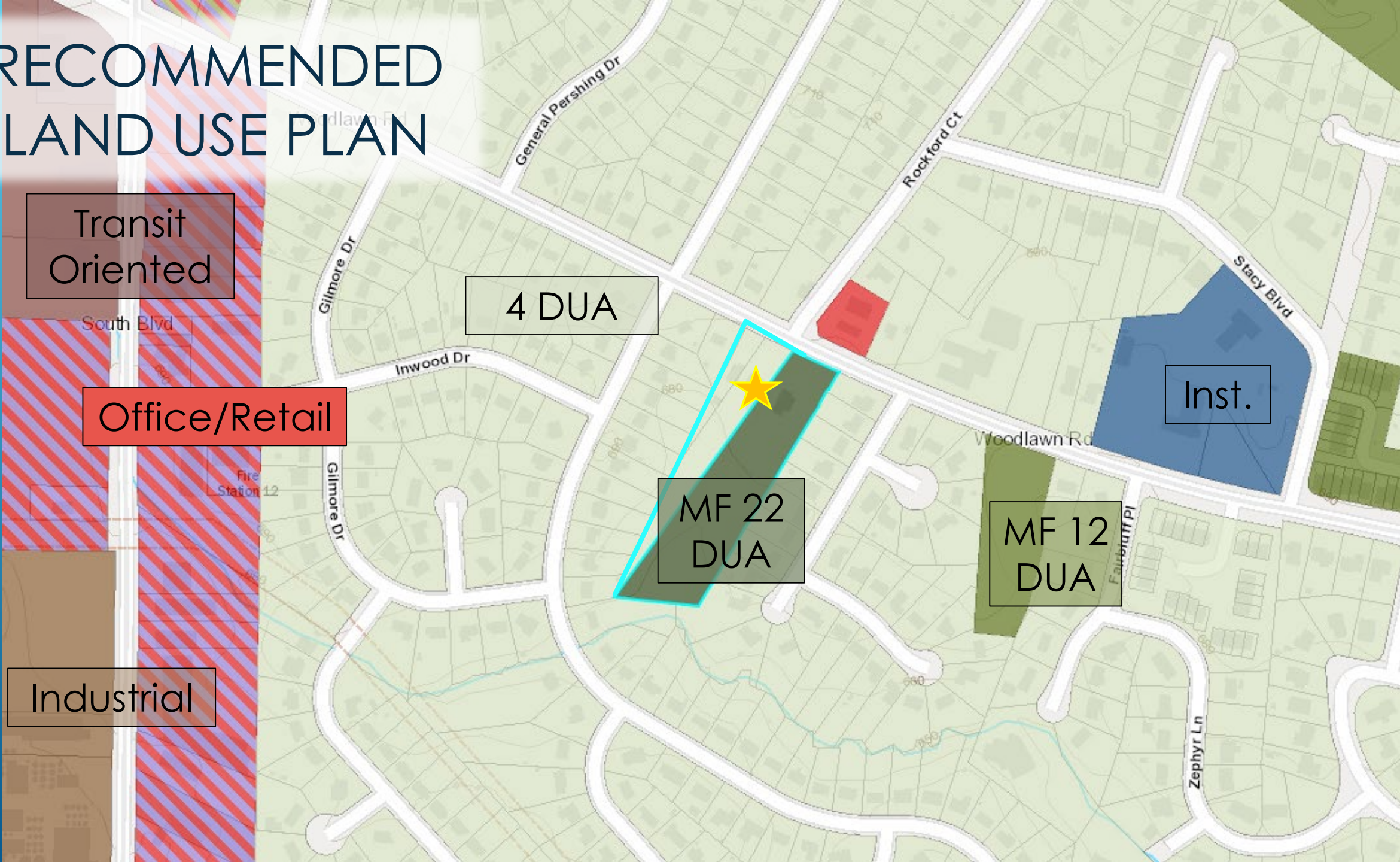
Industrial

4 DUA

MF 22  
DUA

MF 12  
DUA

Inst.

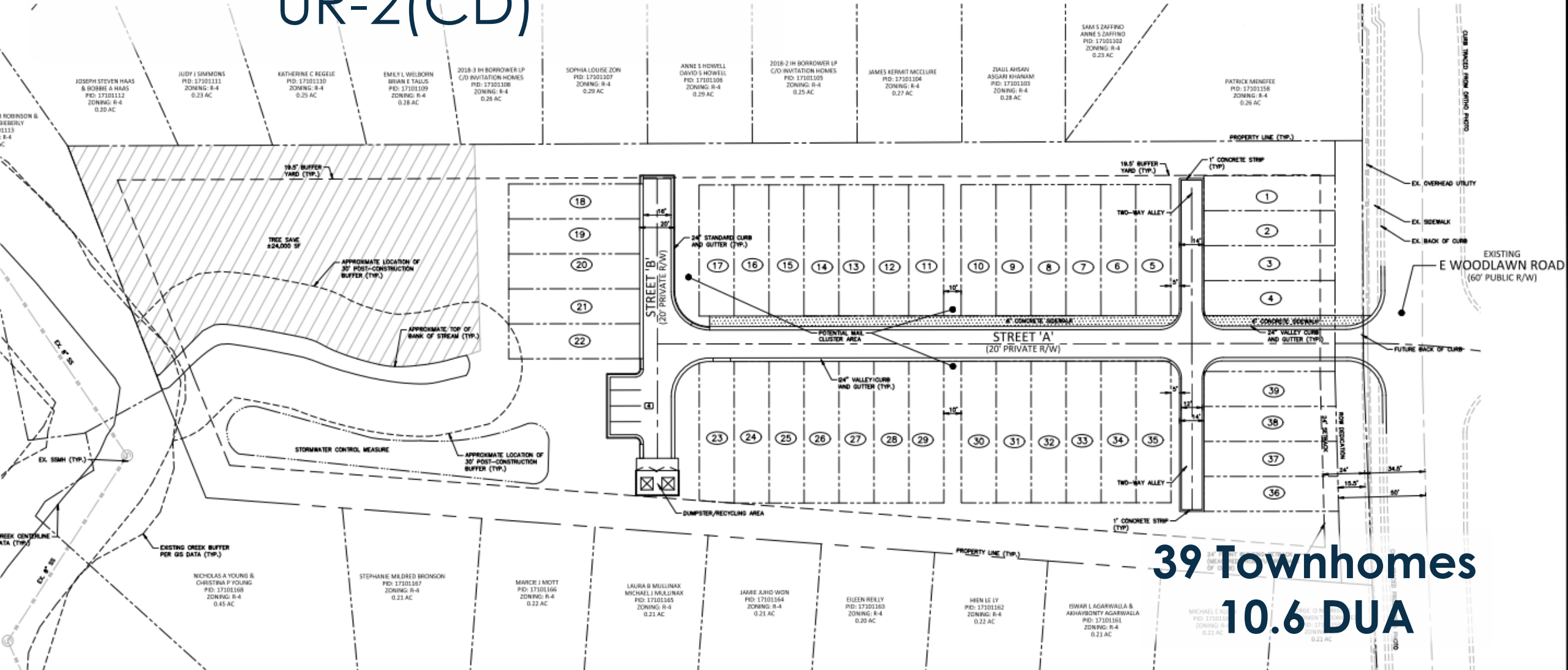


# PROPOSED REDEVELOPMENT



# REZONING REQUEST

## UR-2(CD)



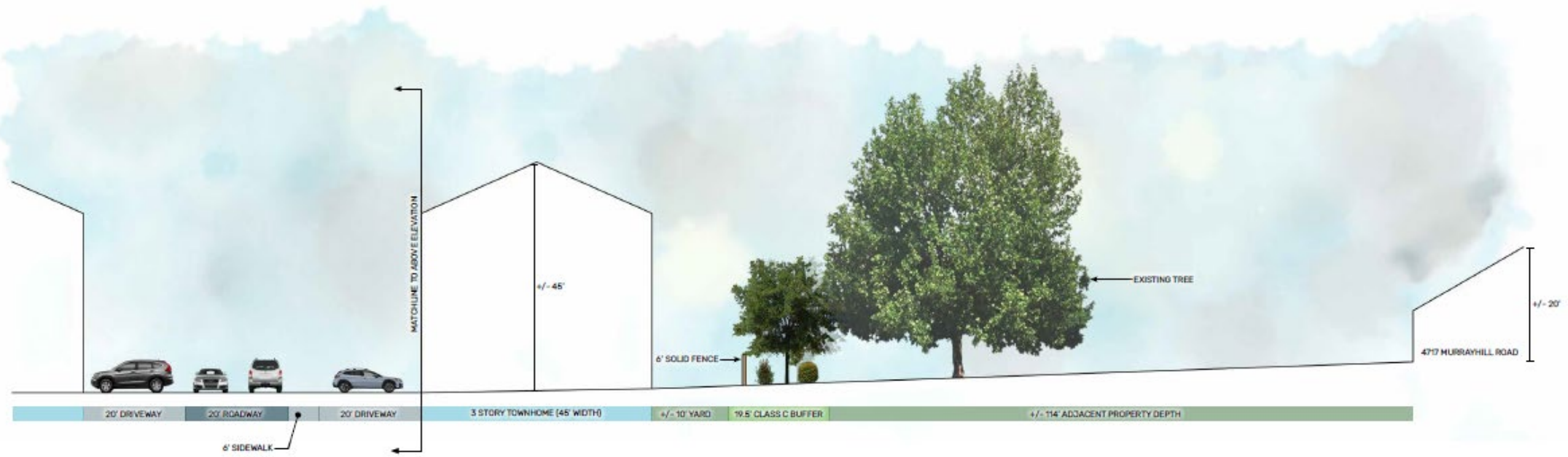
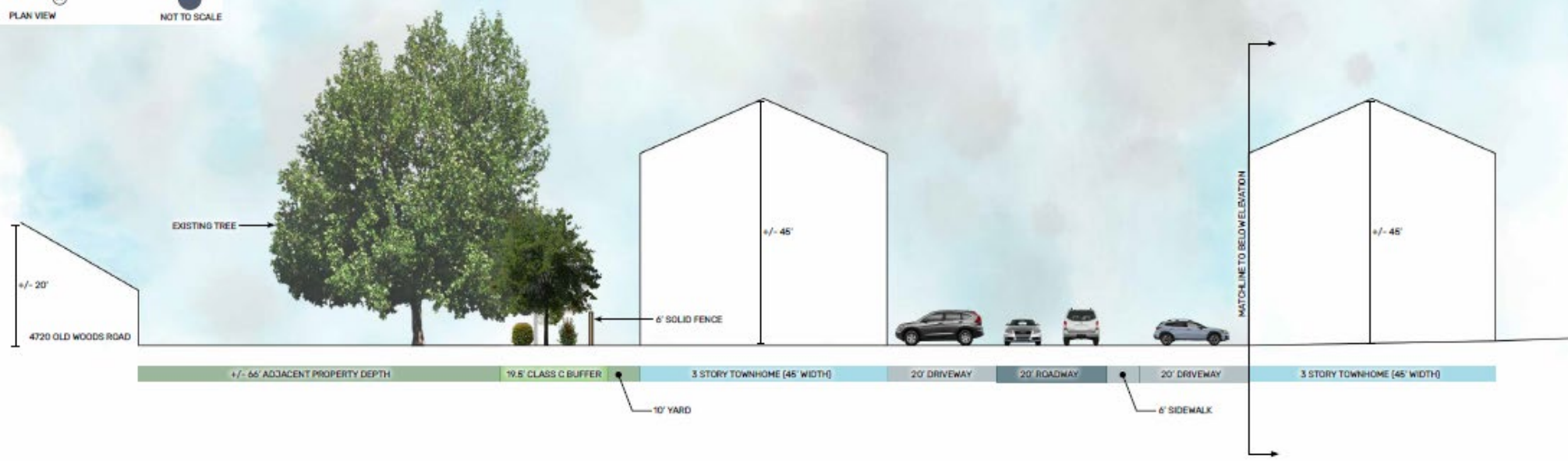
39 Townhomes  
10.6 DUA







PLAN VIEW  
NOT TO SCALE



# PRELIMINARY CONCEPTUAL RENDERINGS





## Woodlawn Towns

20' Front Load Townhomes

12.09.19







## Woodlawn Towns

20' Alley Load Townhomes

12.09.19

# TIMELINE

Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the right edge towards the center.

# “BEST CASE SCENARIO”

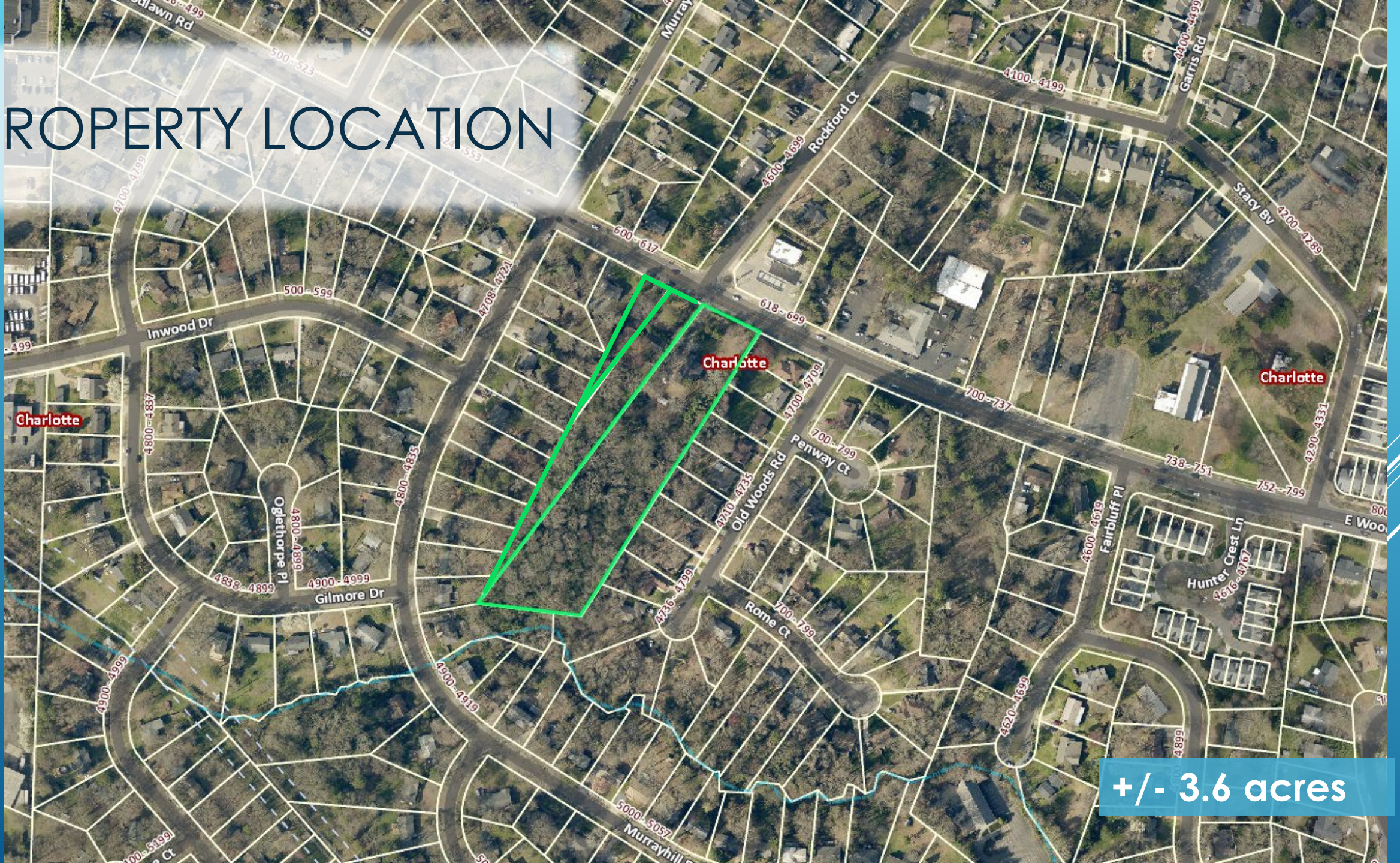
	Application Deadline	1st full review complete, and comments sent to petitioner	Petitioner/ staff comment review meetings held by this date	Petitioner's community meeting held by this date (include report in next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, and comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, and comments sent to petitioner	Submittal deadline requesting next PH	Determination on cases cleared for next PH	1st Legal ad review (last day to defer prior to advertising)	1st Legal Ad due to clerk	Public Hearing	Submittal deadline for revised site plans for Z.C.	Zoning Committee Meeting	City Council Decision
One Full Review Cycle	11/25/2019	12/30/2019	1/8/2020	1/10/2020	n/a	n/a	n/a	n/a	1/13/2020	1/24/2020	1/27/2020	1/28/2020	2/17/2020	2/24/2020	3/3/2020	3/16/2020
Two Full Review Cycles	11/25/2019	12/30/2019	1/8/2020	1/10/2020	1/13/2020	1/27/2020	n/a	n/a	2/10/2020	2/21/2020	2/24/2020	2/25/2020	3/16/2020	3/23/2020	3/31/2020	4/20/2020
Three Full Review	11/25/2019	12/30/2019	1/8/2020	1/10/2020	1/13/2020	1/27/2020	2/10/2020	2/24/2020	3/16/2020	3/27/2020	3/30/2020	3/31/2020	4/20/2020	4/27/2020	5/5/2020	5/18/2020

- Filed Rezoning Application: November cycle
- Earliest Possible Public Hearing: February 17, 2020
- Earliest Possible Decision: March 16, 2020

QUESTIONS?



# PROPERTY LOCATION



+/- 3.6 acres



