

## COMMUNITY MEETING REPORT

**Petitioner: Saussy Burbank, LLC**

Rezoning Petition No. 2017-034

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 3, 2017. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, February 15, 2017 at 6:30 p.m. at Design Resource Group, 2459 Wilkinson Blvd., Suite #200, Charlotte, NC 28208.

### **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 Peter Harakas, Vice President of Land Development and Acquisitions with Saussy Burbank, as well as by Petitioner's agents, Collin Brown and Brittany Lins with K&L Gates and Jim Guyton and Brent Stough with Design Resource Group. The meeting was also attended by district representative, Council woman LaWana Mayfield.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown explained that this community meeting is intended to discuss two related but separate petitions. The Petitioner's property is adjacent to the property contained in a petition filed by Alliance Residential Company (Petition No. 2017-032) and the two rezonings are currently tracking the same rezoning schedule.

Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown indicated that the Petitioner proposes to rezone a portion of a parcel of land at the corner of Suttle Avenue and Isom Street from the O-1 (Office) district to the MUDD (Mixed-Use Development) district. Mr. Brown explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mr. Brown discussed the Bryant Park Area Plan, the recommended land use, and recommended street network for the area. The Petitioner's development will be consistent with the Plan's recommendations.

Mr. Brown then showed a schematic plan demonstrating the combined rezoning petitions, pointing out the parking intentions, future street network and street frontages. Mr. Brown then transitioned into the specific site plan and development standards for the Petitioner's townhome development plan. An attendee asked for the maximum heights for the petition. Mr. Brown responded that the Petitioner's plan includes a total of up to twenty six (26) townhome units and will not exceed three (3) stories. Mr. Brown also noted that the development standards contain specific architectural requirements for high-quality building materials and articulation.

Mr. Brown walked through the rough timeline for the rezoning process, stating that the Petitioner would like to take this plan to Public Hearing in March, but that the process is controlled by Charlotte Planning Staff.

An attendee who resides in Colony Park West, on the opposite side of Morehead Street, asked whether his skyline views would be affected by the Petitioner's development. A representative of the Petitioner responded that none of the views from the opposite side of West Morehead Street would be affected, and the trajectory view that may be affected (near the intersection of Wilkinson Boulevard and West Morehead Street) does not contain residential property and is topographically higher than the Petitioner's site.

An attendee who represented the nearby Invest Collegiate charter school discussed several concerns, including safety during the construction period and queuing of carpool lines during morning drop-off and afternoon pick-up of students. The attendee stated that parking by county employees at LUESA currently overflow into the on-street parking and create traffic issues along Suttle Avenue. A representative of the Petitioner said that the Petitioner would work with the school, observe high-traffic hours and propose possible solutions to the parking, traffic and construction safety issues.

Mr. Brown then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at 7:45 p.m.

Respectfully submitted, this 20th day of February, 2017.

cc: Council Member LaWana Mayfield  
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department  
Charlotte City Clerk

**EXHIBIT A**

<b>Pet_No</b>	<b>taxpid</b>	<b>ownerlastn</b>	<b>ownerfirst</b>
2017-034	06701402	2045 SUTTLE AVENUE LLC	
2017-034	06702155	2130 WILKINSON BLVD LLC	
2017-034	06702120	ARNOLD	DORIS T
2017-034	06702110	BLUMENTHAL FOUNDATION THE	
2017-034	06702149	BLUMENTHAL FOUNDATION THE	
2017-034	06702150	BLUMENTHAL FOUNDATION THE	
2017-034	06702156	BLUMENTHAL FOUNDATION THE	
2017-034	06702117	BURGESS BROTHERS LLC	
2017-034	06702107	FORREST	JON R
2017-034	06702111	JEFFERSON PILOT BROADCASTING	
2017-034	06702153	JEFFERSON-PILOT	COMMUNICATIONS/WBTV INC
2017-034	06702151	JEFFERSON-PILOT COMMUNICATIONS	
2017-034	06701408	MECKLENBURG COUNTY	
2017-034	06702112	PARHAM	LEWIS H JR
2017-034	06702114	STANDISH WILLIAM R	& BETTY ERWIN STANDISH F/
2017-034	06702108	SUTTLE AVENUE LLC	
2017-034	06702109	SUTTLE AVENUE LLC	
2017-034	06702116	SUTTLE AVENUE LLC	
2017-034	06702152	SUTTLE AVENUE LLC	
2017-034		COLLIN BROWN & BAILEY PATRICK, JR.	
2017-034		SAUSSY BURBANK, LLC	

<b>cownerfirs</b>	<b>cownerlast</b>	<b>mailaddr1</b>	<b>mailaddr2</b>
	C/O BEACON PARTNERS	610 EAST MOREHEAD ST	SUITE 250
	CLASSROOM CENTRAL INC	4205 STUART ANDREW BLVD	
		2116 WILKINSON BLVD	
		PO BOX 34689	
		2121 W MOREHEAD ST	
NANCY D	FORREST	2722 OAKMEADE DR	
	C/O WBTV	ONE JULIAN PRICE PL	
	C/O WBTV	ONE JULIAN PRICE PL	
	C/O WBTV	ONE JULIAN PRICE PL	
		600 EAST FOURTH ST	
	W HUGO HEIDENREICH & WVS	3405 JOHNNY CAKE LN	
		260B WINDING RIDGE DR	
	C/O MERRIFIELD PATRICK	521 EAST MOREHEAD ST #400	
	C/O MERRIFIELD PATRICK	521 EAST MOREHEAD ST #400	
	C/O MERRIFIELD PATRICK	521 EAST MOREHEAD ST #400	
	C/O MERRIFIELD PATRICK	521 EAST MOREHEAD ST #400	
	HEARST TOWER	214 N. TRYON STREET, 47TH	
		3730 GLEN LAKE DRIVE #125	

<b>city</b>	<b>state</b>	<b>zipcode</b>
CHARLOTTE	NC	28202
CHARLOTTE	NC	28217
CHARLOTTE	NC	28277
CHARLOTTE	NC	28234
CHARLOTTE	NC	28208
CHARLOTTE	NC	28270
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28202
CHARLOTTE	NC	28226
WEST JEFFERSON	NC	28694
CHARLOTTE	NC	28202
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208

<b>Pet_No</b>	<b>FirstName</b>	<b>LastName</b>
2017-034	A	Anderson
2017-034	Alberta	Falls
2017-034	Ali	White
2017-034	Andrew	Richardson
2017-034	Angela	Marshall
2017-034	Ben	Chambers
2017-034	Brenda	McMoore
2017-034	Brian	Walker
2017-034	Cherez	McClellan
2017-034	Colette	Forrest
2017-034	Cynthia	Harrison
2017-034	Cynthia	Harrison
2017-034	Deborah	Dryden
2017-034	Doma	Herring
2017-034	Dwight	Campbell
2017-034	Emma	Potts
2017-034	Eugene & Angela	Perkins
2017-034	Gwendolyn	Johnson
2017-034	Herbert	Bellamy
2017-034	Herbert	Weathers
2017-034	Joe	Wise
2017-034	John	English
2017-034	Julie	Knutson
2017-034	Kathryn	Wilson
2017-034	Kris	Kellogg
2017-034	Lashay	McCoy
2017-034	Leon	Hollaway
2017-034	Lillie	Williams
2017-034	Linda	Collins
2017-034	Louise	Shackford
2017-034	Marc	Dickman
2017-034	Marilyn	Corn
2017-034	Martha	Epps
2017-034	Martha	Taylor
2017-034	Michael	Walsh
2017-034	Missy	Eppes
2017-034	Nevada	Graham
2017-034	Rob	Sheridan
2017-034	Robert	Blythe
2017-034	Shannon	Hughes
2017-034	Sleathea	White
2017-034	Stephanie	Edwards
2017-034	Tollie	Woods
2017-034	Victoria	Watlington
2017-034	Virginia	Woolard
2017-034	Wil	Mover

**OrgLabel**

Greater Enderly Park NA  
Westerly Hills  
Westerly Hills  
Westerly Hills  
Wilmore NA  
Westerly Hills  
Third Ward/Seversville NA  
Wilmore NA  
Westerly Hills  
Wilmore  
Camp Green HOA  
Historic Camp Greene

Westerly Hills  
Westerly Hills  
Westerly Hills  
Regal Heights  
Parkview Comm. Foundation, Inc.  
Westerly Hills  
Enderly Park NA  
Westerly Hills  
Wilmore NA  
Wilmore NA  
Wilmore Neighborhood Association  
Wesley Heights Comm. Assoc.  
Wilmore NA

Westerly Hills  
Westerly Hills  
Wilmore NA  
Camp Green HOA

Wilmore NA,  
Westerly Hills

Wilmore NA  
Wesley Heights Comm. Assoc.  
Wilmore NA  
Westerly Hills  
Wesley Heights Community Association  
Westerly Hills  
Westerly Hills  
Westerly Hills  
Westover Hills Neighborhood Association  
Third Ward, The Committee to Restore and Preserve  
EPHESUS CHURCH

<b>MailAddress</b>	<b>MailCity</b>	<b>Ma MailZip</b>
1305 Camp Greene Street	Charlotte	NC 28208
2813 Columbus Circle	Charlotte	NC 28208
2720 Columbus Circle	Charlotte	NC 28208
2318 Marlowe Avenue	Charlotte	NC 28208
1630 S Mint Street	Charlotte	NC 28203
2727 Columbus Circle	Charlotte	NC 28208
1001-4 Greenleaf Avenue	Charlotte	NC 28202
Post Office Box 33672	Charlotte	NC 28202
2415 Columbus Circle	Charlotte	NC 28208
209 South Summit Avenue	Charlotte	NC 28208
1933 Camp Greene Street	Charlotte	NC 28208
1933 Camp Greene Street	Charlotte	NC 28208
6529 Havenlock Place	Charlotte	NC 28215
3103 Columbus Circle	Charlotte	NC 28217
2700 Columbus Circle	Charlotte	NC 28208
2446 Columbus Circle	Charlotte	NC 28208
3129 Columbus Circle	Charlotte	NC 28208
1100 Pryor Street	Charlotte	NC 28208
2604 Columbus Avenue	Charlotte	NC 28208
1511 Effingham Road	Charlotte	NC 28208
2627 Columbus Circle	Charlotte	NC 28208
1630 S Mint Street	Charlotte	NC 28203
1604 Merriman Avenue	Charlotte	NC 28203
1907 Wilmore Drive	Charlotte	NC 28203
417 Grandin Road	Charlotte	NC 28208
815 W Kingston Avenue	Charlotte	NC 28203
2044 Camp Greene Street	Charlotte	NC 28208
2610 Columbus Circle	Charlotte	NC 28208
3021 Columbus Circle	Charlotte	NC 28208
1908 Wood Dale Terrace	Charlotte	NC 28203
2307 Wilkinson Boulevard	Charlotte	NC 28208
218 W Park Avenue	Charlotte	NC 28203
Post Office Box 33672	Charlotte	NC 28233
3141 Columbus Circle	Charlotte	NC 28208
2017 Wood Dale Terrace	Charlotte	NC 28203
1624 Wilmore Drive	Charlotte	NC 28203
304 Grandin Road	Charlotte	NC 28232
1901 S Mint Street	Charlotte	NC 28203
2415 Columbus Circle	Charlotte	NC 28208
716 Grandin Road	Charlotte	NC 28208
2546 Marlowe Avenue	Charlotte	NC 28208
2354 Morton Street	Charlotte	NC 28208
2801 Columbus Circle	Charlotte	NC 28208
1324 Bethel Road	Charlotte	NC 28208
1001 West First Street	Charlotte	NC 28202
PO Box 31395	Charlotte	NC 28231

**EXHIBIT B**

February 3, 2017

Collin W. Brown  
collin.brown@klgates.com  
T +1 704.331-7531  
F +1 704.353.3231**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Date:** Wednesday, February 15, 2017, at 6:30 p.m.  
**Location:** Design Resource Group  
2459 Wilkinson Blvd., Suite #200  
Charlotte, NC 28208  
**Petitioner:** Saussy Burbank, LLC  
**Petition No.:** 2017-034

Dear Charlotte Resident,

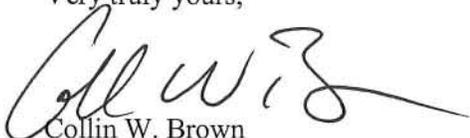
We represent Saussy Burbank, LLC (the "Petitioner"), in its plans to redevelop a 1.6 acre property located on the west side of Suttle Avenue between Wilkinson Boulevard and Isom Street (the "Property"). The Petitioner is seeking to rezone the Property from the O-1 (Office) district to the MUDD-O (Mixed Use - Optional) district in order to accommodate its redevelopment plans.

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 Site.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, February 15th, at 6:30 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.

Very truly yours,

  
Collin W. Brown

cc: Council Member LaWana Mayfield

**EXHIBIT C**



**EXHIBIT D**

The logo for K&L GATES, featuring the company name in white, uppercase, sans-serif font centered within a solid orange rectangular background.

K&L GATES

Official Community Meeting

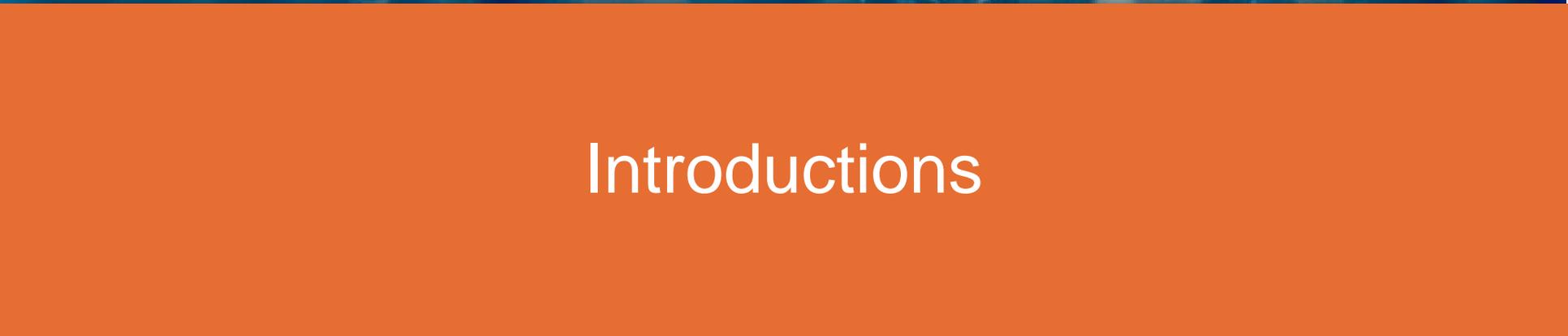
# Rezoning at Wilkinson and Suttle Avenue

February 15, 2017

Design Resource Group

# AGENDA

- Welcome / Introductions
- Property Location
- Current Zoning
- Adopted Area Plans
- Rezoning Overview
- Redevelopment Discussion
- Questions



# Introductions



SAUSSY BURBANK



**ALLIANCE**

RESIDENTIAL COMPANY

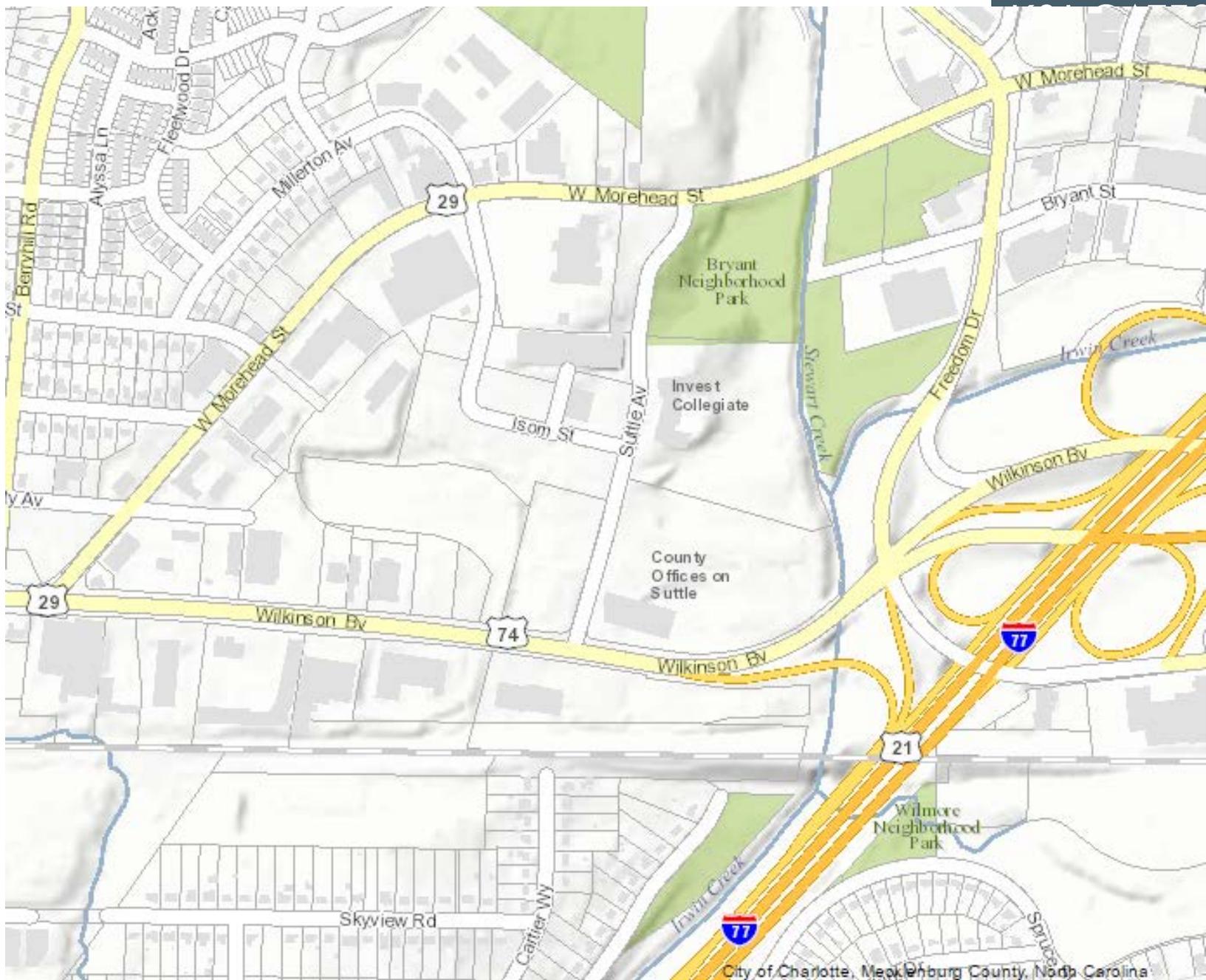


K&L GATES



# Property Location





City of Charlotte, Mecklenburg County, North Carolina











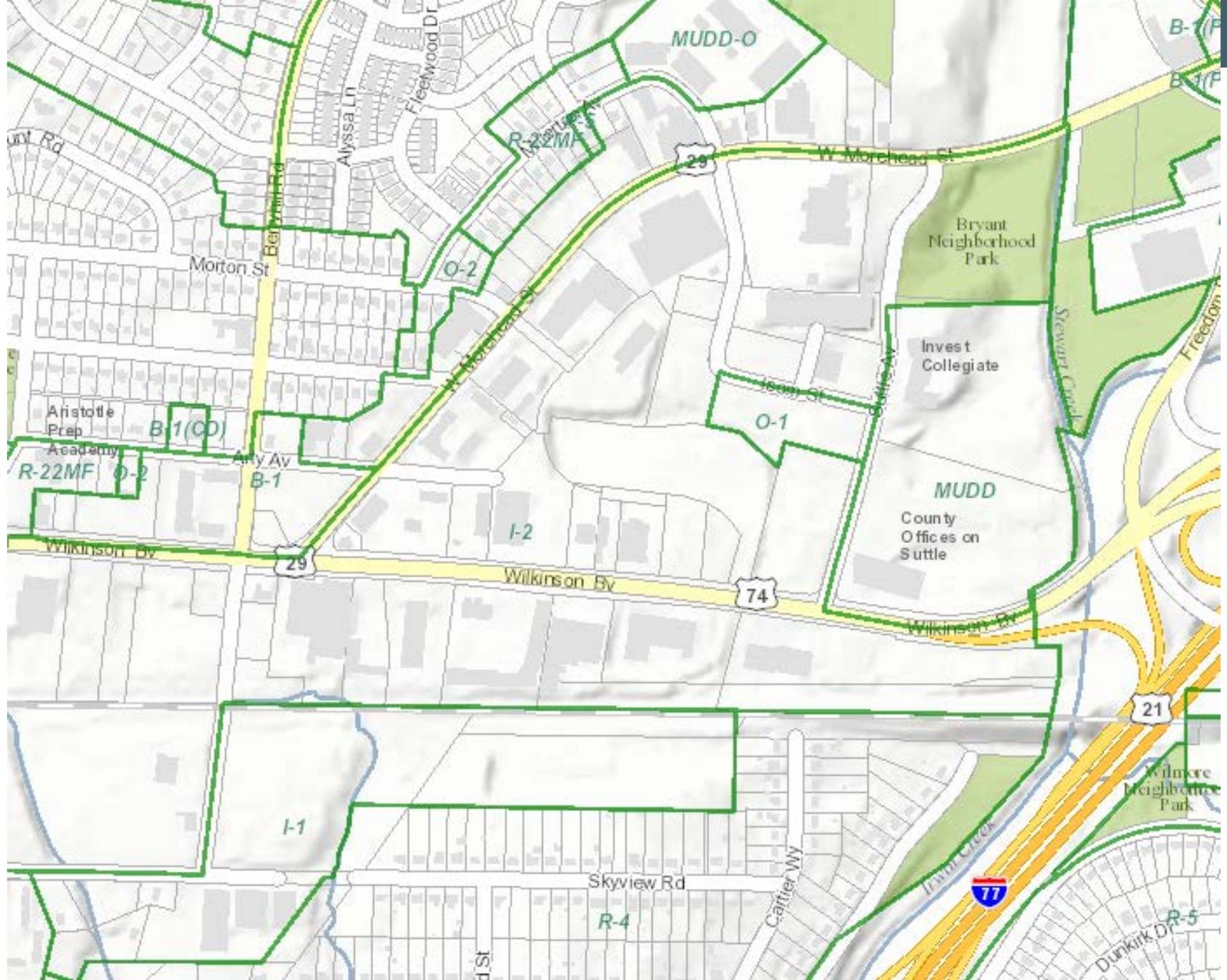






# Existing Zoning







# Adopted Area Plan





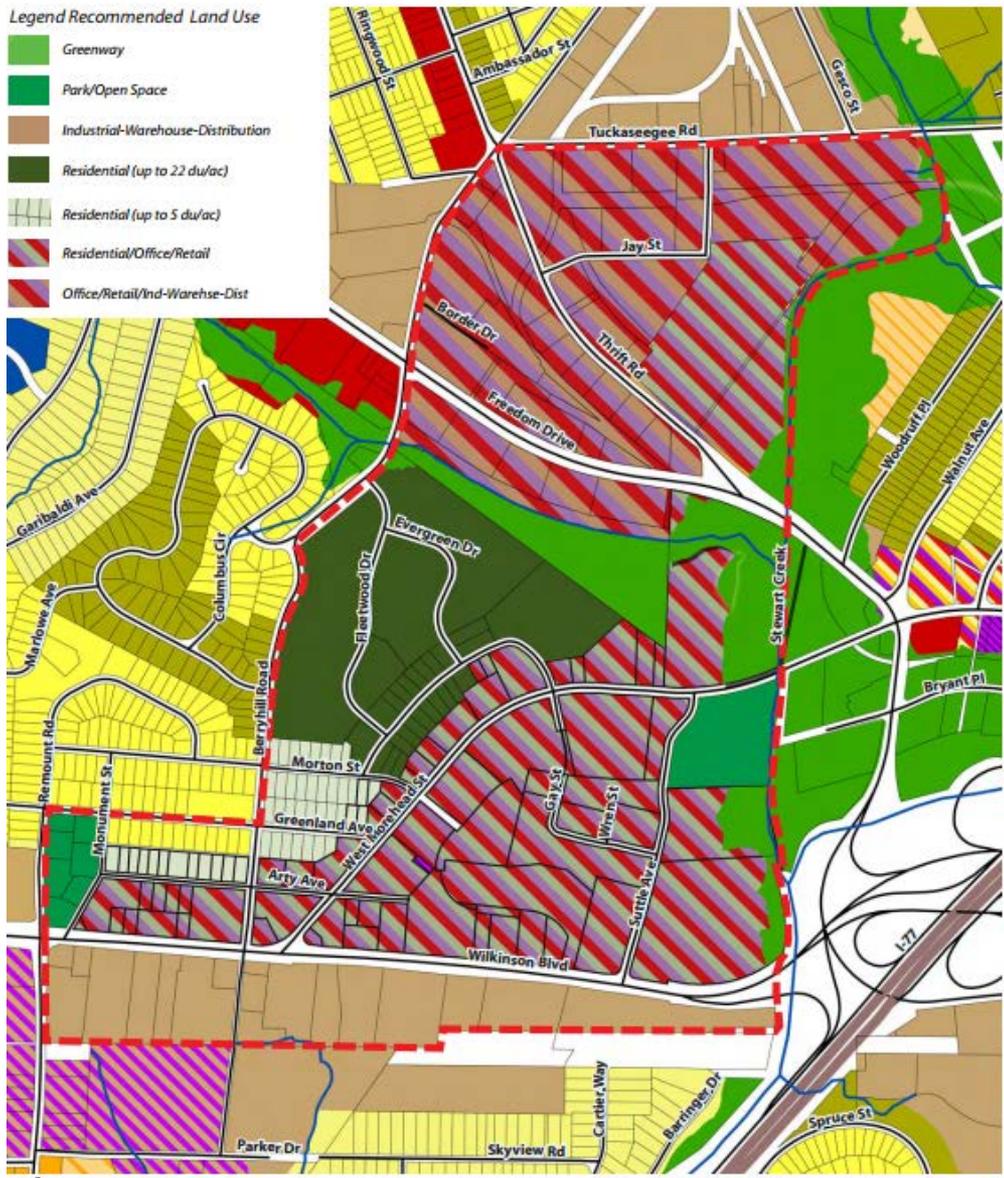
# B R Y A N T P A R K

## *L a n d U s e & S t r e e t s c a p e P l a n*

[http://www.charmeck.org/Planning/Land%20Use%20Planning/BryantPark/BryantPark Adopted\(July23 2007\).pdf](http://www.charmeck.org/Planning/Land%20Use%20Planning/BryantPark/BryantPark%20Adopted(July23%202007).pdf)

Legend Recommended Land Use

-  Greenway
-  Park/Open Space
-  Industrial-Warehouse-Distribution
-  Residential (up to 22 du/ac)
-  Residential (up to 5 du/ac)
-  Residential/Office/Retail
-  Office/Retail/Ind-Warehouse-Dist



Recommended Land Use: Map 10

RECOMMENDED LAND USE

### An Illustrative Urban Design Vision

This Illustrative Urban Design Vision represents a possible long-term development scenario for the study area based on the public vision, urban design principles and the identified redevelopment opportunities. This graphic is intended simply to illustrate a potential build-out scenario, so as to provide guidance for the land use and infrastructure recommendations and the development community.



VISION



# Rezoning Overview



<b>Conventional</b>	<b>Conditional</b>
Property owner signature not required	Property owner signature required by State Law
No site plan submittal	Site plan submittal required
No community meeting required	Community meeting and report required
Not tied to specific uses/proposal	Commitment to specific uses and proposal

Application Deadline – December 23, 2016	Initial full review complete, and site plan comments sent from staff to petitioner	Petitioner/staff meetings to review comments	Petitioner's community meeting to be held by this date (and report included in next site plan submittal)	Second full review - submittal deadline (if full review needed)	Second full review – site plan comments sent from staff to petitioner	Third full review - submittal deadline (if full review needed)	Third full review – site plan comments sent from staff to petitioner	Submittal deadline for cases requesting to be scheduled for next public hearing	Staff determination on cases cleared to be scheduled for next public hearing	Legal ad submittal date (last day to defer prior to advertising)	Public Hearing	Noon submittal deadline for revised site plans to be reviewed by Zoning Committee	Zoning Committee Meeting	City Council Decision
One Full Review Cycle	02/06/17	Feb 9-15	02/17/17	NA	NA	NA	NA	02/20/17	02/24/17	02/27/17	03/20/17	03/23/17	03/29/17	04/17/17
Two Full Review Cycles	02/06/17	Feb 9-15	02/17/17	02/20/17	03/06/17	NA	NA	03/20/17	03/24/17	03/27/17	04/17/17	04/20/17	04/26/17	05/15/17
Three Full Review Cycles	02/06/17	Feb 9-15	02/17/17	02/20/17	03/06/17	03/20/17	04/03/17	04/17/17	04/21/17	04/24/17	05/15/17	05/18/17	05/24/17	06/19/17



# Redevelopment Opportunities



# REZONING CONSIDERATIONS

- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Adopted Area Plans
- City Priorities
- Community Concerns
- Market Realities



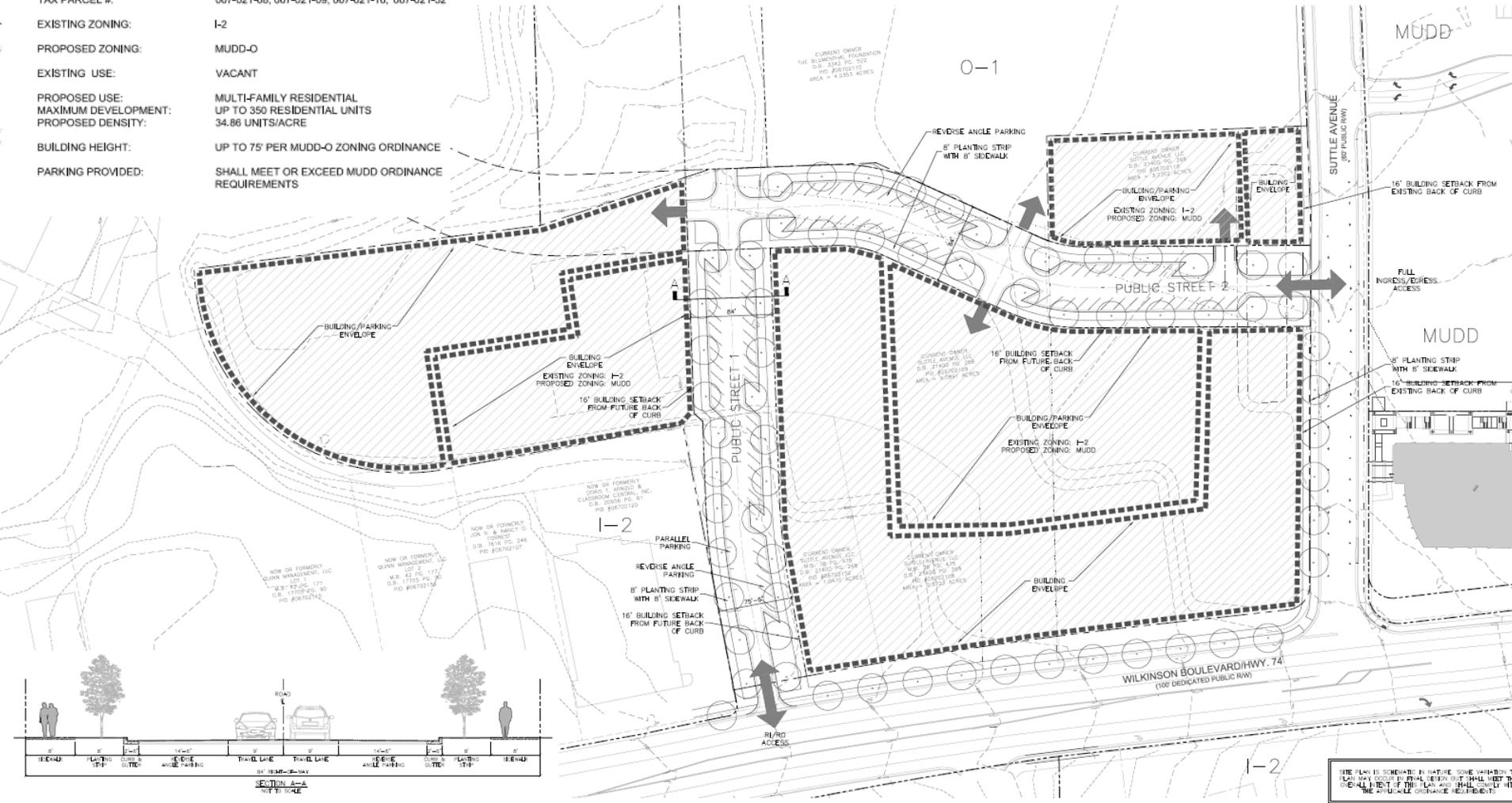
# BRYANT PARK

CHARLOTTE, NORTH CAROLINA

# Alliance's Site Plan

**SITE DEVELOPMENT DATA**

SITE ACREAGE:	±10.04 ACRES
TAX PARCEL #:	067-021-08; 067-021-09; 067-021-16; 067-021-52
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL UP TO 350 RESIDENTIAL UNITS
PROPOSED DENSITY:	34.86 UNITS/ACRE
BUILDING HEIGHT:	UP TO 75' PER MUDD-O ZONING ORDINANCE
PARKING PROVIDED:	SHALL MEET OR EXCEED MUDD ORDINANCE REQUIREMENTS



THIS PLAN IS SCHEDULED IN NATURE. SOME VARIATIONS FROM THIS PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL NOT BE IN VIOLATION OF THE PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.

## I. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Alliance Residential Company (the "Petitioner") to accommodate development of multifamily residential units on an approximately 10.04 acre site located at the intersection of Wilkinson Boulevard and Suttle Avenue (the "Site").

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site, subject to the Optional Provisions below.

Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standard, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

## II. Optional Provisions

a) Reserved

## III. Permitted Uses

The Site may be devoted to multifamily residential uses together with any incidental or accessory uses associated therewith.

## IV. Maximum Development

The Site may be devoted to up to 350 residential units together with any incidental or accessory uses associated therewith.

## V. Transportation

Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

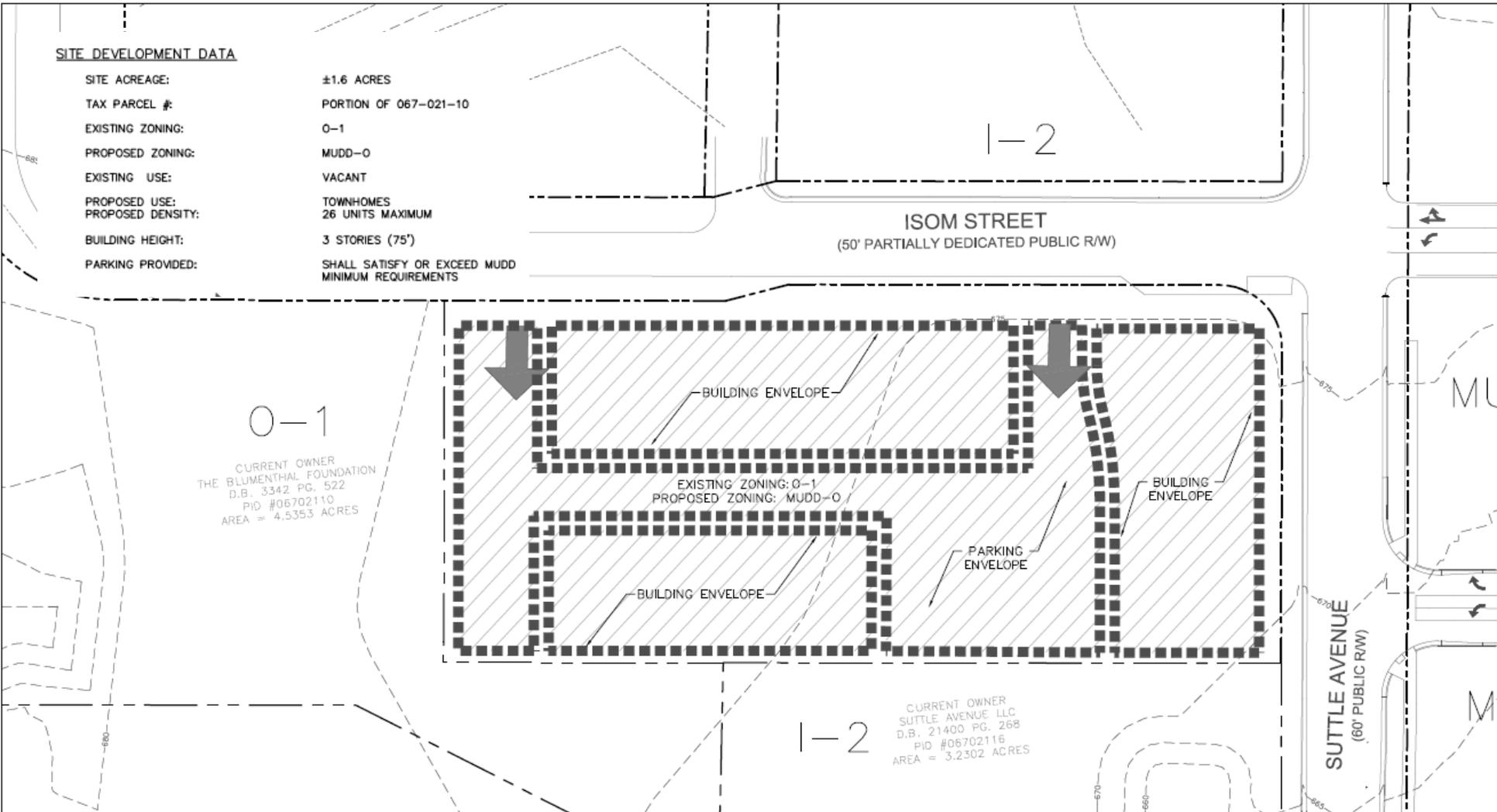
## VI. Architectural Standards

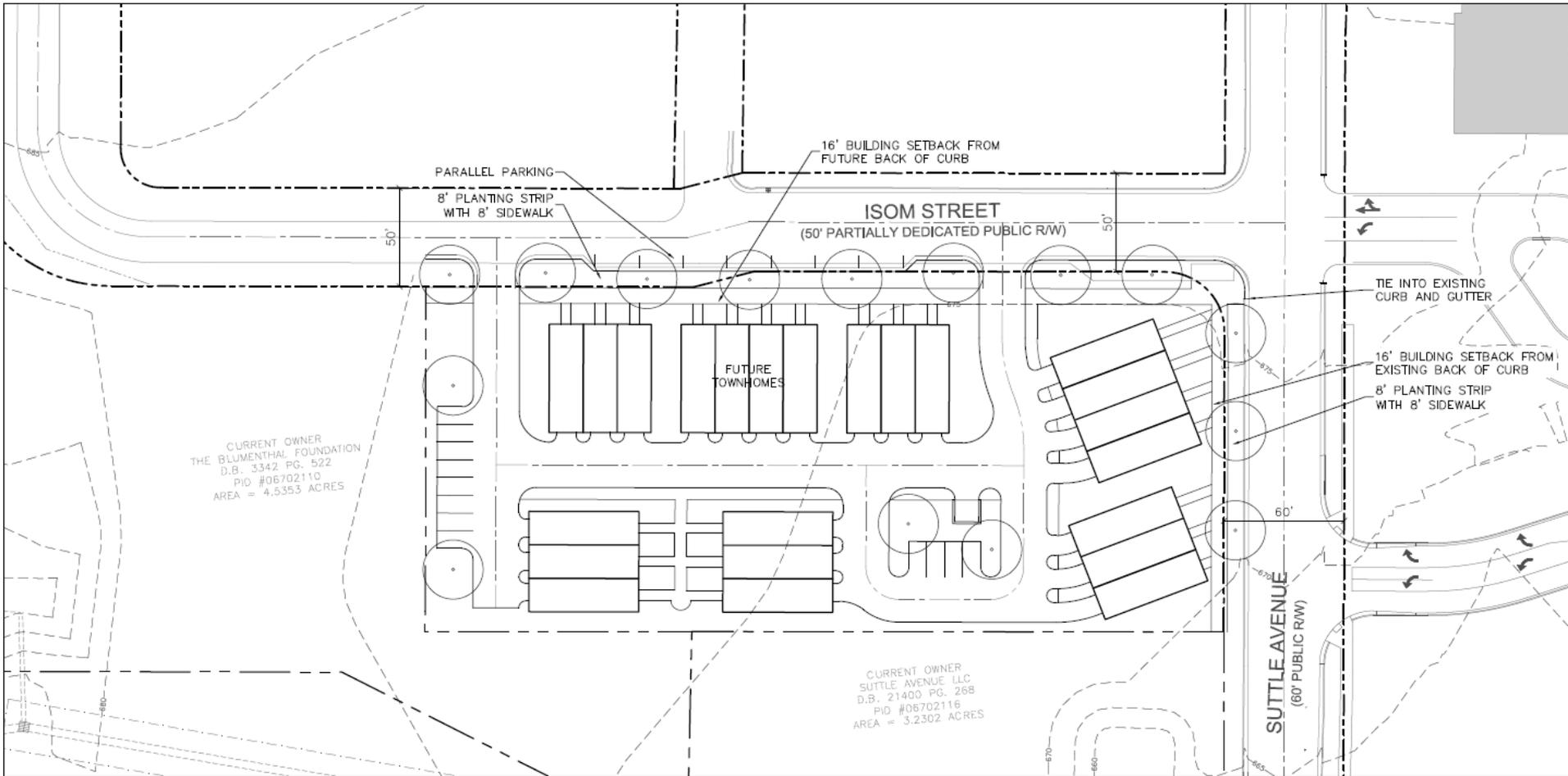
- a) The architectural design and exterior elements of all buildings constructed on the Site shall be substantially similar to the site plan provided.
- b) Exterior building materials will consist of brick, glass, stucco, metal and composite panels, and/or cementitious siding.
- c) Expanses of blank or unarticulated walls greater than 20 feet in length shall be treated with a minimum of three (3) options below:
  1. Provide a higher level of transparency on the ground floor, such as exaggerated or larger windows indicative of living areas or retail spaces;
  2. Utilize horizontal and vertical variations in wall planes;
  3. Provide architectural protrusion to accentuate enclosed balconies;
  4. Utilize corners to provide visual interest at the pedestrian level as well as to differentiate rooflines or highlight ground floor uses;
  5. Provide amenity landscaping, such as sitting area with arboring; and/or
  6. Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of blank or unarticulated walls.
- d) The scale and massing of buildings longer than 150 feet along a street or public open space or greater than 30,000 horizontal square feet shall be minimized by utilizing at least three (3) options below:
  1. Provide varied roof lines through the use of modulated building heights or innovative architectural solutions;
  2. Utilize corners to provide visual interest at the pedestrian level as well as to differentiate rooflines or highlight ground floor uses;
  3. Provide architectural protrusion to accentuate enclosed balconies;
  4. Provide amenity landscaping, such as a sitting area with arboring; and/or
  5. Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of scale and/or massing.
- e) Meter boxes, back flow preventers, dumpsters and similar items will be screened from public view.
- f) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade using parapets or similar building elements.
- g) All other screening and landscaping shall conform to the standards of the Ordinance.
- h) Petitioner shall provide an eight (8) foot wide sidewalk and planting strip along the Site's Suttle Avenue frontage.

# Saussy Burbank's Site Plan

**SITE DEVELOPMENT DATA**

SITE ACREAGE:	±1.6 ACRES
TAX PARCEL #:	PORTION OF 067-021-10
EXISTING ZONING:	O-1
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES
PROPOSED DENSITY:	26 UNITS MAXIMUM
BUILDING HEIGHT:	3 STORIES (75')
PARKING PROVIDED:	SHALL SATISFY OR EXCEED MUDD MINIMUM REQUIREMENTS





SCHEMATIC SITE PLAN

**L. General Provisions**

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Saussy Burbank, LLC to rezone the property from the O-1 Zoning District to the MUDD-O Zoning District in order to accommodate redevelopment of 26 townhome units on an approximately 1.6 acre tract of the overall parcel at the corner of Suttle Avenue and Isom Street, as depicted on the Technical Data Sheet (the "Site").

Development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Technical Data Sheet is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points, setbacks and dedicated open space areas.

Except as otherwise provided under the MUDD-Optional provisions set forth under Section 3 below and unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Technical Data Sheet or these Development Standard, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

**II. MUDD-Optional Provisions**

This Petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations:

- a) [Reserved]

**III. Permitted Uses**

The Site may be devoted to townhome uses and any incidental or accessory uses associated therewith.

**IV. Maximum Development****V. Transportation**

- a) Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b) Gates may be installed to control vehicular access to the site, but pedestrian access through the site shall not be restricted (except for access points to buildings).

**VI. Architectural Standards/Streetscape and Landscaping**

- a) The architectural design and exterior elements of the townhomes developed on the Site shall be substantially similar to the Technical Data Sheet provided.
- b) Exterior building materials will consist of primarily brick, glass, stucco, metal and composite panels, and/or cementitious siding.
- c) Meter boxes, back flow preventers, dumpsters and similar items will be screened from public view.
- d) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- e) All other screening and landscaping shall conform to the standards of the Ordinance.
- f) Petitioner shall provide an eight (8) foot wide sidewalk and planting strip along the Site's Isom Street and Suttle Avenue frontages.

## ROUGH TIMELINE

- December 2016: Rezoning Application was Filed
- February 2017: City Review/Community Meetings
- Late Spring 2017: Public Hearing/Council Decision
- Late 2017-2018: Permitting and Groundbreaking



# Questions/Discussion



K&L GATES