

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-198

Petitioner: WaterWalk Real Estate Services, LLC
Rezoning Petition No.: 2017-198
Property: ± 5.75 acres located at the southwest intersection of W. Arrowood Road and Arrowpoint Blvd (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Thursday, February 1st, 2018, 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** by depositing the Community Meeting Notice in the U.S. mail on 1/22/2018. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Thursday, February 1st, 2018 at 7:00 PM, at Hampton Inn & Suites Charlotte-Arrowood Rd, 9110 Southern Pine Drive, Charlotte, NC 28273.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Bill Chaffee with WaterWalk Real Estate Services, LLC. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bill Chaffee gave the audience an overview of WaterWalk and the development of the WaterWalk corporate housing concept. With the Petitioner's management teams experience with hotels including extended stay hotels, WaterWalk plans to bring 1, 2, and 3 bedroom units that are larger than hotel rooms but smaller than an apartments. They currently have 7 developments under construction and 10 in the development stage with 25 being opened by 2020. The units will come either fully furnished or semi-furnished with amenities that can be customized to your specific stay. The goal is to provide business transitional housing for a variety of corporate housing needs. The development will include 2 buildings, Gold and Silver. The Gold units will be all inclusive of furnishings and offered amenities. The Silver units will be semi-furnished and offer a menu of amenities that can be purchased separately.

Keith MacVean explained that this petition is calling for a zoning to accommodate both hotel and extended stay units that the City feel are very similar to residential units from a zoning perspective due to the unique duration of stay of the patrons, which can be longer than 90 days. The Petitioner is also in talks to include a public street connection from Arrowood Road in compliance with the Subdivision Ordinance. Mr. MacVean then reviewed key dates in the rezoning process and opened the meeting to questions.

II. Summary of Questions/Comments and Responses:

The attendee asked to clarify if the Gold building and Silver building would be two separate structures. They are two separate buildings with 4 floors and a central elevator. Each building will contain approximately 8 three-bedroom, 12 two-bedroom, and 60 one-bedroom units but this is still under development. There will be a small gym onsite as well as the option of an offsite gym membership. Each unit will have central air, its own laundry facility, and 24/7 onsite maintenance. All utilities are provided as part of the occupancy agreement. Other amenities include shuttles to area attractions, a recreation area, and a dog park (pets under 20lbs). The development will act as a home away from home and an office away from the office for its guests.

He then asked if there were any occupancy restrictions and are children allowed on the premises. Each unit allows for 1 person per bedroom unless they are a couple. Children are not typical guests but present based on the customer, who may be relocating to the area with a family.

It was then asked if this was an affordable housing community. The units in this development will lease for amounts ranging from approximately \$1,100 for a one-bedroom to \$1,500 for a three-bedroom, and will be operated as a hotel. It is not planned as an affordable housing community.

He followed-up by asking why the residential rezoning category was needed. Because residents can stay longer than 90 days in units that may be unfurnished, the City felt that the requested zoning category of O-2 would better fit for the proposed extended stay corporate lodging units.

It was then asked if the proposed plans could change and later lead-way to an affordable housing community. This conditional rezoning cannot change unless a new petition and plans are submitted to the City for a new rezoning. There are also deed restrictions from the corporate park that could effect the type of uses allowed on the Site.

The attendee asked about the road placement and if the location had be finalized. Per Ordinance it is requested that a road be placed every 600 ft. for connectivity. The final location has not been determined. He also wanted to know about the grading of the site. The site will be graded and retaining walls could possibly be part of the Site development.

He then asked how customers would move into the units. Residents usually don't need anything larger than a 12 ft. box truck and are able to move in within an hour.

Keith MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes made as a result of this meeting.

cc: Mayor and Members of Charlotte City Council

Tammie Keplinger, Charlotte Mecklenburg Planning Department
Aaron McPeak, WaterWalk Real Estate Services, LLC
Bill Chaffee, WaterWalk Real Estate Services, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-198	16717205	COLUMBUS CIRCLE INDEMNITY INC			C/O TIME WARNER CABLE	7820 CRESCENT EXECUTIVE DR		CHARLOTTE	NC	27217
2017-198	16717206	COLUMBUS CIRCLE INDEMNITY INC			C/O TIME WARNER CABLE	7820 CRESCENT EXECUTIVE DR		CHARLOTTE	NC	27217
2017-198	16717210	COLUMBUS CIRCLE INDEMNITY INC			C/O TIME WARNER CABLE	7820 CRESCENT EXECUTIVE DR		CHARLOTTE	NC	28217
2017-198	20302114	MEDISTAR ARROWPOINT LLC				7670 WOODWAY SUITE 160		HOUSTON	TX	77063
2017-198	20302115	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2017-198	20302140	BRANCH BANKING & TRUST CO			PROPERTY TAX DEPARTMENT	PO. BOX 167		WINSTON-SALEM	NC	27120
2017-198	20322101	ARROWPOINT ASSOCIATES	1900 INTERSTATE TOWER			610 E MOREHEAD ST STE 100		CHARLOTTE	NC	28202
2017-198	20322102	BRI 1828 ARROWPOINT LLC		PROPERTIES	C/O BEACON INVESTMENT	1140 E HALLANDALE BEACH BV		HALLANDALE BEACH	FL	33009
2017-198	20322103	BRI 1828 ARROWPOINT LLC		PROPERTIES	C/O BEACON INVESTMENT	1140 E HALLANDALE BEACH BV		HALLANDALE BEACH	FL	33009
2017-198	20322111	ASHTON	KENT J	JACQUELIN C	ASHTON	6270 LYNWOOD DR		CONCORD	NC	28027
2017-198	20322112	ASHTON	KENT J	JACQUELIN R	ASHTON	6270 LYNWOOD DR		CONCORD	NC	28027
2017-198	20322113	MCCALLUM	H A JR			1825 HANSON RD		CHARLOTTE	NC	28273
2017-198	20322132	USGBF FBI CHARLOTTE LLC			C/O US REAL ESTATE LP	PO BOX 56607		ATLANTA	GA	30343
2017-198	20322139	BRI 1828 ARROWPOINT LLC		PROPERTIES	C/O BEACON INVESTMENT	1140 E HALLANDALE BEACH BV		HALLANDALE BEACH	FL	33009

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-198	Arrowood Crossing	Daniel	MacRae	2000 Arrowcreek Dr Apt 301		Charlotte	NC	28273
2017-198	Colony Acres Homeowners Association	Carolyn R.	Fountain	301 Stone Post Rd		Charlotte	NC	28217
2017-198	Country Walk Homeowners Association	Michelle	Ross	308 Stone Post Rd		Charlotte	NC	28217
2017-198	Foxboro Neighborhood Association	James	Shepard	600 Fawnbrook Ln		Charlotte	NC	28217
2017-198	Mcdowell Meadows Homeowners Association	Elizabeth	Stroud	1011 Yorkdale Dr		Charlotte	NC	28217
2017-198	Wilkinson Boulevard Residents Association	Frances	Harkey	717 Peaceful Glen Rd		Charlotte	NC	28273
2017-198	Williamsburg Homeowners Association	John	Froeb	8932 Windsong Dr		Charlotte	NC	28273
2017-198	Wilmont Community	Leander	Cathcart	8709 Windsong Dr		Charlotte	NC	28273
2017-198	Windsong Trails Neighborhood Association	Pat Ann	Jackson	656 Gentle Breeze Dr		Charlotte	NC	28273
2017-198	Yorkwood NA	Kelvin	Carter	7509 Bradgate Road		Charlotte	NC	28217

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-198 – WaterWalk Real Estate Services, LLC

Subject: Rezoning Petition No. 2017-198
Petitioner/Developer: WaterWalk Real Estate Services, LLC
Current Land Use: vacant
Existing Zoning: B-D(CD) and I-1
Rezoning Requested: O-2 (CD)
Date and Time of Meeting: **February 1st at 7:00 p.m.**
Location of Meeting: Hampton Inn & Suites Charlotte-Arrowood Rd.
9110 Southern Pine Blvd
Charlotte, NC 28273
Date of Notice: January 22, 2018

We are assisting WaterWalk Real Estate Services, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with an extended corporate lodging facility located on the northwest corner of Arrowood Road and Arrowpoint Boulevard (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±5.75 acre Site from B-D(CD) and I-1 to O-2 (CD) to allow the Site to be developed with a corporate lodging facility with up to 160 corporate lodging rooming units.

The portion of the Site zoned B-D(CD) lies along Arrowood Road and is approximately 200 feet deep, this portion of the Site was rezoned from the R-12 zoning district to the B-D zoning district in 1984 to allow the area to be utilized as part of the development of the adjoining area to the south zoned I-1.

The rezoning petition proposes to rezone the property to the O-2(CD) zoning district to allow the Site to be developed with a corporate lodging facility made up of 160 rooming units that can be rented for varying amounts of time, and half the rooming units are fully furnished and the other half a partially furnished. The facility operates like a hotel with, no leases or security deposits, or individual utility connections or deposits required, however, because of the length of the stay offered extends beyond 90 days, and the rooming units include kitchens the City has required that the property be zoned to a zoning category that accommodates both hotels and residential uses.

Access to the Site will be from Arrowpoint Boulevard via an existing private drive. The Site will not have access to Arrowood Road. A 50 building setback will be established along Arrowood Road.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on February 1st, at 7:00 p.m. at [Silver Mt. Baptist Church], Charlotte, NC 28217.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Aaron McPeak, WaterWalk Real Estate Services, LLC
Bill Chaffee, WaterWalk Real Estate Services, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



WaterWalk Real Estate Services LLC Rezoning Petition No. 2017-198
Community Meeting – February 1, 2018 @ 7:00pm

704.784.1874 @ vnet.net

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	KENT ASHTON	6210 LYNWOOD DR CONCORD NC	704 784-1874	K.ASHTON@VNET.NET
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