

U R B A N A

URBAN DESIGN & ARCHITECTURE

March 9, 2006.

Ms. Sonja Sanders / Mr. Keith MacVean
Charlotte Mecklenburg Planning Commission
600 E 4th St. 8th floor
Charlotte, NC 28202

Ref: Rezoning Petition No. 2005-46 Fat City
Synopsis of community meetings.

Dear Ms. Sanders / Mr. Keith MacVean:

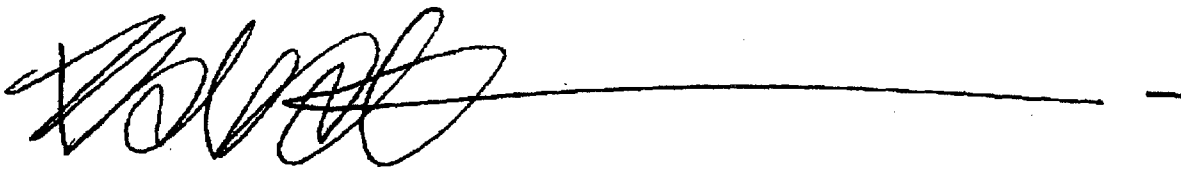
Please note that this petition enjoys the support of both neighborhood and business associations. Each will provide a letter of support from their respective associations.

Petitioner would like to make the following comments in regards to the outstanding issues:

1. Per CDOT's request, petitioner will explore the possibility of removing the utility pole near point "b" on the site plan.
2. Petitioner will work with the planning commission to solve the final design of Streetscape along the 35th street.
3. Petitioner will comply with the signage requirements of MUDD.

Please let me know if you have any questions.

Sincerely



Babak Emadi

Message

Page 1 of 1

Babak Emadi

From: Paul McBroom [plmcbroom@carolina.rr.com]
Sent: Wednesday, March 08, 2006 12:05 PM
To: babak@urbana-architecture.com
Subject: letter from assoc.

Babak-

Below is our letter of support. We will email to the mayor and city council as soon as we hear back from you.

Regards
Paul

NODA BUSINESS ASSOCIATION

P. O. Box 12534
CHARLOTTE, NC 28220
704-533-3528 (phone)
704-347-3735 (fax)

Mayor Pat McCrory
600 East Fourth Street
Charlotte, NC 28202

March 7, 2006

RE: Rezoning Petition 2006-046
Petitioner Fat City Investment Associates LLC

Dear Mayor McCrory:

The NODA Business Association has reviewed and fully supports the rezoning of the Fat City site. We want increased density and the unique site set back of the corner building. We support all of the petitioners' requests.

Regards

Paul McBroom
President, NODA Business Association

CC: Charlotte City Council Members

3/9/2006

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Feb 27, 2006

Mayor Pat McCrory
600 East Fourth Street
Charlotte, NC 28202

RE: Rezoning Petition 2006-046
Petitioner: Fat City Investment Associates, LLC.

Dear Mayor McCrory:

This petition was presented at the February monthly Historic North Charlotte Neighborhood Association (HNCNA) meeting by the petitioner and was well received. On behalf of the HNCNA, we wish to offer our support for the project and the required rezoning as depicted in this preliminary package.

We believe that higher density, mixed-use projects are the best reuse of dormant parcels or unfit buildings in the "downtown" section of North Davidson and 36th streets. This parcel represents the southernmost parcel in the downtown area and thus will serve as a gateway into the heart of our community.

We feel that the density of the project is great for our neighborhood's future. Our area needs to obtain a "critical mass" for the upcoming mass transit corridor, and such parcels are the optimum locales to meet this end. Located on the northwest side of North Davidson, this project does not border any single-family homes that would be affected by the massing.

The preliminary elevations suggest a unique design that incorporates the feel of the surrounding area. In particular, we are excited about the preservation and adaptive reuse of the existing Fat City building. We have been told that the old façade next to the building is unsound and we accept its demolition. The proposed multi-faceted façade will add character and depth to the project. The design also allows for a restaurant space, which is extremely important to the viability of our other neighborhood businesses. We understand that there will be allowances for fenestration along the side of the building bordering the YMCA property. Since this building will mark the gateway to the denser downtown section, these windows will be important to break up the façade. We also understand that the design will include a graffiti-style mural, similar to the existing mural. We feel the current mural is integral to the feel of our neighborhood, and thus are excited that it will remain as a central element.

The setback along 35th Street and especially North Davidson Street is the most difficult issue for this project. The existing Fat City Building is only 5ft from the curb as is actually representative

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of our downtown corridor. We understand that this does not allow for good pedestrian flow, and will become worse as our density increases and we become a mass transit corridor. However, we feel that it is more important to preserve the existing Fat City Building. Now that the existing façade beside Fat City needs to be removed, it becomes less important to preserve the limited setback for this portion. Yet backing up this section much would make the Fat City building protrude in relation to the other buildings. Considering that this section of façade is the entrance to the downtown area, some setback or a graduated setback would be nice, but it is not necessary for our support of the project.

The petitioners came to us with rough sketches over two years ago and we told them that we wanted to preserve the open space at the corner of North Davidson and 35th and the right design for inclusion of a restaurant. They have accommodated us on both accounts and we greatly appreciate their concern and great communication. We would prefer a bit more setback if given our preference, but again we are very willing to support the petition as submitted. We feel that the metal balconies included in the design will give a French Quarter feel, and this is an innovative solution to some of these setback issues. We definitely do not want an arcade or planting strip as some city staff has recommended.

The final issue with this site is parking. Parking is a large issue for the entire downtown area that cannot be adequately addressed by many of the parcels along North Davidson Street. We think that the density we want to achieve is more important than allocating excessive space to parking and that multilevel parking is unfeasible in these small parcels. We hope that the city can include some parking solutions within the mass transit-plan that can be shared by the community as a whole in the future.

In short, we feel that parking, density and setback are all important here and that the petitioners have struck an acceptable balance. In addition, the reincorporation of the mural and preservation of the historic building are critical to maintaining the personality of our neighborhood. Thus, the HNCNA Board has agreed that petition 2005-110 should be approved as presented with intent. Please contact Hollis Nixon at 704-770-5079 with any questions or comments.

Sincerely,

Hollis Nixon
HNCNA President

Chad Maupin
HNCNA Treasurer

5029

U R B A N A

URBAN DESIGN & ARCHITECTURE

February 27, 2006

Ms. Sonja Sanders
Charlotte Mecklenburg Planning Commission
600 E 4th St. 8th floor
Charlotte, NC 28202

Ref: Rezoning Petition No. 2005-46 Fat City
Synopsis of community meetings.

Dear Ms. Sanders:

Please note that Urbana informally presented the rezoning project twice to the Neighborhood on January 3, 2006 and February 7, 2005. At these Combo neighborhood and business association meetings neighbors had favorable comments. Each will provide a letter of support from their respective associations.

Please note that Urbana was available to present and discuss the rezoning project during the Planning Commissions open house on February 13, 2006 however no one showed up.

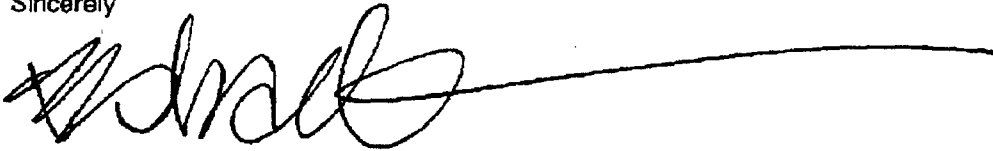
Urbana held an **Official Community Meeting** on February 20, 2006 at the offices of Urbana, overlooking the existing Fat City building. Three neighbors attended and the following are highlights of comments, questions, and answers:

Q/C: Cool office.
Just wanted to say hello.
I like your project.
Other NoDa related conversations...etc.

The meeting was concluded with all 3 neighbors expressing their support.

Please let me know if you have any questions.

Sincerely



Babak Emadi

U R B A N A

URBAN DESIGN & ARCHITECTURE

February 4, 2006

Ref: The FATCITY, NoDa, project rezoning petition 2006-46

Dear Neighbor:

You are invited to attend a community presentation for the rezoning of the old FAT CITY DELI property at the corner of N. Davidson Street and 35th Street in NoDa (please see the location map below). Plans are to redevelop this site into a mixed use of commercial / restaurant bays at the street level and about 20 residences above it. And the good news is that the old Fat City building will be preserved!

Please note that we will be holding an official "Community Meeting" in addition to what we have already presented. This meeting is set for Monday February 20th, 2006, from 6 to 7 pm at Urbana's office in Down Town NoDa. Urbana is conveniently located at the corner of 35th St. and North Davidson St. (3116 North Davidson Street, Suite 230) across from the Fat City building.

Typically one must use the intercom system to look up URBANA and dial us to get in the building. However we will have the North Davidson Street door open for all to easily walk in. Please come if you like (all are welcome to attend).

Please contact me if you have any questions.

Sincerely, Babak Emadi

Petition # 2006-046

Petitioner: Fat City Investment Associates, LLC

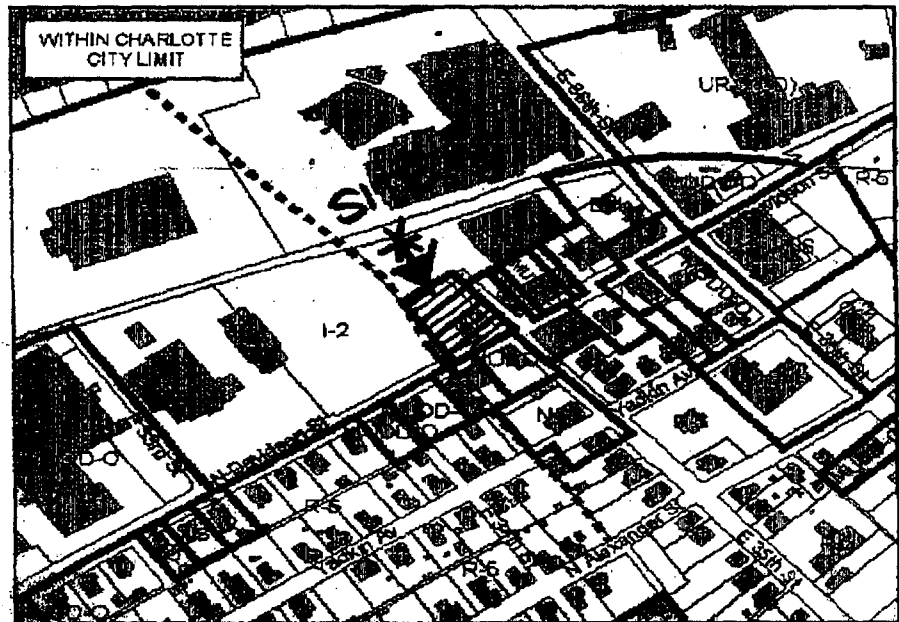
Zoning Classification (Existing): NS

(Neighborhood Services, Conditional)

Zoning Classification (Requested): MUDD-O

(Mixed-Use Development District, Optional, Conditional)

Acreage & Location : Approximately 0.45 acres located southwest of E 35th St and northwest of N Davidson St.



URBANA

COMMUNITY MEETING
+ FAT CITY REZONING: +

2006-46

PLEASE

PRINT FULL NAME

ADDRESS + PHONE

Lance & Lenore Jones Deutsch

1129 Ligonore Pl.

Charl. NC 28203

704-334-2657

Owner, Hand's Pharmacy Bldg. in No Da.

Chris Swyer

3015 N Alexander Rd

Chl NC 28205

~~XXXXXX~~

MARCH 9, 2006

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