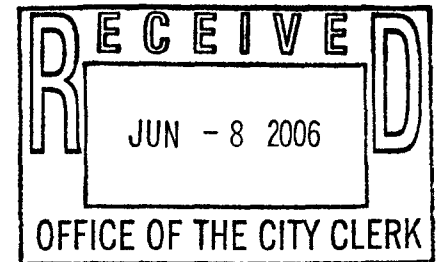


**COMMUNITY MEETING REPORT**  
**Rezoning Petition No. 2006-055**



**SUBJECT:** Community Meeting held on **March 14, 2006** - Petition for MUDD-Optional rezoning of The VUE Charlotte, LLC (the "Petitioner"), regarding property bounded by W. 5<sup>th</sup> Street and N. Pine Street in Charlotte, North Carolina

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

With respect to the formal community meeting required by the City of Charlotte Zoning Ordinance, the Petitioner mailed written notices of the date, time and location of the meeting to the individuals and organizations set forth on **Exhibit A** by depositing the notices in the U.S. mail on March 3, 2006. A copy of the Notice of Community Meeting is set forth as part of **Exhibit A**.

In addition, each of the nearby property owners received an official notice from the Planning Staff of the Pubic Forum that was held on March 13, 2006. No one attended the Public Forum for this petition.

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

The community meeting required by the Ordinance was held at **7:00 p.m. on Tuesday, March 14, 2006** at the Marriott City Center in Salon E located at 100 W. Trade Street, Charlotte, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING** (see attached copy of sign-in sheet as **Exhibit B**):

Dave Riley and Hope McCampbell of The VUE Charlotte, LLC, the Petitioner, Chris Cedergreen and Aaron Huisman of Forum Studio, Sue Freyler of Cole Jenest & Stone, and Jeff Brown of Kennedy Covington also attended the Community Meeting.

**SUMMARY OF ISSUES DISCUSSED AND CHANGES MADE TO THE PETITION AS A RESULT OF THE MEETING:**

**Overview Discussion**

Jeff Brown on behalf of the Petitioner welcomed those in attendance and introduced representatives of the Petitioner in attendance. Given the relatively small size of the group in attendance, Mr. Brown asked that each attendee provide an introduction. Mr. Brown then provided an overview of the UMUD-O rezoning process and the timeline. He explained that as permitted in the UMUD district the Petitioner seeks certain voluntary optional provisions to allow minor variations in the setbacks in connection with the development of a high rise, high quality mixed use residential tower to be known as The VUE. This UMUD-O petition seeks variations from the UMUD development standards for certain encroachments into the 12 foot

back of curb setback. Mr. Brown explained that the UMUD-O process, as opposed to a variance before the Zoning Board Adjustment, is the vehicle for obtaining approval of these variations.

Mr. Brown then introduced Chris Cedergreen and Sue Freyler, who reviewed the project components and in particular the specific variations from the standards of the UMUD district associated with the UMUD-O petition. The meeting was then opened up to comments and questions summarized as follow:

**Questions and Answers:**

-- In response to a question, it was explained that the building was expected to be 51 (residential) stories in height.

-- In response to a question, Mr. Cedergreen reviewed the various amenities that would be located on the amenity deck portion of the project.

-- In response to a question, Mr. Cedergreen described how the pedestrian streetscape along 5<sup>th</sup> Street will function and the dimensions and treatment of the same.

-- In response to a question, Ms Freyler and Mr. Cedergreen described the pedestrian traffic and flow at the intersection of 5<sup>th</sup> Street and Pine Street, including site triangle distances, sidewalk and street trees and the like.

-- In response to a question, it was explained that there will be a limited number of cars that will enter and exit off of Pine Street.

-- In response to a question, the timeline for sales and construction was reviewed with those in attendance.

-- Several individuals expressed their support of the overall project and in particular the UMUD-O rezoning request. For example, Jim Palermo, of Johnson Wales University, a resident of Fourth Ward and a former Chair of Charlotte Center City Partners, was pleased with the project design and encouraged the Petitioner to move ahead with the project. In addition, Lynn Weis, former President of the Friends of Fourth Ward, expressed his support for the project.

Given the support of the petition expressed by those in attendance, no specific comments or requests for changes to the rezoning petition were made at the meeting. We note, however, that the Petitioner has modified the design of the certain pedestrian features along Pine Street in response to Staff comments.

The meeting adjourned for a reception hosted by the Petitioner.

Respectfully submitted, this 8th day of June, 2006.

The VUE Charlotte, LLC

cc: Mayor Pat McCrory and Members of Charlotte City Council  
Ms. Debra Campbell, Charlotte-Mecklenburg Planning Commission  
Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Ms. Brenda Freeze, Clerk to the City Council  
Mr. Michael Murray, The VUE Charlotte, LLC  
Mr. Dave Riley, The VUE Charlotte, LLC  
Ms. Sue Freyler, ColeJenest & Stone  
Mr. Chris Cedergreen, The Forum Studio

## **NOTICE TO INTERESTED PARTIES OF REZONING PETITION**

**Subject:** Rezoning Petition No. 2006-055

**Petitioner:** The VUE Charlotte, LLC

**Property:** An approximately 1.3 acre site bounded by W. 5<sup>th</sup> Street and N. Pine Street

**Existing Zoning:** UMUD

**Rezoning Requested:** UMUD-Optional

**Date and Time of Community Meeting:** Tuesday, March 14, 2006 at 7:00 p.m.

**Location of Community Meeting:** Marriott City Center  
Salon E  
100 W. Trade Street  
Charlotte, NC 28202

**Date of Notice:** March 3, 2006

Ladies and Gentlemen:

We are assisting The VUE Charlotte, LLC (the "Petitioner") on a UMUD-Optional petition it recently filed. We take this opportunity to furnish you with the following basic information concerning the petition and to invite you to attend a Community Meeting to discuss it. The Petitioner wants to ensure that residents in the area have a chance to learn more about the this petition, in accordance with City of Charlotte notice requirements.

### **Background and Summary of Request:**

As permitted by the UMUD district, this request seeks to provide certain voluntary optional provisions that will allow minor variations in the requirements for setback areas along Pine Street and 5<sup>th</sup> Street, and limited variations for certain exterior building treatments in connection with the development of a high rise, high-quality mixed use residential tower to be known as The VUE.

### **Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the rezoning site. Accordingly, we invite you to attend a Community Meeting to be held on Tuesday, March 14, 2006 at 7:00 p.m. at the Marriott City Center in Salon E. Limited Parking will be available in the Marriott parking garage.

Representatives of the Petitioner look forward to discussing this proposal with you at the Community Meeting.

The Petitioner may later amend this UMUD-Optional request as a result of comments received at the Community Meeting, comments from the Planning Staff, comments from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by the Petitioner.

In the meantime, should you have questions or concerns about this matter, you may call Jeff Brown (704-331-7471) or Laura Simmons at (704-331-5784).

Kennedy Covington Lobdell and Hickman, L.L.P.

cc: James Mitchell, Charlotte Council District 2  
Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Michael Murray  
Dave Riley  
Suzanne McLeod  
Chris Cedergreen  
Sue Freyler

**Tuesday, March 14, 2006**

PENGAD 800-631-5989

**EXHIBIT**

***B***