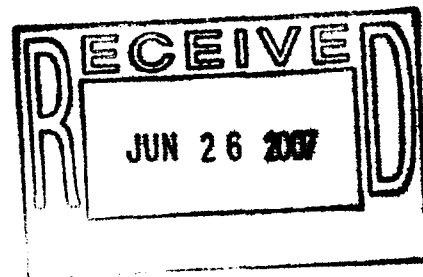


LPA

**GVA Lat Purser
& Associates, Inc.**



**Community Meeting Report for Rezoning Petition 2007-091
516 East 35th Street (in NoDa)
Charlotte, NC**

4530 Park Road
Suite 300
Charlotte
North Carolina
28209

Date: June 20, 2007

Location: Offices of Urbana Architecture
3116 North Davidson Street, Suite 230
Charlotte, NC 28205

Time: 6:00 p.m. – 7:10 p.m.

Telephone:

704.519.4200

Facsimile:

704.525.8700

Total Attendance: 5 (sign-in sheet attached)

The meeting started at 6:00 p.m.

Petitioner welcomed attendees and reviewed Petitioner's rezoning submittal. Petitioner announced the date for the Public Hearing is July 16, 2007.

OFFICE

There were positive comments given to Petitioner regarding the development plans.

LOCATIONS:

Only one concern was expressed by the attendees, and that concern related to on-street parking.

Charlotte

Raleigh

Comments included:

Jacksonville

Orlando

The on-street parking is getting squeezed. Businesses are challenged at times to have access to convenient parking. Parking is an issue during such events as the Gallery Crawl and theater shows. This development has a minor impact on on-street parking, but this project adds a little more to the on-street parking issue. Future developments will add to the parking problem. The City needs to be involved to build a structured parking deck, especially when the light-rail transit is operational. One attendee stated that he would lean toward a smaller number of total units.

COMMERCIAL

REAL ESTATE

SERVICES:

Development

Acquisition

Brokerage

Leasing

Tenant Representation

Management

Petitioner explained that the MUDD-0 zoning classification being requested required one (1) parking space per unit with on-street parking allowed to be used for the parking count. Petitioner explained that the onsite parking provided 16 spaces. Therefore, for a maximum of 20 apartments, four (4) parking spaces would be counted on either 35th Street or Yadkin Avenue. Some of the apartments are one-bedroom apartments. Once the light-rail transit comes to NoDa, Petitioner's property will be very close to the proposed transit stop (within a 5-minute walk).

The meeting ended at 7:10 p.m.



Submitted by Jack Levinson for the Petitioner

U R B A N A

URBAN DESIGN & ARCHITECTURE

~~APRIL 30, 2007~~

COMMUNITY PRESENTATION FOR NODA REZONING 2007 - 91

SIGN-UP SHEET , PLEASE PRINT

NAME *Ruth Ann Lyons*
ADDRESS *c/o 3204 N. Davidson St*
PHONE/FAX/E-MAIL *704.375.5756*

NAME *J. PAUL SIRES*
ADDRESS *c/o 3204 N. DAVIDSON ST*
PHONE/FAX/E-MAIL *704.375.5756*

NAME *Audrey Brown*
ADDRESS *612 E. 35th St.*
PHONE/FAX/E-MAIL *704-377-0551*
audreymbrown@earthlink.net

NAME *Graham Smith*
ADDRESS *612 E. 35th St.*
PHONE/FAX/E-MAIL *704.377-0551*

NAME *Brian Hardman*
ADDRESS *608 East 35th*
PHONE/FAX/E-MAIL *704-334-3712*

LPA

**GVA Lat Purser
& Associates, Inc.**

4530 Park Road
Suite 300
Charlotte
North Carolina
28209

June 11, 2007

J. Alexis Batista & Irma G. Wolfe
3205 North Davidson Street #104
Charlotte, NC 28205

Telephone:
704.519.4200
Facsimile:
704.525.8700

RE: Rezoning Petition No. 2007-091
Petitioner: Lat Purser & Associates, Inc.
Subject Property: 516 East 35th Street, Charlotte, NC, 28205
Corner of East 35th Street & Yadkin Avenue

Dear Ms. Batista and Ms. Wolfe:

Lat Purser & Associates, Inc., is holding a community meeting on **Wednesday, June 20, 2007, from 6:00 p.m. to 7:00 p.m.** to present information on our rezoning petition referenced above and to answer questions regarding our proposed project.

OFFICE

LOCATIONS:

Charlotte
Raleigh
Jacksonville
Orlando

The current zoning classification for the subject property is NS (Neighborhood Services). The requested zoning classification is MUDD-O (Mixed-Use Development District, Optional) to allow for 100% residential use.

Please meet us at the offices of Urbana Architecture in downtown NoDa:

**Urbana Architecture
3116 North Davidson Street, Suite 230
Charlotte NC 28205**

COMMERCIAL

REAL ESTATE

SERVICES:

Development

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Leasing

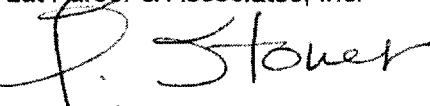
Tenant Representation

Management

Parking is available on the street or at the back of the building. The front door from North Davidson Street will be open, so just walk upstairs to the office.

We look forward to meeting you.

Sincerely,
Lat Purser & Associates, Inc.



Barbara Stoner
Associate

