

University Investments Group, LLC

COMMUNITY MEETING REPORT

January 5, 2012

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.

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the list of individuals and organizations on the attached document. A copy of the written notice is also attached.

University Investments Group, LLC held a Community Meeting for University of North Carolina at Charlotte Student Housing Rezoning, Petition No. 2011-072 at 6:00 pm on Tuesday, December 20, 2011 at University Hills Baptist Church located at 1500 Suther Road, Charlotte, NC 28213.

Petition Number:	2011-072
Petitioner:	University Investments Group, LLC
Current Zoning:	NS
Proposed Zoning:	MUDD (CD)
Property:	Approximately 6 acres located on the corner of University City Boulevard (Hwy 49) and Mallard Creek Church Road

The Community Meeting was attended by attendees as shown on the attached sign-in sheet. The Petitioner's representatives included Lindsey McAlpine and Shane Seagle.

Summary of Issues Discussed:

The meeting was opened using a large aerial map and showing the exact location of the subject properties. The proposed plan was described for student housing multifamily (rental) use up to maximum of 400 units (which has since been revised down to a maximum of 290 units). Sample elevations were shown. Proposed plan does not allow any commercial/retail use. Plan has proposed setbacks from University City Boulevard (Hwy 49) of thirty-two (32) feet and twenty-six (26) feet from Mallard Creek Church Road. Parking will meet or exceed zoning ordinance requirement. Petitioner discussed NCDOT's planned road improvements along University City Boulevard, however, none of the attendees were aware of this effort.

The attendees asked questions about the construction of the buildings, size of the units, rental rates, possibility of including some retail use, and pedestrian connectivity concern. Petitioner explained that this property has been marketed for retail for many years and that it is not desired by retail groups. Petitioner explained units will be rental apartment units specifically for students, facility staff, and associated personnel. Petitioner also explained that building 1 is planned to be a 4/5-story split wood-framed structure, and building 2 includes 5 stories of residential units above structured parking. Petitioner agreed with the attendees to limit pedestrian connection as much as possible and allowed by Planning Department.

The meeting was adjourned at 7:05pm.

University Investments Group, LLC
1329 East Morehead Street, Suite 200
Charlotte, NC 28204

cc: Councilmember Michael Barnes (email)
Mrs. Solomon Fortune, CMPC (email)
Mrs. Tammie Keplinger, CMPC (email)

MC MATTHEWS CONSTRUCTION CO., INC.

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General Contractor - Commercial & Industrial & Institutional

REZONING PETITION 2011-072

UNCC - MALLARD CREEK CH RD & Hwy 49

12/20/2011

6 PM

UNIVERSITY HILLS BAPTIST CHURCH

ATTENDEES

NAME

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Van Johnson

David Murray

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