

COMMUNITY MEETING REPORT
Petitioner: 7th Street Progression Partners, LLC
Rezoning Petition No. 2014-084

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.

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

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-1 attached hereto by depositing such notice in the U.S. mail on August 8, 2014. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, August 20, 2014 at 6:30 PM in the Fellowship Hall at St. Martin's Episcopal Church located at 1510 East 7th Street, Charlotte, North Carolina.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Bryan Barwick, Bill Neal, Eric Speckman and Chris Warren of the Petitioner, Richard Petersheim of LandDesign, Tripp Beacham of BB&M Architecture, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

John Carmichael stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2014-084, which has been filed by 7th Street Progression Partners, LLC.

John Carmichael stated that the site subject to this rezoning request is an approximately 1.5 acre site located on the north side of East 7th Street between Clement Avenue and Pecan Avenue.

John Carmichael stated that the purpose of this meeting is to share the Petitioner's development proposal for the site with adjacent and nearby property owners and organizations, and to answer any questions with respect to the proposed project. John Carmichael stated that the invitation list for this meeting is provided to the Petitioner by the Planning Department.

John Carmichael stated that we are required to prepare and file with the City Clerk's Office a Community Meeting Report, and that he will prepare and file the report. The report will not be a verbatim transcript of the meeting but it will summarize the information presented and the questions and comments of those in attendance, and the Petitioner's responses to the questions and comments. John Carmichael advised that the Petitioner had a meeting with adjacent property owners last week to share the Petitioner's development proposal. The Petitioner has also met with various residents of the Elizabeth Neighborhood to discuss the rezoning request.

John Carmichael then provided the current schedule of events relating to the rezoning request. John Carmichael stated that the Public Hearing will be held on Monday, September 15, 2014 at 6:00 PM at the Charlotte-Mecklenburg Government Center, which is located at 600 East 4th Street. The Zoning Committee Work Session will be held on Wednesday, September 24, 2014 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and the City Council is scheduled to render a decision on this rezoning request on Monday, October 20, 2014 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

Eric Speckman of the Petitioner then addressed the meeting and shared the development team's experience. Eric Speckman stated that the development team has developed quality projects in the past which stand the test of time, and they believe this project will be a quality project as well.

Eric Speckman stated that he spends a lot of time in the Elizabeth and Plaza Midwood neighborhoods. Eric Speckman stated that his company currently has 1,000 apartment units under development in Charlotte and Atlanta. His company develops Class A luxury apartment projects. The site on 7th Street is an excellent location, and the proposed project will be a high quality development.

Eric Speckman stated that he and his group have been working on this project for approximately 1.5 years. Eric Speckman stated that they have tried to make this a collaborative process, and they have been talking to the neighbors throughout the process. The development team's goal is to add value to the surrounding neighborhood.

John Carmichael stated that the site is currently zoned B-1. This zoning district permits, among other things, the development of single family detached homes and planned multi-family apartment units on the site. Under the current zoning, the maximum density of apartment units that could be developed on the site would be 22 units per acre, for a total of 33 apartment units on the site.

The Petitioner is requesting that the site be rezoned to the MUD-O zoning district to allow the development of a building on the site that could contain up to 95 dwelling units. John Carmichael stated that the Elizabeth Area Plan specifies that an apartment building is an appropriate use of the site and that more than 22 dwelling units per acre may be developed on the site.

Richard Petersheim then shared an aerial photograph of the site and the Petitioner's rezoning plan. Richard Petersheim advised that the site contains approximately 1.5 acres, and the existing structures located on the site would be demolished in connection with the development of this project. He also pointed out the trees that would be removed from the site in connection with this development. Richard Petersheim stated that the curb line of East 7th Street would remain in its current location. The power lines would also remain in place.

The proposed building would be 3 to 4 stories in height. Apartment units, the amenity center and the leasing office would be located on the ground floor of the building. The site would have a surface parking lot containing approximately 108 parking spaces. Most of the parking spaces would be located under the second level of the building.

An 8 foot planting strip with street trees would be located along the site's frontage on East 7th Street, and the sidewalk located along the site's frontage on East 7th Street would vary in width from 8 feet to 13 feet. The 13 foot wide sidewalk would be located in front of the amenity center and leasing office.

The building facade would be setback 25 five feet from the back of the curb along East 7th Street, however stoops and steps would be located within this 25 foot setback.

The Elizabeth Area Plan calls for a 13 foot wide sidewalk along the entire site, but we are of the opinion that a 13 foot wide sidewalk is inappropriate in front of the residential units.

The driveway into the site would accommodate two-way traffic, and presently there is a vehicular connection to the adjacent shopping center. Trash containers would be located underneath the building, and roll-out trash service is planned to be utilized. The roll-out trash containers would be screened from adjacent properties. A 7 foot screen wall with landscaping would be installed along the rear of the site. Richard Petersheim stated that the Petitioner is discussing the height of this wall with area residents at this time. There would also be private urban open space located on the site to the rear of the building.

In response to a question, Richard Petersheim stated that the existing alley would be located behind the screen wall. However, the Petitioner would install landscaping within that portion of the alley located adjacent to the site's rear property line. The Petitioner would maintain this landscaping.

Richard Petersheim stated that the deed restrictions applicable to the site require that the building facade be located at least 25 feet from the back of the curb on East 7th Street. The Elizabeth Area Plan calls for a 21 foot setback.

Richard Petersheim showed on the rezoning plan the 4 story and 3 story portions of the proposed building. He stated that the 3 story portion of the proposed building is adjacent to the existing home located next to the site on East 7th Street that is owned by Mr. Copley. Richard Petersheim pointed out the passive courtyard that would be located one story above grade.

Tripp Beacham of BB&M Architecture then discussed the building elevations. Tripp Beacham stated that he is very familiar with the Elizabeth neighborhood. Tripp Beacham stated that in designing the proposed project, the development team has tried to put its best foot forward. The development team at the outset decided to move the proposed building further away from the 8th Street residences rather than putting the building as close as it could to the 8th Street residences.

Tripp Beacham then shared and discussed the site sections he prepared to show the relationship of the proposed building to the surrounding parcels and structures. Tripp Beacham stated that the design of the building is similar to the building proposed for the site in the Elizabeth Area Plan.

In response to a question, Tripp Beacham stated that the building will step down to 7th Street, and that stoops and steps will be utilized for the ground floor apartment units.

In response to a question, Tripp Beacham stated that vehicular access into the site would be from East 7th Street, and the driveway would slope down to the existing grade of East 7th Street as much as possible. Tripp Beacham stated that there would be no vehicular access from the site to 8th Street. Richard Petersheim stated that there would be a gate in the screen wall located along the site's rear property line to allow the developer to have access to the alley in order to maintain the landscaping. This gate would likely be locked when not in use.

Tripp Beacham then shared images of various developments that were intended to express the quality and look of the proposed building. Tripp Beacham stated that his firm designs modern and traditional buildings, and buildings in between. Tripp Beacham stated that the intent all along has been to make this building as compatible with the surrounding neighborhood as

possible in terms of design and scale. The building is designed to have a sense of the base, the middle and the top of the building. Tripp Beacham then shared a picture depicting what the proposed passive courtyard could look like.

Tripp Beacham stated that in designing the building, he wanted to give the amenity center and leasing office a retail feel without being a retail use. Tripp Beacham stated that he feels that this is an appropriate transition from the adjacent shopping center.

In response to a question as to why retail uses are not being proposed for the site, John Carmichael stated that the restrictive covenants that apply to the site do not allow non-residential uses on the site. Tripp Beacham stated that retail uses would also bring more traffic to the site.

Tripp Beacham then shared the elevations of the proposed building. He showed those portions of the building that would be full brick. Tripp Beacham stated that to break up the building, the building is divided into essentially three distinct components. He did not want a singular wall along the front of the site. Tripp Beacham stated that breaking up the building into distinct components satisfies certain design objectives of the Planning Department.

Tripp Beacham stated that the length of the building, from edge to edge, is approximately 320 feet.

Tripp Beacham stated that the red brick to be utilized on the building is attractive and a popular building material. Tripp Beacham stated that the steps and stoops from East 7th Street to the ground floor apartment units are essential, in his mind, to make the building a quality building and a nice project.

In response to a question regarding exterior building materials, Tripp Beacham stated that the white material shown on the middle portion of the building would be either a hard-coat stucco or a hardi-panel system.

In response to a question, Tripp Beacham stated that the building would essentially follow the slope of East 7th Street.

In response to a question, Tripp Beacham stated that the distance between the back of curb on East 7th Street and the facade of the building would be 25 feet. However, the steps and stoops would be located closer to the back of curb along East 7th Street.

In response to a question regarding the height of the proposed building at the Clement Avenue end of the site as compared to the height of the adjacent Copley home, Richard Petersheim showed a site section depicting the relationship of these two buildings. Tripp Beacham stated that the roof of the proposed building is clipped near the Copley home, and the building was moved further away from the Copley home. There is an approximately 21 foot separation between the Copley home and the building.

An individual asked where the gate located on the Clement Avenue end of the site would lead. In response to this question, Richard Petersheim stated that the gate would be located on a path that would lead from East 7th Street to the urban open space and parking lot located on the site.

In response to a question, Richard Petersheim stated that the sidewalk located along the site's frontage on East 7th Street would be within the 25 foot setback.

An individual asked how the developer would prevent the public from accessing the urban open space on the site. Richard Petersheim stated that they haven't discussed this issue at this point, but the development team could gate the urban open space.

In response to a question, Tripp Beacham stated that there is an elevation change between the three sections of the building. Tripp Beacham also stated that the parking lot will slope towards Clement Avenue.

An individual asked about storm water drainage from the site, and Richard Petersheim stated that the site's storm water would be required to be detained on the site and then released, and an underground detention system would be installed on the site. There would not be a surface detention pond on the site. This development would improve the storm water drainage conditions on the site.

An individual stated that there would be a great deal of impervious area on the site if it is developed pursuant to the proposed plan.

An individual asked about the elevation of the developed site from East 7th Street. Tripp Beacham stated that the existing hill located along a portion of the site's frontage on East 7th Street would be cut down.

In response to a question, Tripp Beacham stated that there would be at least 1 parking space per bedroom located on the site.

In response to a question, Eric Speckman stated that there would be 102 bedrooms in the proposed apartment community.

A discussion regarding parking then took place.

An individual asked where couples who live in the apartment building would park, and where their friends would park. This individual felt that there would not be enough parking spaces on the site to accommodate this project. Tripp Beacham stated that every multi-family project that he has been involved with has had a similar parking ratio of 1 parking space per bedroom and a few additional parking spaces. Tripp Beacham stated that it is ultimately up to the management company to manage the parking situation.

An individual stated that this portion of Elizabeth already has a notorious parking problem, and she feels that 108 parking spaces is a ridiculously low amount for this development, and it is not a realistic amount. This individual stated that she is concerned that residents of this project and their guests will park on adjoining parcels of land, including her parking lot and Jackalope's parking lot. This individual stated that people have died crossing this portion of East 7th Street.

An adjacent property owner indicated that he is also concerned about residents of this project and their guests parking in his lot as well.

In response to a question, Tripp Beacham stated that the parking lot would not be gated.

Tripp Beacham stated that the proposed parking ratio does work, and that this project cannot solve the neighborhood's existing parking problem. Tripp Beacham stated that the site needs adequate parking to make the project work.

An individual stated that she is concerned that residents and guests will park on Clement Avenue.

An individual asked if the City can do something about parking on Clement Avenue. Another individual stated that the City could require a permit to park on the neighborhood streets. This person stated that we will have to work with the City in order to accomplish that.

Tripp Beacham stated that all urban projects are driven by parking.

An individual stated that many developers have looked at this site over the years, and the site has been vacant for years and years. This person asked what is the right number of apartment units for the site. He stated that it is difficult to say. However, no one will develop only 33 apartment units on the site. He stated that this is one of the better development projects brought to the Elizabeth neighborhood in quite some time.

An individual stated that a parking program similar to the one in Fourth Ward needs to be implemented in the Elizabeth neighborhood, even if this project is not developed.

Richard Petersheim said that the connection between the site's proposed driveway and the parking lot for the adjacent shopping center actually saves parking spaces in the adjacent parking lot.

In response to a question, Tripp Beacham stated that the Charlotte Department of Transportation has no issues or concerns regarding the proposed development to his knowledge.

Richard Petersheim stated that this proposed apartment project would have different peak hours from a transportation standpoint from the adjacent retail use.

An individual stated that he is concerned that cars leaving the site will cause a backup on East 7th Street.

An individual expressed concerns regarding parking.

In response to a question, Eric Speckman stated that there would be 12 two-bedroom apartment units in the building, and the balance of the apartment units would either be one-bedroom apartment units or studio apartment units.

In response to a question, Eric Speckman stated that apartment projects rarely have 100% occupancy.

An individual asked if the driveway to East 7th Street from the site would be right turn out only, and Richard Petersheim advised that is not a requirement of the Charlotte Department of Transportation at this time.

In response to a question, Eric Speckman stated that he estimated that the rental price per square foot for this proposed apartment project would be \$1.70 on average.

In response to a question, Eric Speckman stated that the two-bedroom apartment units would have approximately 1,050 square feet, the one-bedroom apartment units would range in size from 720 square feet to approximately 750 square feet, and the studio apartment units would have approximately 640 square feet.

An individual asked when the apartments would be converted to condominiums, and Eric Speckman stated that he could not answer that question. It is market driven. However, the building would be built to condominium specifications.

In response to a question, Tripp Beacham confirmed that the building would have four-sided architecture.

In response to a question, Tripp Beacham stated that there likely would be an outdoor grilling area in the second floor amenity space.

In response to a question, Tripp Beacham stated that the second floor amenity space or courtyard would be screened from the rear properties. This area would be screened by a wall that would

have a height of 4 to 5 feet. A portion of the wall would have some openings for ventilation purposes and light.

In response to a question, Eric Speckman stated that the wall that would be installed along the rear property line of the site would be a brick wall.

In response to a question about the appearance of the urban open space, Richard Petersheim stated that the urban open space has not been designed at this time. The urban open space would be used by the residents of the building as a small gathering space.

In response to a question, Eric Speckman stated that the target market for this project would likely be high income earners and possibly an older demographic.

An individual asked why this development project would not utilize the alley for access. Tripp Beacham stated that the alley is obstructed and neighbors do not want us to utilize the alley.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting. However, changes will be made as a result of subsequent meetings with area residents.

Respectfully submitted, this 5th day of September, 2014.

7th Street Progression Partners, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)
Mr. Bryan Barwick, 7th Street Progression Partners, LLC (via email)

7th Street Progression Partners, LLC, Petitioner
Rezoning Petition No. 2014-084

Community Meeting Sign-in Sheet

Fellowship Hall at St. Martin's Episcopal Church
1510 East 7th Street
Charlotte, NC 28204

Wednesday, August 20, 2014
6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	FRANK CALDWELL	352 N. CALDWELL ROAD	764 375 2328	
2.	Robert Zabel	500 Pecan Ave	917-873-8025	ryerc2@yahoo.com
3.	Seth Wilfong	1719 E. 8th St		seth.wilfong@gmail.com
4.	Steven H. Hargrave	2929 Craftman Lane 28204	980 233 0527	
5.	Philip Hargrave	2929 Craftman Lane 28204		
6.	Ann Shaffer	1941 E 7th	704-608-4503	annshaffer8@gmail.com
7.	Jim Lowder	1941 E 7th	704-562-0474	kimjim13@gmail.com
8.	BILL PARKS	2246 E 5TH ST / 1828 E 7TH ST	704-906-0435	Bill@WILLIAMPARKSLAW.COM
9.	Kathy Haight	2139 Kenmore Ave 28204	704-333-6015	Khaight@Carolina.rr.com
10.	Terry Shipley	2413 Kenmore Ave.	704 651 5898	terryshipleyceramics@gmail.com
11.	Stephen Kirk	424 Clement Ave	704-577-4223	
12.	Linda Patel	2140 Park Drive		lindaopatel@gmail.com
13.	Aran Davies	1924 E 8th St.	784 376 2058	Kendavies@kdvies.com
14.	MONTY BISHOP	525 CLEMENT AVE.	704 334 6964	MONTYBISHOP@CONFERENCE.COM
15.	JOHN CLEGHORN	1800 E. 8th St.		PASTOR@CALDWELLPEESBYPK.com
16.	Beth Haenni	2133 Greenway Ave		beth.haenni@gmail.com
17.	Ross Knapp	5219 Pecan St. 28204		Rknapp55@gmail.com
18.	Danielle Kleinrichert	515 Pecan Ave		dkleinrichert@gmail.com
19.	Joe Capley	4000 Clement Ave	704 342-3581	joe@capleywater.net.com
20.	Eric Davis	2200 Greenway Ave		EricADavis@123@yahoo.com

21.	JAMES WATT	1908 East Seventh St	980-254-3695	
22.	Wymona Tate Jr	1908 E. 7th	704-392-9752	
23.	Michael McDonald			
24.	Dan McDonough	515 Lamberline 28204	704-376-9110	
25.	Lexie Longstreet	1920 E. 7th St. Charlotte	704-560-4604	1106 street (charlottesville, va) com
26.	ANGIE FORSE	1510 E 7th St. Charlotte (church)	704-340-4543	aforde@stmartins-charlottesville.org
27.	Christa Vesica	411 Clement Ave	(704) 564-9682	
28.	JANET KARNER	415 CLEMENT AVE	704 333 5950	
29.	Kalvin Kennedy Miller	413 Clement Ave	704-617-5170	
30.	Melanie Ezehone	2309 Van Ave	704-375-3244	
31.	Tom Hooton	716 CLEMENT AVE		
32.	Kathy Donner	716 Clement Ave	704-334-5762	
33.	Patricia Fenton	1920 E 8th St	704-258-6595	tricia_fenton@yahoo.com
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