COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2015-076

YMCA of Greater Charlotte

Petitioner: YMCA of Greater Charlotte

Rezoning Petition No.: 2015-076

Property: Approximately 4.40 acres located at 400 E. Morehead Street (DOWD

YMCA) in Charlotte NC.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on June 22, 2015, 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** by depositing the Community Meeting Notice in the U.S. mail on June 10, 2015. A copy of the written notice is attached as **Exhibit B**. The Petitioner has held individual meetings with a number of the adjoining property owners prior to the filing of the Petition. The Petitioner also met and presented the plans for the Site to the Dilworth Community Association Land Use Committee and the Dilworth Community Association Board.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on June 22, 2015 at 7:00 PM, at DOWD YMCA at 400 E. Morehead Street (7th Floor Conference Room), Charlotte, North Carolina 28202.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Scott Krueger, Chris Orr, and Jon Bontrager with YMCA of Greater Charlotte. Also in attendance representing the Petitioner was Jim Williams and David Burn with LS3P Architects and Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. MacVean introduced the development team to the attendees and provided a review of the rezoning process and time line. Mr. MacVean provided the attendees the upcoming Public Hearing date, Zoning Committee date and the date of the decision on the Petition. He also explained that the rezoning petition was filed to allow the DOWD YMCA to expand the existing facility by adding exercise and fitness training areas as well as a parking structure.

Mr. MacVean explained that a rezoning petition is required to be filed to allow the proposed additions and expansions to the existing facility because the existing DOWD YMCA has exceeded the floor area limitations of the existing B-1 zoning district. The YMCA use is an allowed use in the B-1 zoning district.

He then provided a brief overview of the proposed site plan associated with the rezoning request. The site plan proposed to allow the existing building to expand out toward Morehead Street where the new exercise and fitness training areas will be located. The Site plan also proposed to add a new parking structure to the Site along S. Boulevard. The proposed parking structure would allow the Dowd YMCA to meet its parking requirements on its Site. The YMCA currently leases parking on several adjoining properties, some of which are currently scheduled to be redeveloped.

Access to the YMCA would be maintained from Lexington, E. Morehead and Caldwell Streets. Access to the new parking structure would be from E. Morehead Street as well as from the internal parking areas located along Lexington Avenue and Caldwell Street.

A new eight foot sidewalk and an eight foot planting strip will be provided along the Site's frontage on E. Morehead Street and S. Boulevard. Along Lexington Avenue a 13 foot planting strip and a new eight (8) foot sidewalk will be provided. The existing planting strip and sidewalk will be maintained along Caldwell Street.

The proposed building elevations of the new addition and the proposed parking structure were reviewed with attendees.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

One of the attendees asked a number of questions regarding how pedestrians and cyclist would access the Site, and where bicycle parking would be located. Jim Williams with LS3P Architects explained how pedestrians and cyclist would gain access to the Site and where bicycle parking was going to be located. He explained that as part of the new building a new main pedestrian access "front door" into the DOWD YMCA was planned from W. Morehead Street. This main entrance would also be where YMCA members utilizing the parking structure would access the YMCA. The existing pedestrian access from Lexington Avenue and Caldwell Street would also be improved with new crosswalks and internal sidewalks to facilitate access from the adjoining public streets as well as from the new parking structure.

Mr. Williams also explained were bicycle parking would be located in the proposed parking structure. Bike parking was located on the ground floor level of the parking structure and in close proximity to the building access along W. Morehead Street. Additional bike parking is also located in the portion of the parking structure located along Lexington Avenue which will serve YMCA members accessing the Site from South Boulevard and Lexington Avenue.

A number of questions about how bicyclist would enter the parking structure were asked. It is anticipated that bicyclist would access the parking deck using the vehicular access points from W. Morehead Street and Lexington Avenue.

A number of questions about the planned improvements to the existing locker rooms and other exercise facilities were asked. The planned improvements were described.

One attendee wanted to know when construction was scheduled to begin. If the rezoning request is approved in September it is anticipated construction would start in the first quarter or second quarter of 2016.

The attendees were thanked for their time and interest, the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the Petition were made as a result of the Community Meeting.

YMCA OF GREATER CHARLOTTE

Cc: Mayor Dan Clodfelter, and Members of Charlotte City Council Solomon Fortune, Charlotte Mecklenburg Planning Commission Tammie Keplinger, Charlotte Mecklenburg Planning Commission Mike Davis, Charlotte Department of Transportation (CDOT) Scott Krueger, YMCA of Greater Charlotte Chris Orr, YMCA of Greater Charlotte Jon Bontrager, YMCA of Greater Charlotte Jim Williams, LS3P Architects Jefferson W. Brown and Keith MacVean, Moore & Van Allen, PLLC



No. of Contract of	tri Green	Chanerfin	COwnerlast	MailAddr1	MailAddr2	Ğ	State	ZipCode
Petrico, laxello Owinglasin		CONSULTANTS	C/O BRAGG FINANCIAL	1031 S CALDWELL ST #200		CHARLOTTE	Ŋ.	28203
ייון פיניסן דופסד דופסיס דו פיניסיכר אבט שיטר			C/O BEACON PARTNERS	610 EAST MOREHEAD ST #250		CHARLOTTE	Ŋ	28202
ZOLS-O/G LZ-SOZSIZ BEACON #ZS LLC				PO BOX 640		ALBEMARLE	N	28001
2015-0/6 1251240/ DEPT OF INSPONIATION				602 EAST MOREHEAD ST		CHARLOTTE	Ñ	28202
2015-076 12302310 DOIMA VIDA A LLC	<u>.</u>			501 E MOREHEAD ST STE 3		CHARLOTTE	Ä	28202-2642
2015-076 1251/505 FIVE HONDRED ONE ASSOCIATES	i i			435 E MOREHEAD ST		CHARLOTTE	¥	28202
ZOID-U/6 IZSIS/O4 JEW REALITING				304 E MOREHEAD ST		CHARLOTTE	Ŋ	28202
2015-0/6 LESOLLIS LIP ASSOCIATE ANABENTS IIC				2448 PARK RD		CHARLOTTE	N.	28203
COLSTON LESGOZOUS INTERNATION CUCLO REPARTIVIENTS US.			C/O MARSH REALTY COMPANY	PO BOX 353209		CHARLOTTE	Ñ	28235
2015-076 12502212 IMARSH EOCUD AFARINENIS ECC			SPRINGLAND-MOREHEAD SOLVARE 11, 500 EAST BLVD	11. SOO EAST BLVD		CHARLOTTE	Ŋ	28203
ZULS-U/6 LZSOLIUI ININSQ ASSOCIATES LLC				610 MOREHEAD ST SUITE 200		CHARLOTTE	NC	28202
2015-076 12302303 MIDLOWN ACQUISITIONS ILC	SHI BY HO TO HORIZHO			1117 SOUTH BLVD		CHARLOTTE	Ŋ	28203-4205
2015-0/6 12302201 PRICARD MEMORIAL BAPT	CHORCH OF CHAR THE			1117 SOUTH BLVD		CHARLOTTE	NC	28203-4205
2015-076 12302502 PRIICHARD MICHIGAL BAPTIST	SENNETH CE			189 OLD POST RD		MOORESVILLE	Ŋ	28117
CITACHARD ENGINE TOSTOST SECTOR			C/O CAMDEN GRANDIVIEW	PO BOX 27329		HOUSTON	¥	72277
2013-076 IZSIZSIZS SUMMINI SMANDVILW ULC				1 SUN LIFE EXECUTIVE PARK		WELLESLEY HILLS	Ψ	02481
2015-0/6 LZ31/303 30N 3Z1 WORENEM LC	=		ATTN: BEAL ESTATE DEPT	7820 CRESCENT EXECUTIVE DR		CHARLOTTE	Ŋ	28217
2015-0/6 12301112 (IME WARNER CABLE 300 INCAST LE	3			4650 POST OAK PL SUITE 225		HOUSTON	¥	77027
ZUIZ-G/6 1Z3G36U3 IF IIOU SCOTIN BLVD IIC				4650 POST OAK PL SUITE 225		HOUSTON	¥	77027
COLD-UP INCOME TO THE SECOND BLVD LESS OF THE SECOND SECON			C/O CHARLES R DAUL	500 E MOREHEAD ST	SUITÉ 300	CHARLOTTE	ŭ	28202
2015-078 12302402 INICA 2015-076 12302401 YMCA OF CHARLOTTE	& MECKLENBURG		C/O CHARLES R DAUL	500 E MOREHEAD ST	SUITE 300	CHARLOTTE	¥	28202

	Charlottes NC 28203 Charlottes NC 28203 Charlottes NC 28203 Charlotte NC 28203	
Sulfavan Sul		
Sullivan Christot Oscillosa Christot Oscillosa Christot Oscillosa Christot Oscillosa Christot Oscillosa Christot Christot Regional Realizor Assoc Schwartz Christot Regional Realizor Assoc Christot Regional Realizor Assoc Christot Regional Realizor Assoc Christot Regional Realizor Christot Christof Christot Christot Christot Christot Christot Christot Christof Christot Christot Christot Christot Christot Christot Christof Christot Christot Christot Christot Christof Christot Christot Christof Christot Christot Christof Christot Christof Christof C		
Barnhardt (Chainter Regions) Restor, Stock padia Chainter Regional Realton Kasoc Schwartz Schwartz Spaan Chainter Regional Realton Kasoc Dilwont Comm Dev, Asoc (OCDA) Monoer Spaan Spaan Spaan Haron's Journ Ward Geers Grees Williamse W		
Schwartz Christote Regional Rahloror Assoc Schwartz Christote Regional Rahloror Assoc (DCDA) Schwartz Christote Comm. Park Assoc (DCDA) Spars Schwalte Schwalt Schwartz Schwalte Schw		•
Schwartz Sowartz Mover Seers Geers Geers Geers Hazoric Countried Berro Geers Hazoric Countried Berro Grand-Aurit - rosen H. A. Judon Outside of the Gov of footh Carollia Sassion Third Word MA Schwaller Find Word Sowarts - rosen H. A. Mortoner Mor		
Monard Downard		8203 Cynthia Schwartz@intecre com
System Special		8231 wil@eohesuschurch.tv
Spans Friends of Botth Ward Geren Historic South End Na Geren Historic South End Na Liden Geren Historic South End Na Liden Geren Geren Historic South End Na Liden Geren Geren Historic South End Na Spanson Third Ward Spanson Third Ward Spanson Third Ward No Markoor Third Ward Ward See South End Na Feet Markoor Third Ward See South End Na Feet Markoor Markoor Na Feet Markoor Na Koutson Ward See South End Na Feet Markoor Na Mar		
Herror country for the Gov of horth Carolina Berro Office of the Gov of horth Carolina Lipson Construction H.74 Johnson Charles The Construction of the Gov of horth Carolina Speaker Charles The Washer Third Washer Washer Charles Washer Third Washer Washe	-	-
Berro Office of North Carolina Lipton Office although the Carolina Judion Office although the Carolina Johnson Qualifoliow States VI Species Third Ward M Schooling Third Ward M Micholon Third Ward M Fred W Fred W Fred W Fred W Fred Ward M Fred W	_	_
Berro Compete transcription of the competence of		8202 budd berro@nc.gov
Lipton Compact 12 Count Had. Johnson Qualifoliou States W. Specino Third Ward M. Schooling Third Ward M. Wooked Third Ward M. Edigina Williams Williams W. English Williams W. Golde Williams W. Machan Williams W. Machan Williams W. Machan W. Macha		NC 28203 nina,kpton@gmail.com
Aphrann Guail Holdine Eartes IV Speake Guile Holdine Eartes IV Speake Third Wand Third Wand Wooden Third Wand The Control of 1526 or Third Wand Williams Ma		mon vomination 3 Michigan Control of
Spoesto Third Ward A Schwaller Third Ward M Woolard Third Ward M Woolard Third Ward M English Williams Williams NA English Williams Williams NA Golfer Williams NA Manchall Williams NA Manchall Williams NA Manchall Williams NA		
Schwaller Third Ward NA Voodprd Free ye ye, Toe-Converties of Nestine and Tiese ye ye, Modelor Third Ward/Severyille NA English Willmore NA Offer Willmore NA Modelor Willmore NA Modelor N		_
Wooder Third Variety of Park of the Control of th		NC 28202 president@third-ward.org
Motoura Trief Ward/Severylle NA. Eggich Wilmore NA. Epper Wilmore NA. Golde Wilmore NA. Golde Wilmore NA. Marchall Wilmore NA. Marchall Wilmore NA.	Charlotte NC 28202	٠.
Modocou Minto Nato Personie Na English Villiace NA Gries Villiace NA Gries Villiace NA Machall Williace NA Machall Williace NA	Charlotte NC 28	NC 28202 bbmcmoorepac@gmail com
Esper Wilmore NA Wilmore NA Grier Wilmore NA Grier Wilmore NA Grier Wilmore NA Milmore NA Milmore NA Marchall Wilmore NA Marchall Wilmore NA Marchall Wilmore NA Marchall Wilmore NA Marchall NA Wilmore NA Wilmore NA Marchall NA Wilmore NA Wilmore NA Marchall NA Wilmore NA Wilmor		
Eppes Willmow NA Grier Willmow NA Grier Willmow NA Grier Willmow NA Willmow NA Naschall Willmow Naschall Willmow Willmow Naschall Willmow William Willmow William Willmow William William Willmow William William William William William William William Willmow William Will		
Goler Wilmore NA Goler Wilmore NA Goldson Wilmore NA Maschall Wilmore NA		
Kartasan Wilmare MA Marchall Wilmore MA		_
Marchall Wilmore NA	Charlotte NC 21	_
William Willia	Charlotte NC2	NC 28203 az 1 marshall@gmail.com
		VC 28203 shackelford1908@hotmail.com
Shackford Wilmore NA .		
Sheridan Wilmore NA		
	Charlotte NC 2820.	18202 intolowimoranc.com

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2015-076 - YMCA of Greater Charlotte

Subject: Rezoning Petition No. 2015-076

Petitioner/Developer: YMCA of Greater Charlotte

Property: 4.40 acres located at 400 E. Morehead Street (The Dowd

YMCA).

Existing Zoning: B-1

Rezoning Requested: MUDD-O

Date and Time of Meeting: Monday, June 22, 2015 at 7:00 p.m.

Location of Meeting: Dowd YMCA

400 E. Morehead Street (7th Floor Conference Room)

Charlotte, NC 28202

Date of Notice: Mailed on June 10, 2015

We are assisting the YMCA of Greater Charlotte (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for the Dowd YMCA (the "Site") and its 4.40 acres located at 400 E. Morehead Street. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the existing Dowd YMCA property to allow the expansion of the existing facility by adding exercise/ training areas as well as a parking structure.

A rezoning petition is required to be filed to allow the proposed additions and expansions because the existing facility has exceeded the floor area limitations of the existing B-1 zoning district. The YMCA use is an allowed use in the B-1 zoning district.

The site plan associated with the rezoning request proposes to expand the existing building out toward Morehead Street where the new exercise/training areas will be located. The Site plan also proposed to add a new parking structure to the Site along S. Boulevard. The proposed parking structure would allow the Dowd YMCA to meet its parking requirements on its Site. The YMCA currently leases parking on several adjoining properties, some of which are currently scheduled to be redeveloped.

Access to the YMCA would be maintained from Lexington, E. Morehead and Caldwell Streets. Access to the new parking structure would be from E. Morehead Street as well as from the internal parking areas located along Lexington Avenue and Caldwell Street.

A new eight foot sidewalk and an eight foot planting strip will be provided along the Site's frontage on E. Morehead Street and S. Boulevard. The existing planting strips and sidewalks will be maintained along Lexington Avenue and Caldwell Street.

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 Site. Accordingly, an invitation to attend the upcoming Community Meeting to be held on Monday, June

CHAR2\(\text{1694590v1}\)

at the Dowd YMCA (7th floor conference room) – at 400 E. Morehead Street, Charlotte, North Carolina 28202. Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council Solomon Fortune, Charlotte Mecklenburg Planning Commission Tammie Keplinger, Charlotte Mecklenburg Planning Commission Dennis Rorie, Charlotte Department of Transportation (CDOT) Scott Krueger, YMCA of Greater Charlotte Chris Orr, YMCA of Greater Charlotte Jon Bontrager, YMCA of Greater Charlotte Jim Williams, LS3P Architects David Burn, LS3P Architects Jefferson W. Brown, Moore & Van Allen, PLLC Keith MacVean, Moore & Van Allen, PLLC

YMCA of Greater Charlotte

Rezoning Petition 2015-076 Community Meeteing Monday, June 22 @ 7:00 PM

EMAIL ADDRESS	704-904-93/2 ud0109@genail. com	443-668-4040 E.ZAVERL @ MC.COM											
TELEPHONE	2186-406-402	443-668-4040											
ADDRESS	809 Elgebill ASS :3307	131 Binberter Dr. Apt 1102											
NAME	Wit McDarell	Eric ZAVERU											
		2	3	4	S	9	7	∞	6	10	11	12	13

