### COMMUNITY MEETING REPORT

Petitioner: Stream Realty Partners Rezoning Petitions No. 2017-006 y 1:34 pm

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:

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 Friday, December 2, 2016. A copy of the written notice for the Community Meeting is attached hereto as Exhibit A-2.

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

The Community Meeting was held on December 13, 2016 at 6:30 p.m. at Crossway Community Church, 6400 Prosperity Church Road, 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 <a href="Exhibit B">Exhibit B</a>. The Petitioner's representatives at the Community Meeting were: Robert Hamilton and Luke Bourlon (Stream Realty Partners), Eric Hampton and Marianne Moseley (Kimley-Horn), and John Carmichael and Ty Shaffer (Robinson, Bradshaw & Hinson, P.A.).

### SUMMARY OF ISSUES DISCUSSED:

The meeting began with the PowerPoint presentation that is attached as Exhibit C.

John Carmichael opened the meeting and explained that it was the official Community Meeting for Petition No. 2017-006. He then introduced the Petitioner's representatives and gave an overview of the rezoning schedule and explained that neighbors would have an opportunity to speak for or against the Petition at the Public Hearing:

- Public Hearing, January 17, 2017 at 6:30 pm at the Government Center
- Zoning Committee Meeting, January 25, 2017 at 4:30 pm at the Government Center
- City Council Decision, February 20, 2017 at 5:30 pm at the Government Center

Mr. Carmichael noted that the Petitioner had a preliminary, pre-submittal meeting with neighbors in June 2016, but that this is the official Community Meeting required as part of the rezoning process. Some information may be repetitive, but there are new details to share with neighbors.

Mr. Carmichael gave an overview of the site and existing zoning. It is an 11.05 acre site on the southeast corner of Highland Creek Parkway and Eastfield Road. The current zoning is NS, which is a conditional rezoning district for which there is a site plan that governs use and development of the site. That existing approved rezoning plan calls for multiple buildings on the site and a mixture of retail, restaurant, medical and general office, child care, and indoor recreation (e.g. YMCA) uses. The max floor area caps on those uses are a total of 112,000 SF, which may be allocated to no more than 81,000 SF of retail, 57,000 SF of office, 12,500 SF of child care, or 18,000 SF of indoor recreation. The building height under the current plan is capped at 40°.

Mr. Carmichael introduced Luke Bourlon of Stream Realty Partners to give an overview of the Petitioner and its Rezoning Petition. Mr. Bourlon introduced Stream Realty Partners, which builds active adult living communities. These are high-end boutique residential housing projects designed for residents 55 years and older who are interested in moving into a smaller, lower-maintenance home, or to live with others in their age group. Mr. Bourlon reviewed renderings of similar projects the Petitioner has developed or currently is developing in Houston and San Antonio.

Mr. Bourlon explained that the active living concept is not assisted living—there will be no meal services or transportation services. The average age for residents in their communities is about 10-15 years younger than the typical assisted living resident. Most of the residents at an active adult living community like the one proposed here will have their own car, and some may be working part time (with perhaps 20% still in full-time employment).

Mr. Bourlon noted that the Petitioner is particularly excited about this site based on its demographic analysis of this part of Charlotte, which is suited to this type of development. This model—active adult living—is rare in Charlotte, and there is market demand to fill this type of housing offering. In the Petitioner's experience, areas with a large number of young families are appropriate for the active adult living model because many of the residents are looking for housing close to their grandchildren. In the Petitioner's experience, this type of development fills up quickly in an area that matches the demographics of this part of Charlotte.

Mr. Bourlon noted that CDOT had provided traffic impact information about the Petitioner's proposed use, versus the current entitlements under the existing approved conditional site plan. That information shows that the Petitioner's use will have a dramatically reduced traffic impact, in part because unlike conventional multifamily uses the peak hour traffic demand for an active adult living community is significantly lower—very few of the Petitioner's residents are full time employees.

Mr. Bourlon then reviewed the updated site plan, which has more detail than what was discussed at the June 2016 meeting. He noted that the Petitioner will provide a traffic light at the intersection of Highland Creek Parkway and Eastfield Road, as well as a left turn lane from Eastfield Road onto Highland Creek Parkway. He then reviewed the building proposed for the site and the amenities. The Petitioner plans some 10,000 SF of amenity space.

In response to a question, Mr. Bourlon explained that the units would be rentals (not for purchase), and that rent would include all activities and maintenance. The Petitioner expects the range of monthly rentals to be \$1,200-2,000/mo.

Mr. Bourlon reviewed a list of concerns that had been expressed at the June meeting and after. First, he explained that this will be a market rate project, not affordable housing. He then noted that the Petitioner's plans will result in a much smaller impact than what is currently approved for the site, including a larger tree save, less impervious surface, and more greenspace. Third, he explained that there will be no impact on school enrollment because it is an age restricted community. Fourth, Mr. Bourlon explained that the Petitioner's rezoning petition specifically limits the project to age-restricted housing, and could not be converted to conventional apartments absent a new rezoning request. He also explained that fair housing laws allow the Petitioner to restrict the project to residents aged 55 and older. Finally, he explained that Stream Realty Partners is a stable company and that the project proposed here is fully within their "niche" as a company.

Mr. Bourlon reviewed elevations with the attendees then opened the meeting to questions.

In response to a question about height and use of balconies, Mr. Bourlon noted that the building will be 4 stories, with a max height of 54' to the top. There will be balconies facing the courtyard and externally. Eric Hampton noted the distances between the building and adjacent properties, and the extensive tree preserve in the buffers.

Mr. Bourlon responded to a question about visibility from the Highland Creek side of the property by showing a view of the elevations and reiterating the buffer. He also confirmed that the site will be fenced. Mr. Hampton explained that the area along Highland Creek Parkway is not "buffer," but rather "streetscape," and will be treated similarly to the rest of the streetscape along Highland Creek Parkway.

When asked if the Petitioner is planning to remove trees, Mr. Bourlon explained that the Petitioner is required to save a number of the largest trees, but has a goal of saving as many as possible, particularly within the buffer areas.

Mr. Bourlon explained the entrances to the proposed site, and also that access off of Highland Creek Parkway would be gated. Access from Eastfield Road will be open to allow for some visitor parking.

An attendee asked for clarification about the discussion of 40' building height and 54' building height. Mr. Carmichael explained that the reference to 40' was to what is allowed under the currently approved site plan (i.e. the existing zoning).

In response to a resident's request to see a rendering that will demonstrate the differential in height between the proposed building and neighboring homes, Mr. Hampton explained that a sightline study would be a way to visualize this and offered to prepare a sightline rendering for neighbors. Mr. Carmichael asked that interested neighbors provide their address and e-mail after the meeting so that Kimley-Horn knows from which parcels to complete the sightline studies.

Another attendee requested information about light spillover to neighboring properties. Mr. Hampton noted that the Petitioner will use full cutoff fixtures. The Ordinance controls all of these requirements. Residents expressed additional concerns about light pollution from the site, given that it will be a very different use than single-family residential.

In response to concerns about balconies facing neighboring properties, Mr. Bourlon noted that the setbacks proposed for the site are larger than the usual requirements in order to prevent issues related to the privacy of neighboring properties. Because of the preserved trees, and the distance between the building and property lines, he does not believe this will be an issue. Mr. Hampton noted that walking the tree line with neighbors after the June meeting helped to allay some of those concerns.

A resident from Eastfield Meadows wanted to know how many trees would be preserved and what kind of dust and noise impact construction would have. Mr. Bourlon noted the buffer requirement and preservation of trees. Mr. Hampton showed the dashed line on the site plan representing the location of landscape buffer. He noted that the Petitioner aims to preserve as much natural area as possible. He also noted that the City Ordinance imposes strict controls on construction, including obligations to mitigate downstream erosion, and dust and pollution controls.

An attendee asked how the Petitioner proposes to deal with water retention and runoff. Mr. Hampton explained the topography and the proposed location of the storm water management system. The site will continue to discharge in the same location it does today, to a receiving stream off of the site. He noted that the Petitioner is required to mimic the runoff conditions—both quality and quantity—that exist today.

In response to a question, Mr. Hampton showed the location of garbage and recycling receptacles on the site plan, and noted that they will be enclosed by a masonry fence.

A resident expressed a number of concerns about traffic, including whether a traffic light would be installed at the intersection of Highland Creek Parkway and Falconcrest Drive, and whether a traffic study had been performed for Highland Creek Parkway. Mr. Hampton noted that the traffic light would be at the intersection of Eastfield Road and Highland Creek Parkway, and that the intersection with Falconcrest Drive will remain unsignalized. Mr. Hampton then explained other offsite and transportation improvements. The Petitioner will construct a left turn lane from Eastfield Road onto Highland Creek Parkway, and the entrance/exit to the development off of Eastfield Road will be right-in, right-out. No bike lanes will be added, but the sidewalk network will be extended along the property. Highland Creek Parkway will stay the same, with the exception of some minor pedestrian improvement (moving the crosswalk up to the intersection) and associated restriping.

In response to a question about timing for the transportation improvements, Mr. Bourlon noted that the Petitioner is required to complete all of those improvements before anyone can move in. If all goes as planned, the Petitioner hopes to begin construction in summer 2017 and road work will start at that time.

A neighbor noted that in the June meeting, an attendee noted issues regarding a section on the property that would not perc. Mr. Hampton responded that he wasn't aware of any issues like that, but in any event the development will be on public water and sewer so that would not be an issue.

An attendee asked if Highland Creek residents would be compensated for disruption of traffic flow, construction, delays and other blockages. Mr. Bourlon noted that he hopes the neighbors recognize that the impact of this development will be substantially less than what currently is approved for the site, and that he believes they will be surprised at how little traffic is created. He also noted that they pay substantial impact fees to the City during construction, but he does not know how that money comes back into the community. Mr. Hampton noted that form a disruption standpoint, all of that is heavily controlled by the design and they've tried to reduce that impact through a good layout.

A resident noted that she was very sensitive to construction traffic, lane closures, and the like which the residents have already suffered through for many years, but that what is proposed here could not be as bad as what has already been occurring in the area as it develops. Mr. Bourlon added that this is a very large site, which allows for storage of material and machinery; none of that will occur in the right-of-way except when work is being done in that area.

Mr. Bourlon explained that they expect construction to take 15-16 months total, and that residents are likely to move in 11-12 months after they break ground.

In response to additional concerns about the traffic impact of this development, given its size, and use of Highland Creek Parkway to enter the site, Mr. Bourlon explained the proposal is for 184 units. Mr. Hampton noted that routine users of the site are likely to make right turns into the development from Eastfield Road because it's an easier movement than entering off of Highland Creek Parkway. He also noted that the Petitioner's proposed use is a significant variation from the conditions that would exist under the current entitlements. If built out consistent with the approved existing zoning, that mixed use project would generate 8,300 trips per day. The Petitioner's use would reduce that to 665 trips a day. Mr. Carmichael added that even these 665 trips are not during peak hours.

Returning to the topic of sightline studies, Mr. Bourlon noted that those could be distributed by e-mail to those who share their information. An attendee noted some concern about the ability to manipulate the renderings to make things look lower than they are. Mr. Hampton explained exactly what the study would be, and ensured the attendees that there would be no trickery. Mr. Carmichael asked once again that neighbors interested in seeing a sightline study provide their address so that Kimley-Horn knows from where to plot the study.

Mr. Hampton explained that the traffic light will be maintained by CDOT after installation.

A resident asked if there would be restrictive covenants like those in Highland Creek. Mr. Bourlon noted that there would be community rules to maintain the quality of the neighborhood (e.g. no satellite dished). He also explained that their experience with these developments is that

there is low turnover and so residents tend to treat the units like their homes. You will likely see lots of potted plants and flowers on the balconies.

Mr. Bourlon explained that the age restriction would run in perpetuity with the zoning; any efforts to change that would have to go through the rezoning process again. Mr. Carmichael explained that at least 80% of the residents will have to be over 55 years old; Mr. Bourlon noted that their average age is 65-70 years old.

In response to a number of questions about Stream Realty Partners, its experience, and expectations for this development, Mr. Bourlon noted that their oldest active adult living development was completed in 2014. This project cannot be converted to condos without a rezoning. Stream Realty Partners does not increase rents in an exploitive manner, but only to cover increased costs—their goal is to keep people in these spaces long term. Leases will run for one-year terms. In their experience, the courtyard pool is very popular with residents.

In response to questions about grandchildren staying on site, Mr. Bourlon said they typically cap visits to two weeks, but are flexible about discussing longer stays with permission.

Mr. Bourlon gave additional details about the development, noting that the plan calls for 1.4 or 1.5 parking spaces per unit. There will be three different one bedroom layouts, and three different two bedroom options. The largest units will be 1,300 SF, and the smallest 684 SF.

An attendee asked questions about construction entrances and traffic. Mr. Bourlon noted that the location of construction entrances is not certain at present, but the Petitioner is likely to try to build the entrance off of Eastfield Road as early as possible because they will want two access points. The traffic light will be installed at Highland Creek Parkway and Eastfield Road as soon as it is permitted. All construction staging will take place on site. Mr. Hampton confirmed that there will be no permitted staging or queuing in the right-of-way because that is not permitted (except when actual work is being performed in the right-of-way, such as during the installation of the left turn lane on Eastfield Road). Mr. Bourlon noted that they would not be permitted to block Falconcrest Drive, and that he expects very little construction traffic because it will be evenly distributed across the two entrances. Construction also is limited to day hours.

In response to a concern about traffic and effects on the Falconcrest Drive intersection, Mr. Hampton noted the 665 trip number is inclusive of round trips, which when evenly distributed during day hours is a car every 2 minutes. This type of development thus is a very low volume traffic producer.

A neighbor expressed her belief that the alternatives for this site are far worse than what the Petitioner is proposing, and that she believes Stream Realty Partners will be a better neighbor for Highland Creek.

Mr. Bourlon confirmed that there will be an onsite manager at the development, and there will be no separate activity fee. Mr. Hamilton confirmed that there will be an assessment paid to Highland Creek; that amount is not yet clear, but likely will be based on acreage. He also noted that because Stream Realty Partners will be managing this long term, they see their relationship

with Highland Creek to be one they want to make work. He noted ways the Petitioner already is working to advocate for sidewalks and other matters important to Highland Creek.

A resident noted concerns about traffic issues on Highland Creek Parkway and trouble getting out of Falconcrest Drive. Mr. Bourlon noted that the traffic light at Highland Creek Parkway and Eastfield Road should help because the backups at Falconcrest Drive are caused by the inability to easily access Eastfield Road off of Highland Creek Parkway. He expects the traffic light will make the situation much better. Mr. Hampton explained that there was no traffic study performed by the Petitioner because this is a downzoning request—a request for fewer entitlements, yet an agreement to build out all of the transportation improvements. In fact, if a traffic study had been performed, Mr. Hampton believes the Petitioner would have been required to perform fewer transportation improvements, given the modest traffic impact of this development.

Several attendees noted that a nearby multifamily project had been advertised as age restricted, but then became conventional multifamily. Mr. Bourlon explained that with the Petitioner's conditional rezoning plan, they cannot convert to conventional multifamily without going through the rezoning process again.

Mr. Hampton was asked to clarify the Petitioner's intention for the tree line, and the mix between preserving existing trees and new plantings. He noted that the intent is to preserve as much existing tree coverage as possible, though grading will require removal of some plantings. After that, however, the Petitioner will go in and replant those areas. Mr. Bourlon noted that preserving trees right up against the property lines will help with sightline issues. Mr. Hampton added that the tree ordinance requires a supplement to meet a minimum number of trees per acre, and admitted that while new trees are not as tall as existing ones, the best approach is a mixture of existing and new plantings because the natural tree canopy is tall and skinny and because there are requirements to meet minimum opaqueness in the buffer to meet the City's requirements.

Mr. Bourlon explained the treatment of runoff and requirements to meet existing conditions. He believes neighbors will notice no impact in 98% of storm events, both in terms of quality and quantity.

Mr. Hamilton responded to a question by noting that residents of this development will not have access to Highland Creek's amenities and would not be issued Highland Creek IDs. That issue has been agreed to between Petitioner and the Highland Creek HOA Board.

A resident asked when plans would be finalized, and for a recap of the rezoning schedule. Mr. Carmichael reviewed the rezoning schedule; Mr. Hampton noted that the Petitioner likely will move to the engineering phase after the Public Hearing.

An attendee noted her belief that this proposed development is much better than what is currently allowed under the existing site plan and what the neighbors had expected could happen. She offered to provide her assistance and asked what they could do to help with the approval process. Mr. Carmichael noted that whichever way residents felt—for or against—you can speak at the Public Hearing and contact your councilmember.

In response to a question, Mr. Bourlon and Mr. Hampton explained that this is not the final design, but that any design changes would be minor. Mr. Carmichael noted that because this is a conditional rezoning the site plan will control what the Petitioner is able to build.

A neighbor asked if Stream Realty Partners had built concepts like this in other places. Mr. Bourlon noted they had done so in Cedar Park, outside of Austin, Texas in a growing community much like this part of Charlotte. The attendee noted some concern that the design feels a lot like a hotel, a building with parking all around it. Mr. Bourlon noted that the alternative to this design would be a parking deck underneath, which would require them to raise the building height to accommodate the deck. In order to cover the costs of building that kind of parking structure, rents would have to almost double. The Petitioner is trying to keep this project affordable enough for its residents, at their stage in life, and thus surface parking is necessary. He added, however, that they have proposed fewer parking spaces per unit than for conventional multifamily. The same attendee then asked about concerns related to the absence of walkability to retail in this area. Mr. Bourlon noted that the park across the street is a positive, but admits the absence of walkable retail and restaurants is not ideal. The Petitioner searched for sites like that, but the costs make it impossible for them to fit the kind of development they envision here and in which they specialize.

Mr. Bourlon noted, in response to a question, that the Petitioner has removed garages it had proposed along Highland Creek Parkway. Mr. Carmichael noted that the City had requested removal of those garage units.

A neighbor reminded the Petitioner that at the June meeting, it was recommended that the Petitioner should reach out to Wallace Farm about this project. Mr. Hamilton explained that he recalled that discussion, and that the Petitioner is finally now at the point in the process where it makes sense to have that discussion. An attendee noted some fear that when future residents discover that Wallace Farm is there, some become upset about odors. It was recommended that this fact be conveyed to residents up front.

A resident of Highland Creek noted that some concerns about the project raised at the last Advisory Board meeting were: risk of conversion to condos, stability of the developer, and tenure at this site. She offered to disseminate information to that group and through other means to address those concerns. Mr. Bourlon was appreciative and noted that more information will be forthcoming.

An attendee asked if the Petitioner has settled on a name for this development, and Mr. Bourlon said no decision has been made at this time.

The Community Meeting then adjourned and informal discussions continued between the Petitioner, its representatives, and attendees.

### <u>CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:</u>

None at this time.

Respectfully submitted, this day of December, 2016.

Stream Realty Partners, the Petitioner

### EXHIBIT A-1

PET_NO	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDRZ	CITY	STATI	E ZIPCODE	
2017-006	02964184	2013B PROPERTY OWNER LLC				3300 FERNBROOK LN NORTH STE 210		PLYMOUTH	MN	55447	
2017-006	02964117	AH4R-NCLLC				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301	
2017-006	02964173	AMERICAN HOMES 4 RENT PROPERTIES FIVE LLC				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301	
	02964177	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301	
	02964137	AMERICAN RESIDENTIAL LEASING COMPANY LLC			C/O AMERICAN HOMES 4 RENT	PO BOX 95997	ATTN PROPERTY TAX DEPARTMENT	LAS VEGAS	NV		
	02964172	AMERICAN RESIDENTIAL LEASING COMPANY LLC								89193	
	02925265	ANDERSON	BOBNEY A	1041144	C/O AMERICAN HOMES 4 RENT	PO BOX 95997	ATTN PROPERTY TAX DEPARTMENT	LAS VEGAS	NV	89193	
			RODNEY A	M MAOL	ANDERSON	9218 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
	02925204	ANDREWS	GEORGE E.	ANNE M.	ANDREWS	9128 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
	02964143	ARP 2014-1 BORROWER LLC			C/O AMERICAN HOMES 4 RENT	PO BOX 95997	ATTN PROPERTY TAX DEPARTMENT	LAS VEGAS	NV	89193	
	02964115	BALDWIN	LESCIE			9244 SIMONTON DR		CHARLOTTE	NC	28269	
2017-006	02964183	BARBEE	JARON			9213 SIMONTON DR		CHARLOTTE	NC	28269	
2017-006	02964113	BENJAMIN	JOHN R	CHRISTINE M	BENJAMIN	9116 HIGHLAND CREEK PKWY		CHARLOTTE	NC	28269	
2017-006	02964142	BLACKWELL	NATHAN	GAIL	BLACKWELL	9122 SIMONTON LN		CHARLOTTE	NC	28269	
	02925244	BLAIR	DONALD	PHYLLIS	BLAIR	9217 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
	02964111	висн	ALAN L	KIM	BUCH	9200 HIGHLAND CREEK PKWY		CHARLOTTE	NC	28269	
	02112202	BURRELL	JO ANN	CHAI	ВОСИ						
	02964189		SAFRONIA A			14001 EASTFIELD RD		HUNTERSVILLE	NC	28078	
		CALDWELL				9237 SIMONTON DR		CHARLOTTE	NC	28269	
	02925271	CARINO	LINDA SUSAN			9133 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
	02925286	CARTER	JAMES P			9230 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
	02925245	CIVILINSKI	JOSEPH		JAMES CIVILINSKI	9223 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
	02925264	CROSS	JERALD	TERRY	CROSS	9224 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
2017-006	02925241	DAILEY	PETER J	MAUREEN J	DAILEY	9201 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
2017-006	02964191	DARR	MARGARET M			716 BLACKWELL ST		FAYETTEVILLE	NC	28312	
	02964168	DAY	DAVID	SUZANNE	DAY	32766 THE OLD RD		CASTALC	CA	91384	
	02925273	DENTON	AMY JO			9121 KESTRAL RIDGE DR					
	02964129	DIXON	DEMOND	XAVERIA	DIXON			CHARLOTTE	NC	28269	
	02925207	DUMOND				9206 SIMONTON DR		CHARLOTTE	NC	28269	
			AVERY D	PATRICIA D	DUMOND	9110 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
	02964188	FLETE	CARMEN L	FAUSTO	FLETE	9233 SIMONTON DR		CHARLOTTE	NC	28269	
	02964136	FREEMAN	JOSHUA	LATISHA	FREEMAN	14016 SOBECK LN		CHARLOTTE	NC	28269	
	02964187	GARNER	MICAH DALE			9229 SIMONTON DR		CHARLOTTE	NC	28269	
2017-006	02925243	GORDON	JOAN			9211 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
2017-006	02964175	GRAVES	JAMES B			9127 SIMONTON DR		CHARLOTTE	NC	28269	
2017-006	02964130	GREEN	BROCK J	TIFFANY	GREEN	14013 SOBECK LN		CHARLOTTE	NC	28269	
	02925266	GRUNO	CHARLES D	HELEN D	GRUNO	9212 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
	02925246	HANNA	LAURAJ	TRUST	JANE F HANNA IRREVOCABLE						
2017-006		HELSEL	DONS			9233 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
	02925197			JENNIFER R	HELSEL	9134 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
		HIGHLAND CREEK COMMUNITY	ASSOCIATION INC			6300 HIGHLAND CREEK PKWY		CHARLOTTE	NC	28269	
	02925261	HIGHLAND CREEK COMMUNITY ASSOC	INC			6300 HIGHLAND CREEK PKWY		CHARLOTTE	NC	28269	
	02925263	HIGHLAND CREEK COMMUNITY ASSOC	INC			6300 HIGHLAND CREEK PKWY		CHARLOTTE	NC	28269	
	02975193	HIGHLAND CREEK COMMUNITY ASSOC	INC		(*)	6300 HIGHLAND CREEK PKWY		CHARLOTTE	NC	28269	
2017-006	02964110	HIGHLAND CREEK INVESTORS LLC				521 E MOREHEAD ST STE 400		CHARLOTTE	NC	28202	
2017-006		HIGHLAND CREEK INVESTORS LLC				2400 SOUTH BOULEVARD	STE 300	CHARLOTTE	NC	28203	
2017-006	02964131	HOEFER	KIMBERLY			14017 SOBECK LN		CHARLOTTE	NC	28269	+
	02925259	HUBBELL	MARTHA ANNE			9304 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
	02112206	HUNT	WILLIE EDMOND	CLEMENTINE O	HUNT	14017 EASTFIELD RD	,	HUNTERSVILLE			
	02925285	HUTCHERSON	BARRY A						NC	28078	
	02925206	INDOVINO		TERESA H	HUTCHERSON	9234 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
	02925206	771777777777	GRACE	19895001	19220100000000	178 EASTON DR		MOORESVILLE	NC	28115	
		IZAGUIRRE	CARLOS A	ELIA V	IZAGUIRRE	9222 SIMONTON DR		CHARLOTTE	NC	28269	
	02964119	JDBCO LLC				8410 PIT STOP CT	STE 140	CONCORD	NC	28027	
2017-006	02964176	JENKINS	MATTHEW F			9131 SIMONTON DR		CHARLOTTE	NC	28269	
2017-006		JIANG	JOHN	CHRISTY	JIANG	168 POPLAR WOODS DR		CONCORD	NC	28027	
2017-006	02964126	JN INVESTMENTS LLC			NAME OF THE PARTY	4619 S OCEAN BLVD UNIT 905		NORTH MYRTLE BEACH	sc	29582	
2017-006	02964174	JOHNSON	JILL K			14023 BERNARD Y LN		CHARLOTTE	NC.	28269	
2017-006		JOHNSON	PATRICIA ROBINSON	REGINALD D	JOHNSON	14114 ROUDA LN		CHARLOTTE		28269	
	02925267	JONES	ALLMOND H	JUDY G	JONES	9206 KESTRAL RIDGE DR			NC NC	28269	
	02964144	IONES						CHARLOTTE			
	02925208	KNAPP	TALRA C	CLARENCE H JR	JONES	14039 BERNARDY LN		CHARLOTTE	NC	28269	
			GREGORY B			6612 WARBLER WOOD CT		CHARLOTTE	NC	28269	
2017-006		LEBAR	MARTHANN			9115 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
2017-006		LILLY	LANISHA COZETTE			9214 SIMONTON DR		CHARLOTTE	NC	28269	
		LYNCH	MELISSA G			9640 GILEAD GROVE RD		HUNTERSVILLE	NC	28078	
2017-006	02964181	MARSH	MYRON	SHANNON B	MARSH	9205 SIMONTON DR		CHARLOTTE	NC	28269	
2017-006	02925270	MASTEN	NANCY N			9139 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
2017-006	02925209	MCANULTY	BARRY LEE SR	KATHERINE M	MCANULTY	6606 WARBLER WOOD CT		CHARLOTTE	NC	28269	
2017-006	02925269	MCKEE	PATRICIA W.			9145 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
2017-006	02112201	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202	
2017-006		MESSIER	MARK			9205 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
2017-006		MUSHATT	WILLIE JOE	IRMA J	MUSHATT	9109 KESTRAL RIDGE DR					
	02964167	NORDIN						CHARLOTTE	NC	28269	
			DALE S	KAREN J	NORDIN	3556 WINDSPUN DR		HUNTINGTON BEACH	CA	92649	
2017-006		NUZZO PACKETT	IAN DAVID	JESSICA ROSE	NUZZO	7808 CHERRY ORCHARD CT		SPRINGFIELD	VA	22153	
2021 000			DANNY K	JANEEN	PACKETT	14035 EASTFIELD RD		HUNTERSVILLE	NC	28078	
	02112211	PACKETT	DANNY K			14101 EASTFIELD RD		HUNTERSVILLE	NC	28078	
	02964140	PARKER	JAMES H SR			9130 SIMONTON DR		CHARLOTTE	NC	28269	
2017-006		PENDER	SANDRA RABORN	ANGELA RABORN	THOMAS	14013 EASTFIELD RD		HUNTERSVILLE	NC	28078	
2017-006		PETERSON	PATRICIA A			9146 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
		PREZIOSI	RALPH	THERESA	PREZIOSI	9417 TITUS LN		HUNTERSVILLE	NC	28078	
2017-006	02964138	QUICK	NATASHA D	KEITH C	QUICK	9140 SIMONTON DR		CHARLOTTE	NC	28269	
		REDFEARN	FARRAH F			14118 ROUDA LN		CHARLOTTE	NC	28269	
		RICE	MICHAEL A	CHRISTINA M	RICE	9143 SIMONTON DR		CHARLOTTE	NC	28269	
		ROA	JUAN MAURICIO	INGRID ROMELIA	CARO	9225 SIMONTON DR		CHARLOTTE		28269	
		RUOCCO	ROBERT	INONID ROWELIA	CARO						
		SHAHEED	AZIZ ABDUL	FUELIA C	TANION	9127 KESTRAL RIDGE DR		CHARLOTTE		28269	
				SHELIA C	TAYLOR	9201 SIMONTON DR		CHARLOTTE		28269	
		SMITH	CHARLES	LINDA	SMITH	9126 SIMONTON DR		CHARLOTTE		28269	
		SUAZO-PARADA	JOSE A.	VERONICA	DIAZ	9241 SIMONTON DR			NC	28269	
		TRAORE	OUSMANE	KADIATOU KEITA	TRAORE	9209 SIMONTON DR		CHARLOTTE	NC	28269	
2017-006		TRINITY DEVELOPMENT PARTNERS	ttc			4508 E INDEPENDENCE BV STE 205		CHARLOTTE	NC	28205	
2017-006	02964171	TRINITY DEVELOPMENT PARTNERS	шc			4508 E INDEPENDENCE BV STE 205				28205	
2017-006		TUCKER	STEPHEN			9139 SIMONTON DR				28269	
2017-006		TYSINGER	MELISSA WIGGINS	JONATHAN L.	TYSINGER	9202 KESTRAL RIDGE DR		CHARLOTTE		28269	
2017-006		ULLAL	VIJAY	JAYSHREE	ULLAL			SARATOGA			
2017-006		VERNON		MISHINEE	vient	19384 CHABLIS CT				95070	
			JOHN WILLIAM (OFFICE		TANK STASA DEDICATE	14113 ROUDA LN				28269	
2017-006		WARD	WILLIAM JOSEPH		JANE ELLEN DERIGHT	PO BOX 745				28031	
2017-006		WAXMAN	ROBERT	ANA MARIA C	WAXMAN	4685 CHEYENNE DR				80118	
		WILLIAMS	TIA C			9122 KESTRAL RIDGE RD				28269	
	02925260		CAROLE A			9238 KESTRAL RIDGE DR		CHARLOTTE	NC	28269	
		WOODLEY WALLACE FARMS LLC				14842 EASTFIELD RD				28078	
2017-006	02924103B	WOODLEY WALLACE FARMS LLC				14842 EASTFIELD RD				28078	
		YANCEY	KATHRYN			9140 KESTRAL RIDGE DR				28269	
2017-006		JOHN CARMICHAEL (ROBINSON BRADSHAW)				101 N. TRYON ST, SUITE 1900			NC	28246	
2017-006								THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	150		
		ROBERT HAMILTON			STREAM REALTY PARTNERS	515 CONGRESS AVE SHITE 1300		AUSTIN	TX		
2017-000		ROBERT HAMILTON			STREAM REALTY PARTNERS	515 CONGRESS AVE, SUITE 1300		AUSTIN	TX	78701	

PetNo	FirstName	LastName	Orglabel	MailAddres	MallCity	Mi MailZip
2017-006	Tony	Vanchieri	Crosspointe on the Green HOA	5906 Pale Moss Lane	Charlotte	NC 28269
2017-006	Heather	Casselberry	Highland Creek CA	6107 Skyline Drive	Charlotte	NC 28269
2017-006	Stacie	Purcell	Highland Creek HOA	6121 Chavel Lane	Charlotte	NC 28269
		Ports	Highland Creek HOA	5806 Mantario Drive	Charlotte	NC 28269
		Rosa Corey	Highland Creek HOA	6428 Stargaze Lane	Charlotte	NC 28269
2017-006	Gall	Blackwell	Eastfield Meadows	9122 Simonton Drive	Charlotte	NC 28269
2017-006	Theresa	Rosa	Prosperity Village Area Association	6428 Stargaze Lane	Charlotte	NC 28269
2017-006			Friends of Fourth Ward (FOFW)	100 N. Tryon Stree, Suite B220	Charlotte	NC 28202
2017-006	Susan	Lindsay	Charlotte East Comm. Partners	6205 Rosecroft Drive, Unit C	Charlotte	NC 28215
2017-006		Woudstra	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC 28202
2017-006	Richard	Toenjes	Hickory Grove Coalition	6809 Linda Lake Drive	Charlotte	NC 28215
2017-006	Claire	Fallon	Northeast Coalition of Neighborhoods	8879 Legacy Lake Lane	Charlotte	NC 28269
2017-006	Maxine	Eaves	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2017-006	Phillip	Davis	Southwest Comm., Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2017-006	Dorothy	Coplon	Southeast Coalition of Neighborhood Associations	4316 Bellwood Lane	Charlotte	NC 28270
2017-006	Darrell	Bonapart	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC 28212
2017-006	Susie	Hines	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC 28212
2017-006	Heather	Ferguson	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28212
2017-006		Fewell	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC 28215
2017-006	Carol	Burke	NorthEnd Partners	3815 N Tryon Street	Charlotte	NC 28206
2017-006	Mary	Hopper	University City Partners	8335 IBM Drive, Suite 110	Charlotte	NC 28262
2017-006	Al	Winget	Steele Creek Residents Assoc.	12238 Winget Road	Charlotte	NC 28278
2017-006	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273
2017-006	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273

### EXHIBIT A-2

### NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject:

Community Meeting -- Rezoning Petition No. 2017-006 filed by Stream Realty Partners to request the rezoning of an approximately 11.05 acre site located on the southeast corner of the intersection of Eastfield Road and Highland Creek Parkway from the Neighborhood Services zoning district to the R-17 MF (CD) zoning district

Date and Time

of Meeting:

Tuesday, December 13, 2016 at 6:30 p.m.

Place of Meeting:

Crossway Community Church 6400 Prosperity Church Road

Charlotte, NC 28269

We are assisting Stream Realty Partners (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 11.05 acre site located on the southeast corner of the intersection of Eastfield Road and Highland Creek Parkway from the Neighborhood Services zoning district to the R-17 MF (CD) zoning district. The purpose of this rezoning request is to accommodate the development of an age restricted, multi-family residential community on the site that could contain up to 190 dwelling units.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, December 13, 2016 at 6:30 p.m. at Crossway Community Church located at 6400 Prosperity Church Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc:

Mr. Greg Phipps, Charlotte City Council District 4 (via email)

Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)

Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)

Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: December 2, 2016

### EXHIBIT B

Stream Realty Partners, Petitioner Rezoning Petition No. 2017-006

Community Meeting Sign-in Sheet

Crossway Community Church 6400 Prosperity Church Road Charlotte, NC 28269

Tuesday, December 13, 2016

6:30 P.M.

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		Learno@ carolina, rr. com rn 1255 D bellgovth, rus skitt agmail. Com. Gforce 48 e 140 MM. Com
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		SKHKZgmaile Com. GFORCE 48 @ HOJMANICON
	1811-166 201	GFORCE 48 @ HOMANICON
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91 829 DC	704-947-0185	704-947-0185 latrelleggolicum
3	80124244638	80/24274638 Crmarine Dhotmas/com
15245 EASTHELD VILLAGE IN		7046078128 Pgcarterabellsouthinst
9143 Simenton Dr.	704-173-3335	Mrice 1344@hotmil. Com
10418 KATELYN DRIVE	104 995 7790	dsgrubbs @ bellsouthing
	Andre Diene Bayoha 9718 Kestul Riffer Priscella Sun tra 18843 Eastfield Riffer Dailey 9201 Kestal Risga Dr. Pablo Flaura Anias 9200 Highland Over Rhuy RMI (NOTEL 18243 EARSTHELD VILLAGE IN Michael Rice 9143 Sinonton Dr. DEIROPE Grenzes 10418 KATELYN DEIVE	

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TELEPHONE			)	954546670	7188-208-401		Stoc ISh has	7	55/5-5/5-5/62										# # # # # # # # # # # # # # # # # # #				
ADDRESS	64103 Ridgeview Commons	9109 Kestral Ridge		1927 Tamosthouse	8715 Whalkeroller	Cardinals (	WYSS Starfaze	(22.8 A	5 4010 DEntal ASCLUM	0,							ii.			i i			
NAME	Shika Rounce		Brdry	4 AMELIEIA	Chite Mc/ 16500	Ann Balen	Theresa Losa	Meld	40017													•	
	14.	15.	16.	17.	18.	19.	20.	21.	22.	23.	24.	25.	26.	27.	28.	29.	30.	31.	32.	33.	34.	35.	

### EXHIBIT C

## 2017-006

Stream Realty Partners, Petitioner

Community Meeting

December 18, 2016

ROBINSON BRADSHAW

Charlotte: Research Triangle: Rock Hill robinsonbradshaw.com

### Agenda

- Introduction of Development Team Members
- II. Rezoning Schedule
- Site and the Existing Zoning of the Site
- Stream Realty Partners and Active Adult Living ≥
- Overview and Responses to Chief Concerns
- Review and Discussion of the Site Plan/Development
- Review and Discussion of Building Architecture
- VIII. Question, Answer and Comment Session.

### Development Team

- Robert Hamilton, Stream Realty Partners
- Luke Bourlon, Stream Realty Partners
- Eric Hampton, Kimley-Horn
- Marianne Moseley, Kimley-Horn
- John Carmichael, Robinson, Bradshaw & Hinson
- Ty Shaffer, Robinson, Bradshaw & Hinson

### II. Rezoning Schedule

Public Hearing:

Tuesday, January 17, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center

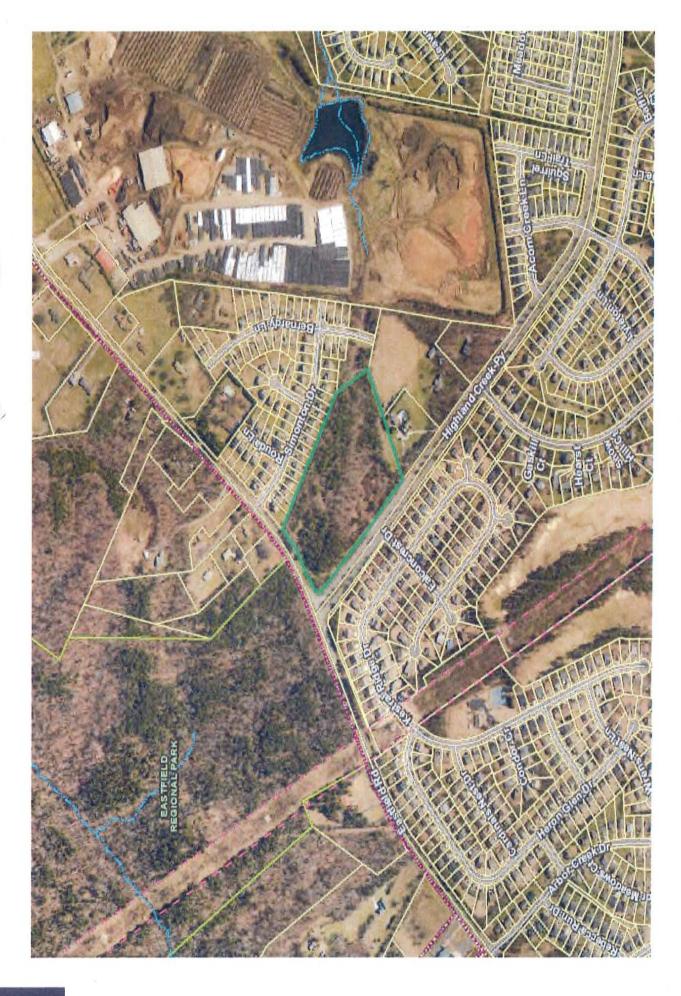
Zoning Committee:

Wednesday, January 25, 2017 at 4:30 PM at the Charlotte-Mecklenburg Government Center

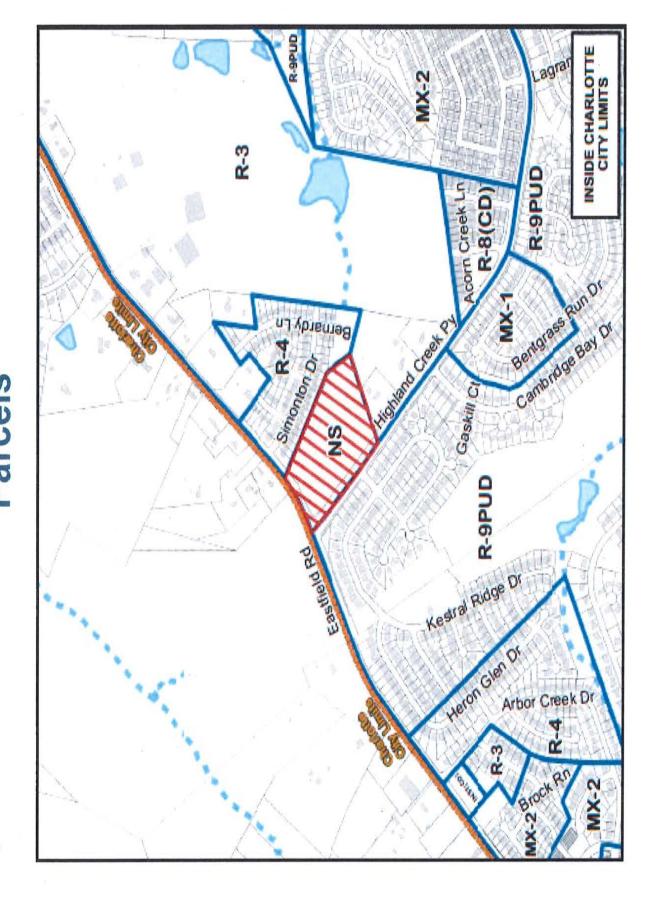
City Council Decision:

Monday, February 20, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center

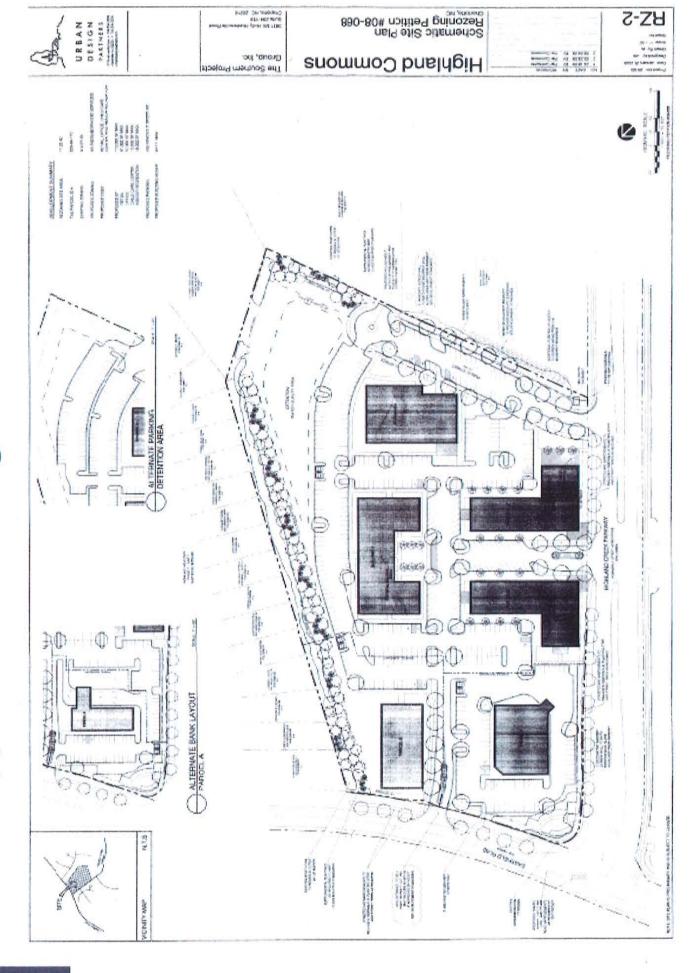
### III. Site & Existing Zoning



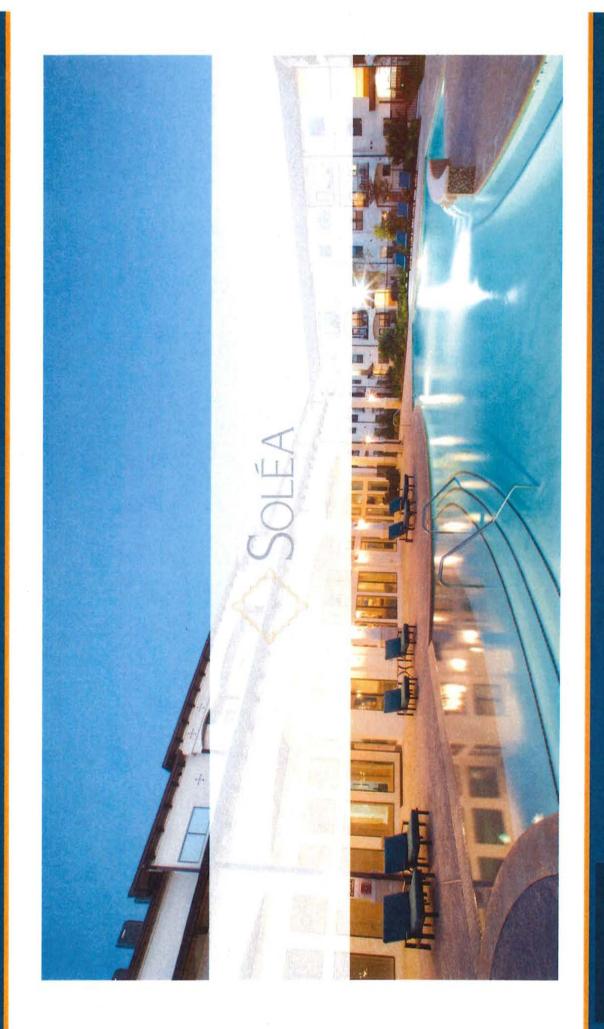
### Existing Zoning of the Site and Surrounding **Parcels**



## Approved Rezoning Plan for the Site

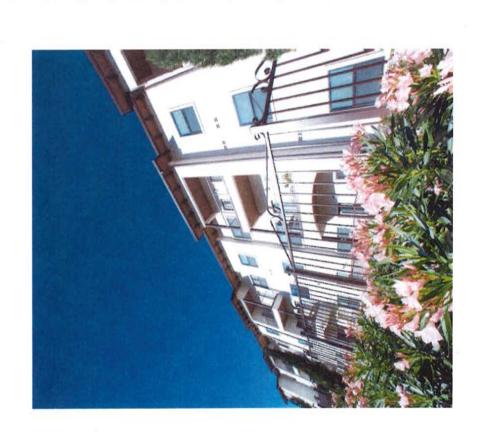


# IV. Stream Realty Partners & Active Adult Living





## Stream Background & Experience



Stream's Senior Housing team consists of and multifamily investment sales professionals with over 100 development, acquisitions, operations, and years of combined experience in the industry. seasoned senior housing

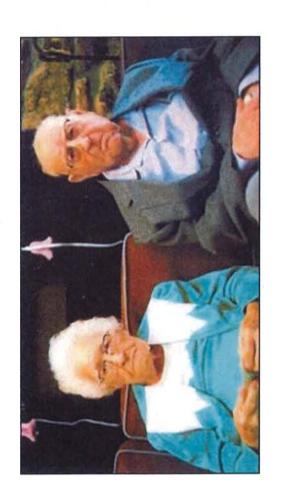
billion in 65 properties across all product types achieving a weighted average 43.0% Since inception, Stream has invested \$1.7

marketed Belle Vintage Park in Tomball, TX; now known as The Laurel at Vintage Park. developed members team Stream



### Assisted vs. Active

# 55+ is not a limit...it's a lifestyle!









### Active Adults



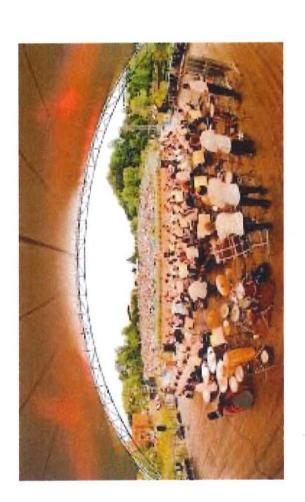
## Stream AAL Resident Facts

Average Resident Age: 65 to 67

Widow/Widowers: 34%

Divorced: 13%

Retired: 76%





### Family First

In nearly all cases, respondents chose our community based on proximity to their family.

- For many residents, their children identified the property prior to visiting themselves.
- Nearly all respondents said that they moved to the area because it was near their children and grandchildren

"We drew a circle around my children and my grandchildren and said it was here."

"I needed it to be close to my family."

"We came down to visit my son so we came down here for a week on vacation and we fell in love, went bac to Missouri, sold our house in two wooks and moved our "."

"Well, my daughter lives here and that's why I moved here."

"I moved over here from the San Antonio area more to see three grandsons."



## Site Selection & Demographic Scoring

Our site selection process is designed to objectively analyze and score sites against one another. Through heat maps, soft scores, and hard number radii analysis, our ever improving scoring system is designed to identify sites with the highest concentrations of demand:

- Family: households w/ children present, densities, and growth
- Existing eligible 55+ residents and their respective incomes and growth projections
- Walkability, crime, access to medical, education, amenities, and entertainment
- Adult child growth, area incomes, median household values
- Widows, single females, median rents

"It was the ease of shopping access, in and out ingress/egress. We travel a lot and I like the access to the airport. There are a lot of opportunities here; we like to further our education so you have the local colleges. I do like the area here. It's kind of living in the old but you got new across the street."

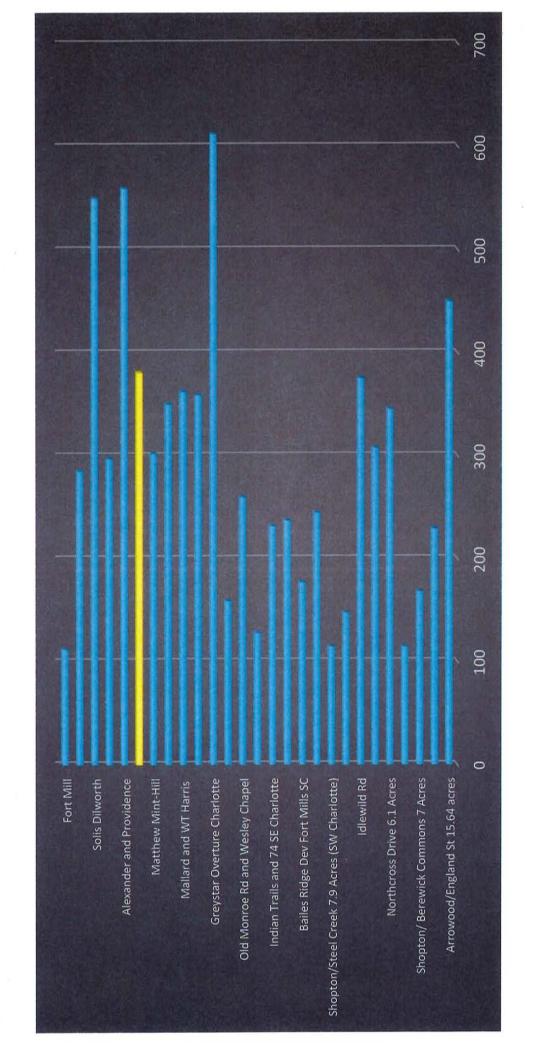


### **Demand Studies**

	+GROWTH (Pop 65+)	EHOLDS (Pop 55-65) 25.00%	ints Expected to Move 20.00%	Total Possible Demand	Total Capture Rate 5.00%
DEMAND SCORE	INCOME QUALIF/AGE QUALIFIED HOUSEHOLDS+GROWTH (Pop 65+)	INCOME QUALIF/AGE QUALIFIED HOUSEHOLDS (Pop 55-65)	Percent of Pop. 35-54 + GROWTH with Parents Expected to Move		

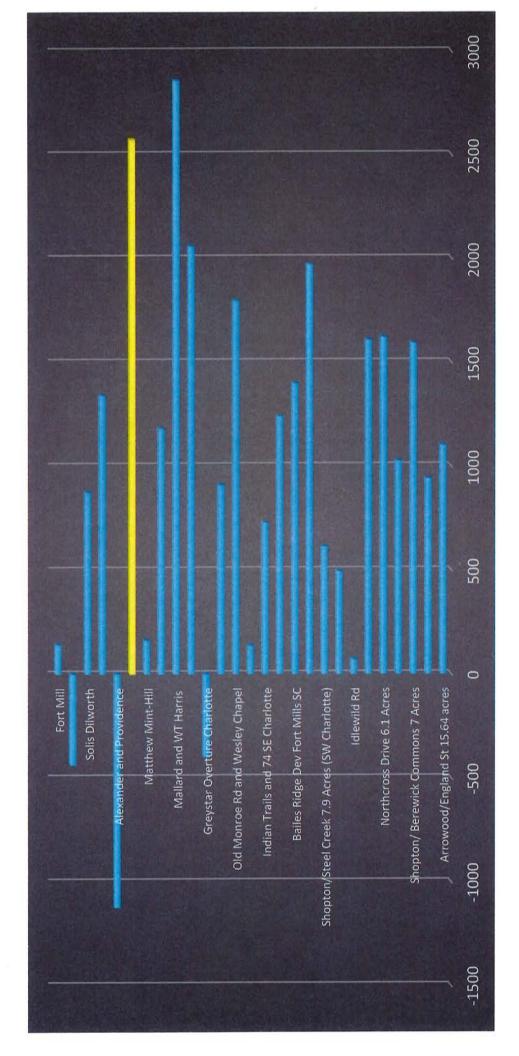


## **Charlotte AAL Demand (3-Mile)**



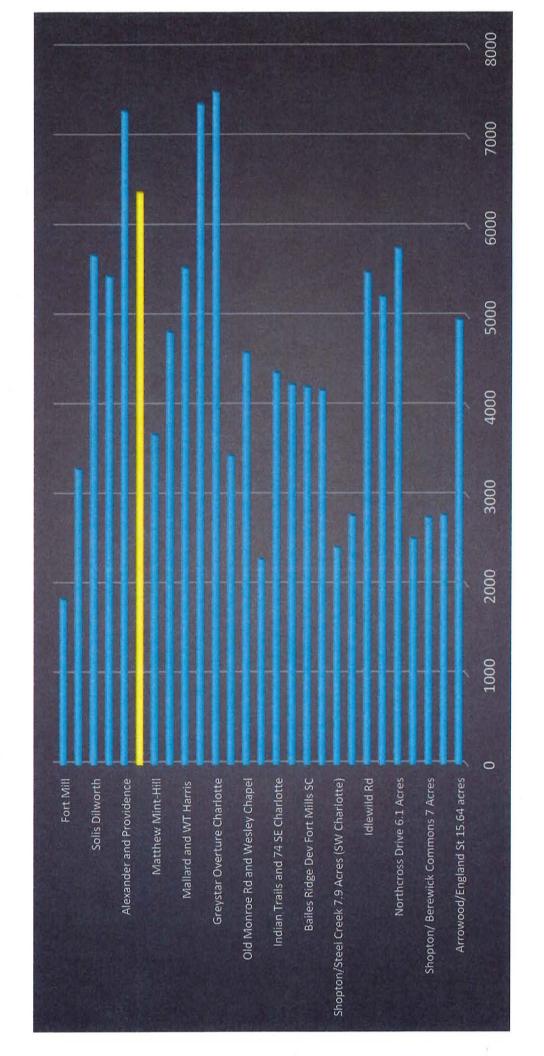


# Adult Child (35-54) Predicted 5-Year Growth





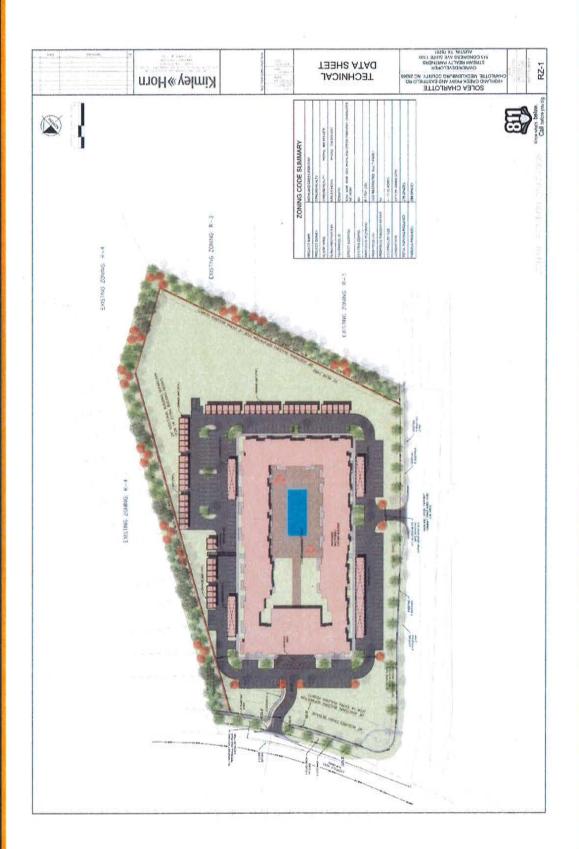
## Households with Children Present





Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	ï	Tax Record
	Retail	81k sf		1
Entitlement with	Office	57k sf	0000	02 0000 000
Current Zoning	Daycare	12.5k sf	0000	KZ 2000-000
	Recreation	18k sf	×	
Proposed Zoning	Age Restricted Apartments	190 dwellings	655	Site Plan: 10-24-16





## Our Community & Our Residences

### **Our Community**

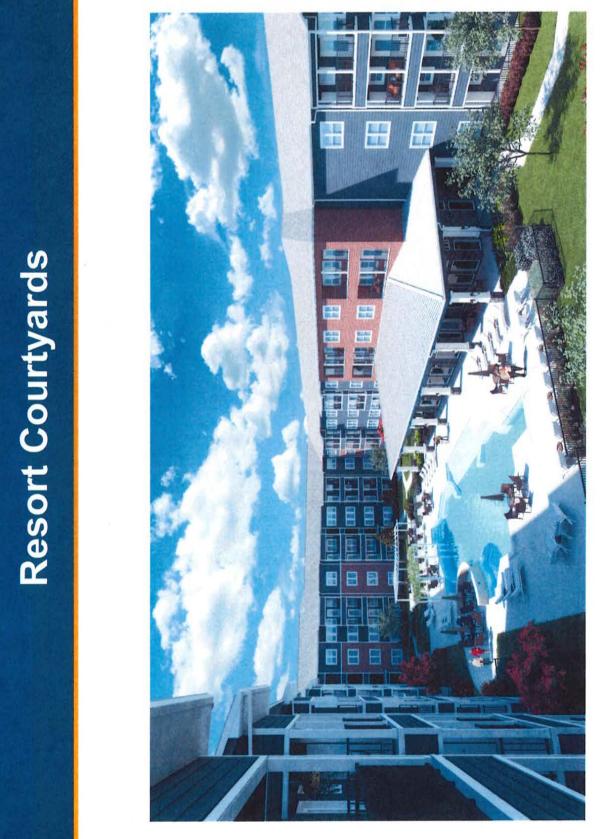
- 184 Unit Building with Gated Access
- Covered Access to Entire Building
- Elevator Access to All Residences
- Amenities:
- o 10,000sf+ Multi-Level Clubhouse
- Resort Pool
- Water Aerobics & Weekly Fitness
- Classes
- Yoga Lawn
- Dog Park
- Outdoor Grills
- 24hr Fitness Center

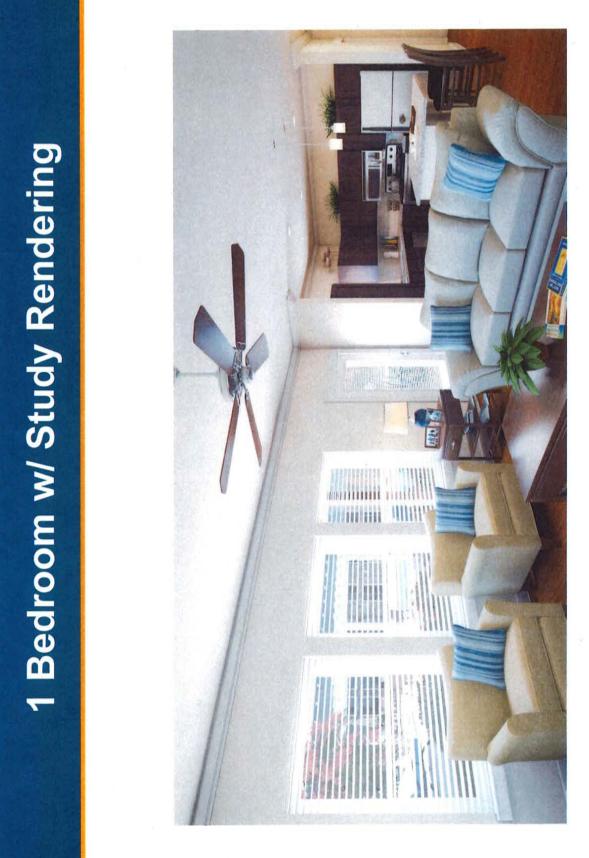
### Our Residences

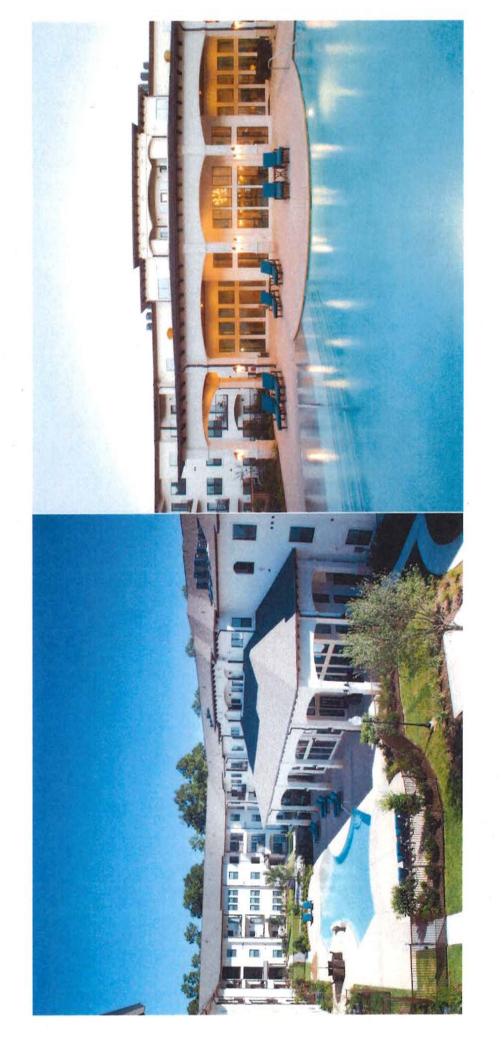
- Average size: 977sf (1 bed & 2 beds)
- Features:
- Granite countertops w/ tile backsplashes
- Stainless Steel Appliances
- Brushed nickel hardware/Shaker style cabinets
- o Wood flooring in living, dining, & kitchen
- Dual vanity sinks
- Walk-in showers
- Large balconies
- Washer/Dryer Included
- 9 foot ceilings
- Natural light













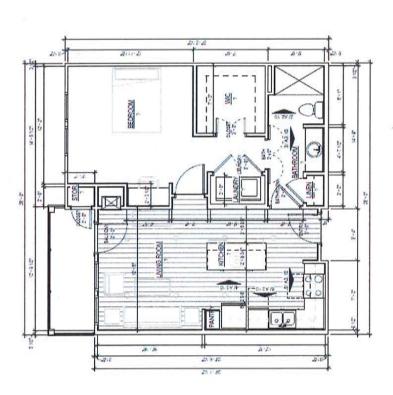






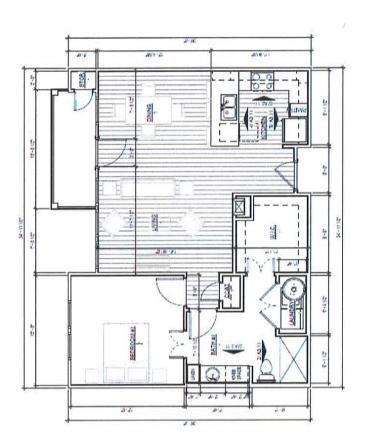
Solea San Antonio



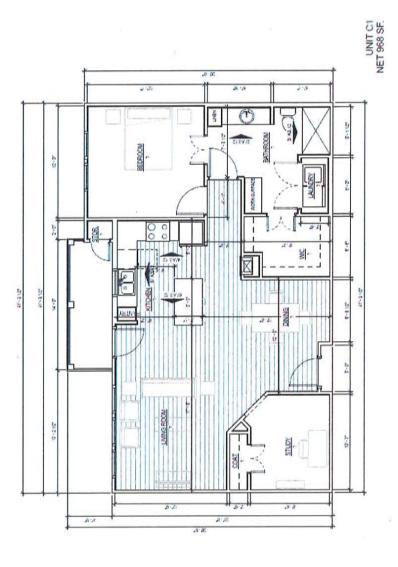


UNIT A1 NET 667 SF.

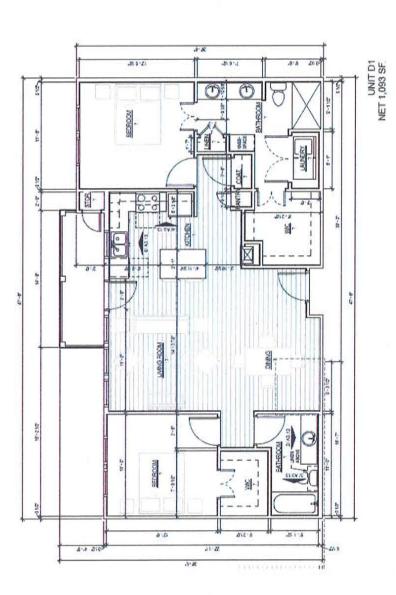




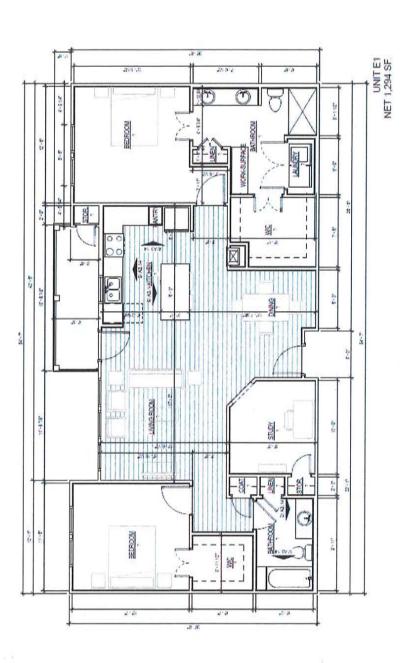
UNIT B1 NET 811 SF.



1X1 Study







2X2 Study

## **Active Lifestyle**

### life ENGAGED



#### Food & Nutrition

Let neighbors in on your secret ingredient with potlucks and recipe swaps. Enjoy the ease of local grocery deliveries, catered cuisine, or grow your own vegetables with a helpful guide.



#### Group Outings

Cheer on the home team, enjoy a night at the symphony or join the local rowing club as you explore adventure beyond the property. The best part? You'll always have a friend to bring along as you try something new.



#### Health & Wellness

Pet Service

Concierge

Learn how to feel your best with on-site classes focused on helping you improve your diet, physical and mental health. Drop into a cooking class, relax during a massage or stay prepared with convenient vaccinations and check-ups.



#### Fitness & Training

Receive
one-on-one
attention from a
certified personal
trainer to prepare
for a local half
marathon or just
to get a great
workout. Train
your way to an
fitness-focused
getaway like
hiking Machu
Picchu or cycling
in Napa Valley.

grooming stations

and out-of-town

dog park, walking

services,

furry friends get

Make sure your

their portion of the good life. A care ensures they

feel just as comfortable as "I do almost everything because that's the reason I chose this place was the activities."

companionship of visiting and

being one big happy family."

"...my husband loves happy

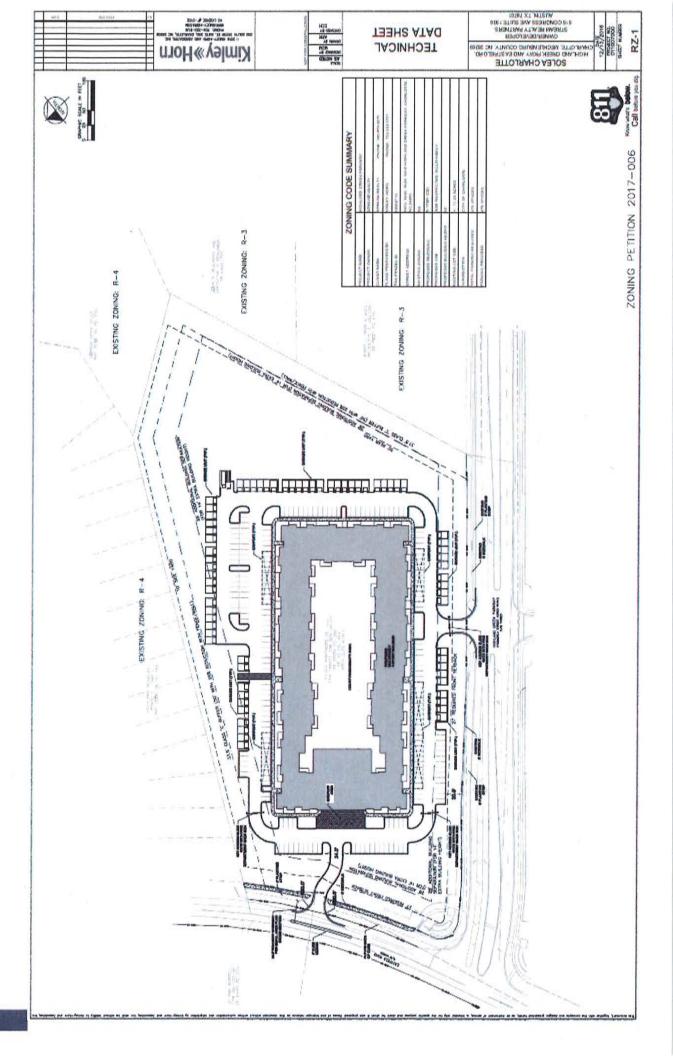
hour...it's just the



# V. Overview & Responses to Chief Concerns

- Is this going to be another Shads Landing? Is this tax credit?
- Does Stream's development have a lesser or greater impact than what the land is currently zoned for?
- What is the impact on traffic? Schools? HCCA amenities?
- If rezoned, can this be converted into regular apartments? Why not build homes?
- Is Stream a stable company?

VI. Site Plan



VII. Architecture - Elevation of Building Facing Eastfield Road

VII. Architecture - Elevation of Building Facing Highland Creek Parkway

# Questions and Comments

Charlotte: Research Triangle: Rock Hill robinsonbradshaw.com