

## SECOND COMMUNITY MEETING REPORT

**Petitioner: Madison Capital Group, LLC**

Rezoning Petition No. 2017-023

This Second 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 Second Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on July 31, 2018. A copy of the written notice is attached hereto as Exhibit B.

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

The Second Community Meeting was held on Thursday, August 9th at 6:00 p.m. at the Steele Creek Presbyterian Church, 7407 Steele Creek Road, Charlotte, North Carolina 28217.

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

The Second Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Second Community Meeting by Dan Gualtieri and Evan Stephens, as well as by Petitioner's agents, Brian Miller and Rad Hudson with Bohler Engineering, Brady Finklea with Kimley-Horn, and Collin Brown and Brittany Lins with K&L Gates. Multiple members of the Freeman family, who are the current owners of the property, were also in attendance to show their support for the petition.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown explained that a previous Official Community Meeting was held about a year prior by developer Leon Capital Group, LLC. Since then, one of the main drivers of the deal (Lidl Grocery) fell through. Now, a new developer, Madison Capital Group, LLC, has the opportunity to present a similar site plan and revive the rezoning request.

Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown began the presentation by explaining the long process that has lead to the status of the petition today. The Petitioner began community outreach in November of 2016 during a Steele Creek Residents Association meeting, then with hosting a meeting with the Berewick Neighborhood Association in December 2016. Since that time, the Petitioner has been involved in the City's Developer Response Process for the Steele Creek area. The Petitioner has updated the rezoning plan to be responsive to those community outreach initiatives and the Developer Response results.

Mr. Brown explained that the property is approximately 16 acres and located on the east side of Steele Creek Road, in between Dixie River Road and the future extension of Shopton Road West. The property has been owned by generations of the Freeman family for over 300 years and the family has seen first-hand the area's transformation from expansive farmland to a busy commercial center. The encroaching

development and increased traffic, along with health and aging family concerns, has been difficult for the family and they now wish to sell their land.

Mr. Brown continued by explaining the current zoning at the property is the R-3 (residential) zoning district. The Steele Creek Area Plan recommends residential uses up to six dwelling units per acre for this property, however, the plan recognizes that consideration should be given to retail, office and higher density development along Steele Creek Road.

Based on the rapid anticipated redevelopment of the Steele Creek area, the City initiated a Developer Response process to evaluate a broader view of potential rezoning areas rather than each rezoning petition on its own. Mr. Brown explained the Developer Response process undertaken by the City and the involvement of various interested parties. Mr. Brown said that the feedback ranged from those who wanted denser development to those who wanted no new development. Mr. Brown then explained the City's results from the process, including the desired density and street infrastructure.

Mr. Brown explained that the Petitioner intends to follow the results of the Developer Response process, including building expensive street infrastructure across the property. The Petitioner will also design the buildings along Shopton Road to create a "main street" feel, as requested by the City as a result of the Developer Response process. The Petitioner will also provide a wide setback along Steele Creek Road to be consistent with the Berewick streetscape. Mr. Brown explained that the Petitioner also must take many other factors into account, including the desires of the property owner, the City, market realities, transportation requirements, and concerns of adjacent property owners.

Mr. Brown then showed the current conceptual site plan for the property. The Petitioner is currently requesting the NS (Neighborhood Services) zoning district for the front parcels of the property fronting Steele Creek Road, to accommodate commercial uses, which may include restaurant, grocery, office, or personal service uses, among others. Additionally, the Petitioner has agreed to limit the number of drive-through uses at the site to one accessory drive through for only neighborhood service uses (not fast food) or financial institutions (i.e., banks) and to adequately screen the view of the drive-through window. The Petitioner is requesting MUDD (Mixed Use Development District) for the back portion of the site to accommodate multi-family residential uses. The Petitioner also intends to provide amenitized pocket parks and a large tree save area in the site plan.

Mr. Brown explained that the Petitioner is sensitive to the community feedback against multi-family housing. Due to various site constraints and competing interests, the Petitioner believes that multi-family residential uses are appropriate for this site whereas single family is more appropriate in other areas to be developed around the Steele Creek area. Mr. Brown noted that the site is within a short walking distance from various employment opportunities and amenities, making it desirable as a location for multi-family housing. Noise concerns related to airport traffic can be better insulated in multi-family developments rather than single family housing.

Mr. Brady Finklea walked through the transportation considerations and emphasized that the proposed project would create 1,000 less trips than the original plan by Leon Capital. Mr. Finklea demonstrated that several off-site mitigation measures would be implemented by the Petitioner to help alleviate traffic congestion at the surrounding intersections. In response to attendees' concerns about the timing of the traffic signal at the intersection of Shopton Road and Steele Creek Road, Mr. Finklea stated that he would look into the issue with CDOT and try to find a solution.

The Petitioner is committing to high-quality building materials in the conditional rezoning plan. Mr. Brown showed several renderings to demonstrate the Petitioner's vision for the multi-family portion of the site.

The Petitioner hopes that this petition will go to public hearing in September and receive a City Council decision in October of this year but Mr. Brown stated that an October public hearing and November City Council decision is more likely. Mr. Brown then opened the meeting up to attendee questions and discussion.

Several attendees expressed their concern with the proposed multi-family development and school overcrowding. Mr. Brown stated that CMS would provide an official memo of the projected number of students that this development would add. He also stated that several new schools are proposed for the area as part of the bond referendum that will help alleviate some of the school overcrowding.

In response to a question regarding the feasibility of condominium ownership rather than apartments, the Petitioner's agents responded that the condo market is not as strong and lending is difficult.

An attendee commented that she would like to see more restaurants and bars, such as a place to watch sports games. Another attendee pointed out that better restaurants come with additional rooftops.

Several members of the Freeman family spoke in favor of this rezoning petition, stating that it's the "best plan they've seen" and echoing the desire to sell the property to the Petitioner.

The meeting concluded at approximately 7:00 p.m. and the Petitioner's agents departed shortly thereafter.

Respectfully submitted, this 13th day of August, 2018.

cc: Council Member LaWana Mayfield  
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

# **Exhibit A**

|          | taxpld   | ownerlastn                     | ownerfirst        | cownerfrs | cownerlast                   | mailaddr1                            | mailaddr2                   | city        | state | zipcode |
|----------|----------|--------------------------------|-------------------|-----------|------------------------------|--------------------------------------|-----------------------------|-------------|-------|---------|
| 2017-023 | 19919311 | SPARROW                        | MARY T            |           | %CHARLES A SPARROW           | 207 ARROW DR                         |                             | STARKVILLE  | MS    | 39759   |
| 2017-023 | 19919312 | CLAPHAM                        | AMELIA ANNE       |           |                              | 14600 MAJESTIC OAK DR                |                             | CHARLOTTE   | NC    | 28278   |
| 2017-023 | 19919390 | FREEMAN                        | GEORGIA ANN       |           |                              | 236 WEST PARK DR                     |                             | MORGANTON   | NC    | 28655   |
| 2017-023 | 19919391 | FREEMAN                        | GEORGIA ANN       |           |                              | 236 WEST PARK DR                     |                             | MORGANTON   | NC    | 28655   |
| 2017-023 | 19923701 | HT FUEL NC LLC                 |                   |           |                              | 701 CRESTDALE RD                     | ATTN REAL ESTATE DEPARTMENT | MATTHEWS    | NC    | 28105   |
| 2017-023 | 19923703 | HT BEREWICK LLC                |                   |           | C/O PAPPAS PROPERTIES LLC    | 4777 SHARON RD STE 550               |                             | CHARLOTTE   | NC    | 28210   |
| 2017-023 | 19923715 | BEREWICK PROPERTY PARTNERS LLC |                   |           | THE JACOB FAMILY PARTNERSHIP | 8315 BEVERLY BLVD STE 101            |                             | LOS ANGELES | CA    | 90048   |
| 2017-023 | 19923716 | FTS BEREWICK LLC               |                   |           |                              | 610 E MOREHEAD ST SUITE 100          | CO ASTON PROPERTIES INC     | CHARLOTTE   | NC    | 28202   |
| 2017-023 | 19923717 | HT BEREWICK LLC                |                   |           | C/O PAPPAS PROPERTIES LLC    | 4777 SHARON RD STE 550               |                             | CHARLOTTE   | NC    | 28210   |
| 2017-023 | 19923718 | DIXIE RIVER ROAD REALTY LLC    |                   |           |                              | C/O WALGREENS TAX DEPT               | PO BOX 1159                 | DEERFIELD   | IL    | 60015   |
| 2017-023 | 20109104 | CASALINO CARTING INC           |                   |           |                              | 66-00 LONG ISLAND EXPRESSWAY STE 102 |                             | MASPETH     | NY    | 11378   |
| 2017-023 | 20109105 | FREEMAN                        | FORREST COOPER JR |           | JO ANN M                     | 9601 STEELE CREEK RD                 |                             | CHARLOTTE   | NC    | 28273   |
| 2017-023 | 20109106 | SHUBERT                        | CHARLES WILLIAM   | PAMELA R  | SHUBERT                      | 9617 STEELE CREEK RD                 |                             | CHARLOTTE   | NC    | 28217   |
| 2017-023 | 20109107 | FREEMAN                        | GERTRUDE H        |           |                              | 9501 STEELE CREEK RD                 |                             | CHARLOTTE   | NC    | 28273   |
| 2017-023 | 20109108 | STEELE CREEK (1997)LIMITED     | PARTNERSHIP       |           |                              | 6100 FAIRVIEW RD STE 640             |                             | CHARLOTTE   | NC    | 28210   |
| 2017-023 | 20109114 | MARK OIL COMPANY INC           |                   |           |                              | 1115 NORTH CHURCH ST                 |                             | CHARLOTTE   | NC    | 28232   |
| 2017-023 | 20109115 | MAZZIOTTA                      | LILLIAN           |           | (BY ENTIETY)                 | 7214 BEDFORDSHIRE DR                 |                             | CHARLOTTE   | NC    | 28226   |
| 2017-023 | 20109117 | FREEMAN                        | FORREST C III     | LINDA R   | FREEMAN                      | 9605 STEELE CREEK RD                 |                             | CHARLOTTE   | NC    | 28273   |
| 2017-023 | 20109119 | KNCT DIXIE RIVER LLC           |                   |           |                              | 8415 SANSFIELD CT                    |                             | WAXHAW      | NC    | 28173   |
| 2017-023 | 20109120 | KNCT DIXIE RIVER LLC           |                   |           |                              | 8415 SANSFIELD CT                    |                             | WAXHAW      | NC    | 28173   |

|          |   |             |           |                       |          |           |       |       |
|----------|---|-------------|-----------|-----------------------|----------|-----------|-------|-------|
| 2017-023 | ORGANIZATI                              | FIRST_NAME  | LAST_NAME | STREET_ADD            | UNIT_NUM | CITY      | STATE | ZIP   |
| 2017-023 | Berewick Neighborhood Association       | Beverly     | Berglass  | 6327 Breckfield Court |          | Charlotte | NC    | 28278 |
| 2017-023 | Cedar Brook                             | Shirley     | Lee       | 10201 Illoria Drive   |          | Charlotte | NC    | 28273 |
| 2017-023 | Clearview Acres                         | William     | Harraman  | 9100 Paragon Dr       |          | Charlotte | NC    | 28273 |
| 2017-023 | Steele Creek Residents Association      | Dave        | Wiggins   | 13938 Dingess Rd      |          | Charlotte | NC    | 28273 |
| 2017-023 | Steele Oaks Braddock Green              | Mimi Forbes | Beele     | 11506 Split Pine Ct   |          | Charlotte | NC    | 28273 |
| 2017-023 | Steele Oaks Braddock Green              | Robin       | Steen     | 10539 Queensmead Cr   |          | Charlotte | NC    | 28273 |
| 2017-023 | Sullivan's Trace Homeowners Association | Alex        | Taylor    | 8849 Gerrin Ct        |          | Charlotte | NC    | 28217 |

# **Exhibit B**

July 31, 2018

Collin W. Brown  
collin.brown@klgates.com

T +1 704 331 7531  
F +1 704 331 7598

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Date:** Thursday, August 9th at 6:00 p.m.  
**Location:** Steele Creek Presbyterian Church  
New Fellowship Classroom (#117)  
7407 Steele Creek Road  
Charlotte, NC 28217  
**Petitioner:** Madison Capital Group, LLC (formerly LG Acquisitions, LLC)  
**Petition No.:** 2017-023

Dear Steele Creek Area Resident,

We represent Madison Capital Group, LLC (the "Petitioner") in its plans to redevelop a 16.2 acre property located on the east side Steele Creek Road and south of Rigsby Road, across from Shopton Road West and Dixie River Road (the "Property"). The Petitioner is seeking to rezone the Property from the R-3 zoning district to the MUDD-O and NS zoning districts in order to accommodate its redevelopment plans.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 Commission'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 invite you to attend the Official Community Meeting regarding this Petition on **Thursday, August 9th at 6:00 p.m.** to meet with the Petitioner and its design and development team. A former Official Community Meeting for this petition was held on July 6, 2017. We will give a brief overview of the redevelopment concept and minor changes since the prior community meeting. Then, you will be provided an opportunity to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member LaWana Mayfield  
Claire Lyte-Graham



# **Exhibit C**



# **Exhibit D**

(Second) Official Community Meeting

**Rezoning at Dixie River Road and  
Steele Creek Road  
Rezoning Petition No. 2017-023**

August 9, 2018

Steele Creek Presbyterian Church

# AGENDA

- Welcome / Introductions
- Property Location
- Current Zoning
- Adopted Area Plans / Development Response
- Rezoning Request Overview
- Discussion / Questions

The image features a blue bokeh background with out-of-focus light spots. A solid orange horizontal band is positioned in the center, containing the title text.

# Introductions

**Petitioner:**

**MADISON**  
CAPITAL GROUP

**(formerly Leon Capital Group)**

Dan Gualtieri



**BOHLER**  
ENGINEERING

Rad Hudson & Brian Miller

**Kimley»»Horn**

Brady Finklea

**K&L GATES**

Collin Brown & Brittany Lins

**The Freeman Family**



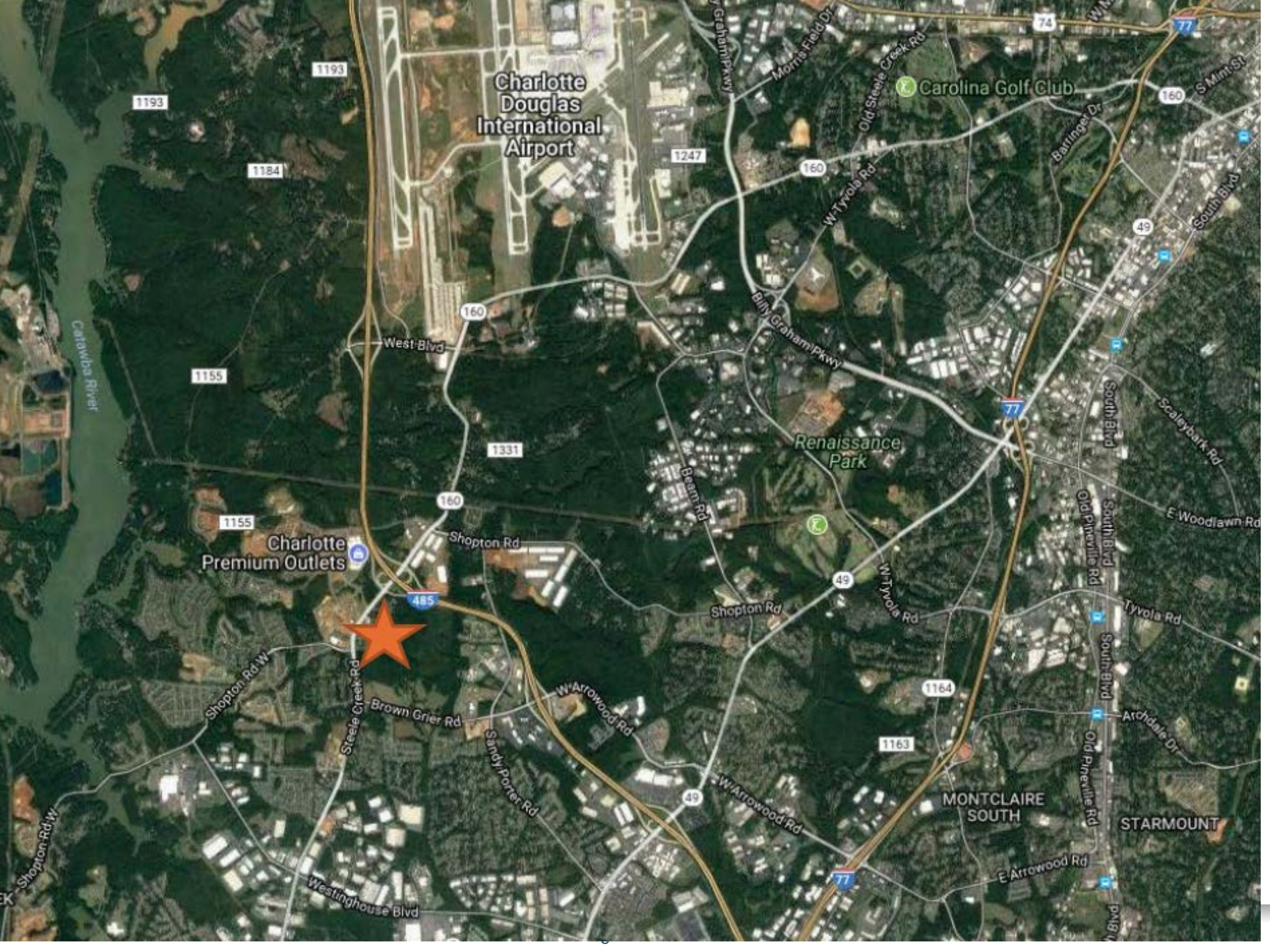




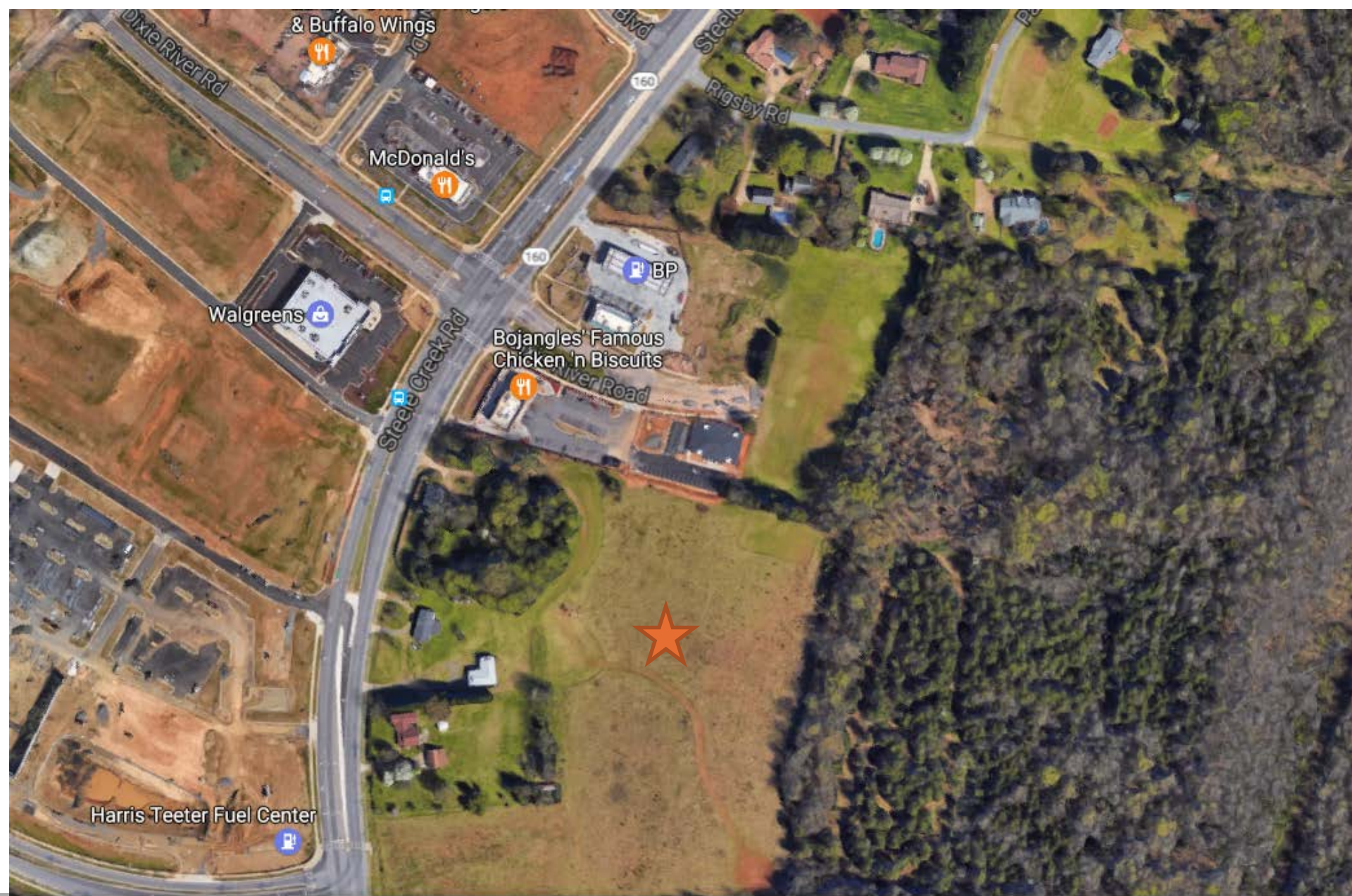
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# Property Location













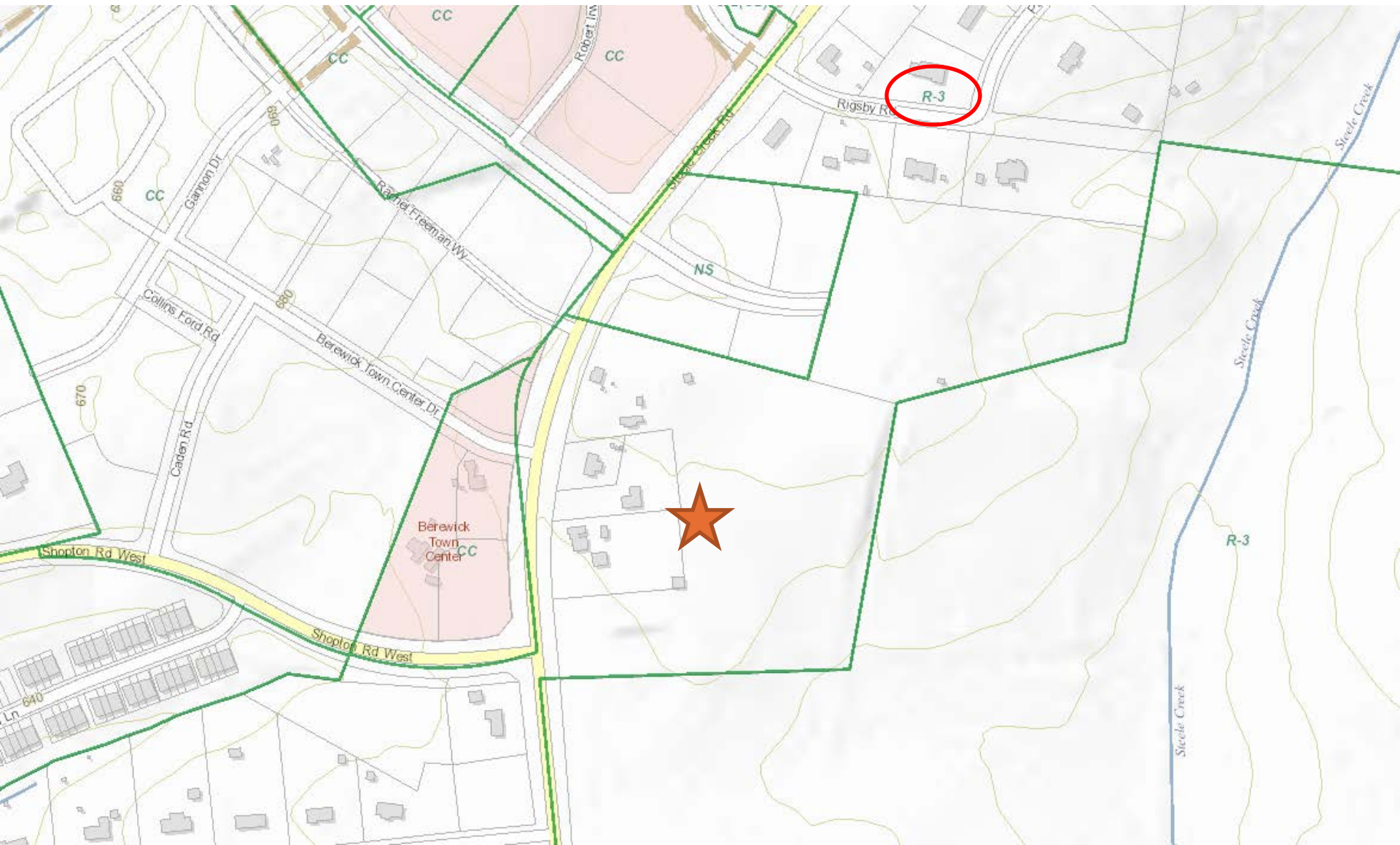






The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as larger, softer, light blue or white circles. The overall texture is grainy and organic, resembling light reflecting off water droplets or particles in a dark space.

# Existing Zoning





The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title text.

# Adopted Area Plan













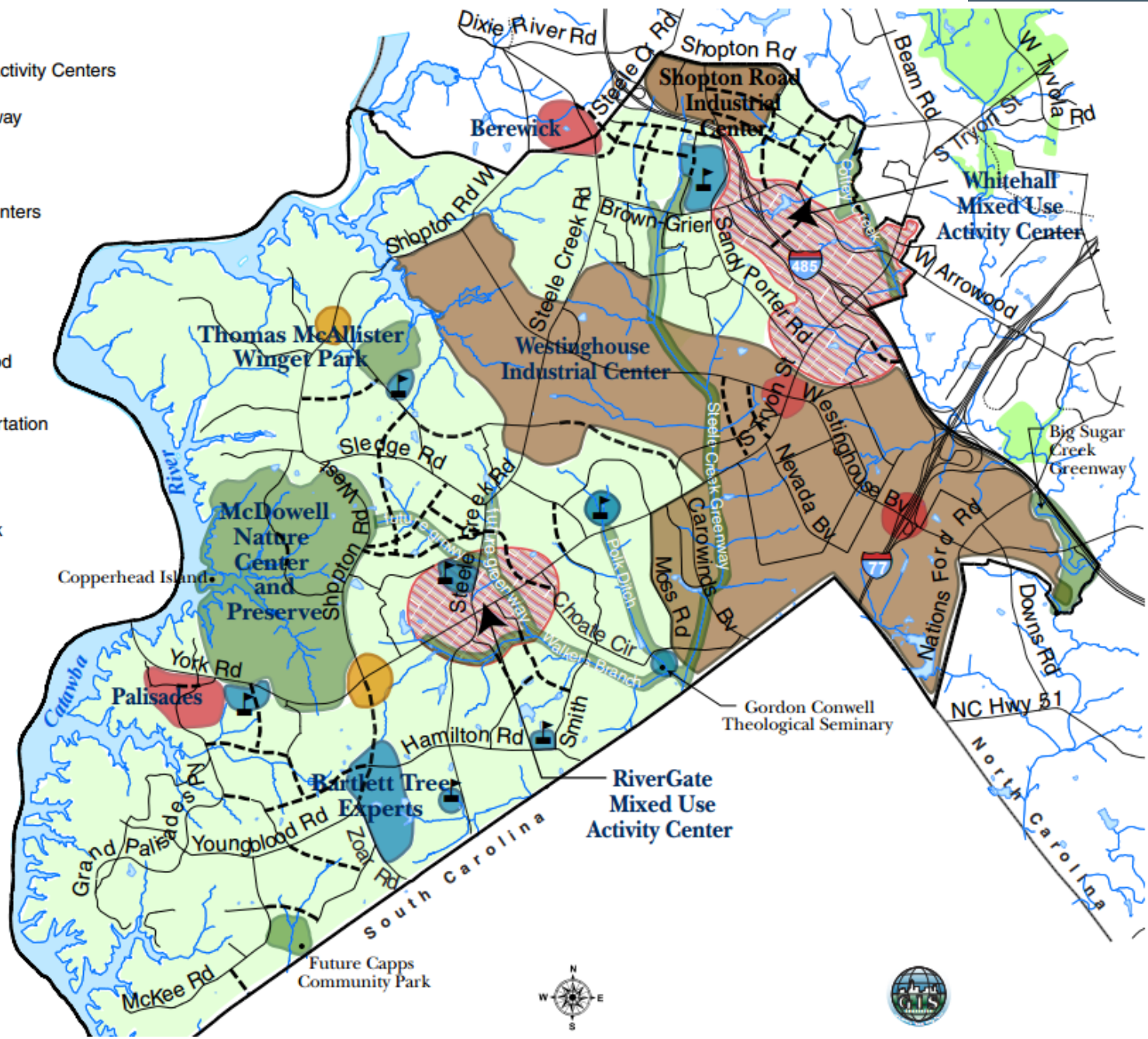
# *Steele Creek Area Plan*

Charlotte-Mecklenburg Planning Department



Adopted by Charlotte City Council February 27, 2012

-  Mixed Use Activity Centers
-  Park/Greenway
-  Institutional
-  Industrial Centers
-  Wedge Residential
-  Community Centers
-  Neighborhood Centers
-  Key Transportation Connections
-  School
-  Steele Creek Area Plan Boundary





## Recommended Land Use

- Residential <= 1 DUA (See Policy 2, Page 15)
- Residential <= 4 DUA
- Residential <= 5 DUA
- Residential <= 6 DUA
- Residential <= 8 DUA
- Residential <= 12 DUA
- Residential <= 17 DUA
- Institutional
- Office
- Retail
- Industrial-Warehouse-Distribution
- Park/ Open Space
- Residential/ Office/ Retail
- Residential/ Office
- Office/ Retail
- Office/ Industrial-Warehouse-Distribution
- Office/ Retail/ Industrial-Warehouse-Distribution
- Wedge Land Use Recommendation
- Activity Center Land Use Recommendation

## Activity Centers

- Mixed Use
- Industrial
- Proposed Street\*
- Plan Area Boundary
- 100 Year Floodplain

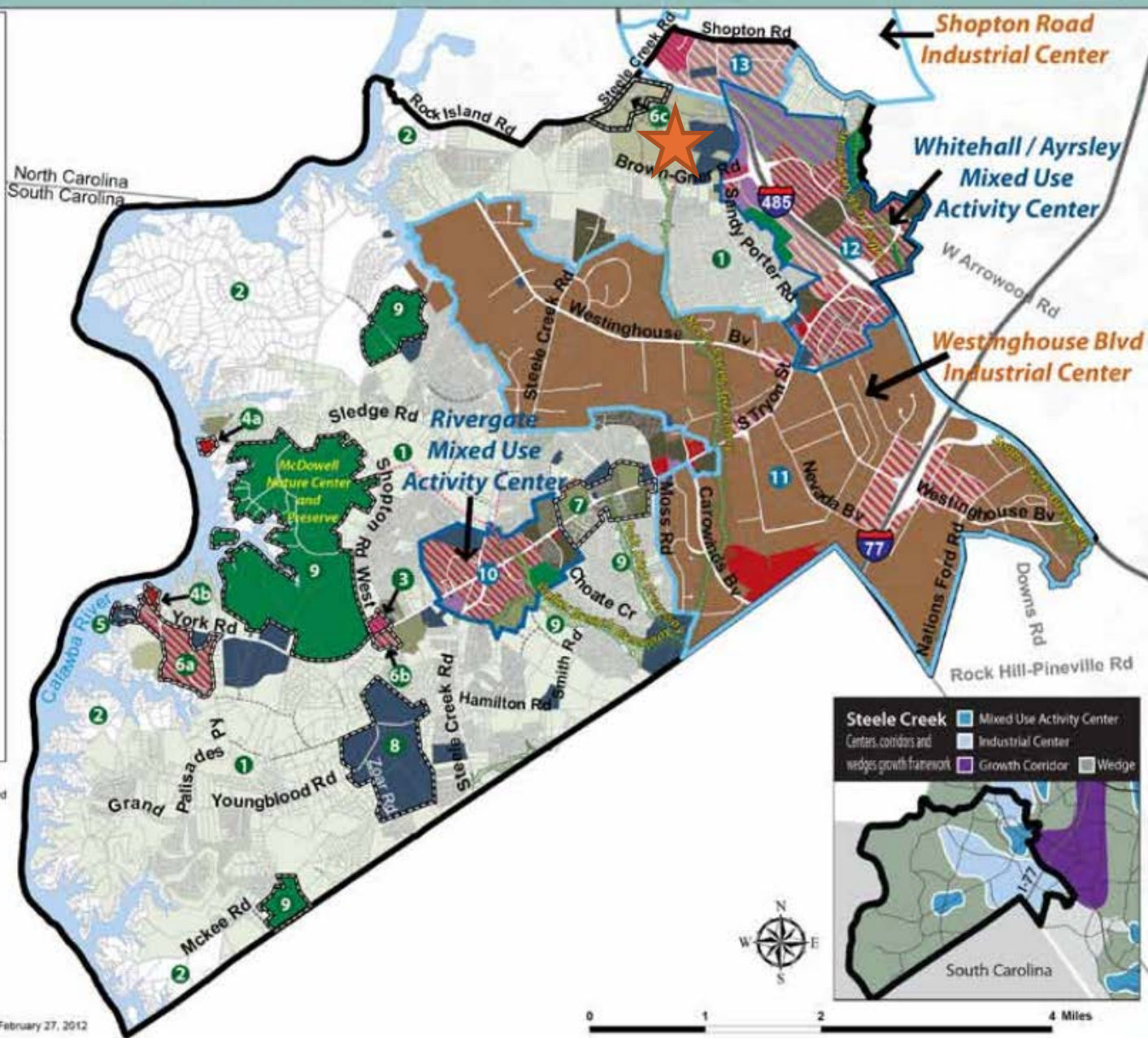
## Greenways

- Developed
- Approved (Greenway Master Plan)
- Recommended

\* Note: The location of the proposed streets is conceptual. Alternative locations, consistent with the intent of the proposed network, will also be considered. Additional streets may be requested to facilitate improved network and connectivity.



Data Source: City of Charlotte, Mecklenburg County, data as of February 27, 2012  
Produced By Charlotte - Mecklenburg Planning Department



**Steele Creek** Mixed Use Activity Center  
Centers, corridors and Industrial Center  
wedges growth framework Growth Corridor Wedge





- 6c. Recommend residential up to 6 dwelling units per acre (dua).** However, consideration will be given to a mixture of residential, office and retail land uses along Steele Creek Road. Retail development should be limited to a convenience size center (70,000 square feet maximum).

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, containing the text.

# Development Response



An aerial photograph of a large, open green field. In the background, a road and some distant buildings are visible under a clear sky. The field is the central focus, with a road running horizontally across the upper third of the image.

# STEELE CREEK DEVELOPMENT RESPONSE STUDY

Wrap-up Meeting

March 14, 2017

Kennedy Middle School





# APPROVED & PROPOSED DEVELOPMENT

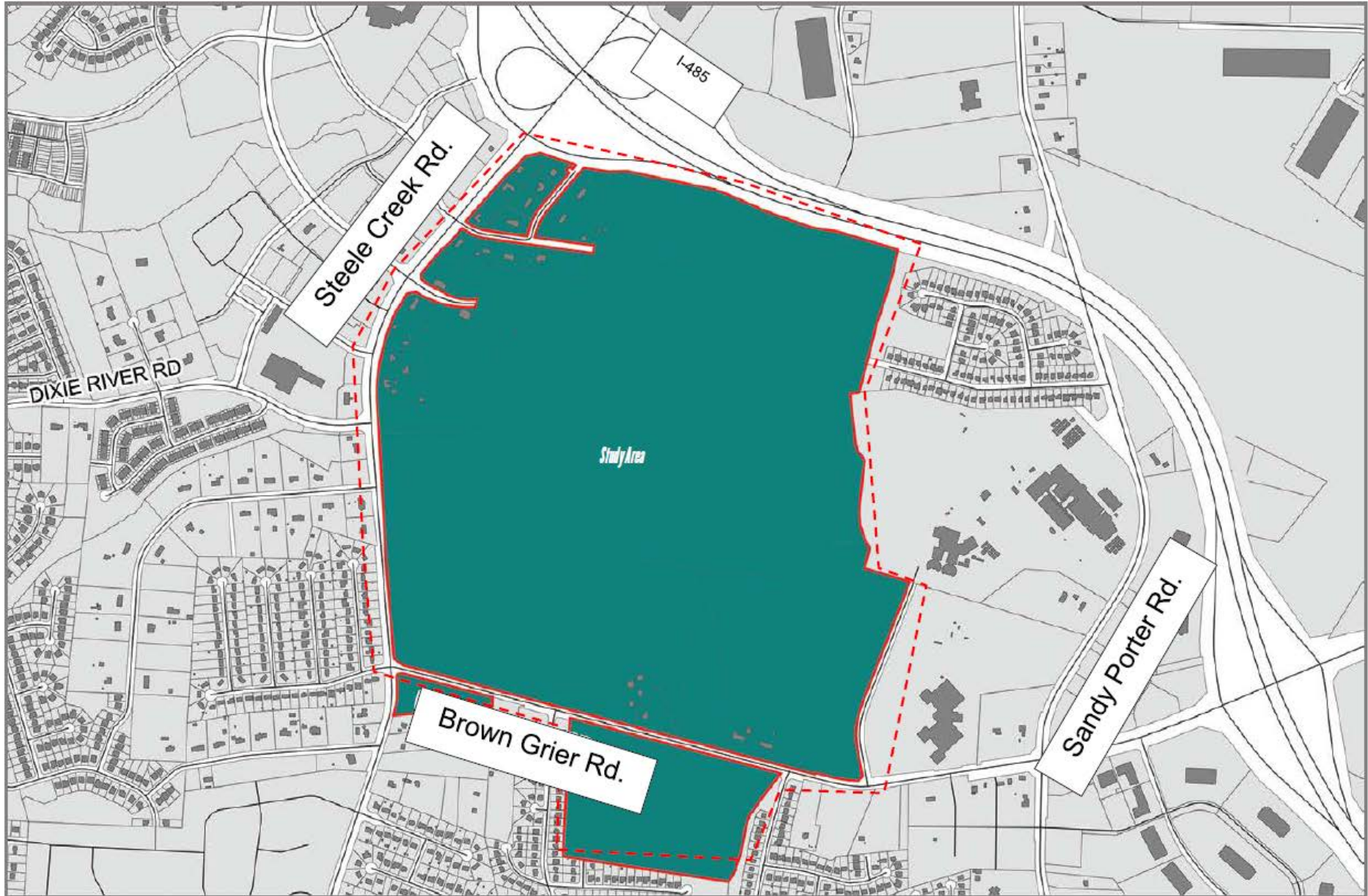




# WHAT IS A DEVELOPMENT RESPONSE STUDY?

- *Relook at the area in light of changes and development proposals since the Area Plan adoption*
- *Allows Planning Staff to look at different development scenarios and consider opportunities and impacts. **The study does not represent official policy changes.***
- *Provide potential street and open space framework for future development, guidance on appropriate land use intensity, and enhanced guidance on community design*

# STUDY AREA





# APPROVED & PROPOSED DEVELOPMENT





# COMPLETE STREETS



# TREAT SHOPTON ROAD AS A MAIN STREET

An aerial photograph of a residential neighborhood. A rectangular area in the center is highlighted with a dark grey border. This area contains several brown-roofed buildings and green spaces. The text 'Shopton Road' is written in bold black font across the middle of this highlighted area. The surrounding area shows more buildings, streets, and greenery.

**Shopton Road**



# CREATE A NEW PARALLEL RETAIL STREET TO STEELE CREEK ROAD





The image is an aerial photograph of a land development area. A central region is outlined in blue and filled with a grid of colored polygons: dark purple, light purple, green, and pink. This central area is surrounded by a larger region outlined with a dotted black line. Several roads are labeled: 'Dixie River Road' at the top left, 'Steele Creek Road' running diagonally from the top left towards the center, 'I-485' at the top right, 'Sandy Porter Road' on the right side, and 'Brown Grier Road' at the bottom. The surrounding landscape includes residential developments, open fields, and some commercial buildings.

CONCENTRATE INTENSITY TO  
EXISTING AND FUTURE  
INFRASTRUCTURE



# BUILD FROM EXISTING CHARACTER



BEREWICK  
TOWN CENTER





# WHAT OTHER PRIORITIES?

*"There should be separation between retail/commercials uses and single family residential uses"*

*"There should be a variety of entertainment amenities in the area."*

*"Developments should build around the trees"*

*"We need services and public amenities that make life easier and more comfortable."*



# WHAT HAVE THE STAKEHOLDERS SAID?

"I would like to be able to develop my property so that I can pay my bills and provide for my family."

"Office or light industrial would be the best because there would be limited noise complaints and it would be close to the existing uses."

There are more than 15,000 jobs in the area - and people want to live, work, and shop here.

"I want to see the area be more single family houses."

I see future office headquarters and we will wait until it is viable.

"No more houses -the schools are already overcrowded."

The background of the slide features a blue bokeh effect with out-of-focus light spots in various shades of blue and white. A solid orange horizontal band runs across the middle of the image, serving as a backdrop for the title text.

# Rezoning Overview

# Conventional vs. Conditional Rezoning

| Conventional                          | Conditional                                    |
|---------------------------------------|--|
| Property owner signature not required | Property owner signature required by State Law |
| No site plan submittal                | Site plan submittal required                   |
| No community meeting required         | Community meeting and report required          |
| Not tied to specific uses/proposal    | Commitment to specific uses and proposal       |

# REZONING CONSIDERATIONS

- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Adopted Area Plans (Steele Creek Area Plan)
- City Priorities
- Community Concerns
- Market Realities



The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, textured effect.

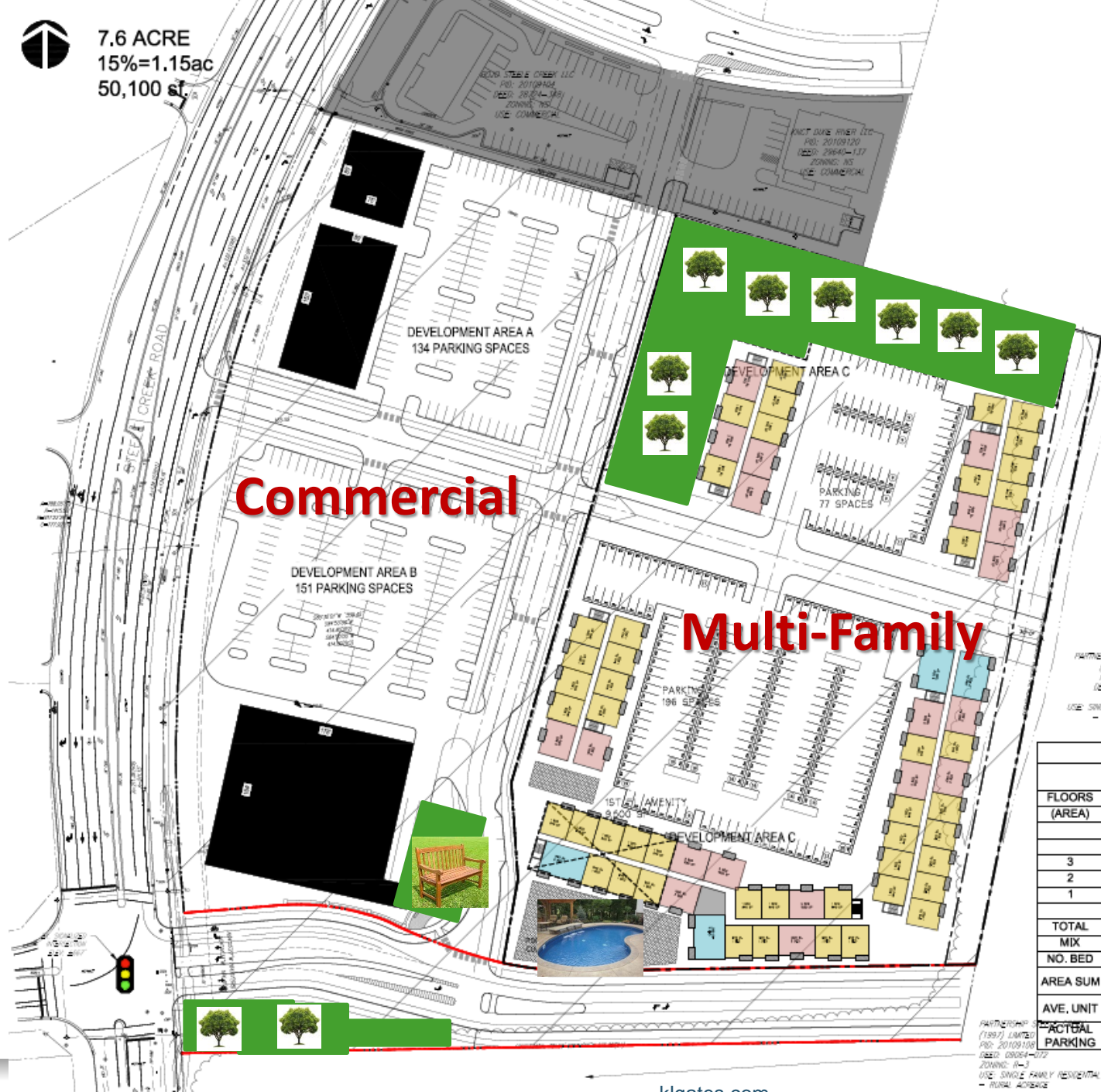
# Rezoning Proposal







7.6 ACRE  
15%=1.15ac  
50,100 sq. ft.



Commercial

Multi-Family

PARTNERSHIP STEEL CREEK  
(1997) LIMITED  
P.O. 20109108  
(CZ): 09064-072  
ZONING: R-3  
USE: SINGLE FAMILY RESIDENTIAL  
- RURAL AGRICULTURE

### 3 STORY SCHEME

| FLOORS<br>(AREA)  | UNIT TYPES    |                |                | TOTAL/<br>FL | PARKING<br>REQ. |
|-------------------|---------------|----------------|----------------|--------------|-----------------|
|                   | 1BED<br>840SF | 2BED<br>1050SF | 3BED<br>1390SF |              |                 |
| 3                 | 46            | 19             | 4              | 69           |                 |
| 2                 | 46            | 19             | 4              | 69           |                 |
| 1                 | 38            | 19             | 3              | 60           |                 |
| TOTAL             | 130           | 57             | 11             | 198          |                 |
| MIX               | 66%           | 29%            | 6%             | 100          |                 |
| NO. BED           | 130           | 114            | 22             | 266          |                 |
| AREA SUM          | 109200        | 59850          | 15290          | 184340       |                 |
| AVE. UNIT         |               |                |                | 931SF        |                 |
| ACTUAL<br>PARKING |               |                |                | 273          |                 |

PARTNERSHIP S  
(1997) LIMITED  
P.O. 20109108  
(CZ): 09064-072  
ZONING: R-3  
USE: SINGLE FAMILY RESIDENTIAL  
- RURAL AGRICULTURE



Prior Plan  
(presented at Community  
Meeting July 2017)

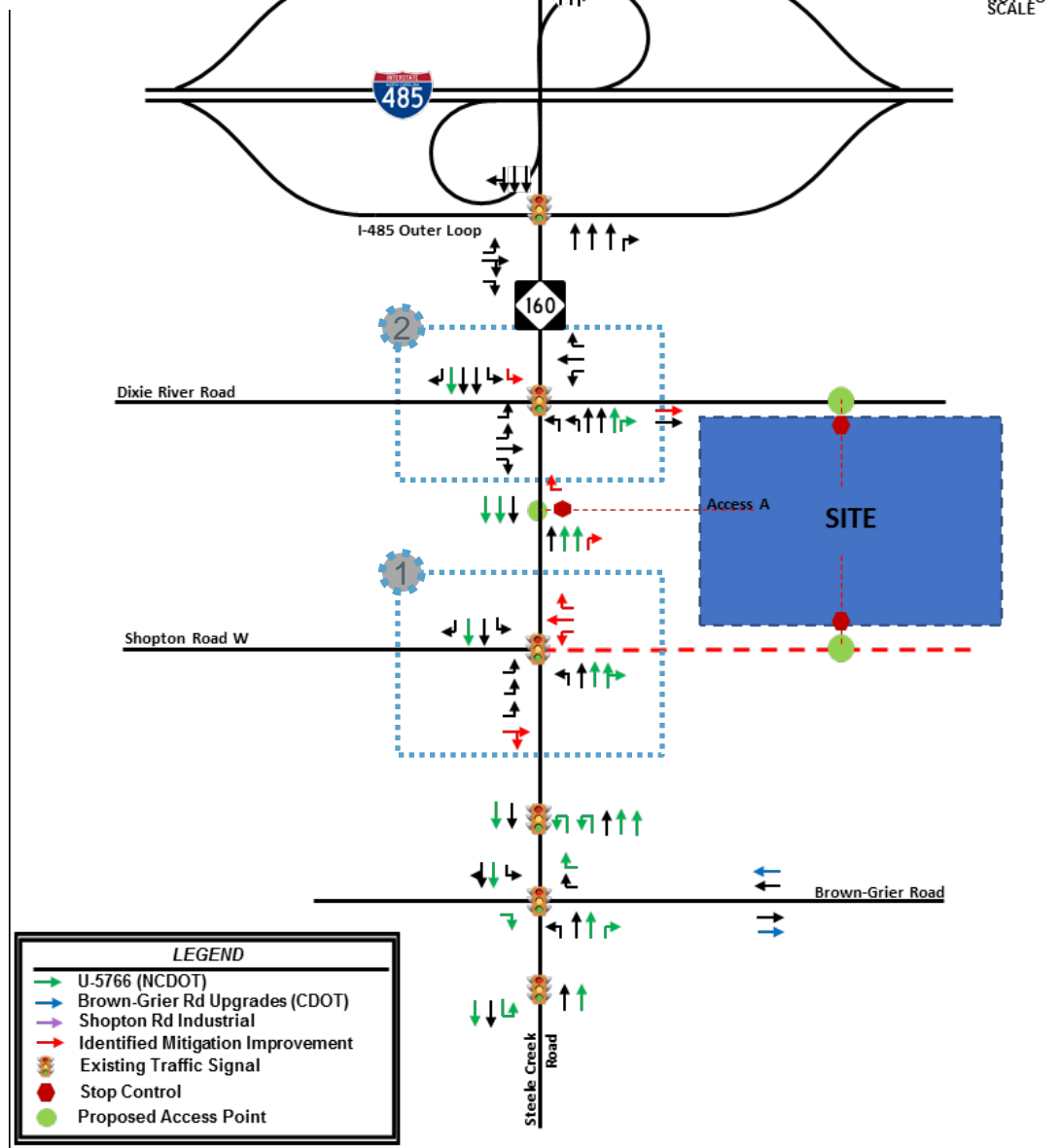


The image features a bokeh background with out-of-focus light spots in shades of blue and white. A solid orange horizontal band runs across the middle of the image, serving as a background for the text.

Traffic

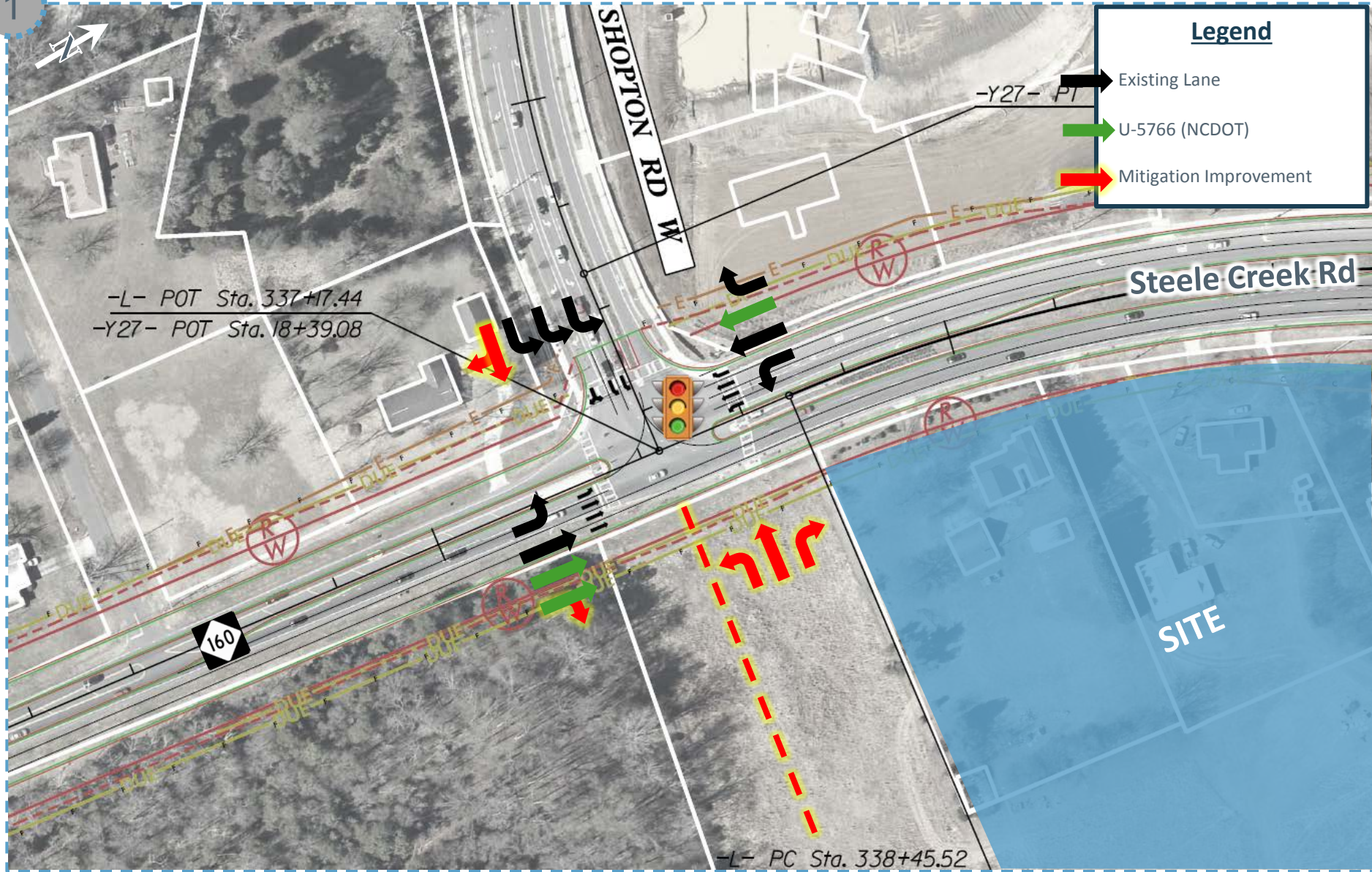
# DRAFT

## Mitigation Improvements



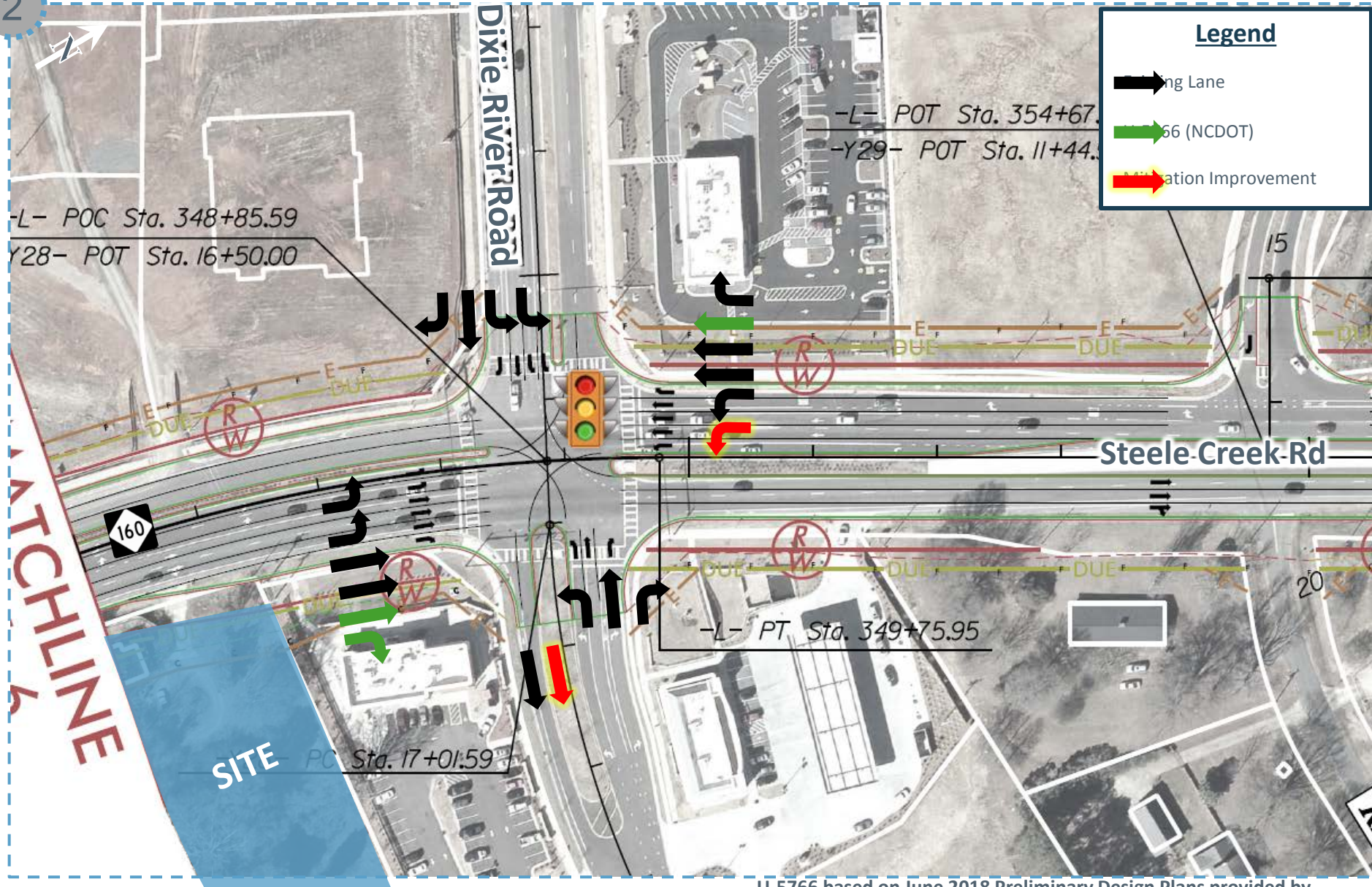


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U-5766 based on June 2018 Preliminary Design Plans provided by  
NCDOT





U-5766 based on June 2018 Preliminary Design Plans provided by  
NCDOT

# Trip Generation

## ~1,000 Trip Decrease From Prior Plan

### Prior Plan

| Land Use [ITE Code]   |        |     | Weekday Daily |
|---|--------|-----|---------------|
| Apartments [220]  | 210    | DUs | 1,396         |
| Retail [820]  | 7,000  | SF  | 1,206         |
| Retail [820]  | 7,000  | SF  | 1,206         |
| Grocery [850]   | 36,000 | SF  | 3,681         |
| <b>Subtotal</b>   |        |     | <b>7,489</b>  |
| <i>Internal Capture Reduction*</i>  |        |     | -952          |
| <i>2% of Adjacent Roadways Passby Reduction<br/>(Steele Creek Rd - 56 Shopton Rd West - 36)</i> |        |     | -184          |
| <b>Total New Trips</b>  |        |     | <b>6,353</b>  |

### Current Plan

| Land Use                                | Intensity |    | Daily        |
|---|-----------|----|--------------|
| Shopping Center [ITE 820]               | 15,000    | SF | 1,655        |
| Supermarket [ITE 850]                   | 30,000    | SF | 3,203        |
| Multi-Family - Mid Rise [ITE 221]       | 230       | DU | 1,252        |
| <b>Subtotal</b>                         |           |    | <b>6,110</b> |
| <b>Internal Capture</b>                 |           |    | <b>570</b>   |
| <i>ITE 820 Pass-By - 0% AM / 34% PM</i> |           |    | 40           |
| <i>ITE 850 Pass-By - 0% AM / 36% PM</i> |           |    | 84           |
| <b>Pass-By</b>                          |           |    | <b>124</b>   |
| <b>Net New External Trips</b>           |           |    | <b>5,416</b> |



The image features a blue bokeh background with out-of-focus light spots. A solid orange horizontal band runs across the middle, containing the word "Design" in white text.

# Design















# ROUGH TIMELINE

- August 13<sup>th</sup>: Revised Site Plan Submitted
- September 17<sup>th</sup>: Earliest Possible Public Hearing
- October 15<sup>th</sup>: Earliest Possible City Council Decision
- 2019: Permitting and Groundbreaking



The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide.

# Discussion

K&L GATES