

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Lincoln Harris, LLC

Rezoning Petition No. 2018-119

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

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on October 23, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, November 7th at 6:00 p.m. at Amelie's French Bakery & Cafe, 380 S. College Street, Charlotte, NC 28202.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Hal Shute with LS3P and Collin Brown and Brittany Lins with K&L Gates LLP.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and used a PowerPoint presentation attached hereto as Exhibit D.

Since the meeting only had one attendee who was unfamiliar with the project, Mr. Brown opted for relaxed dialogue rather than utilizing a formal presentation format. During these discussions, Mr. Brown explained that the Petitioner is seeking a rezoning for the sole purpose of requesting an optional provision from the Uptown Mixed Use zoning district to accommodate a cantilevered building design that allows upper-level floors to extend out over a small portion of the streetscape. Mr. Brown demonstrated that the encroachment does not begin to occur until approximately the 7th story of the building, and gradually continues to slant outward for a maximum encroachment of approximately nine feet at the top of the building. This cantilevered design does not affect the pedestrian area.

Mr. Brown presented the proposed building design rendering, explaining that the Petitioner has prepared two designs for the building: one that allows the cantilevered design and one that is a straight building with no upper-story encroachments (which can be built by-right). Although the straight building could be built today without seeking discretionary approvals, the Petitioner believes that the cantilevered design offers a more innovative and interesting building design than the straight building. Initial community feedback echoes the belief that the cantilevered building design is more desirable.

The attendee asked several questions related to the overall project and did not express any concerns with the proposal. The meeting concluded at approximately 6:40 p.m.

Respectfully submitted, this 9th day of November, 2018.

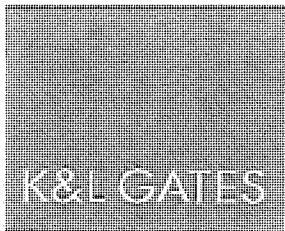
cc: Solomon Fortune, Charlotte-Mecklenburg Planning Department

Exhibit A

2018-119	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-119	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2018-119	Charlotte Center City Partners- Uptown Neighborhoods	Kyle	Bridges	200 South Tryon		Charlotte	NC	28202
2018-119	Charlotte Crown Realist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
2018-119	Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
2018-119	Clarkson Place Town House Association	Laura	McClettie	303 S. Clarkson St		Charlotte	NC	28202
2018-119	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2018-119	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2018-119	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2018-119	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2018-119	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2018-119	Fourth Ward	Terri	Cain	127 N. Tryon St. #14		Charlotte	NC	28202
2018-119	Historic South End	Megan	Gude	1507 Camden Road		Charlotte	NC	28203
2018-119	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2018-119	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		Charlotte	NC	28203
2018-119	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2018-119	Third Ward	Alexandra	Colello	316 S. Clarkson St		Charlotte	NC	28202
2018-119	Third Ward	David	Freeman	906 West 5th Street	2105	Charlotte	NC	2822
2018-119	Third Ward Neighborhood Association	John	Schwaller	245 Victoria Ave		Charlotte	NC	28202
2018-119	Third Ward Neighborhood Association	Mike	Sposato	807 Clarkson Mill Ct.		Charlotte	NC	28202
2018-119	Third Ward Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202
2018-119	Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	1001 West 1st Street		Charlotte	NC	
2018-119	Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202
2018-119	Villages Of Leacroft (Fume)	Willie	Jefferson	417 Grandin Rd		Charlotte	NC	28208
2018-119	Wesley Heights Neighborhood Association	Shannon	Hughes	716 Grandin Road		Charlotte	NC	28208
2018-119	Wesley Heights Neighborhood Association	Stephen	Nett	133 S Summit Ave		Charlotte	NC	28208
2018-119	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2018-119	Wilmore Neighborhood Association	Colette	Forrest	209 S Summit Ave		Charlotte	NC	28208
2018-119	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2018-119	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2018-119	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2018-119	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2018-119	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

2018-119	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-119	07303102	RBC CORPORATION			C/O RYAN LLC	PO BOX 2609		CARLSBAD	CA	92018
2018-119	07303202	GSLH CHARLOTTE REALTY HOLDINGS LLC			C/O GOLDMAN SACHS	PO BOX 56607		ATLANTA	GA	30343
2018-119	07303203	600 SOUTH TRYON DEVELOPMENT LLC				PO BOX 56607		ATLANTA	GA	30343
2018-119	07304101	DUKE POWER COMPANY			C/O TAX DEPT-PB05B	422 S CHURCH ST		CHARLOTTE	NC	28242
2018-119	07304102	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2018-119	07304207	GSLH CHARLOTTE REALTY HOLDINGS			C/O GOLDMAN SACHS	PO BOX 56607		ALTANTA	GA	30343
2018-119	07304215	720 SOUTH CHURCH DEVELOPMENT LLC			C/O GOLDMAN SACHS	PO BOX 56607		ALTANTA	GA	30343
2018-119	12505301	R B C CORP			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2018-119	12505306	DUKE ENERGY CAROLINAS LLC				526 S CHURCH ST ECO3T		CHARLOTTE	NC	28202
2018-119	12505307	DUKE ENERGY CAROLINAS LLC				526 S CHURCH ST ECO3T		CHARLOTTE	NC	28202
2018-119	12505308	DUKE ENERGY CAROLINAS LLC				526 S CHURCH ST ECO3T		CHARLOTTE	NC	28202
2018-119	12512101	601 SOUTH TRYON LLC				227 W TRADE ST STE 10000		CHARLOTTE	NC	28202

Exhibit B



October 23, 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: Wednesday, November 7th at 6:00 p.m.
Location: Amélie's French Bakery & Café | Uptown
380 South College Street
Charlotte, NC 28202
Petitioner: Lincoln Harris, LLC
Petition No.: 2018-119

Dear Charlotte Resident,

We represent Lincoln Harris, LLC (the "Petitioner") in its plans to redevelop an approximately 2.18-acre property bounded by S. Tryon Street, West Stonewall Street, South Church Street, and John Belk Freeway (the "Property"). The Petitioner requests an optional provision from the Property's UMUD zoning in order to accommodate a cantilevered building design for upper-level floors to extend out over a portion of the streetscape.

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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, November 7, 2018 at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you 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,

A handwritten signature in dark ink, appearing to read 'Collin W. Brown', written over a light blue horizontal line.

Collin W. Brown

cc: Solomon Fortune, Charlotte-Mecklenburg Planning Staff
Dr. Justin Harlow, Charlotte City Council District 2

Exhibit C

Exhibit D

The logo consists of the text "K&L GATES" in white, sans-serif, uppercase letters. It is positioned within a solid orange rectangular box in the top-left corner of the slide. The background of the slide features a blue bokeh effect with out-of-focus light spots of various sizes and colors, including white, yellow, and light blue, creating a textured, sparkling appearance.

K&L GATES

Community Meeting

Rezoning Petition 2018-119 Lincoln Harris

November 7, 2018 Amelie's Uptown



REZONING PETITION NO. 2018-0002

DEVELOPMENT STANDARDS

LINCOLN HARRIS, LLC

September 24, 2018

DEVELOPMENT DATA TABLE

Site Area:	44- 2.18 acres
Tax Parcel:	073-032-02
Existing Zoning:	UMUD
Proposed Zoning:	UMUD-O
Existing Use:	Vacant/Graded
Proposed Use:	All Uses Permitted in UMUD District

1. General Provisions

The sole purpose of this Rezoning Plan is to accommodate a cantilevered building design in order to allow upper-level floors to extend out over a portion of the streetscape on an approximately 2.18 acre site at the intersection of West Hill Street and South Tryon Street comprised of Macklinburg County Tax Parcel number 073-032-02 (the "Site").

If the Petitioner seeks to take advantage of any of the "Optional" provisions approved as part of the Remaining Petition, development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards (including any Optional provisions utilized) and the applicable provisions Ordinance. The development depicted on the Technical Data Sheet is intended to reflect in general terms, the arrangement, location and design of the component parts and street improvements for the Site as if the Optional provisions requested in these Development Standards are implemented.

However, any deviations from the UMUD minimum standards are Optional in nature and relate only to the development and street improvements proposed by the accompanying Technical Data Sheet and these Development Standards. The Site may also be developed in accordance with the standard UMUD requirements and other applicable minimum standards established by either City of Charlotte codes, ordinances and policies. Accordingly, the Petitioner expressly reserves the right to develop the Site in a manner that is different from the Site wholly different from the development depicted on the Technical Data Sheet in any manner permitted by the Ordinance and either City of Charlotte codes, ordinances and policies as if no Optional provision had been applicable.

Except as otherwise provided under the UMUD-Optional provisions set forth under Paragraph 2 of these Development Standards and unless the accompanying Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the accompanying Technical Data Sheet or its respective conditions shall not be deemed to be minor and may only be made in accordance with the provisions of subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. UMUD Optional Presidents

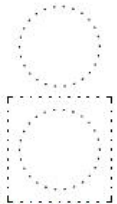
Pursuant to the Optional provisions of Section 9.908 of the Ordinance, the Petitioner seeks approval of the following UMUD Optional provisions to allow deviations from specific provisions of the Ordinance in order to accommodate the development depicted on the Technical Data Sheet:

(a) To allow for a ten (10) foot overhead encroachment into the twenty-two (22) foot streetscape area along South Tryon Street, as recommended by the Center City Transportation Plan, in order to accommodate a cantilevered building design starting at a minimum of seven (7) stories above the sidewalk, as generally depicted on the Zoning Plan. To be clear, this encroachment area shall not be permitted at the building's base levels.

A map of the study area in the city of Tbilisi, Georgia. The map shows a grid of streets. A red dot marks the 'SITE' location. Labels on the map include 'Mar. St.', 'Cherk. St.', 'Dzigh. St.', and 'SITE'.

A map of Bogotá, Colombia, highlighting the northern district where the study was conducted. The map shows major roads like Carrera 70, Carrera 80, and Carrera 90, and landmarks such as the Simón Bolívar International Airport and various universities.

ORIGINAL SHEET 628





LINCOLN
HARRIS

TWO LEGACY
UNION

LS3P

201 WEST TRADE STREET SUITE 100
CHARLOTTE, NORTH CAROLINA 28202
TEL: 704.333.6886 FAX: 704.333.2028
WWW.LS3P.COM

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FROM LS3P ASSOCIATES, LTD.

REVISIONS:

No.	Description	Date
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PROJECT: 0103-000001
DATE: 07/01/2010
DRAWN BY: Author
CHECKED BY: Checker

RZ -
ELEVATIONS

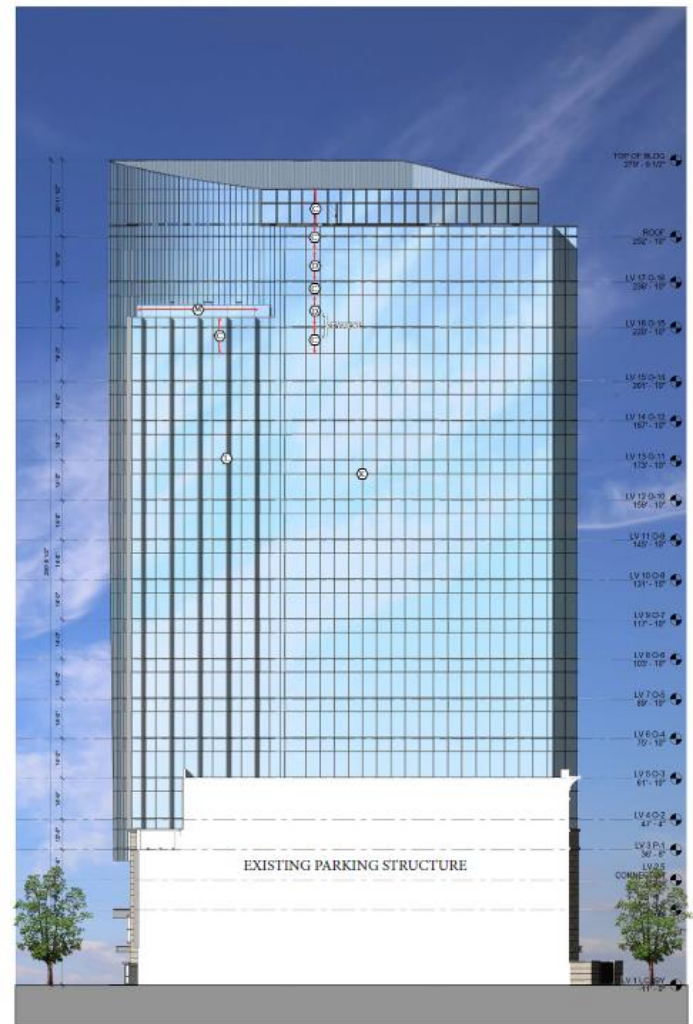
RZ-02

REZONING SUBMITTAL



1 RZ EAST ELEVATION
110' x 110'

- A. CLEAR VISION GLASS
- B. SUBDUED GREY SPANDREL GLASS
- C. FORD BLUE SPANDREL GLASS
- D. VISION GLASS
- E. ACID WASH PRECAST
- F. POLISHED PRECAST
- G. NATURAL STONE
- H. METAL
- I. GREEN SCREEN
- J. LIGHT FIXTURE
- K. ALUMINUM MULLIONS
- L. ALUMINUM MULLIONS WITH EXTENSION CAPS
- M. CLEAR GLASS WINDSCREEN
- N. CLEAR GLASS HANDRAIL
- O. METAL LOUVERS



2 RZ NORTH ELEVATION
110' x 110'

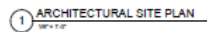


1 RZ SOUTH TRYON ELEVATION
30'0" x 112'

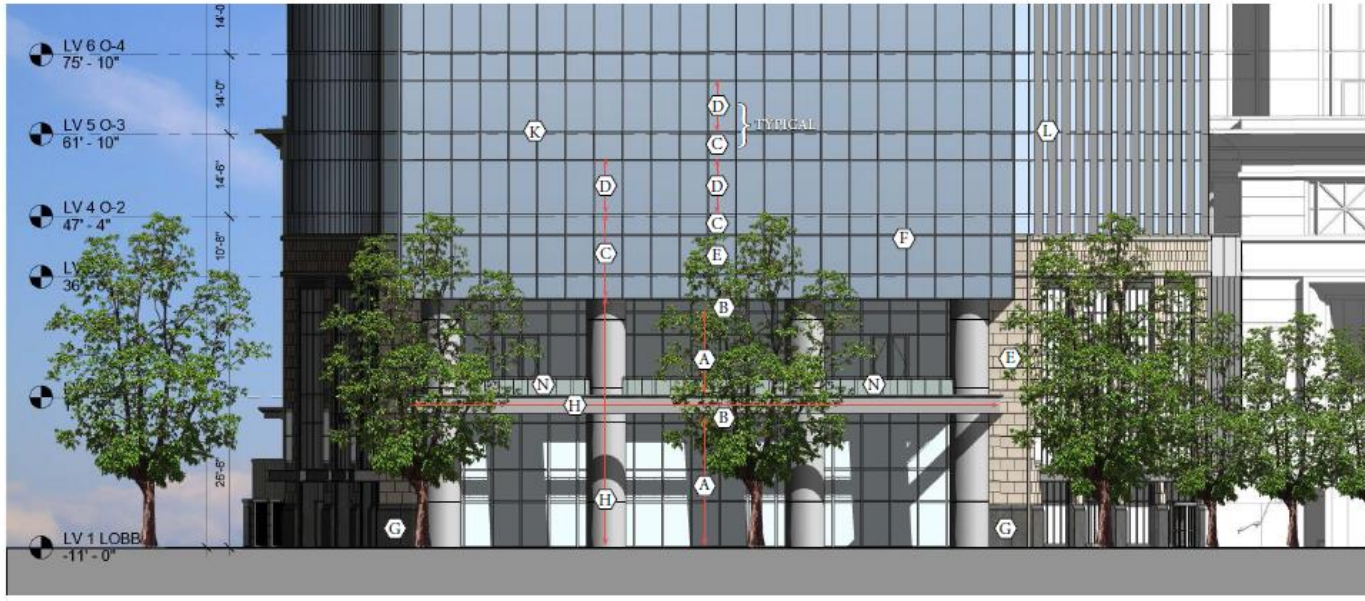
- A. CLEAR VISION GLASS
- B. SUBDUDED GREY SPANDREL GLASS
- C. FORD BLUE SPANDREL GLASS
- D. VISION GLASS
- E. ACID WASH PRECAST
- F. POLISHED PRECAST
- G. NATURAL STONE
- H. METAL
- I. GREEN SCREEN
- J. LIGHT FIXTURE
- K. ALUMINUM MULLIONS
- L. ALUMINUM MULLIONS WITH EXTENSION CAPS
- M. CLEAR GLASS WINDSCREEN
- N. CLEAR GLASS HANDRAIL
- O. METAL LOUVERS



2 RZ WEST HILL ST ELEVATION
30'0" x 112'



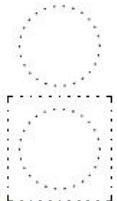
- A. CLEAR VISION GLASS
- B. SUBDUED GREY SPANDREL GLASS
- C. FORD BLUE SPANDREL GLASS
- D. VISION GLASS
- E. ACID WASH PRECAST
- F. POLISHED PRECAST
- G. NATURAL STONE
- H. METAL
- I. GREEN SCREEN
- J. LIGHT FIXTURE
- K. ALUMINUM MULLIONS
- L. ALUMINUM MULLIONS WITH EXTENSION CAPS
- M. CLEAR GLASS HANDSCREEN
- N. CLEAR GLASS HANDRAIL
- O. METAL LOUVERS



TRYON STREET ELEVATION



TRYON PLAZA ELEVATION



MEMBER OF THE LINCOLN HARRIS GROUP OF ARCHITECTS

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REVISIONS

NO. DESCRIPTION DATE

PROJECT: 1701-1010
DATE: 07 SEPTEMBER 2018
DRAWN BY: Author
CHECKED BY: Checker

**UMUD
ENLARGED
ELEVATIONS**

RZ-06

REZONING SUBMITTAL

- A. CLEAR VISION GLASS
- B. SUBDUDED GREY SPANDREL GLASS
- C. FORD BLUE SPANDREL GLASS
- D. VISION GLASS
- E. ACID WASH PRECAST
- F. POLISHED PRECAST
- G. NATURAL STONE
- H. METAL
- I. GREEN SCREEN
- J. LIGHT FIXTURE
- K. ALUMINUM MULLIONS
- L. ALUMINUM MULLIONS WITH EXTENSION CAPS
- M. CLEAR GLASS WINDSCREEN
- N. CLEAR GLASS HANDRAIL
- O. METAL LOUVERS



HILL STREET ELEVATION

