

SECOND OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Proffitt Dixon Partners

Rezoning Petition No. 2018-142

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 April 22, 2019. 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, May 2nd at 6:00 p.m. at the Matthew Murkland Presbyterian Church, 7001 Old Providence Road, Charlotte NC 28226. This meeting was a follow-up from the First Official Community Meeting held on January 10, 2019 at the same location.

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 by Wyatt Dixon and Matt Poindexter as well as by Petitioner's agents, Chuck Travis with Housing Studio, Jeff Orsborn with Orsborn Engineering Group, and Collin Brown and Brittany Lins with K&L Gates. Council member Ed Driggs was also in attendance.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Before the Petitioner's team continued with the presentation, several neighbors introduced themselves and offered their general support of the project. Mr. Philip Stafford of the adjacent Providence Landing neighborhood and Annie Martin and Jan Adams of the adjacent Darby Hall neighborhood spoke of the Petitioner's willingness to coordinate meetings, listen to the neighbors' concerns, and accommodated requests within the Petitioner's control. They recognized that the current property owners are ready to sell their land and the likelihood of redevelopment is very strong. Mr. Stafford reported that the Providence Landing neighborhood association voted unanimously in support of this project and stated that he "cannot imagine another developer as willing to work with [the community] as Proffitt Dixon." Mr. Stafford also noted that the general community's focus on Providence Road traffic should be separated out from this rezoning petition because the project will have a comparatively miniscule impact on the overall traffic problem and it is not in the Petitioner's capacity to fix the broader issue.

Mr. Brown then continued the presentation by explaining the property location, current zoning, land use plan recommendation, development considerations, and rezoning process generally, in a similar fashion to the prior community meeting, held on January 10th. Mr. Brown restated that the Petitioner is seeking the

INST (institutional) zoning district for the central 10-acre portion of the site to accommodate an active adult retirement community and the R-8MF (multi-family residential, up to 8 DUA) zoning district for the other portions of the site to accommodate a single-family attached residential community. Mr. Brown also reiterated that the Petitioner's team felt that an active-adult retirement community was a good fit for the site because it has zero school impact and less traffic impact, two concerns that are often expressed in this area of Charlotte.

Mr. Brown spent the bulk of the presentation focusing on community feedback and changes made to the site plan since the prior meeting. In comparing the updated site plan to the previous one, the Petitioner's team has made four significant changes: (1) reduced building height, (2) break up of building form for the Active Adult building, (3) additional access point, and (4) option for carriage units as an alternative to townhomes.

Building Height. In response to community concerns regarding height, the Petitioner is committing to decreasing the height of the Active Adult building by a full story. Now, the buildings will be a maximum of three stories and will take advantage of the existing site topography to allow for basements on two of the buildings. The prior plan was for one four-story building to accommodate the Active Adult use at the site.

Building Form. In response to community concerns that the Active Adult building's massing will appear large and monolithic from Providence Road, the Petitioner's team has broken up the building into four smaller buildings. Now, instead of one long four-story building, the site plan is committing to four smaller 3-story buildings.

Additional Access. In response to Planning Staff and CDOT concerns regarding site access, the Petitioner has added an additional right-in, right-out access point for the main portion of the site to help with internal traffic flow.

Carriage Units. In response to community requests for greater greenspace preservation and buffer areas, the Petitioner's team presented a site plan utilizing carriage buildings instead of townhomes within the R-8MF portion of the site. The carriage buildings would still be a maximum of three stories and contain the same number of units as the townhomes, but will provide for condensed density that allows for greater undeveloped area within the rest of the site. The carriage buildings would each contain elevators and the units would be designed as all corner units. This type of product is appealing to the same market as the Active Adult community because it eliminates stairs while still providing large floor plans.

Mr. Brown then reiterated the feedback that has been heard from the community and explained the Petitioner's responsiveness. At the prior community meeting, several attendees stressed their desire for a traffic signal at the intersection of Providence Road and Hamilton Mill. Mr. Brown updated attendees by saying that the Petitioner's team has conducted the warrant analysis but NCDOT is not likely to support a signal in that location at this time based on current trip counts and other warrant analysis factors. The Petitioner would be willing to commit to the resubmittal of a signal warrant analysis at the project's completion to see if the traffic situation has changed in favor of warranting the signal. If a signal is warranted upon the project's completion date, the Petitioner would pay for the installation of a traffic signal at that time.

Mr. Brown stated that the Petitioner is hopeful that this petition could have a public hearing in June and obtain a City Council decision in July. Mr. Brown then opened the meeting up to discussion and questions.

In response to an attendee's question regarding the proposed setback along Providence Road, the Petitioner's agents responded that the minimum setback is thirty feet from the right-of-way, however the Petitioner's building will be setback significantly further than that, at roughly 100-120 feet from the right-of-way to the first building on the site.

A neighbor on Hamilton Mill Road stated that many of the Hamilton Mill homeowners do not want a traffic signal at the intersection with Providence Road due to concerns with traffic flow. However, neighbors living on Lynbridge Drive stated their strong desire for the traffic light to be installed in order to prevent U-turns on Providence Road. The Petitioner's agents reiterated that they would like to provide a signal at the intersection if deemed warranted by NCDOT but that they are unable to install a light without NCDOT's approval. At this time, a traffic light does not seem likely but the Petitioner is committed to continue evaluating and revisiting the warrant analysis.

Mr. Dennis Grills, an active community member involved in this rezoning petition, recognized that the Petitioner's team cannot solve the overall traffic problems in the area and that the issue is up to the elected officials to do something. However, he still believes the proposed density at the site is not justified. He also noted that although neighbors to the west and north of the site spoke in favor of the proposal, there were no representatives from the south or east of the site. He also stated that he still believes the traffic generation numbers are incorrect based on anecdotal experience despite the uniform manual's national data.

In response to an attendee's question regarding construction traffic, specifically lane closures, the Petitioner's team responded that there would be almost no lane closures since construction will not have to occur along the road. The large setback proposed for the site allows for construction trucks to maneuver within the site rather than in the roadway. The Petitioner's agent clarified that the only time a lane of Providence Road might be closed is in the event of sidewalk pouring, which would be minimal. Overall construction is expected to take between twenty and twenty-four months.

Councilmember Ed Driggs addressed the community and offered to facilitate meetings with the City's traffic engineer to clarify some traffic concerns for the Providence Road corridor. He stated that he recognized the importance of providing a consistent conclusion and cooperative plan for Providence Road. Some community members expressed that they believed it is time to freeze zoning until solutions are provided for Providence Road. Mr. Driggs stated that he did not believe Charlotte has reached the point of a moratorium yet.

The formal meeting concluded at approximately 7:30 p.m. and the Petitioner's representatives continued to answer individual questions until approximately 7:45 p.m.

Respectfully submitted, this 13th day of May, 2019.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

Exhibit A

taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
21101116	117 ROSEWOOD LLC				2311 SANFORD LN		CHARLOTTE	NC	28211
21101109	WOOD	ANNA D		ANNA D WOOD REVOCABLE TRUST	6366 PROVIDENCE RD		CHARLOTTE	NC	28226
21150157	SHANE	SALLY			2516 LANDING VIEW LN		CHARLOTTE	NC	28226
21150158	WEBSTER	PETER D	SANDRA S	WEBSTER	2512 LANDING VIEW LN		CHARLOTTE	NC	28226
21150164	PARKER	ANDREW			2513 LANDING VIEW LN		CHARLOTTE	NC	28226
21307501	DYHOUSE	JAROSLAW			2452 LYNBRIDGE DR		CHARLOTTE	NC	28270
21307526	EVGENITAKIS	NIKOLAOS		POLYXENI EVGENTAKIS	2437 HAMILTON MILL RD		CHARLOTTE	NC	28270
21150155	BOST	JAMES B	LAURA L	BOST	2524 LANDING VIEW LN		CHARLOTTE	NC	28226
21335249	CARDENAS	MIGUEL ANGEL	CAROLA H	CARDENAS	6240 GARAMOND CT		CHARLOTTE	NC	28070
21307301	SUMMERVILLE	JO-ANN	JOHN	SUMMERVILLE	2448 HAMILTON MILL RD		CHARLOTTE	NC	28270
21335203	ERCIYAS	IIHAN	NURGUL	EROYAS	6411 OUTER BRIDGE LN		CHARLOTTE	NC	28270
21307527	DUNCAN	NADEZHDA G	STEPHEN SR	DUNCAN	2445 HAMILTON MILL RD		CHARLOTTE	NC	28270
18737147	DOELEMEN	MARTIN G	ANTOINETTE	DOELEMEN	1511 LAROCHELLE LN		CHARLOTTE	NC	28226
21335251	2017-1 IH BORROWER LP			C/O INVITATION HOMES	PO BOX 13270		SCOTTSDALE	AZ	85267
21101110	MCALLISTER	DAVID W	GWENDOLYN T	MCALLISTER	6370 PROVIDENCE RD		CHARLOTTE	NC	28226
21102120	COUCH	LOIS H			2520 LYNBRIDGE DR		CHARLOTTE	NC	28226
21150199	PROVIDENCE LANDING II	HOMES ASSOCIATION			PO BOX 37109		CHARLOTTE	NC	28237
21150179	DARBY	MARIE E			2540 LANDING VIEW LN		CHARLOTTE	NC	28226
21150178	WOTANIS	KAREN F			2528 LANDING VIEW LN		CHARLOTTE	NC	28226
21335250	DIMEO	DERMOTT J	TARA K	DIMEO	6236 GARAMOND CRT		CHARLOTTE	NC	28270
21102109	KUSHNER	GARY R	LAURIE T	KUSHNER	2511 LYNBRIDGE DR		CHARLOTTE	NC	28226
21335201	THOMPSON	JOHN S	CAROL D	THOMPSON	6403 OUTER BRIDGE LN		CHARLOTTE	NC	28270
18737148	NOVIKOVA	VICTORIA			1519 LAROCHELLE LN		CHARLOTTE	NC	28226
21307284	PERRY	BARBARA A			2451 LYNBRIDGE DR		CHARLOTTE	NC	28270
21335254	MOORE	RODNEY DEON	KRISTEN ANN	TALBOT	6216 GARAMOND CT		CHARLOTTE	NC	28270
18737146	REINBOLD	GOETZ W	CAROL J	REINBOLD	1501 LAROCHELLE LN		CHARLOTTE	NC	28226
21101114	MECKLENBURG COUNTY				600 EAST 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
21150177	PROVIDENCE LANDING II	HOMES ASSOC			PO BOX 37109		CHARLOTTE	NC	28237
21101107	MASSACHI	JONATHAN	DINA	MASSACHI	6430 PROVIDENCE RD		CHARLOTTE	NC	28226
21101105	ANNA DAVIS WOOD LLC				6366 PROVIDENCE RD		CHARLOTTE	NC	28226
21101115	PROVIDENCE LANDING ATRIUM HOMES ASSOCIATION				6209 SUMMERTREE LN		CHARLOTTE	NC	28226
21150176	PROVIDENCE LANDING II	HOMES ASSOC			PO BOX 37109		CHARLOTTE	NC	28237
21335257	BAHL	AKSHAY			6200 GARAMOND CT		CHARLOTTE	NC	28270
21101119	BYRD	LORRAINE			6313 SADDLEBROOK CT		CHARLOTTE	NC	28226
18737144	STEINBERGER	NORMAN F			PO BOX 221473		CHARLOTTE	NC	28222
21307502	WILCOX	LINDA ANN			2442 LYNBRIDGE DR		CHARLOTTE	NC	28270
21335202	NGUYEN	DANIEL	BINH T	DONG	6407 OUTER BRIDGE LN		CHARLOTTE	NC	28270
21102119	ADAMS	ROBERT D	AILEEN S	ADAMS	2600 LYNBRIDGE DR		CHARLOTTE	NC	28226
21335255	SALEHIZADEH	NEDA	FARBOD	FAHIM	6210 GARAMOND CT		CHARLOTTE	NC	28270
18737145	SILVEIRA	LUCILLE			1431 LAROCHELLE LN		CHARLOTTE	NC	28226
21101102	CLEMENTI AT PARK ROAD LLC				6300 PROVIDENCE RD		CHARLOTTE	NC	28226
21335252	ROGERS	STEPHANIE B	ROBERT D	ROGERS	6228 GARAMOND CT		CHARLOTTE	NC	28270
21102122	TATE	CARENA L	MICAH	STITH	2500 LYNBRIDGE DR		CHARLOTTE	NC	28226
21335413	PROVIDENCE COMMONS HOMEOWNERS	ASSOCIATION INC			1043 E MOREHEAD ST STE 105		CHARLOTTE	NC	28204
21307525	MATONE	J WILLIAM JR	JUDITH K	MATONE	2429 HAMILTON MILL RD		CHARLOTTE	NC	28270
21101121	PROVIDENCE LANDING LTD				PO BOX 37109		CHARLOTTE	NC	28237
21101122	STACHA	ELAINE	JULIE	MUCKLERROY	6306 SADDLEBROOK CT		CHARLOTTE	NC	28226
21101101	BENEDETTO	SALVATORE J	LUCILLE K	BENEDETTO	6408 PROVIDENCE RD		CHARLOTTE	NC	28226
21101112	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
21101123	SOLOMON	RONALD	BONNIE	SOLOMON	6300 SADDLEBROOK CT		CHARLOTTE	NC	28226
21102121	CULP	NETTIE ALLEN R/T			2510 LYNBRIDGE DR		CHARLOTTE	NC	28270
21307302	PARKER	ERIC W			2438 HAMILTON MILL RD		CHARLOTTE	NC	28270
21101111	ROBERTS	WILLIAM H	ELIZABETH A	ROBERTS	6320 PROVIDENCE RD		CHARLOTTE	NC	28226
21150163	SIMS	KRISTIN N			2509 LANDING VIEW LN		CHARLOTTE	NC	28226
21102108	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
21150154	MCCARTHY	JOHN H III			2536 LANDING VIEW LN		CHARLOTTE	NC	28226
21101106	JONES	CRAIG E	JESSICA B	JONES	6306 PROVIDENCE RD		CHARLOTTE	NC	28226
21102110	GRILLS	DENNIS R	SUSAN I	GRILLS	2525 LYNBRIDGE DR		CHARLOTTE	NC	28226
21101108	PIRRO	MARIA B	NICHOLAS J	PIRRO	6336 PROVIDENCE RD		CHARLOTTE	NC	28222
21101117	STAFFORD	PHILIP C			6309 SADDLEBROOK CT		CHARLOTTE	NC	28226
21150156	CUSHING	ARTHUR I JR	ROSALIND	CUSHING	2520 LANDING VIEW DR		CHARLOTTE	NC	28226
21101120	JAKUBOWSKI	KATINA COLE	PATRICIA	COLE	6312 SADDLEBROOK CT		CHARLOTTE	NC	28226
21101134	SEA ISLE LANDING TRUST				309 6TH ST		BELMONT	NC	28012
21150180	PROVIDENCE LANDING LTD				PO BOX 37109		CHARLOTTE	NC	28237
21335253	GORSKI	THOMAS J			6222 GARMOND CT		CHARLOTTE	NC	28270
21101118	SEA ISLE LANDING TRUST				309 6TH ST		BELMONT	NC	28012
21335256	HUTCHISON	ROY CHRISTOPHER			6206 GARAMOND CT		CHARLOTTE	NC	28270
21101104	BOWLES	ERSKINE B	CRANDALL C	BOWLES	6725 OLD PROV RD		CHARLOTTE	NC	28226
21101104	BOWLES	ERSKINE B	CRANDALL C	BOWLES	6725 OLD PROV RD		CHARLOTTE	NC	28226
18737149	BRIGGS	LLOYD A	JEAN T	BRIGGS	1525 LAROCHELLE LN		CHARLOTTE	NC	28226
18737150	ZAPP	JONATHAN	BRITANY	ZAPP	1531 LAROCHELLE LN		CHARLOTTE	NC	28226

ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
Arbor Estates	S.B.	Coyne	6136 Rhone Dr		Charlotte	NC	28226
Bishop's Ridge Homeowners Association	Marie	Wilkinson	6021 Prince Williams Ln		Charlotte	NC	28270
Brandywine Homeowners Association	Bunnie	Owen	2309 Christensens Ct		Charlotte	NC	28270
Brandywine Homeowners Association	Floyd	Weaver	6021 Prince Williams Ln		Charlotte	NC	28270
Brandywine Homeowners Association	Omega	Stafford	6021 Prince Williams Ln		Charlotte	NC	28270
Candlewyck Homeowners Association	Bill	Majercsik	2307 Lawton Bluff Rd		Charlotte	NC	28226
Cedars East	Charles A.	Newton	6536 Cedar Croft Dr		Charlotte	NC	28270
Chambery HOA	Kevin	Chapman	933 Dacavin Drive		Charlotte	NC	28226
Crown Colony Neighborhood Association	Melinda Munn	Rose	6500 Shaftesbury Rd		Charlotte	NC	
Dixie/Berryhill Community	Sue	Friday	6725 Brookfield Pl		Charlotte	NC	28270
Driftwood/Rosehaven Duplexes Owners	Judy	Warner	7211 Crown Colony Dr		Charlotte	NC	28270
Dunedin Homeowners Association	Marilyn	Dotson	5515 Dunedin Lane		Charlotte	NC	28270
Hampton Leas HOA	Judy	Fredricks	2248 Lynbridge Drive		Charlotte	NC	28270
Oak Forest	Kathy	Byrne	5408 Guildbrook Rd		Charlotte	NC	28226
Pellyn Place Homeowners Association	Stephanie	Robinson	6329 Bentrige Dr		Charlotte	NC	28226
Providence Landing Atrium Homeowners Association	Tom	Walls	6212 Summertree Lane		Charlotte	NC	28226
Providence Woods Homeowners Association	John	Collins	6955 Old Providence Rd		Charlotte	NC	28226
Sardis Hills Neighborhood Association	Jimmy	Heisel	215 Wilby Drive		Charlotte	NC	28270
Sardis Oaks Homeowners Association	Janus D.	Spence	330 Wilby Dr		Charlotte	NC	28270

Exhibit B



April 22, 2019

Collin W. Brown
collin.brown@klgates.com

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

NOTICE TO INTERESTED PARTIES OF FOLLOW UP COMMUNITY MEETING

Date: Thursday, May 2, 2019 at 6:00 p.m.
Location: Matthews Murkland Presbyterian Church
7001 Old Providence Rd.
Charlotte, NC 28226
Petitioner: Proffitt Dixon Partners
Petition No.: 2018-142

Dear Charlotte Resident,

As you may already be aware, we represent Proffitt Dixon Partners (the "Petitioner") in its plans to redevelop an approximately 20.5-acre property located on the west side of Providence Road, north of Lynbridge Road, and south of Old Providence Road (the "Property"). The Petitioner requests a rezoning from the Property's single-family residential (R-3) zoning district to multi-family residential (R-8MF(CD)) and institutional (INST) zoning districts to accommodate the development of a residential community that includes an age-targeted senior living facility and townhomes.

We had previously held two outreach meetings with community members prior to filing the rezoning petition and subsequently held an Official Community Meeting in January as part of the rezoning process. As promised, the Petitioner's team has organized a follow-up meeting to discuss changes to the rezoning plan in light of community feedback. 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 follow-up meeting regarding this Petition on **Thursday, May 2nd at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the updated 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,

Collin W. Brown

cc: John Kinley, Charlotte-Mecklenburg Planning Staff
Edmund Driggs, Charlotte City Council District 7
Attendees of Prior Community Meetings (via email)

Exhibit C

6:00 PM

[illegible]

[illegible]

[illegible]

Exhibit D

The top of the slide features a white square in the upper left corner containing the text 'K&L GATES' in white, sans-serif, all-caps font. The rest of the top half of the slide is a blue background with a bokeh effect of out-of-focus light spots.

K&L GATES

SECOND Official Community Meeting

Providence Road Rezoning Petition 2018-142

Matthews Murkland Presbyterian Church

May 2, 2019

6:00 PM

AGENDA

- Introductions
- Property Location
- Community Member Thoughts
- Development Considerations
- Current Zoning
- Land Use Plan
- Initial Proposed Redevelopment
- **Changes Since Prior Meetings**
- Community Feedback
- Discussion



Wyatt Dixon, Stuart Proffitt
and Matt Poindexter



Hattie Pavlechko-Reiter
and Richard Petersheim



Chuck Travis



Jeff Orsborn



Randy Goddard
and Michael Wickline

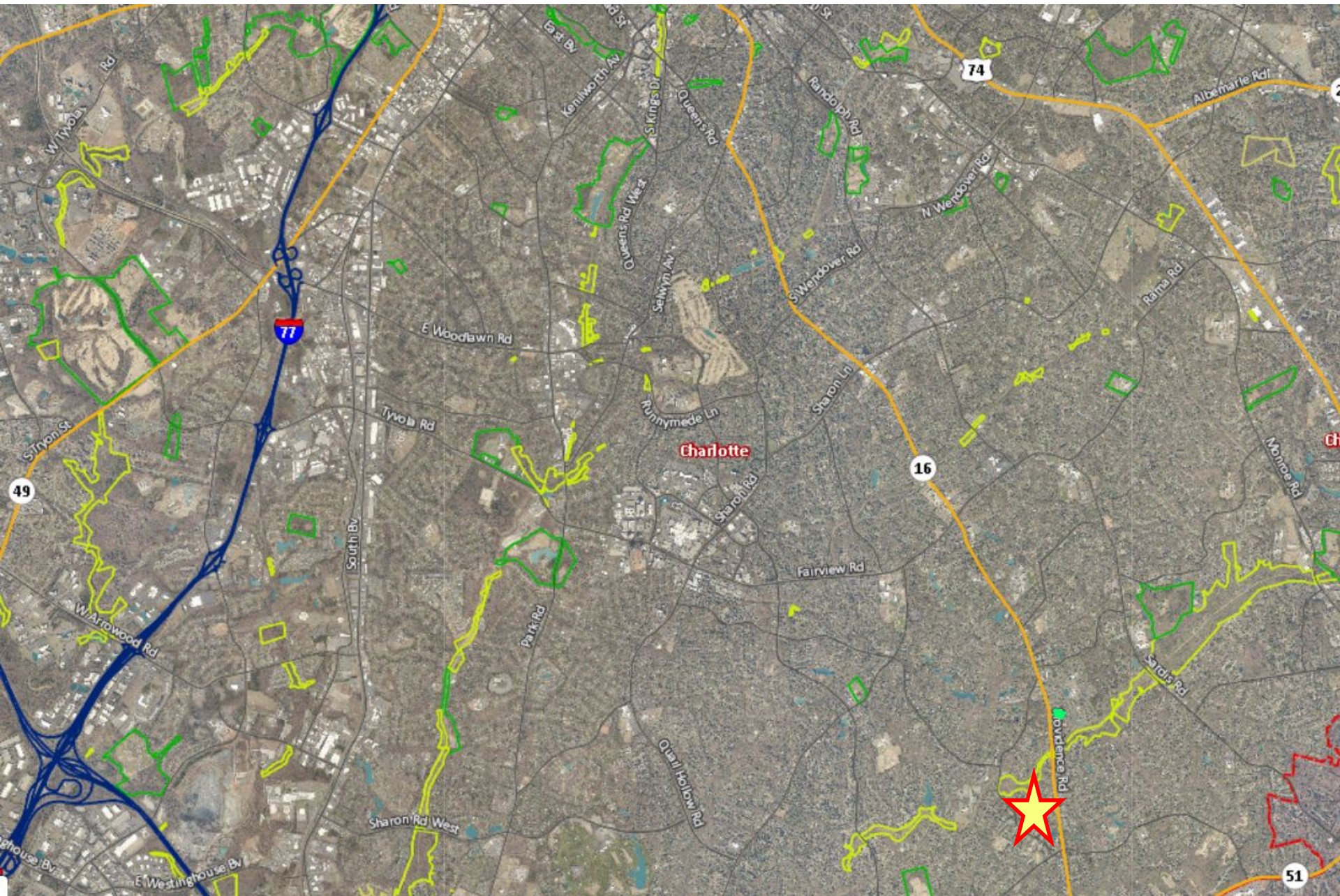


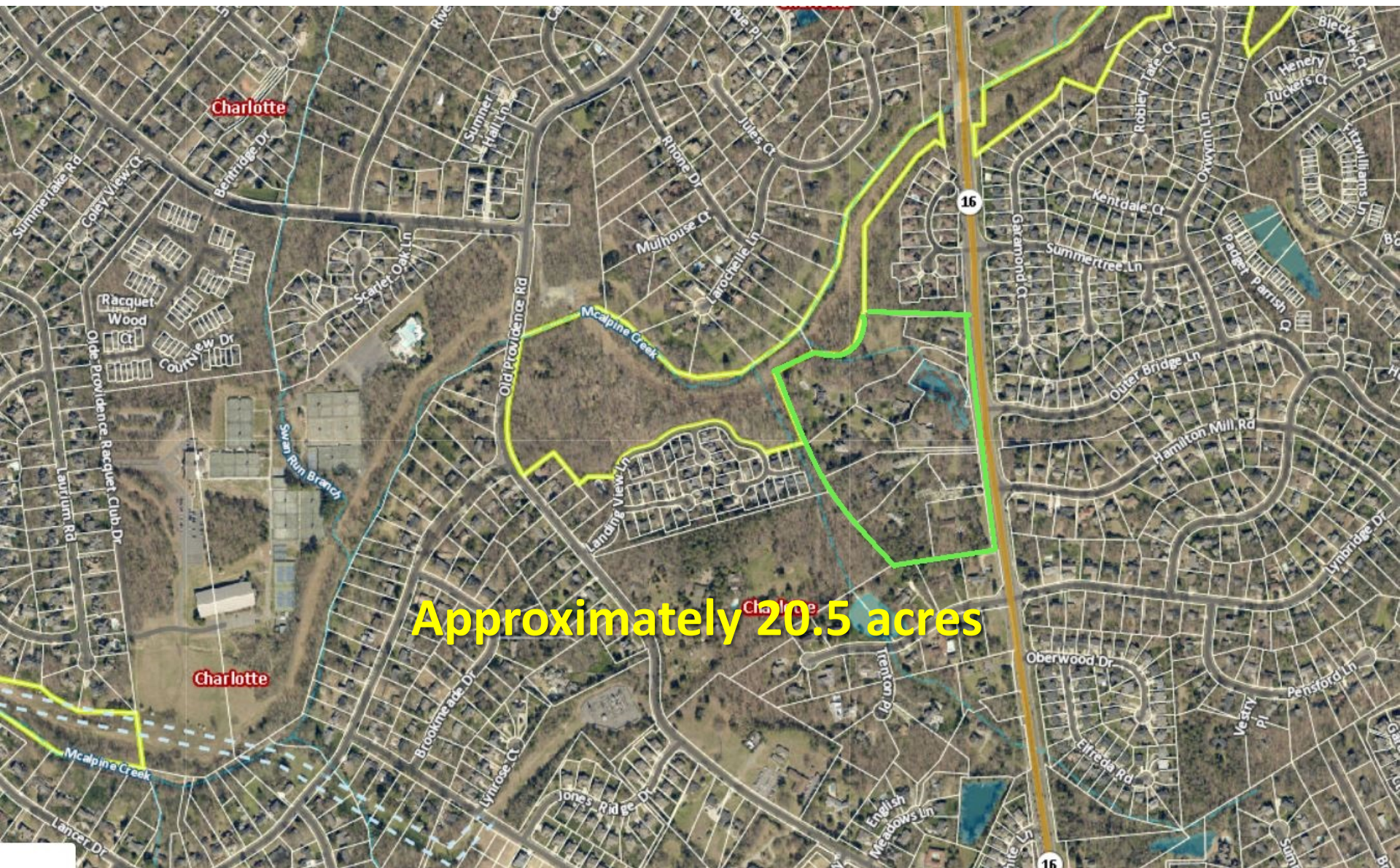
Collin Brown & Brittany Lins



Property Location



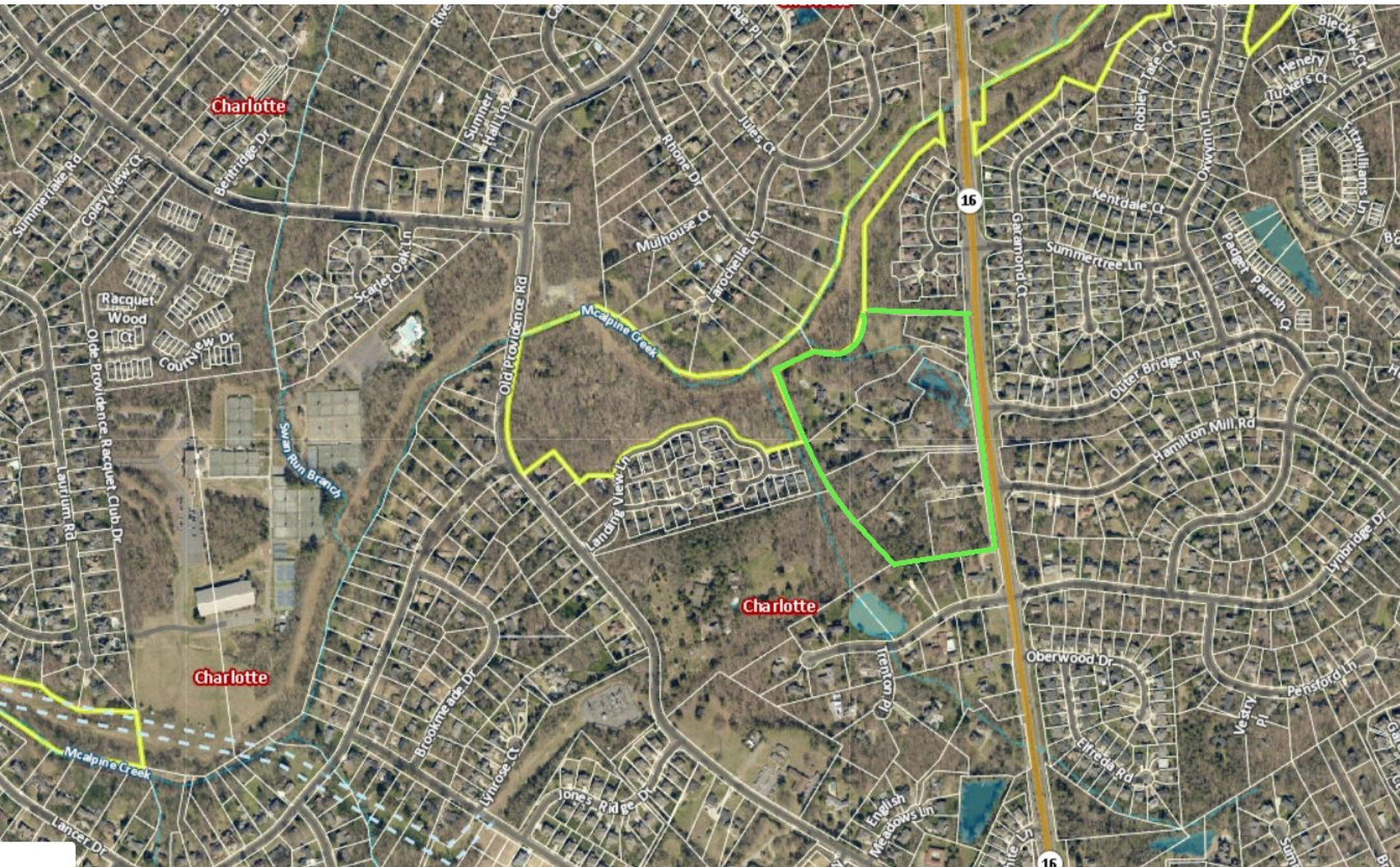




The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp white or yellow points and others as soft, larger blue or white blurs. The overall texture is grainy and organic, resembling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

Community Introduction

Philip Stafford, Providence Landing HOA



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

Where We Started

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 text.

Development Considerations

DEVELOPMENT CONSIDERATIONS

- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Community Concerns
- Market Realities

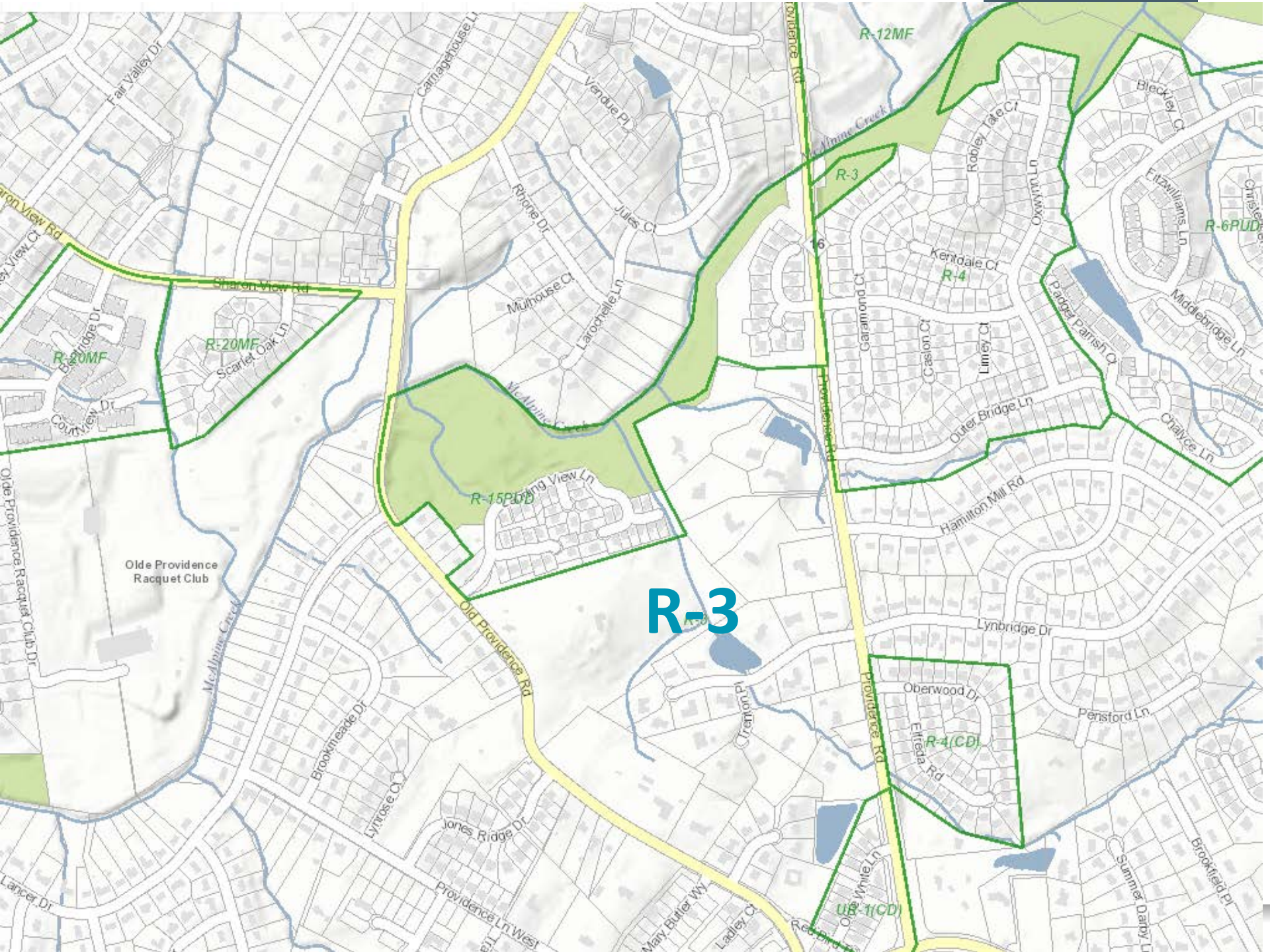


The background of the slide features a bokeh effect with out-of-focus light spots in shades of blue and white. Two solid horizontal bands, one orange at the top and one at the bottom, frame the central text.

Land uses with low traffic volume, low
school impact, compact, environmentally
sensitive footprints?

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 textured, sparkling appearance.

Current Zoning



R-3

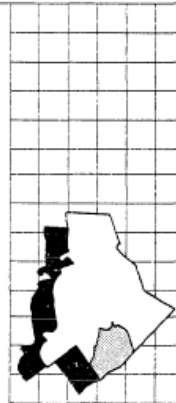
The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, textured effect.

Adopted Land Use Plans

\$5.00

South

District Plan



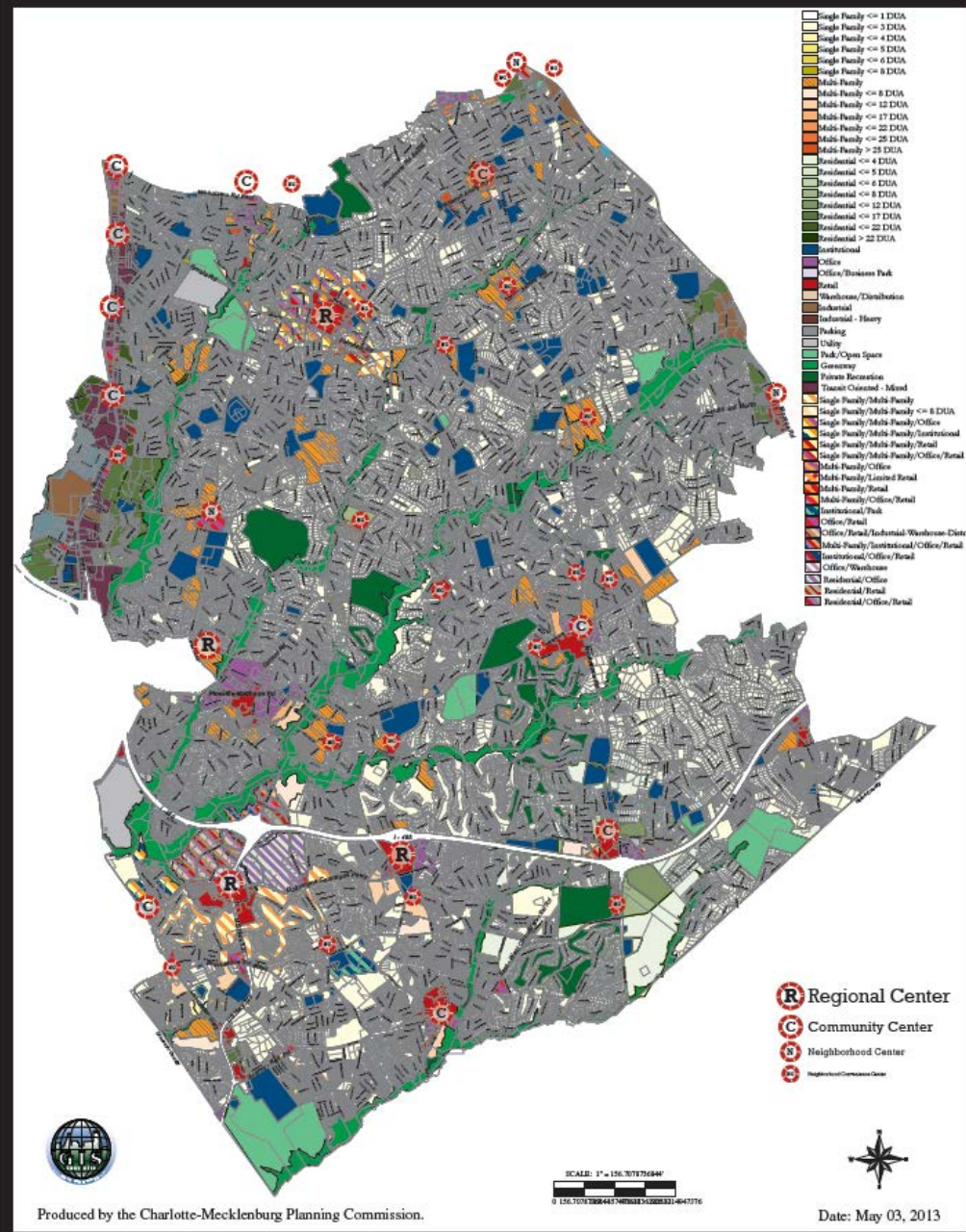
Approved by Charlotte-Mecklenburg Planning Commission June 1, 1992

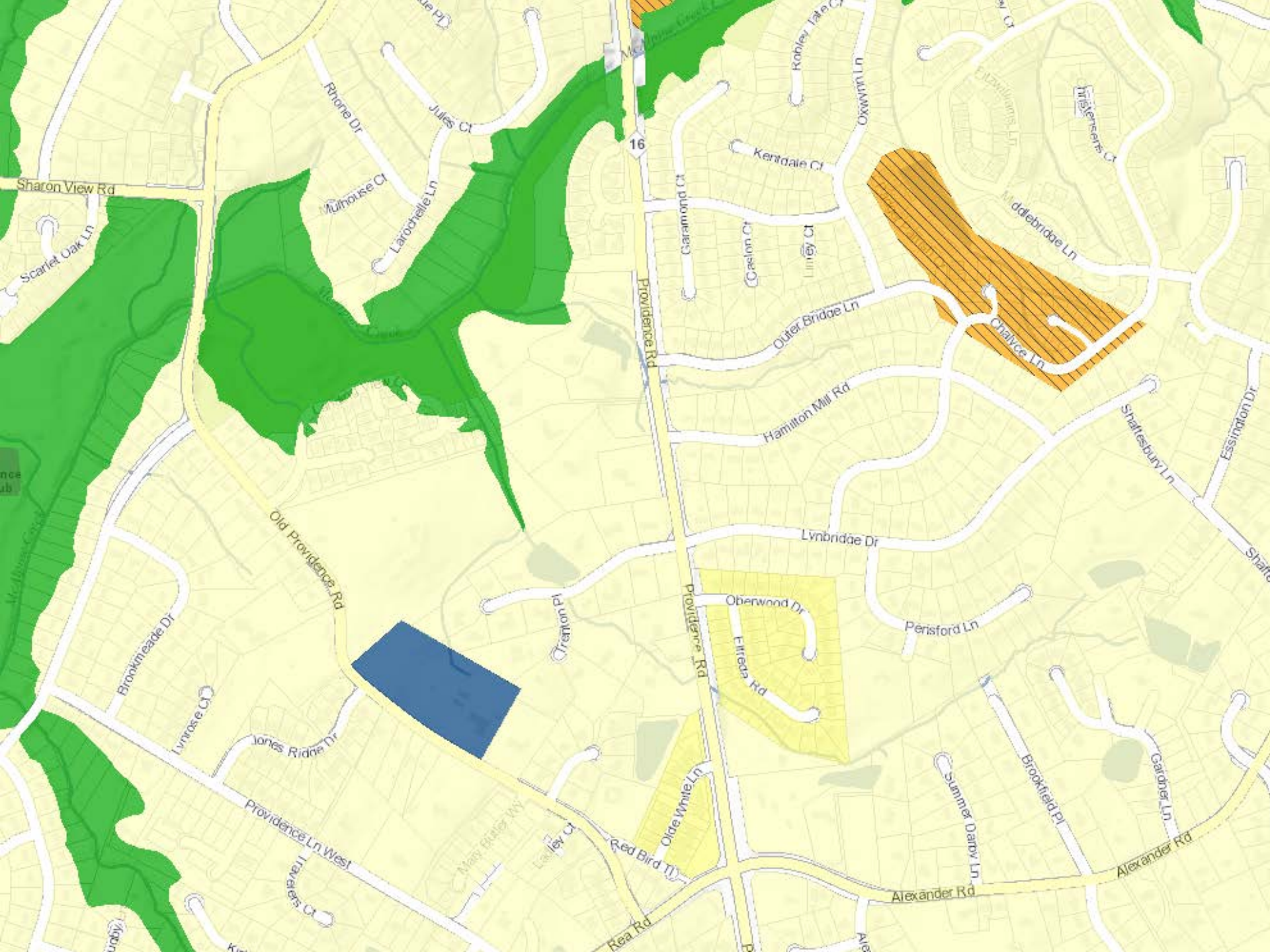
Amended by Charlotte-Mecklenburg Planning Commission July 28, 1992 and September 3, 1992

Adopted by Mecklenburg Board of County Commissioners July 19, 1993

Adopted by Charlotte City Council November 8, 1993

South District Adopted Future Land Use





GDP Assessment Summary for 21101106

Total Score: 11

Potential Density: up to 8 dua

jkinley@1/3/2017

Assessment Criteria	> 4 up to 6 dua	> 6 up to 8 dua	> 8 up to 12 dua	> 12 up to 17 dua	Over 17 dua
Meeting with Staff					
Yes = 1; No = 0		1			
Sewer and Water Availability					
CMUD = 2; Private* = 1; No = 0		2			
Land Use Accessibility					
High = 3; Medium = 2; Low = 1		1			
Connectivity Analysis					
High = 5; Medium High = 4 Medium = 3; Medium Low = 2; Low = 1		3			
Road Network Evaluation**					
Yes = 1; No = 0		0			
Design Guidelines					
Yes = 1; No = 0		4			
Other Opportunities or Constraints					
Comment (no points)					
Minimum Points Needed	10	11	12	13	14
Land Use Components			Connectivity Components		
1/4 mile	1/2 mile	Complementary Land Uses	Roadway Points	120	
No	No	Public or Private Schools (200 student min.)	Transit Points	200	
Yes	Yes	Public or Private Recreation Center or Park	Sidewalk Points	27	
No	No	Retail	Bikeway Points	94	
0	24	Employment Concentration	Total Connectivity Points 441		
No	No	Hospitals, Medical and/or Dental Facilities			
No	Yes	Places of Worship			
No	No	Postal Facility			
No	No	Public Library			
<ul style="list-style-type: none"> High = at least 2 complementary land uses within ¼ mile and at least 3 additional complementary land uses within ½ mile Medium = 3 complementary land uses within ½ mile Low = 1 complementary land use within ½ mile 			<ul style="list-style-type: none"> High = at least 600 points Medium-High = 500 to 599 pts Medium = 400 to 499 pts Medium-Low = 300 to 399 pts Low = less than 300 pts 		

Other Opportunities	
Comments:	
Adopted Land Use Info:	This site falls within the South District Plan. The adopted future land is SF3(Single Family <= 3 DUA)
All Parcel IDs:	21101106,21101109,21101108,21101101,21101105,21101107,21101110,21101111

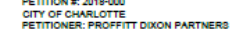
* A private sewer system may be considered if the State has previously permitted the system, it has capacity to serve the proposed development, and it is built to CMUD standards. (If the private sewer lines are offered for donation to CMUD, the site may receive 2 points for this criteria.)



Initial Proposal

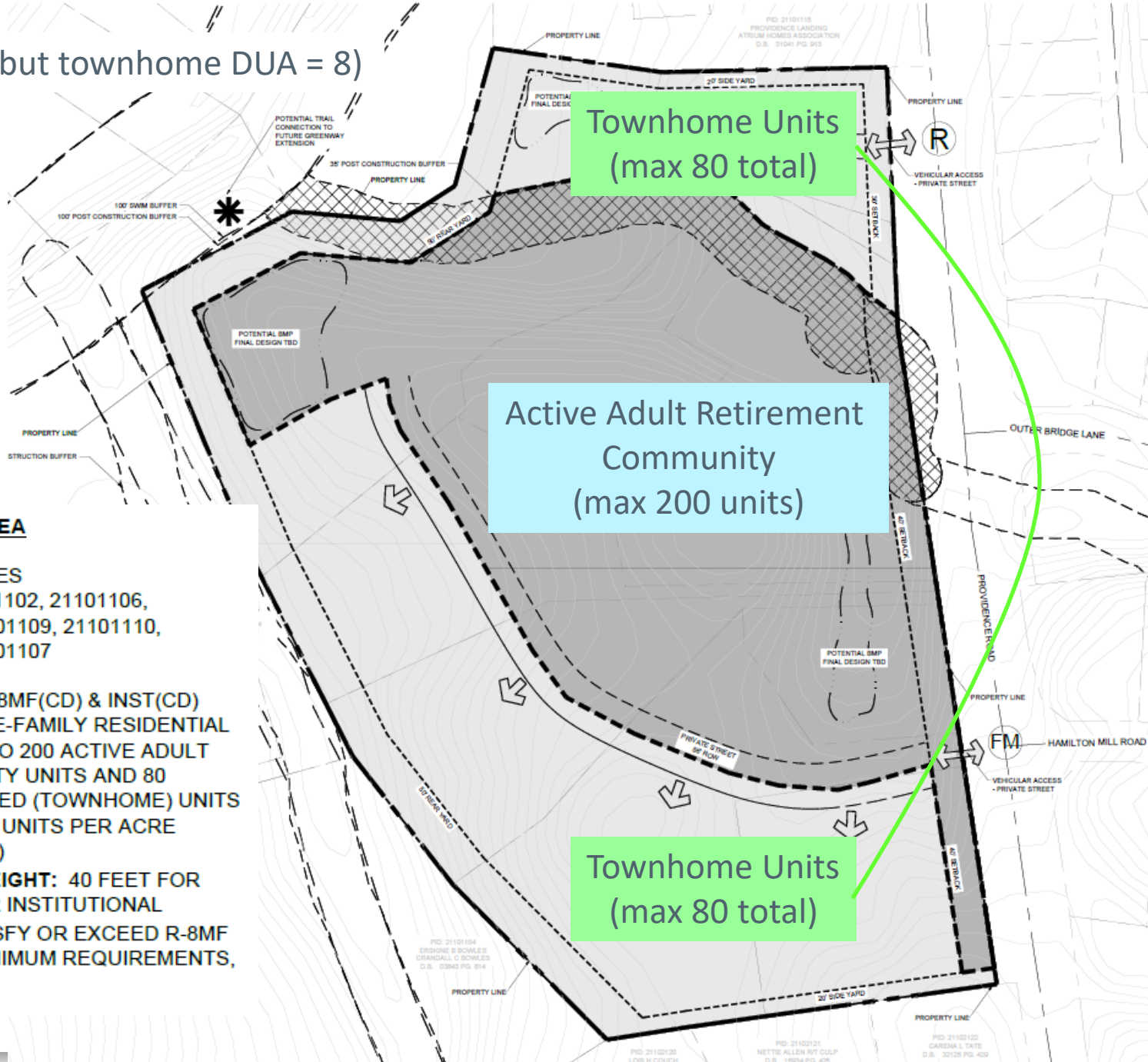
The image features a central orange rectangular banner with the text "Initial Proposal" in white. The banner is set against a background of blue bokeh light effects, which are visible in the top and bottom portions of the image. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

223 NORTH GRHAM STREET
CHARLOTTE, NC 28202
704.233.0225
WWW.LANDSDOWN.COM
NC ENG. FIRM LICENSE # 0-0558



RZ-1

DUA: 13.5 total (but townhome DUA = 8)



SITE DEVELOPMENT AREA

- ACREAGE:** +/- 20.5 ACRES
- TAX PARCEL #S:** 21101102, 21101106, 21101111, 21101108, 21101109, 21101110, 21101105, 21101101, 21101107
- EXISTING ZONING:** R-3
- PROPOSED ZONING:** R-8MF(CD) & INST(CD)
- EXISTING USES:** SINGLE-FAMILY RESIDENTIAL
- PROPOSED USES:** UP TO 200 ACTIVE ADULT RETIREMENT COMMUNITY UNITS AND 80 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS
- DENSITY:** 8 DWELLING UNITS PER ACRE (DUA)(R-8MF)
- MAXIMUM BUILDING HEIGHT:** 40 FEET FOR R-8MF AND 55 FEET FOR INSTITUTIONAL
- PARKING:** SHALL SATISFY OR EXCEED R-8MF AND INSTITUTIONAL MINIMUM REQUIREMENTS, RESPECTIVELY

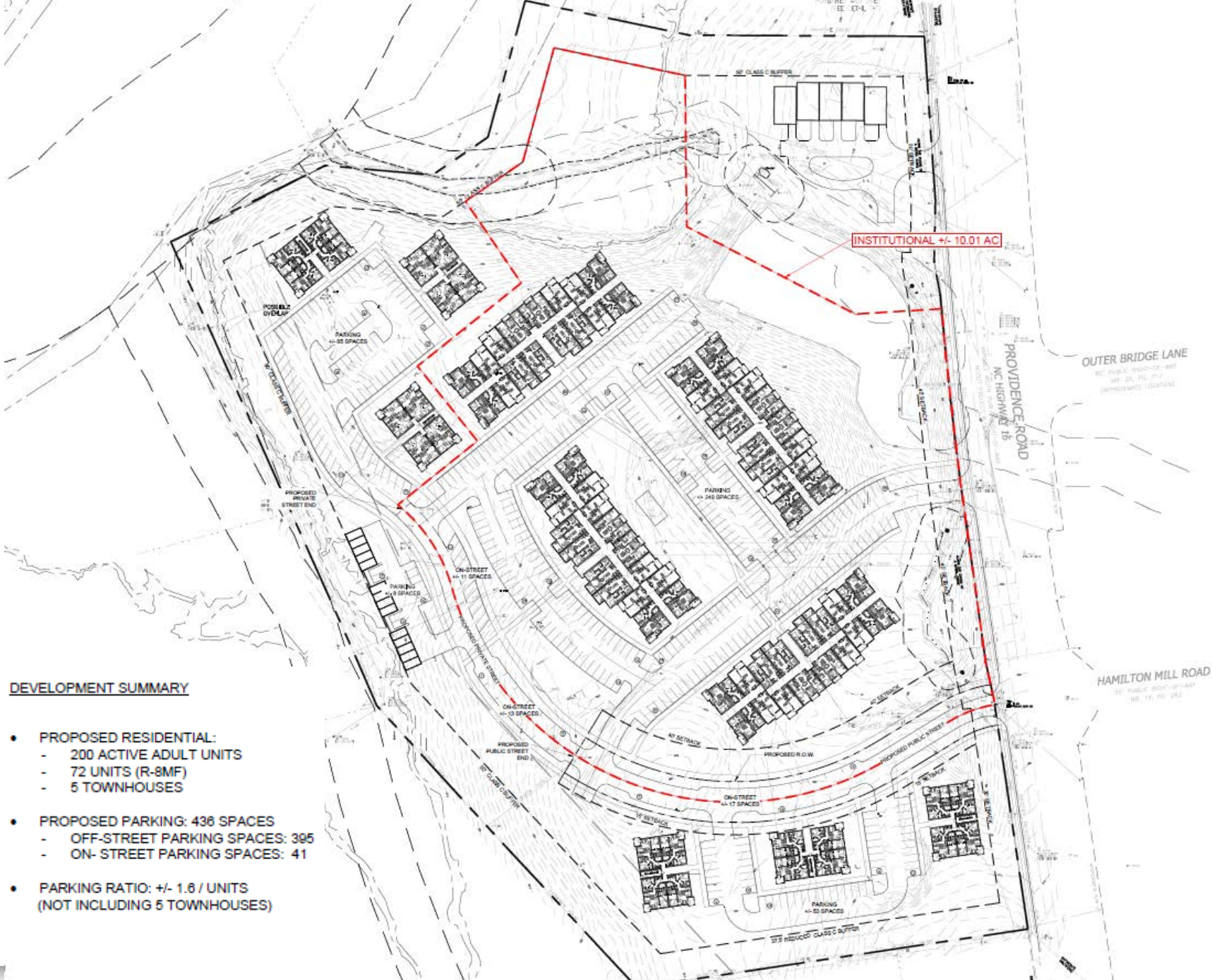






The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

Updated Proposal



DEVELOPMENT SUMMARY

- **PROPOSED RESIDENTIAL:**
 - 200 ACTIVE ADULT UNITS
 - 72 UNITS (R-8MF)
 - 5 TOWNHOUSES
- **PROPOSED PARKING: 436 SPACES**
 - OFF-STREET PARKING SPACES: 395
 - ON-STREET PARKING SPACES: 41
- **PARKING RATIO: +/- 1.6 / UNITS**
(NOT INCLUDING 5 TOWNHOUSES)



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 effect is a textured, shimmering blue background.

Changes Made Since January Meeting

Initial Plan:



Updated Plan:



MAIN CHANGES:

- Building Height Reduction
- Additional Access Point
- Carriage Buildings as Alternative to Townhomes



The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

Building Height Reduction

Active Adult Buildings Have Been Reduced by A Full Story in Height

Initial Plan was for one building at 4 stories



Updated Plan shows 4 buildings

- All buildings will appear as 3 stories (two buildings have 3 stories + basement)
- Working with the site's topography to manage height





Additional Access Point

The image features a central orange rectangular banner with the text "Additional Access Point" in white. The banner is set against a background of blue bokeh, which consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, ethereal effect.

Additional Right-In/Right-Out Only Access Point

Initial Plan:



Updated Plan:



The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a sparkling, starry appearance.

Carriage Building Option

Initial Plan:



Updated Plan:



Carriage Houses Benefits:

- Still Max 3 Stories (just like townhomes)
- Condensed Density allows for greater greenspace preservation & buffers
- All contain elevators and all corner units (appeals to same market as AA)

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.

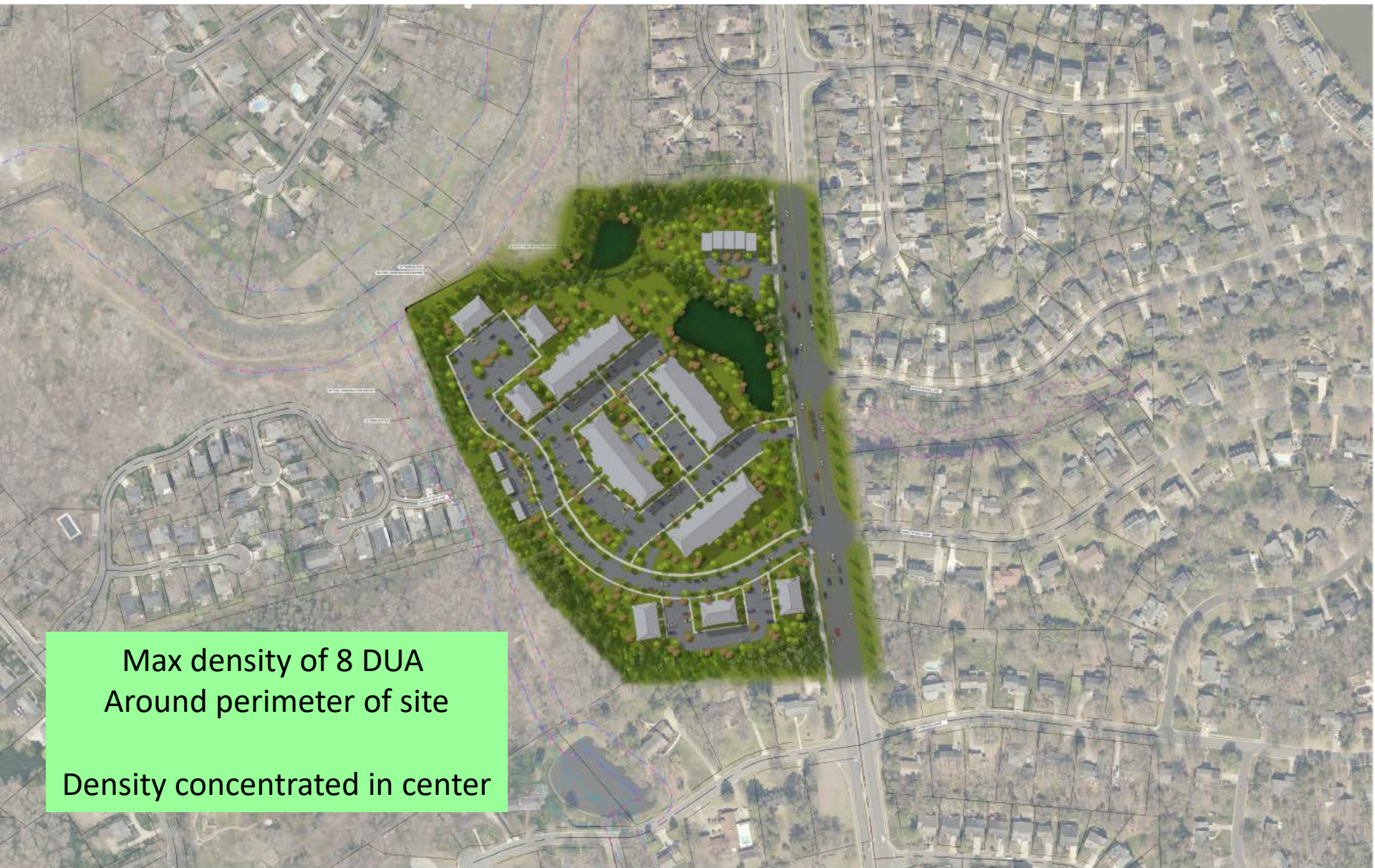
Feedback from Prior Community Meetings and Discussions with Neighbors

FEEDBACK...

- Don't want high density, concentrate density in center of Site
- Traffic; Seek Signal Warrant on Providence Road
- Preserve Greenspace
- Provide Buffer to Existing Single-Family Homes
- Encourage connection to greenway, as amenity
- Concerns over visibility, grade difference from elevated site
- Stormwater/Flooding Issues

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

Density



Max density of 8 DUA
Around perimeter of site

Density concentrated in center

GDP Assessment Summary for 21101106

Total Score: 11		Potential Density: up to 8 dua		jkinley@1/3/2017	
Assessment Criteria	> 4 up to 6 dua	> 6 up to 8 dua	> 8 up to 12 dua	> 12 up to 17 dua	Over 17 dua
Meeting with Staff					
Yes = 1; No = 0		1			
Sewer and Water Availability					
CMUD = 2; Private* = 1; No = 0		2			
Land Use Accessibility					
High = 3; Medium = 2; Low = 1		1			
Connectivity Analysis					
High = 5; Medium High = 4 Medium = 3; Medium Low = 2; Low = 1		3			
Road Network Evaluation**					
Yes = 1; No = 0		0			
Design Guidelines					
Yes = 1; No = 0		4			
Other Opportunities or Constraints					
Comment (no points)					
Minimum Points Needed	10	11	12	13	14
Land Use Components			Connectivity Components		
1/4 mile	1/2 mile	Complementary Land Uses	Roadway Points	120	
No	No	Public or Private Schools (200 student min.)	Transit Points	200	
Yes	Yes	Public or Private Recreation Center or Park	Sidewalk Points	27	
No	No	Retail	Bikeway Points	94	
0	24	Employment Concentration	Total Connectivity Points 441		
No	No	Hospitals, Medical and/or Dental Facilities			
No	Yes	Places of Worship			
No	No	Postal Facility			
No	No	Public Library			
<ul style="list-style-type: none"> High = at least 2 complementary land uses within ¼ mile and at least 3 additional complementary land uses within ½ mile Medium = 3 complementary land uses within ½ mile Low = 1 complementary land use within ½ mile 			<ul style="list-style-type: none"> High = at least 600 points Medium-High = 500 to 599 pts Medium = 400 to 499 pts Medium-Low = 300 to 399 pts Low = less than 300 pts 		

Other Opportunities	
Comments:	
Adopted Land Use Info:	This site falls within the South District Plan. The adopted future land is SF3(Single Family <= 3 DUA)
All Parcel IDs:	21101106,21101109,21101108,21101101,21101105,21101107,21101110,21101111

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Traffic Concerns

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	8 Dwellings	80	Tax Record
Entitlement with Current Zoning	Single Family (19.93 acres of R-3)	61 Dwellings	670	General Guidance from Planning
Entitlement with Current Zoning (+Affordable Housing Density Bonus)	Single Family (19.93 acres of R-6)	119 Dwellings	1,221	Assumed General Guidance from Planning
Entitlement Based on GDP Assessment	Single Family (19.93 acres of R-8)	159 Dwellings	1,593	GDP Assessment Summary Provided by Staff on 01-03-2017
Proposed Zoning by Applicant	Senior Apartments Townhomes	200 Dwellings 80 Dwellings	1,213	Site Plan 11-20-2018

Project creates 8 LESS trips than a potential by-right development
could be projected to create
(if affordable housing bonus is applied)

And 380 LESS trips than the GDP would support

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, ethereal texture.

School Impact

Petition No: 2018-142

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 20.5 acres zoned R-3 would allow approximately 61.5 dwelling units.

The subject property is developed with eight single family detached dwellings.

Number of students potentially generated under current zoning: 36 student(s) (19 elementary, 9 middle, 8 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional R-8MF(CD) and INST (CD) district request seeks to allow up to 80 single family attached dwelling units in 10.5 acres

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1718

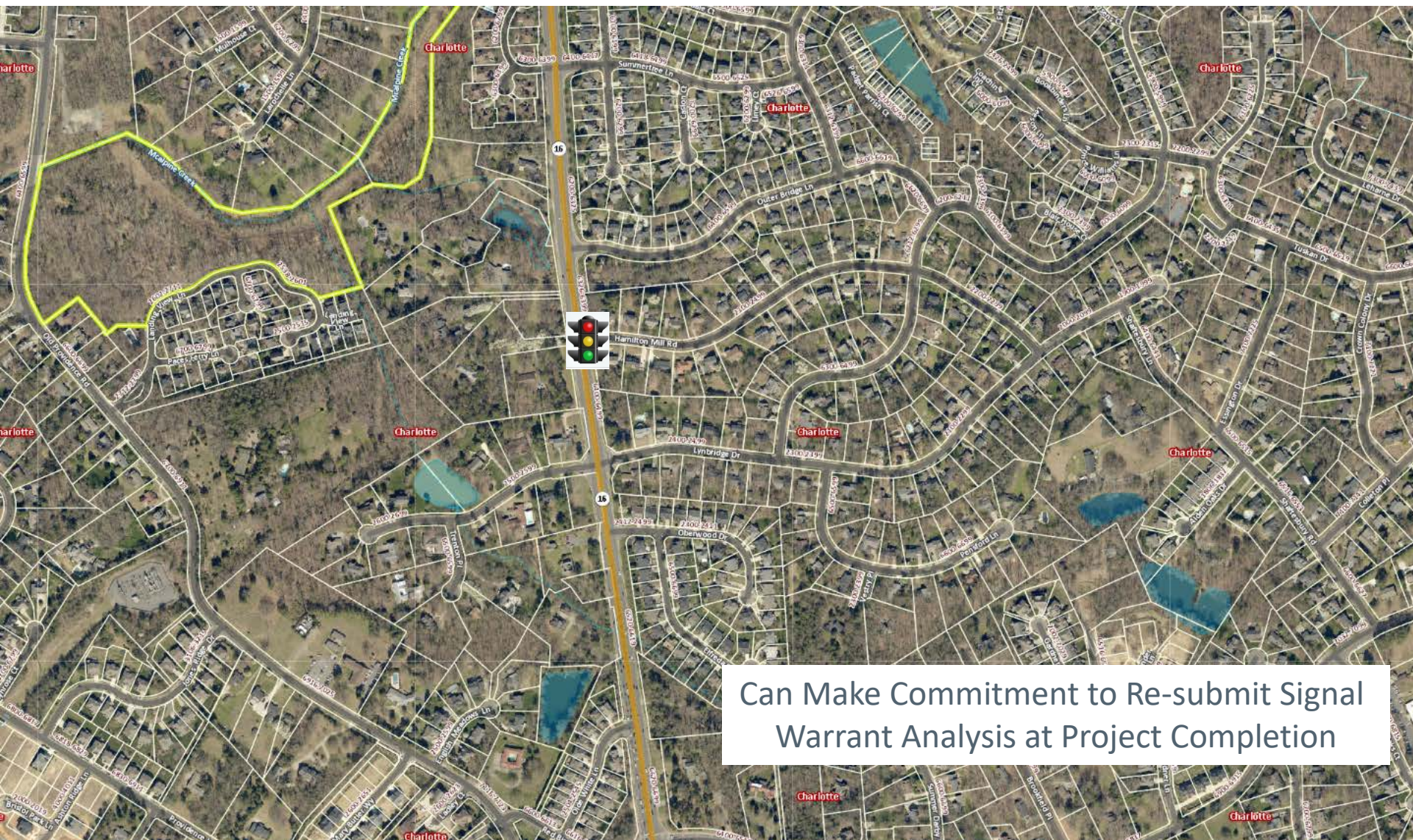
This development may add 14 student(s) to the schools in this area.

The top half of the image features a blue bokeh background with out-of-focus light spots in various shades of blue and white.

Traffic Signal on Providence Road

The bottom half of the image features a blue bokeh background with out-of-focus light spots in various shades of blue and white.





Can Make Commitment to Re-submit Signal Warrant Analysis at Project Completion

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

Buffers/Greenspace Preservation & Visibility



Western Property Edge



Northern Property Edge



Southern Property Edge

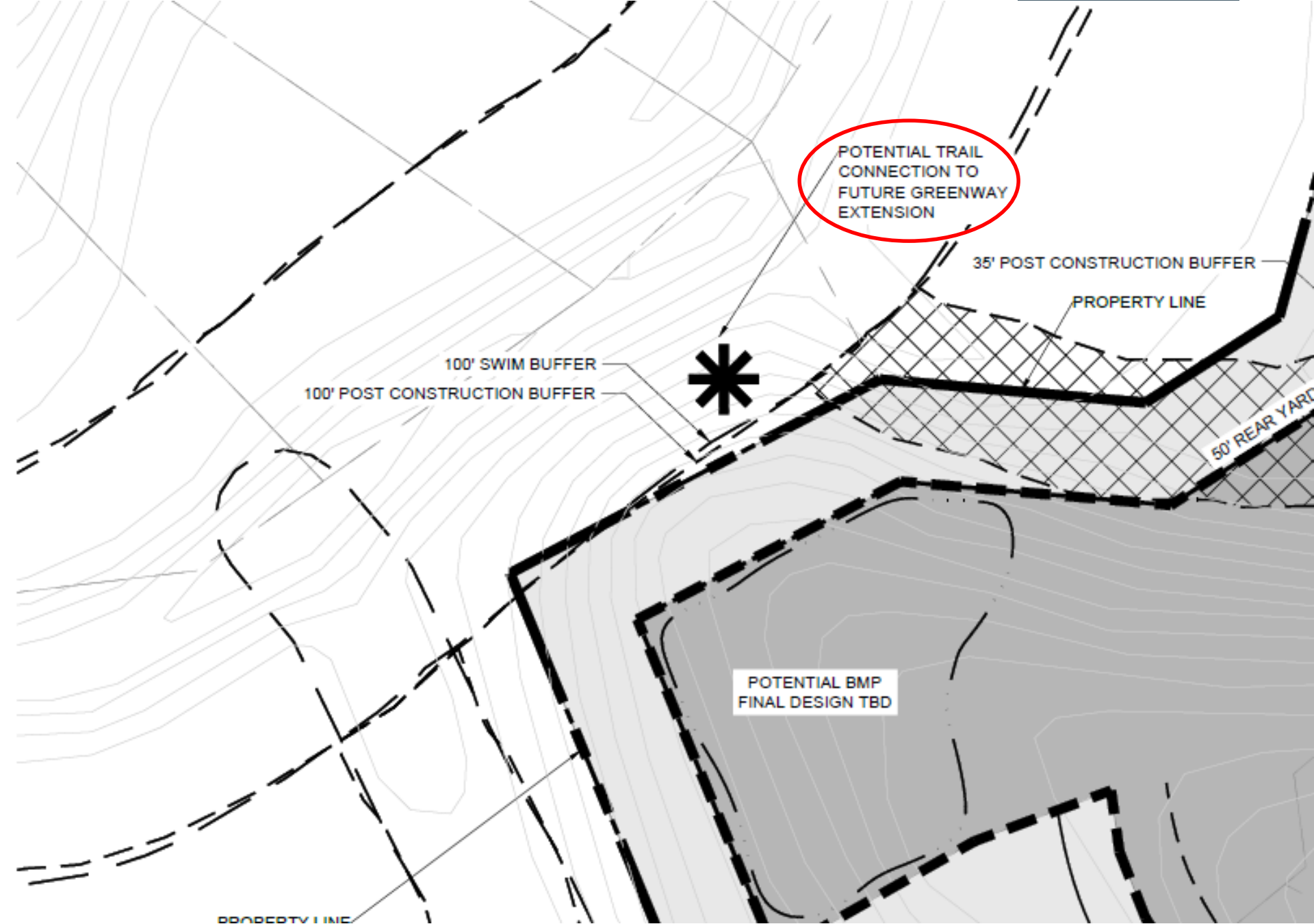


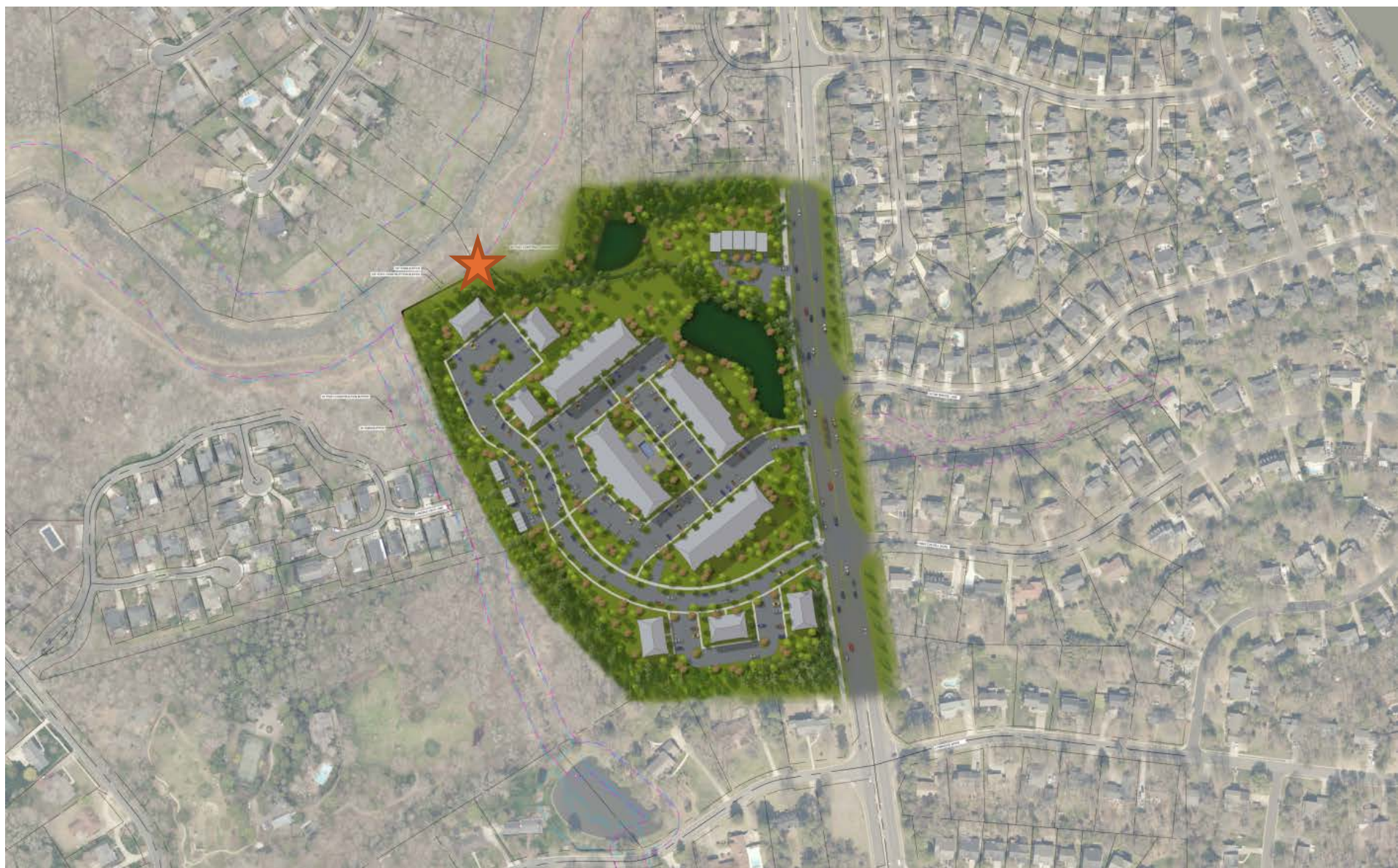
37.5' Class C Buffer & Wall/Fence

An aerial photograph of a residential area. A property is outlined with a yellow line. A white rectangular box with a black border is overlaid on the property, containing the text '37.5' Class C Buffer & Wall/Fence'. The property is surrounded by green trees and a road. A red car is visible on the road to the right. The background shows other houses and a road intersection.

The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

Greenway Connection

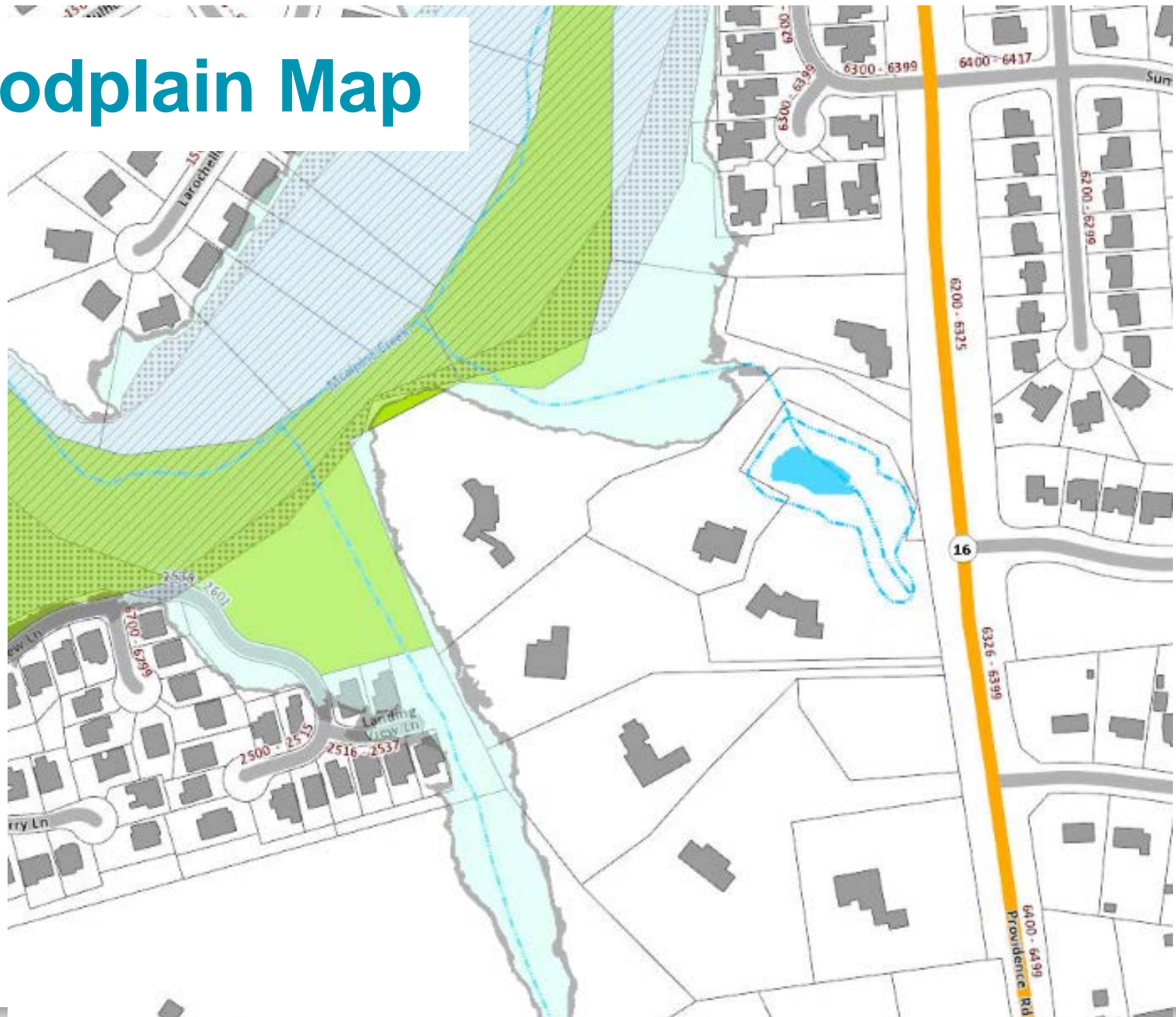




The background of the slide is a close-up photograph of water. It features numerous small, bright, out-of-focus light spots (bokeh) and bubbles, creating a shimmering, textured effect. The colors range from deep blue to lighter, almost white highlights where the light reflects off the water's surface.

Stormwater Concerns

Floodplain Map



Rezoning Petition Review

To: Tammie Keplinger, CMPC

From: Doug Lozner

Date of Review: December 21, 2018

Rezoning Petition #: 18-142

Existing Zoning: R-3

Proposed Zoning: R-8MF (CD) and INST (CD)

Location of Property: Approximately 20.5 acres located on the west side of Providence Rd, north of Lynbridge Rd and south of Old Providence Rd.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: Flooding and surface water quality impacts associated with impervious surfaces on this site are being addressed through compliance with the Post-Construction Stormwater Ordinance. Compliance may include installing devices that hold and slowly release runoff over time to reduce flooding potential, devices that filter pollutants from runoff before release to streams, preservation of vegetated stream buffer zones, preservation of upland trees and forested areas, or paying a mitigation fee in-lieu-of onsite stormwater control devices. Compliance with the Post-Construction Stormwater Ordinance addresses concerns related to flooding and surface water impacts and therefore staff has no further comments.

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 circles in various shades of blue and white, creating a sparkling, underwater-like texture.

Rezoning Timeline

“BEST CASE” SCENARIO TIMELINE

Submittal deadline requesting next PH	Determination on cases cleared for next PH	1st Legal ad review (last day to defer prior to advertising)	1st Legal Ad due to clerk	Public Hearing	Submittal deadline for revised site plans for Z.C.	Zoning Committee Meeting	City Council Decision
5/13/2019	5/24/2019	5/27/2019	5/28/2019	6/17/2019	6/24/2019	7/2/2019	7/15/2019
6/10/2019	6/21/2019	6/17/2019	6/18/2019	7/15/2019	7/22/2019	7/30/2019	9/16/2019
8/12/2019	8/23/2019	8/26/2019	8/27/2019	9/16/2019	9/23/2019	10/1/2019	10/21/2019

- Nov 21, 2018 Filed Preliminary Application
- Jan 8, 2019 First Official Community Meeting
- May 2, 2019 Second Official Community Meeting
- May 13, 2019 Revised Site Plan Submittal
- June 17, 2019 Earliest Public Hearing
- July 15, 2019 Earliest City Council Decision



Discussion

The image features a central orange rectangular band containing the word "Discussion" in white. Above and below this band are sections of a blue background with a bokeh effect, consisting of numerous out-of-focus light spots in various shades of blue and white.



K&L GATES