

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Continental 475 Fund, LLC**

Rezoning Petition No. 2019-030

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 March 21, 2019. 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, April 3rd at 6:00 p.m. at the Central Steele Creek Presbyterian Church, 9401 South Tryon Street, Charlotte NC 28273.

### **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 by Bob McCaigue, Evan Weiss, and Caitlin LaJoie, as well as by Petitioner's agents, Eddie Moore with McAdams, Michael Wickline with Design Resource Group, and Collin Brown and Brittany Lins with K&L Gates.

### **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.

Mr. Brown explained that this petition involves approximately 30 acres of land located on the north side of South Tryon Street, south of Erwin Road and east of Choate Circle.

Mr. Brown then explained the various development considerations that the Petitioner must account for in the rezoning process, including property owner requirements, existing zoning, policy considerations, environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, City Staff and City Council priorities, and market realities.

Mr. Brown then gave a brief overview of the rezoning process, generally. The property is currently zoned R-3, which is the baseline zoning for residential development and typically accommodates three dwelling units per acre (DUA). The Steele Creek Area Plan (adopted by City Council in 2015) recommends up to 8 DUA for the parcel closest to North Tryon Street and 4 DUA for the parcel closest to Erwin Road. Mr. Brown explained that the Petitioner initially intended to concentrate the majority of the density towards North Tryon Street, where the Plan recommends higher density, however, environmental constraints have

made this site difficult to design as anticipated. Mr. Brown also explained the redevelopment options that could occur “by-right” (i.e., without requiring a rezoning or any public input), including density bonus options, such as those included in the Tree Ordinance and Incentive-Based Inclusionary Housing policy.

The Petitioner is currently seeking the UR-2(CD) zoning district to accommodate a two-story multi-family residential community. Mr. Brown stated that a State of Housing report for Charlotte has recently shed light on the need for housing at all levels due to low supply that drives up housing prices. Since housing affordability is a priority of several City Council members, there has been a recent focus on increasing housing supply to meet demands.

Mr. Bob McCaigue explained that the Petitioner’s two-story product is unique in the market. The units function more like townhomes with all ground-level front doors and enhanced focus on amenities and security. Continental has successfully built this product type all around the country and is able to offer a variety of housing options within one community, with some rental prices that are on the attainable spectrum of affordability.

The Petitioner’s team summarized the current rezoning proposal, which includes a request for up to 324 multi-family units (for an average density of approximately 10.5 DUA) and commits to a maximum height of 40 feet (consistent with the height of a single family home). In addition, the Petitioner is committing to a minimum of six acres of preservation area, 20,000 square feet of common open space, and a 37.5-foot Class C buffer and fence along the property boundary with the existing adjacent single-family neighborhood (*N.B.* a member of the Petitioner’s team initially incorrectly stated that the Class C buffer would be 50 feet, but later corrected the record to explain that the Ordinance provides the option of reducing the buffer by 25% if a fence or wall is included, which is being proposed here).

The Petitioner’s team summarized the expected community concerns in the Steele Creek area which typically center on traffic and school overcrowding. In response to anticipated traffic concerns, the Petitioner’s team engaged a traffic consultant (Randy Goddard) to conduct a traffic analysis even though one is not required by the City. The traffic analysis will study several surrounding intersections and determine if the Petitioner can contribute to improvements to help mitigate traffic impacts. Also, the Petitioner is committing to construct a public road through the rezoning property to connect Tryon Street and Erwin Road and provide additional access and connectivity to reduce congestion at the existing Tryon Street and Erwin Road intersection.

Mr. Brown explained that the earliest possible public hearing would not occur until June and would likely require at least an additional month of review, making a final City Council unlikely prior to September. The Petitioner’s team pledged that they will continue working with the community through this process as the site plan continues to evolve and will hold a follow-up meeting to keep the community informed.

The Petitioner’s team then opened up the meeting for questions and discussion. The vast majority of attendees expressed that their main concern is increased traffic and stated that they would like the Petitioner to help alleviate traffic in the Steele Creek area. Several attendees commented on the lack of infrastructure and expressed frustration over City-funded projects in the area. An attendee asked for Moss Road to be added to the traffic analysis and the Petitioner agreed to look into it. Several other attendees

stated that the intersection of Erwin Road and Steele Creek Road is very dangerous and requested that a traffic signal be explored for that intersection. The Petitioner's team said they would perform a signal warrant analysis to explore this option. Several other problematic intersections were offered and the Petitioner's team promised to look into them as part of the voluntary traffic analysis. One attendee stated that "you can building anything you want if you can just help us get around without so much traffic."

One attendee asked why the Petitioner is proposing rental units rather than single-family homes. The Petitioner's agents responded that the market currently reflects a demand for rental units rather than for-sale units. Also, single-family homes are typically projected to produce greater school impacts and more vehicular trips per day than an apartment or townhome unit.

In response to an attendee comment regarding stormwater and flooding issues, the Petitioner's agents responded that the site will be engineered to comply with the Post-Construction Stormwater Ordinance and not increase flooding problems offsite. Further, the Petitioner's agents stated that engineering studies have shown that the current on-site wetlands are likely a product of insufficient stormwater management in the past and the Petitioner's team would strive to fix the problem as part of its redevelopment.

An attendee commented that Erwin Road is very dark and they would like to see streetlights installed.

One attendee stated that she believed the proposed project was likely the best thing that could happen at the property other than single-family homes, recognizing that the property is very likely to be developed and not remain vacant land for long.

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 15th day of April, 2019.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

# **Exhibit A**

2019-030	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COOWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-030	20122103	GORDON	WILLIAM S JR		ALICE B GORDON FAMILY TRUST	9928 HATFIELD RD		CHARLOTTE	NC	28278
2019-030	20122104	NEELY	ANNE T			12000 S TRYON ST		CHARLOTTE	NC	28273
2019-030	20122105	NEELY	JOHN M			11900 S TRYON ST		CHARLOTTE	NC	28273
2019-030	20122107	BELLSOUTH TELECOMMUNICATIONS	INC		%TAX DEPT/16H02 CAMPANILE	PO BOX 7207		BEDMINSTER	NJ	07921
2019-030	20122108	SF DHS LLC				775 W 1200 N SUITE 100		SPRINGVILLE	UT	84663
2019-030	20122113	E&M REAL ESTATE MANAGEMENT LLC				1601 REMOUNT RD		CHARLOTTE	NC	28208
2019-030	20122117	SELLIPROPS CAROLINA CORP LLC				111 NORTH POMPANO BEACH BLVD UNIT 1712		POMPANO BEACH	FL	33062
2019-030	20122118	NEELY	WALTER H JR	LINDA R	NEELY	13601 ERWIN RD		CHARLOTTE	NC	28273
2019-030	20122233	MUSE	SHANA D			12715 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122234	WALKER	COREY			2982 SETH COURT APT G		GASTONIA	NC	28054
2019-030	20122235	BAILEY	DAVID	BRENDA	BAILEY	6007 LEEDS CT		MONROE	NC	28110
2019-030	20122236	ELARAMI	FOUAD A	AMBER L	MCCEE	12727 MOSBY LANE		CHARLOTTE	NC	28273
2019-030	20122237	SETZER	MADELINE C			12733 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122238	STREETER	JASON			4600 WATERFORD KNOLL DR #1623		CHARLOTTE	NC	28226
2019-030	20122239	HUAMAN	VICTOR L	ROSA E	GARCIA	12741 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122240	KALARIA	JAY			3804 MANOR HOUSE DR		CHARLOTTE	NC	28270
2019-030	20122241	SPB PROPERTIES LLC				12749 MOSBY LN		CHARLOTTE	NC	28210
2019-030	20122242	A RE BUY LLC				PO BOX 862121		MARIETTA	GA	30062
2019-030	20122243	ALLEN	DONNA			12757 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122244	TANG	QUEENIE			12807 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122245	TURNER	DIANE K	JOHNNIE F II	TURNER	2 TALL OAKS DR		HOCKESSIN	DE	19707
2019-030	20122246	SCHNEIDER	COURTNEY A			12815 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122247	HELLMS	LARRY M	RETHA ANN	RUSSELL	12819 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122248	BLIZZARD	MICHAEL ANTHONY			12827 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122249	DARGAVEL	IAN JOHN	JACQUELINE	DARGAVEL	4236 WOODS END LN		CHARLOTTE	NC	28277
2019-030	20122250	HAHN	DEBORAH A			12835 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122251	VALENCIA	JAVIER ECHEVERRI			12839 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122252	HARRISON	DANIELLE C			12843 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122253	VALAREZO	VIRGINA D ALVAREZ			12847 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122254	GREENE	ANNA L			12855 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122255	GOMEZ	JAIME			12859 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122256	O'NEILL	JINA			12863 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122257	JOHNSON	SHAMECIA LYVETT			2538 CROSS POINT CR UNIT 27		MATTHEWS	NC	28105
2019-030	20122258	VELEZ	LUZ MARINA			12871 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122259	MACK	DANIEL H			5471 ST REGIS WY		PORT ORANGE	FL	32128
2019-030	20122260	HUANG	PENG YU	MENG YI	WU	2020 ANGEL OAK DR		FORT MILL	SC	29745
2019-030	20122261	PILKENTON	CRAIG S	SHARON D	PILKENTON	PO BOX 39083		CHARLOTTE	NC	28278
2019-030	20122262	PILSKIPSKY	AUSON KATHLEEN	ELIZABETH ANN	CLARK	12712 MOSBY LN		CHARLOTTE	NC	28273
2019-030	20122263	LEGGETT	OLGA			1545 BENJAMIN LATROBE CIRCLE		FORT MILL	SC	29708
2019-030	20122264	MNM RENTALS LLC				362 WINDELL DR		FORT MILL	SC	29708
2019-030	20122295	PORTRAIT HOMES CONSTRUCTION CO				6880 N FRONTAGE RD		BURR RIDGE	IL	60527
2019-030	20122297	BENNINGTON PLACE ASSOCIATION				9305-L MONROE RD		CHARLOTTE	NC	28270
2019-030	20122298	BENNINGTON PLACE ASSOCIATION				9305-L MONROE RD		CHARLOTTE	NC	28270
2019-030	20122299	BENNINGTON PLACE ASSOCIATION				9305-L MONROE RD		CHARLOTTE	NC	28270
2019-030	20122301	HIOTT	ELIZABETH J			12970 SICKLES DR		CHARLOTTE	NC	28273
2019-030	20122302	COFFEY	DELORES E			12998 SICKLES DR		CHARLOTTE	NC	28273
2019-030	20122303	SCHMITT	JAMES S			7 MEETING PLACE		GREENVILLE	SC	29615
2019-030	20122325	HERNANDEZ	YESENIA			12908 SICKLES DR		CHARLOTTE	NC	28273
2019-030	20122326	TOKYO GORDON LLC				740 FRESIA DR		TEGA CAY	SC	29708
2019-030	20122327	HAYNES	PHILLIP MASON	LINDA GAIL	HAYNES	12005 BRAGG ST		CHARLOTTE	NC	28273
2019-030	20122351	COOPER	EMMANUEL	JUANITA	COOPER	13692 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122352	HEER	RICHARD	KATHY	HEER	13688 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122353	JOEGER	LINDA			13684 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122354	ZHENG	QUIVING			2134 MIDNIGHT BLUE LN		FORT MILL	SC	29708
2019-030	20122355	HERRERA	JOSE PASTOR			13676 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122356	SMITH	RANDOLPH I			13672 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122357	CLAYTON	EMILY K			5832 ELEANOR RIGBY RD		CHARLOTTE	NC	28278
2019-030	20122358	ROSALLES	DIMAS AVILA	IRMA LOPEZ DE	AVILA	7437 BASIC PARK CT		CHARLOTTE	NC	28277
2019-030	20122359	SCHALLES	KRISTY A		PAULINE A & ROBERT PITTMAN III	13660 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122360	GEORGE	TIFFANY NICOLE			13656 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122361	TATANISH	CAROLYN M			13652 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122362	FRONBERGER	VERLENE			13648 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122363	MACKENSON	CONSTANCE K	WILLIAM J	SASIELA	13644 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122364	WILLIAMS	TREVOR F			13640 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122365	SAAAI REALTY GROUP LLC				3 CARNEGIE ST		MONROE TOWNSHIP	NJ	08831
2019-030	20122366	FAGAN	JORDAN	SAMANTHA	FAGAN	7204 WALLACE RD APT 125		CHARLOTTE	NC	28212
2019-030	20122367	GREEN	PATRICIA L			13628 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122368	GERHART	STEPHEN	KATHERINE	GERHART	51 HERITAGE LN		SHELBY	NC	28150
2019-030	20122369	SUTTON	DEBORAH S	RICHARD K	SUTTON	13620 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122370	MORRIS	QUANETRE TAKEELA			13616 MEADE GLEN CIRCLE		CHARLOTTE	NC	28273
2019-030	20122371	PAGAN	ANNA A			6032 NETHERWOOD DR		CHARLOTTE	NC	28210
2019-030	20122372	LUCAS	ZOLA V			13608 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122373	BRAVO	ISABEL F			13604 MEADE GLEN CT		CHARLOTTE	NC	28273
2019-030	20122374	RUMPH	KIMBERLY			12826 SICKLES DR		CHARLOTTE	NC	28273
2019-030	20122375	JOHNSON	KATINA L			8116 S TRYON ST,STE B3		CHARLOTTE	NC	28273
2019-030	20122376	RLHS ENTERPRISES LLC				1324 FALLINGBROOK CT.		BELMONT	NC	28012
2019-030	20122377	BOYD	BERNICE L			12814 SICKLES DR		CHARLOTTE	NC	28273
2019-030	20122378	MORENO	LUIS H VELANDIA			12810 SICKLES DR		CHARLOTTE	NC	28273
2019-030	20122379	TIERNEY	WILLIAM M	SANDRA L	TIERNEY	16134 WHITESAIL DR		CHARLOTTE	NC	28278
2019-030	20122380	NAJAR	SINAN AL	HASSAN	ALI	12805 SICKLES DR		CHARLOTTE	NC	28273
2019-030	20122381	LEMING	MIA TATE			13421-11 CRESCENT SPRINGS DR		CHARLOTTE	NC	28273
2019-030	20122382	ARAGONA	DEBORAH J			12813 SICKLES DR		CHARLOTTE	NC	28273
2019-030	20122383	REITHMILLER	CAROL A			13430 CASSINGTON CT		CHARLOTTE	NC	28273
2019-030	20122384	COOPER	ROSA			12821 SICKLES DR		CHARLOTTE	NC	28273
2019-030	20122385	PATEL	KINJAL P	JALPA K	PATEL	12825 SICKLES DR		CHARLOTTE	NC	28273
2019-030	20122399	BENNINGTON PLACE ASSOCIATION				9305-L MONROE RD		CHARLOTTE	NC	28270
2019-030	20122555	VALENCIA	NHORA			13228 REUNION STREET		CHARLOTTE	NC	28278
2019-030	20122556	PAGE	ANDREW			14221 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122557	WAHID	ZORIDA			14227 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122558	ALABI	CLUDIMILADE GBADE			14231 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122559	BROWN	KAY D			14235 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122560	GRANT	JASON	SOPHIA CHENELLE	GRANT	14239 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122561	HSP HOLDINGS LLC				PO BOX 620071		CHARLOTTE	NC	28262
2019-030	20122562	PATEL	NIMESH	SANGITA	PATEL	14251 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122563	JOHNSTON	JAYSON			14225 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122564	ROE	ELIZABETH M			14259 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122565	TRONICKE	DEBORAH A			14263 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122566	KING	CHERICE RENEL			14267 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122567	WONG	KIN SHAN			14721 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122568	HARRIS	LATRINA			14303 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122569	THOMAS	GEORGE S	VICTORIA M	THOMAS	14307 TRANTERS CREEK LN		CHARLOTTE	NC	28273
2019-030	20122599	BENNINGTON PLACE II HOMEOWNERS	ASSOCIATION INC		C/O WILLIAM DOUGLAS MANAGEMENT CO	PO BOX 371109		CHARLOTTE	NC	28277-7109
2019-030	20123323	KNOX	CHRISTOPHER	SHONTLETT V	KNOX	14110 KENDRICK CROSS ROAD		CHARLOTTE	NC	28273
2019-030	20123324	ELBABA	MCHAMAD	ROSIMIR	ELBABA	14104 KENDRICK CROSS RD		CHARLOTTE	NC	28273
2019-030	20123325	EASTMAN	JENNIFER L	TRENT M	SCHWIND	11305 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28273
2019-030	20123321	VASQUEZ	REYNALDO A	AZUCENA	VASQUEZ	11312 HUNTINGTON MEADOW LANE		CHARLOTTE	NC	28273
2019-030	20123342	2018-3 IH BORROWER LP				1717 MAIN ST STE 2000		DALLAS	TX	75201
2019-030	20123343	RANDOLPH	MARGUERITE	GREG	RANDOLPH	11300 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28273
2019-030	20123344	BRYANT	JAMES O	STACEY F	BRYANT	11246 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28273
2019-030	20123345	GORDON	ERICA A			11240 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28273
2019-030	20123346	SPILLER	CASEY PATRICK			11234 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28277
2019-030	20123347	BURRIS	ALAN W	SHIRELL H	BURRIS	11228 HUNTINGTON MEADOWS LN		CHARLOTTE	NC	28273
2019-030	20123348	LANZANO	JOHN D			11222 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28273
2019-030	20123349	BURNIEY	ROBBIE	D'IONTE	STANLEY	11216 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28273
2019-030	20123350	JOHNSON	KOKIANA			11210 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28273
2019-030	20123351	SEALY	SHAWN	LEAH	SEALY	11150 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28273
2019-030	20123352	HENRY-PAYNE	FELICIA MARIE	HORACE	PAYNE	11144 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28273
2019-030	20123353	TRUESDALE	TEMEKA R	MAXWELL L	TRUESDALE	11138 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28273
2019-030	20123354	POZOS	PEDRO J	MARIA	POZOS	11132 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28273
2019-030	20123355	BROOKS	HERBERT	CHARON	BROOKS	11126 HUNTINGTON MEADOW LN		CHARLOTTE	NC	28273
2019-030	20123356	HUSKEY	FREDERICK C			11120 HUNTINGTON MEADOW LN		CHARLOTTE	NC	

2019-030	20123358	MINA	HEIDY MARITZA			11108 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123359	LAIL	STUART W	JENNIFER A	LAIL	11102 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123360	MOULLIET	CHARLES R JR	LAURA HILLARY	MOULLIET	11034 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123361	DAS	SHANITU			11028 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123362	TOWNSEND	JANE ROBERTSON	BRYAN ROBERT	TOWNSEND	11022 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123363	PROPERTY OWNER 6 LLC				PO BOX 4090	SCOTTSDALE	AZ	85261
2019-030	20123364	GLOVER	DAMON M			14910 TAGGERT TRAIL DR	CHARLOTTE	NC	28273
2019-030	20123365	CAROLINA BAY INVESTMENT GROUP LLC				13663 PROVIDENCE RD STE 182	MATTHEWS	NC	28104
2019-030	20123366	LANCASTER	TAMARA G	HEATHER M	HILTON	11010 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123367	RUIZ	ANGELO A JR	ROSA	RUIZ	11006 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123392	HUNTINGTON FOREST COMMUNITY	ASSOCIATION, INC			PO BOX 37109	CHARLOTTE	NC	28237
2019-030	20123358	BOLANOS	ANA G	GUILLERMO	BOLANOS	13025 CEDAR CROSSINGS DRIVE	CHARLOTTE	NC	28273
2019-030	20123359	ALVAREZ	ALBERT A			13031 CEDAR CROSSING DR	CHARLOTTE	NC	28273
2019-030	20123460	ZAVERI	SANJAY M	USHA	ZAVERI	14105 KENDRICK CROSS RD	CHARLOTTE	NC	28273
2019-030	20123461	ODOM JR	TERENCE G			14109 KENDRICK CROSS RD	CHARLOTTE	NC	28273
2019-030	20123522	CRUICKSHANK	WESLEY	TONI Y	CRUICKSHANK	15128 KELLINGTON CT	CHARLOTTE	NC	28273
2019-030	20123523	HOANG	HAI D			15124 KELLINGTON CT	CHARLOTTE	NC	28273
2019-030	20123528	HAYES	DOMINIQUE			11007 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123529	BULL	HENRY L			11012 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123530	GUEVARA	JUAN C	DINA	GUEVARA	11025 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123531	LE	BAO-TRAN T			11033 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123532	WALKER	GREGORY	MICHELLE	WALKER	11101 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123533	BIJI	DIEP			11107 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123534	RYNICK	THOMAS J			11113 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123535	PERRY	ROYCE C	ALICE O	PERRY	11119 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123536	FRIDAY	DAPHNE Y			11020 SOUTHFIELD DR	CHARLOTTE	NC	28273
2019-030	20123541	FREEMAN	PATRICIA A	MARCUS B	FREEMAN	11019 SOUTHFIELD DR	CHARLOTTE	NC	28273
2019-030	20123542	WRIGHT	GARY	GERALDINE	WRIGHT	11131 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123543	HA	TRUNG THI M			11137 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123544	CUNNINGHAM	WILLIE JAMES	ANGELA MARIE	CUNNINGHAM	11143 HUNTINGTON MEADOW LN	CHARLOTTE	NC	28273
2019-030	20123545	COE	JONTILLA W	COE		13024 CEDAR CROSSING DR	CHARLOTTE	NC	28273
2019-030	20142444	TARRIS	THOMAS J	RICHELLE R	TARRIS	14106 ARBOR RIDGE DR	CHARLOTTE	NC	28273
2019-030	20142445	OLIVERAS	CHRISTIAN	YUDERKA	FELIX	14100 ARBOR RIDGE DR	CHARLOTTE	NC	28273
2019-030	20142446	PUEBLA MDRA	CHRISTINE W	EDISON P	PUEBLA MORA	14101 ARBOR RIDGE DR	CHARLOTTE	NC	28273
2019-030	20142447	MCAVOY	BRYCE	COURTNEY	MILLER	14103 ARBOR RIDGE DR	CHARLOTTE	NC	28273
2019-030	20142448	US SFE ASSET COMPANY 1 LLC				5001 PALZA ON THE LAKE SUITE 200	AUSTIN	TX	78746
2019-030	20142467	CRUZ	CHRISTOPHER	KAREN	CRUZ	12711 IVEY CREEK DR	CHARLOTTE	NC	28273
2019-030	20142468	MCFADDEN	MICHAEL C	HEATHER A	MCFADDEN	12715 IVEY CREEK DR	CHARLOTTE	NC	28273
2019-030	20142469	AMH NC PROPERTIES LP				11629 SIDNEY CREST AVE	CHARLOTTE	NC	28213
2019-030	20142470	CROSSINGS COMMUNITY ASSOC INC THE				4530 PARK RD #201	CHARLOTTE	NC	28209
2019-030	20142472	MCCLINTOCK PRESBYTERIAN CHURCH				14008 ERWIN RD	CHARLOTTE	NC	28273
2019-030	20142614	TAH HOLDING LP				C/O TRICON AMERICAN HOMES LLC	SANTA ANA	CA	92705
2019-030	20142615	GRAHAM	SHONDA E			13903 GLENDEVON CT	CHARLOTTE	NC	28273
2019-030	20142616	SWINDELL	ALLEN			13907 GLENDEVON CT	CHARLOTTE	NC	28273
2019-030	20142617	RODRIGUEZ	LUIS F	VILMA PEREZ	RODRIGUEZ	13911 GLENDEVON CT	CHARLOTTE	NC	28273
2019-030	20142618	WENTZEL	WARD H			11908 PORTOBELLO WAY	CHARLOTTE	NC	28273
2019-030	20142619	GRUBBS	ROBERT H	PATRICIA S	GRUBBS	11904 PORTOBELLO WAY	CHARLOTTE	NC	28273
2019-030	20142620	MORGAN	PAIGE			11900 PORTOBELLO WY	CHARLOTTE	NC	28273
2019-030	20142621	ANDRADE	RAIL SIERRA	DILCIA A	ANDINO RAUDALES	10518 KETTERING DR APT 703	CHARLOTTE	NC	28226
2019-030	20142622	SCRENOCK	DIANE M			11909 PORTOBELLO WAY	CHARLOTTE	NC	28273
2019-030	20142623	DAVIS	PAULETTE Y			12001 PORTOBELLO WAY	CHARLOTTE	NC	28273
2019-030	21924198	YORKSHIRE HOMEOWNERS ASSOC INC				PO BOX 38809	CHARLOTTE	NC	28278
2019-030	21924356	LANDRY	FRANCES ELAINE	DEBORAH SUZETTE	FERREIRA	13201 LAMPMEADE LN	CHARLOTTE	NC	28273
2019-030	21924357	ACKROYD	BRITTANY			13205 LAMPMEADE LN	CHARLOTTE	NC	28273
2019-030	21924358	STUBBS	CHARLES K			13209 LAMPMEADE LN	CHARLOTTE	NC	28273
2019-030	21924359	COFFEY	WILLIAM H	KAYLA R	COFFEY	13213 LAMPMEADE LN	CHARLOTTE	NC	28273
2019-030	21924360	LYONS	COREY C	KELLY	HARRIS	13217 LAMPMEADE LN	CHARLOTTE	NC	28273
2019-030	21924361	BIN-SALAMON	MAJDAH			12112 KEMPSHOTT CT	CHARLOTTE	NC	28273
2019-030	21924362	FAISZT	NORMA CHRISTINE			12108 KEMPSHOTT CT	CHARLOTTE	NC	28273
2019-030	21924363	MONROE	DONALD A	ELIZABETH P	MONROE	12106 KEMPSHOTT CT	CHARLOTTE	NC	28273
2019-030	21924364	PROGRESS RESIDENTIAL BORROWER 1 LLC				PO BOX 4090	SCOTTSDALE	AZ	85261
2019-030	21924365	SFR 2014-NC LLC				53 FOREST AVE	OLD GREENWICH	CT	06870
2019-030	21924366	AMH NC PROPERTIES LP				30501 AGOURA RD SUITE 200	AGOURA HILLS	CA	91301
2019-030	21924378	SINGH	REKHA			4727 PIPER GLEN DR	CHARLOTTE	NC	28277
2019-030	21924398	YORKSHIRE HOMEOWNERS ASSOC INC				PO BOX 38809	CHARLOTTE	NC	28278

2019-030	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-030		Carlton	Whidby	14200 King Eider Dr		Charlotte	NC	28273
2019-030	Bennington Place II Homeowners Association, Inc.	Andrew	Page	14221 Tranter's Creek Ln		Charlotte	NC	28273
2019-030	Foxboro Neighborhood Association	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2019-030	Hunter's Ridge II In The Crossing Community Watch	David	Willard	12309 Shadow Ridge Ln		Charlotte	NC	28273
2019-030	Huntington Forest Community	Crystal	Ramseur	12736 Swann Branch Dr		Charlotte	NC	28273
2019-030	Huntington Forest Community	Jenifer	Abubakari	12717 Swann Branch Dr		Charlotte	NC	28273
2019-030	Planters Walk	Orlando	Ross	11835 Planters Estates Drive		Charlotte	NC	28278
2019-030	Ramblewood Neighborhood Association	Bertha	Fee	12301 Port Rush Ln		Charlotte	NC	28273
2019-030	Ramblewood Neighborhood Association	Patricia	Jefferson	12301 Portrush Ln		Charlotte	NC	28273
2019-030	Savannah Townhomes	Renee	Coard	13251 Savannah Point Dr		Charlotte	NC	28273
2019-030	South Charlotte-The Crossings	Christopher	Cathcart	12503 Ivey Creek Dr		Charlotte	NC	28273
2019-030	Southwest Area Neighborhood Coalition	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2019-030	Steele Creek Residents Association	Curtis Renee	Jarrett	12962 Sickles Dr		Charlotte	NC	28273
2019-030	The Crossing Homeowners Association	Kevin	silver	11507 Ridge Oak Dr		Charlotte	NC	28273
2019-030	The Crossings Community Association	Christina	Ladd	11303 Laurel View Dr		Charlotte	NC	28273
2019-030	The Crossings Community Association	Scott	Braun	11412 Laurel View Dr.		Charlotte	NC	28273
2019-030	Walkers Creek Neighborhood	Rachel	Lewis	12532 Walkers Down Ct		Charlotte	NC	28273
2019-030	Yorkshire HOA	James	Eskew	11907 Tanton Ln		Charlotte	NC	28203
2019-030	Yorkshire HOA	Jim	Obi	13607 Stephendale Dr.		Charlotte	NC	28273

# **Exhibit B**





March 21, 2019

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, April 3rd at 6:00 p.m.  
**Location:** Central Steele Creek Presbyterian Church  
Family Life Center  
9401 South Tryon Street  
Charlotte, NC 28273  
**Petitioner:** Continental 475 Fund, LLC  
**Petition No.:** 2019-030

Dear Steele Creek Area Neighbor,

My firm represents Continental 475 Fund, LLC (the "Petitioner") in its request to rezone an approximately 30-acre property on the north side of South Tryon Street, south of Erwin Road and east of Choate Circle. The Petitioner requests a rezoning from the R-3 zoning district to the UR-2(CD) zoning district 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 Property. You may have previously received a notification letter from us for an initial outreach meeting related to this property that was held on February 4, 2019.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, April 3rd 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,

  
Collin W. Brown

# **Exhibit C**

**Official Community Meeting**  
**Petitioner: Continental 475 Fund, LLC**  
**Petition No. 2019-030**

Central Steele Creek Presbyterian Church  
 9401 S Tryon St, Charlotte, NC 28273

**April 3, 2019**

**6:00 PM**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
Elizabeth Thompson	12123 Shadow Ridge Ln	—	sunflower119@hotmail.com
Bryce McAvoy	14103 Arbor Ridge Dr		bmcavoy04@yahoo.com
ELN Kaldala	11423 Laurel view		e.kaldala@yahoo.com
No. wishu Jagare	12701 Cedar Crossing		Kalckel04@gmail.com
John W. Maye	12968 SICKLES DR	980-256-4371	johnmaye52@yahoo.com
Silvia Fernandez	13110 Ashford Woods Ln	(704) 504-3061	alfsilvia@yahoo.com
DAVID & JOAN CREASO	15036 TAYLOR RIDGE	980-207-2931	DANDJCREASO@GMAIL.COM
Diane Krebs	12437 Lazy Oak Ln		dkdesignse@yahoo.com
Virginia Keith	12301 Pitt River Ln	(704) 906-6445	VNKETH@carolina.rr.com
Mozella Thompson	13308 Langmeade Ln	704-504-2306	Thommo943@gmail.com
Carol Wilcox	14747 Lions Past St	—	wilsc1999@yahoo.com
Carrie Eckert	14308 Arbor Ridge Dr		carrieekert@hotmail.com
Brian Eckert	14308 Arbor Ridge Dr		BrianEckert131@gmail.com
KEVIN SILVER	11507 RIDGE OAK DR	704-504-9973	ksilver@bellsouth.net
MARILY FITZGERALD	11339 Ridge Oak Ave	704-583-0353	Dawgman588@aol.com
June French	3110 Rhett Ct	704-588-2827	june.french@bellsouth.com
Rev. Dr. Greg Busby	MC Clintock Presbytery	704-605-9004	busby-greg@small.com
Kenneth Costner	14537 Arbor Ridge	704-589-2993	Kostner52@gmail.com
Shantanu Das	11028 Huntington Meadow Ln		SHANTANUDAS@MSN.COM
Angela Cunningham	11143 HML	704-996-8227	willangelaaol.com
Gerrine Wright	11134 HML	704-351-2625	123gwright123@gmail.com
Clara	12707 Isey Creek Dr	704-241-941-0091	
Geraldine Wright	11131 Huntington Meadow Lane	704-971-7533	123gwright123@gmail.com
Derrel Poole	12707 Ballinderry Drive	(704) 517-2253	dpoole17@carolina.rr.com



Official Community Meeting  
**Petitioner: Continental 475 Fund, LLC**  
**Petition No. 2019-030**  
 Central Steele Creek Presbyterian Church  
 9401 S Tryon St, Charlotte, NC 28273  
**April 3, 2019**  
**6:00 PM**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
GREG+DONNA STRAUS	12009 FRESHWATER RD	704-588-5265	DONSTRA30AOL.COM
Jemmy Gilley	12315 Shadow Rd	803-517-2499	Tgilley60@yahoo.com
Tim Gilley	12315 Shadow Rd	704-464-7735	Tgilley@reagan.com
Jamie Elliott	14104 Laurel Trace Dr	(585) 739-1027	JamieSk@hotmail.com
Dave Wiggins	13938 Dingess Rd	704-524-5403	info@steelecreekres.com
Joy Hovestadt	11440 Laurel View Dr.	312-502-6215	PURPLLiLax@yahoo.com
Shari, P.ilkent	12810 Swann Br. Dr	860-882-7453	s-pilkent@yahoo.com
Craig P.ilkent	"	860-2481803	"
Phelia Brown	13610 Capworth Ln	980-938-6653	spauldingop@sbcglobal.net
James Brown	"	"	simbo67837@att.net
DEBORAH TRONICKE	14263 TRANTERS CREEK	702-635-0552	DTRONICKE@AOL.COM
James Hart	11324 Laurel View	704-588-0276	pat-hart@live.com
Damon Glover			glover.damon@gmail.com
W. Staff Gordon	9725 Hattie H Rd	704 641-8544	staffgordon@bellsouth.com
Christina Ladd	11303 Laurel View Dr.	704-941-5711	cjladd1220@AOL.com
ARNOLD D. JONES JR.	14208 ARBOR RIDGE DR.	704-564-0107	ARN1971@GMAIL.COM
Jessica Costner	14537 Arbor ridge	704 6702482	JessicaCostner@icloud.com
Bob Knotz	10936 Huntington	704-905-2139	KNOTZ.REALTY@GMAIL.COM
Diane W. Jones	12040 Windy Rock Way	704-588-0889	dwyctt@gmail.com
Gita Patel.	Windy Rock Wy	-	-
Anwar Deshmukh	The Crossings		anwarcel1@gmail.com
SANDRA FRANCIS	12128 CHARING GROVE LN	704-724-0312	SANDRA.FRANCIS@REAGAN.COM

JoAnne Crawford 15113 Deshler

Daphne Friday 11020 Youthfield Dr. 704-588-9609 dapcat@aol.com

Official Community Meeting  
 Petitioner: Continental 475 Fund, LLC  
 Petition No. 2019-030  
 Central Steele Creek Presbyterian Church  
 9401 S Tryon St, Charlotte, NC 28273  
 April 3, 2019  
 6:00 PM

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
Suzi Elliott	13414 ERWIN RD	704 612 4753	sm_3420@msn.com
Patrick Schultheis	12018 Redspire Dr	704 504 9395	schultheis1371@gmail.com
Rebecca Fair	14510 Arbor Edge Dr	805-807-3621	beckysafeharbor@aol.com
Felicia Jones	12323 Ridge Cove Cr	704 780-3699	felicubellajones@gmail.com
Joe Jones	12323 Ridge Cove Cr	704 780-3699	jones@earthlink.net
Jane Townsend	11022 Huntington Meadow Ln	704 544 0590	janerlecardina.rr.com
Alfredo Fernandez	13110 Asheford Woods Ln	980-322-9304	AlfSilvia@yahoo.com
Sandy Hart	11324 Laurel View Dr	704-588-0276	sandyhart55@msn.com
Shelly Reid	Whitlock Crossing		shellyncharlotte@yahoo.com
Andrew Page	14221 Tranters Creek Ln 28273	704-649-5876	ANDREW.PAGE@gmail.com
Sharon Davis	11327 Wagonford Ln Charlotte, NC 28273		matrixdesignnc@aol.com
Gary Lee	12722 Tucker CR	704-517-0765	gluc1495@aatt.net
Kathy Underwood	11321 Ridge Oak Dr	704-504-1418	klynke@gmail.com
Bob Underwood	11321 Ridge Oak Dr	704 584 1418	Bob.Underwood@gmail.com
Karen Pollock	15025 Deshler Ct	704-516-2460	send.a.note1@gmail.com
Walter Neely	13601 Erwin Rd	704 588 1069	wlownee@me.com
Rhonda Pinkney	14801 Smith Rd	704 940 9946	
Eric Bellan	14538 Arbor Ridge Dr	980-722-6991	EricBellan@gmail.com
John Lanzano	11222 Huntington Meadow Ln	201-675-0845	JOHN.LANZANO@FCCOAWIS.COM
Barb Dow Woodnoff	13809 Woody Point	704 583 1092	WoodnoffBK@aol.com
Christopher Knox	14110 Kendrick Cross Rd	704 971-7948	Knox15@hotmail.com
Toni Emehel	14031 Laurel Trace	704-504-3757	Toni-emehel@gmail.com
Alan Burris	11228 HUNTINGTON MEADOW LANE	704-877-9254	alanwburris@gmail.com



**Official Community Meeting**  
**Petitioner: Continental 475 Fund, LLC**  
**Petition No. 2019-030**

Central Steele Creek Presbyterian Church  
 9401 S Tryon St, Charlotte, NC 28273

**April 3, 2019**  
**6:00 PM**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
Bill & Joyce Sheets	12122 Carolina Oak Cir.		RNCFD@OUTLOOK.COM
Lori Diggins	12006 Millingport Pl CLT, NC 28273	980-721-2210	ladiggins@bellsouth.net
Susan McSwiney	13705 Loch Loyd Dr 28273	704-508-1229	susan.mcswiney@gmail.com
Andrew Erick	14235 Arbor Ridge Dr 28273	704-516-4876	k1purltoo@gmail.com
CARDYN TATANISH	13652 Meade Glen Ct	704-504-1165	+CAR40@HOTMAIL.COM
Ellen Thomas	13615 Erwin Rd	704-351-0904	sketchiefrog@yahoo.com
LINDA BLACKWELDER	12103 REGENT RIDGE LN	704-588-6575	lblackwelder@bellsouth.net
Melley Nicole Meyer	12403 Oakbriar Ln Charlotte	980 299 0981	melley.n.meyer@gmail.com
KEN MEYER	" "	" "	SZ15GUY@YAHOO.COM
DAVE WILLARD	12309 SHADAW RIDGE LN	704 583 8959	6747 CAPT DAVE @ AOL
Cindy Sords	14224 Carolina Forest 28273	704-408-3124	Lindy.Sords@netzero.com
Charles Elliott	14104 Laurel Trace Dr 28273	585-739-9785	chuck158@gmail.com
JAMES OWENS	12401 LAZY OAK LN, 28273	704-607-8399	owens3420@carolina.rr.com
Carol Lucente	14521 Auburn Ridge Dr	704 588-7912	clucente11@yahoo.com
Majdah Bin-Salam	12112 Kempshot Ct	704 579 9791	mbin_salamon@hotmail.com
JAVIER LOPEZ	14428 YB R.	703-943-7173	JLOPEZ739@yahoo.com
TODD & MARY HAUS	12317 CHERRYBARK LANE	859/333-7508	<del>HAUS@AOL.COM</del>
Courtney Schneider	12815 Mosby Lane	704-504-0712	CourtannS@yahoo
Spencer C. Tyson	3613 Salmons Lane	704-552-1380	
Catherine Meyer	3613 Salmons Lane	704 552/390	
Teresa Bartsch	12707 Ivey Creek	Charlotte 7049047269	TeresaBartsch13@tmail.com
Horace & Felicia Payne	11144 Huntington Meadow	Charlotte 9802577061	horace.payne@gmail.com
Roxanna Johnson	11210 Huntington Meadow Lane	704-779-2030	roxjohnson52@gmail.com
Carmen Cotto	10343 Cannarti DR.	704 778 6746	carmen63.cc@gmail.com
ROBIN BURNEY	11216 Huntington Meadow Charlotte NC 28273	Sin ste - 21@hotmail.com	

# **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, uppercase letters. 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

Official Community Meeting

**Rezoning Petition  
# 2019-030  
by Continental 475 Fund, LLC**


April 3, 2019



# AGENDA

- Introductions
- Property Location
- Development Considerations
- Current Zoning & Area Plan Recommendation
- Continental's Product
- Initial Rezoning Plan
- Potential Timeline
- Discussion

**Property Owners:** The Gordon Family &  
Sellentin Family

**Petitioner:**  CONTINENTAL  
PROPERTIES

Bob McCaigue, Caitlin LaJoie, and Evan Weiss



Randy Goddard &  
Michael Wickline



Eddie Moore

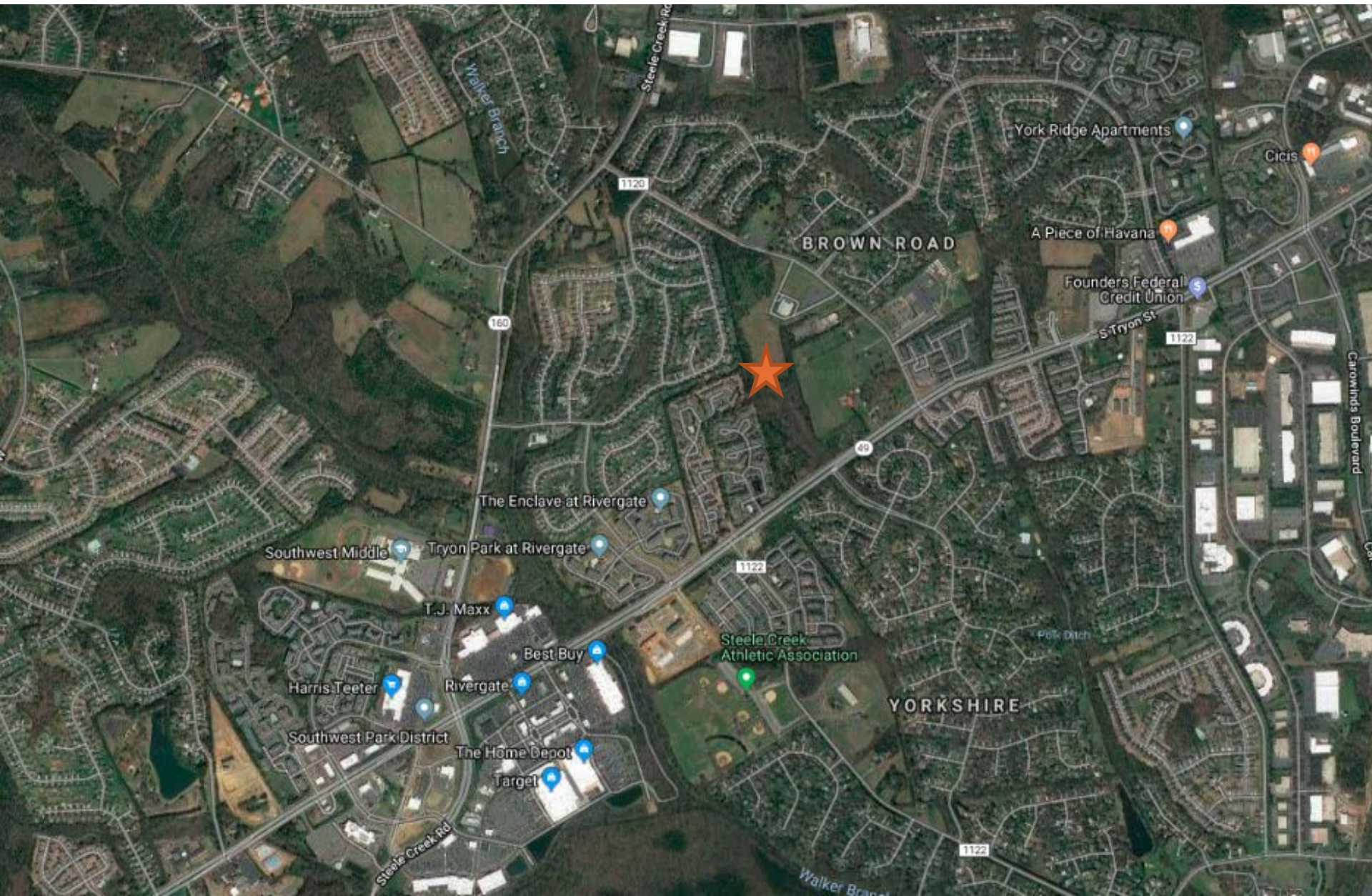
K&L GATES

Collin Brown & Brittany Lins

The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. These spots vary in size and brightness, creating a textured, sparkling appearance. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the text.

Location







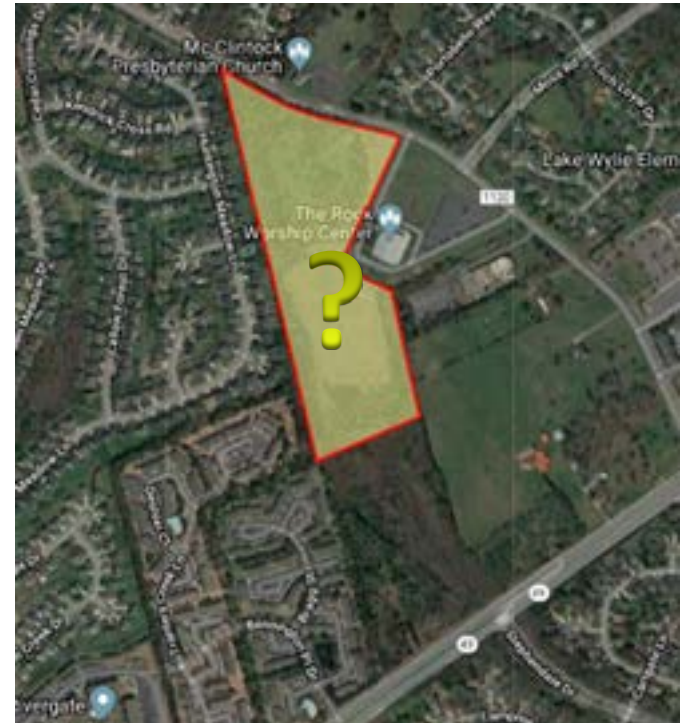


The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the middle of the slide, serving as a background for the title.

# Development Considerations

# DEVELOPMENT CONSIDERATIONS

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





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.

# Current Zoning & Land Use Recommendation







# Existing Land Use





# *Steele Creek Area Plan*

Charlotte-Mecklenburg Planning Department



Adopted by Charlotte City Council February 27, 2012



# Area Plan Proposed Land Use

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.

# Potential Rezoning Proposal



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

# Initial Rezoning & Concept Plan







#### **IV. Architectural Standards**

1. Building Height shall be limited to two (2) stories for all buildings.
2. Buildings shall not be more than four hundred (400) feet in length along a right-of-way.
3. For multi-family buildings of 150 feet in length or longer, facades shall be divided into shorter segments by means of façade modulation or mass separation. Such modulation or mass separation shall occur at intervals of no more than sixty (60) feet.
4. All ground floor entrances shall include a direct pedestrian connection between street facing doors to adjacent on-site sidewalks.
5. Vinyl shall be a prohibited building material, except for windows, trim, and soffits.
6. Band or strip-window fenestration design shall be prohibited.
7. Multi-family buildings shall contain a minimum transparency of 25% for all upper-level floors, per building elevation.
8. Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
9. Dumpsters shall be screened from view from all network required streets.

#### **V. Streetscape and Landscaping**

1. The existing planting strip and sidewalk shall remain along the Site's frontage of South Tryon Street. A minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk shall be provided along the Site's frontage of Erwin Road and a minimum five (5) foot wide sidewalk shall be provided along the Site's proposed internal public road connection, as generally depicted on the Rezoning Plan.
2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

#### **VI. Environmental Features**

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

#### **VII. Open Space & Amenities**

1. The Petitioner shall comply with tree save requirements.
2. The Petitioner shall provide a minimum of six (6) acres of Preservation Areas in locations as generally depicted on the Rezoning Plan.
3. The Petitioner shall install and maintain a minimum 37.5-foot Class C buffer adjacent to existing single-family homes, in the area as generally depicted on the Rezoning Plan, to include an opaque fence or wall.
4. The Petitioner shall provide a minimum of 20,000 square feet of common open space and amenity areas within the Site, as generally depicted on the Rezoning Plan, to include, but not be limited to, landscaping, hardscaping, benches, garden artwork, pools, clubhouses, pet parks, washing stations, and/or walking paths.

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, serving as a background for the text.

# Community Concerns



UNC CHARLOTTE  
Childress Klein Center for Real Estate

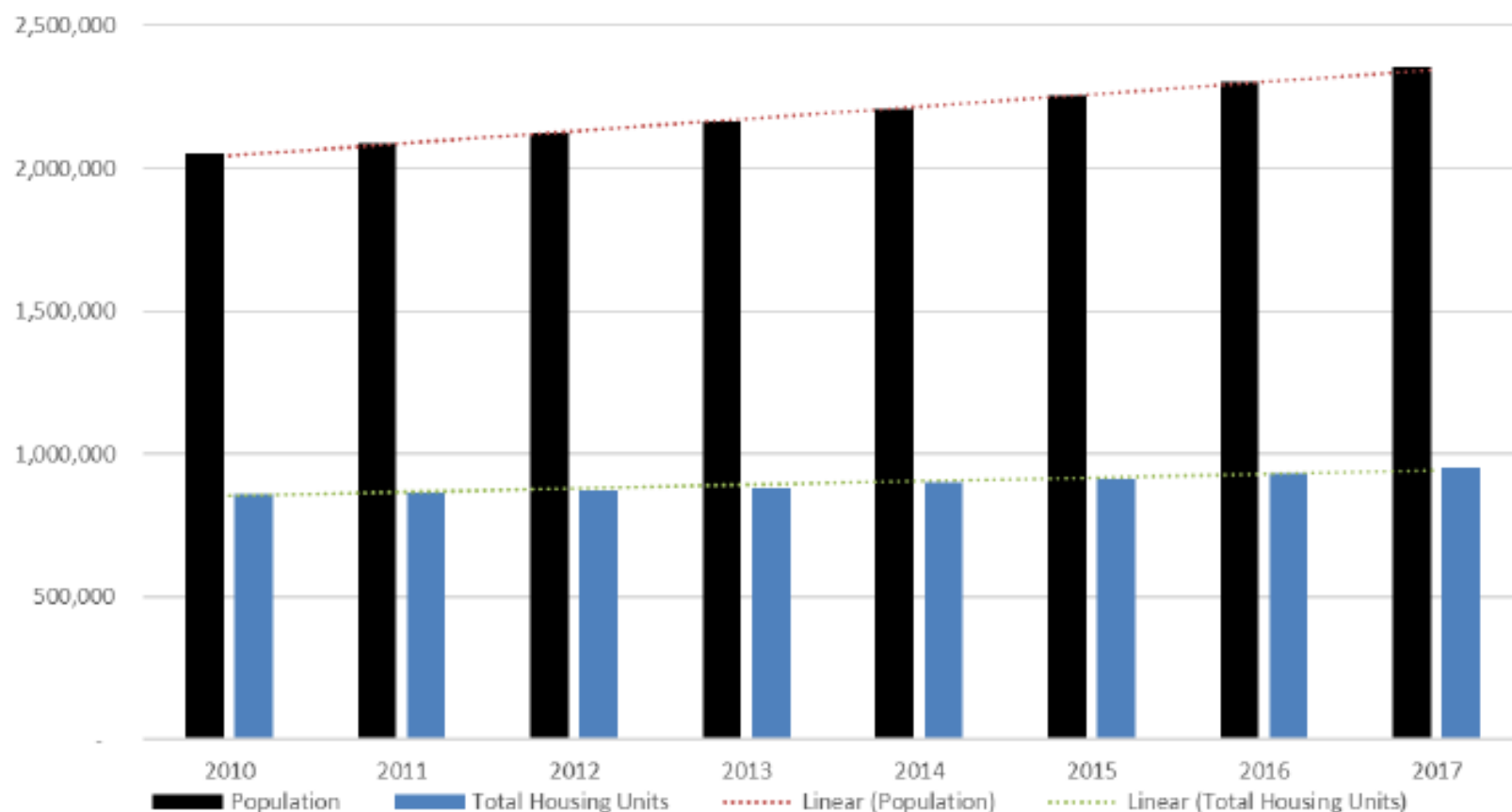
# THE STATE OF HOUSING IN CHARLOTTE REPORT

In the most general sense the Charlotte region does a very good job of housing its residents. People living in this region have access to a deep supply of both owner-occupied and rental housing. That said, there are a number of housing challenges and issues that the report discusses. Some of the challenges are listed below.

- **Land prices are rising rapidly, especially in Mecklenburg County.** Increasing land prices drive the market toward higher density housing, and reduce the relative costs of commuting. As land prices increase, developers will seek to build higher density housing, and consumers will be willing to drive further to find housing at a price point with which they are comfortable.
- **The population of the Charlotte region is growing faster than the number of housing units.** The Charlotte region's population has grown at a rate of about 2.03% per year since 2007. The aggregate number of housing units has grown at a rate of about 1.34%. This has led to a sharp reduction in the number of vacant housing units in the area. In fact, the Charlotte region has one of the lowest vacancy rates (for all housing units) of any of its regional or national competitor cities.
- **Prices of owner-occupied housing have risen in both nominal and real terms.** Both the median and average home price in the Charlotte market are higher than they were at the height of the housing boom.
- **The lowest-priced segment of the owner-occupied market has seen the sharpest price increases.** The 10<sup>th</sup> percentile home price in the region has increased at an annual rate of growth of just over 16% in Mecklenburg County over the 2011-2018 time period. The median



**Figure II.14. Charlotte Region Population and Housing Unit Growth  
2010-2017**



Source: CKCRE Tabulations of US Census Bureau American Community Survey 1 year estimates.

**Figure II.15. Mecklenburg vs Suburban County Vacant Housing Units  
2010-2017**

## V. Conclusion and Next Steps

As we stated at the beginning of this report, our goal with the *State of Housing in Charlotte* is to provide a comprehensive, data-driven analysis of the state of housing in Charlotte and the surrounding area. Our hope is that this report will be useful to policymakers, market participants, and residents of the region as they make decisions regarding the housing markets.

The fundamental conclusion of this report is that overall, the state of housing in Charlotte is good. The region does a good job providing adequate, relatively inexpensive housing for the majority of its residents. That said, we document a number of challenges. These include:

- Land prices are rising rapidly;
- The regional population is growing faster than the number of housing units;
- Prices of owner-occupied housing have risen, and the lowest-priced segment of the owner-occupied market has had the sharpest price increase.
- The owner-occupied market is more supply-constrained than it has been historically;
- The supply of lower-priced homes is severely constrained;
- Middle-income housing affordability is becoming a significant challenge for the region;
- Rental rates have increased for all types of rental housing including apartments and single family rentals;
- The percentage of renters who are cost-burdened is high;
- There is an ongoing need for additional low-income housing.

These are real and ongoing challenges, but they are not unique to the Charlotte region. Compared to both regional and national competitor cities, the Charlotte area generally has moderate house prices and rents. We do have challenges, but they are much more manageable than some of the issues faced by our competitor cities.

Going forward, this will continue to be a major research project for the Childress Klein Center for Real Estate. We intend to update this report on an annual basis. Our expectation is that as we produce this report in subsequent years we will be able to augment the data we use to include new data sources and new metrics. Certainly, we welcome your feedback, suggestions, and comments on this report.

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

# Rezoning Transportation Analysis

Petition Number: 2019-030

General Location Identifier: 20122117, 20122103

**From:** Felix Obregon, PE  
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**Reviewer:** Carlos Alzate  
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## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Single Family (30.73 ac of R-3)	92 dwellings	960	General Guidance from Planning
Proposed Zoning	Apartments	324 dwellings	2,410	Site Plan: 02-14-19

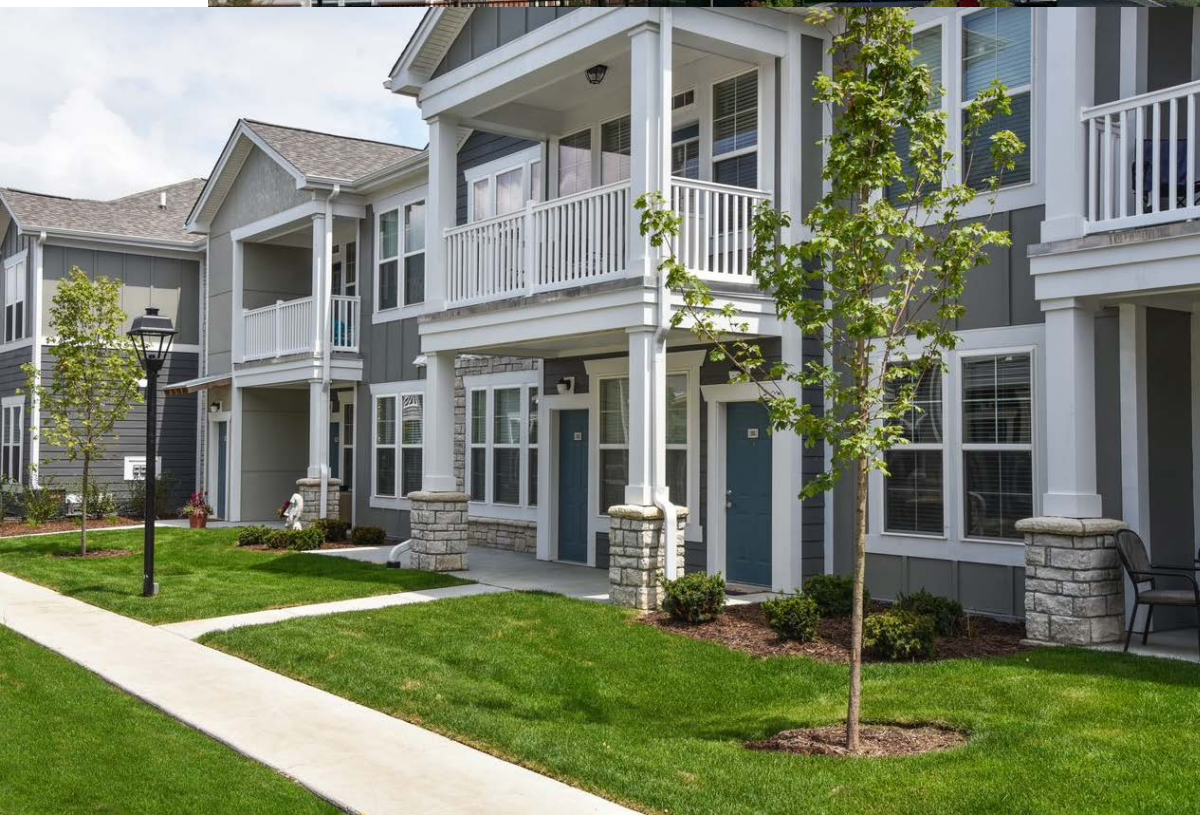
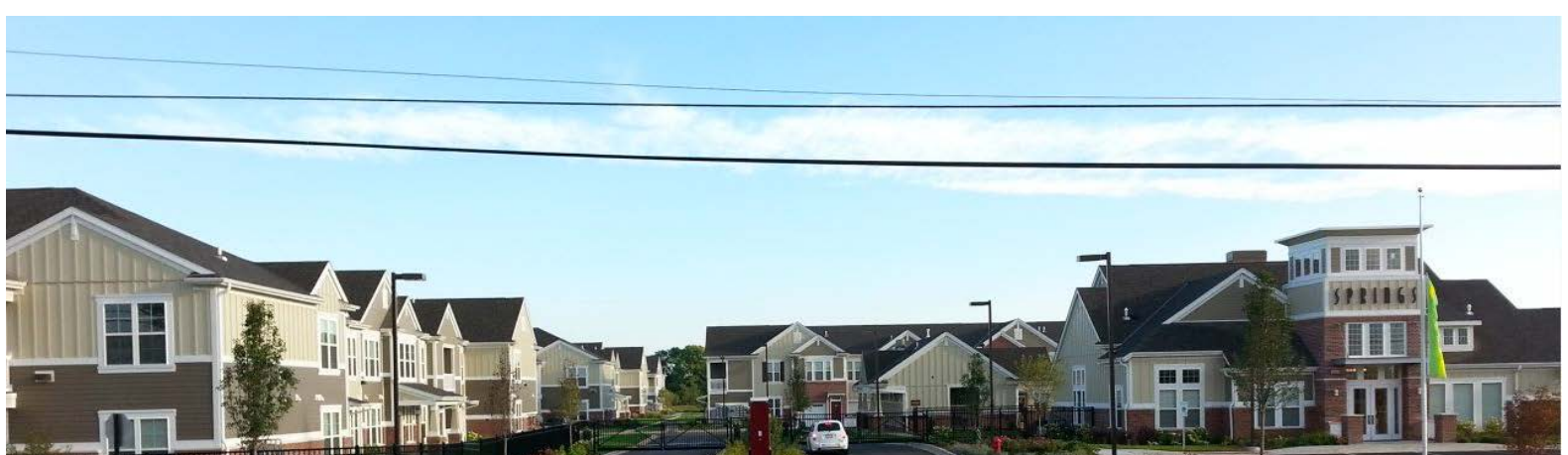


# AMENITIES

- Site amenities include:
  - Clubhouse w/ large multipurpose space
  - Outdoor pool & grilling area
  - 24-hour tenant fitness center
  - Outdoor seating areas
  - Pet playground
  - Car wash
  - Pet spa
  - Detached Garages









# AMENITIES





# EXTERIOR PHOTOS



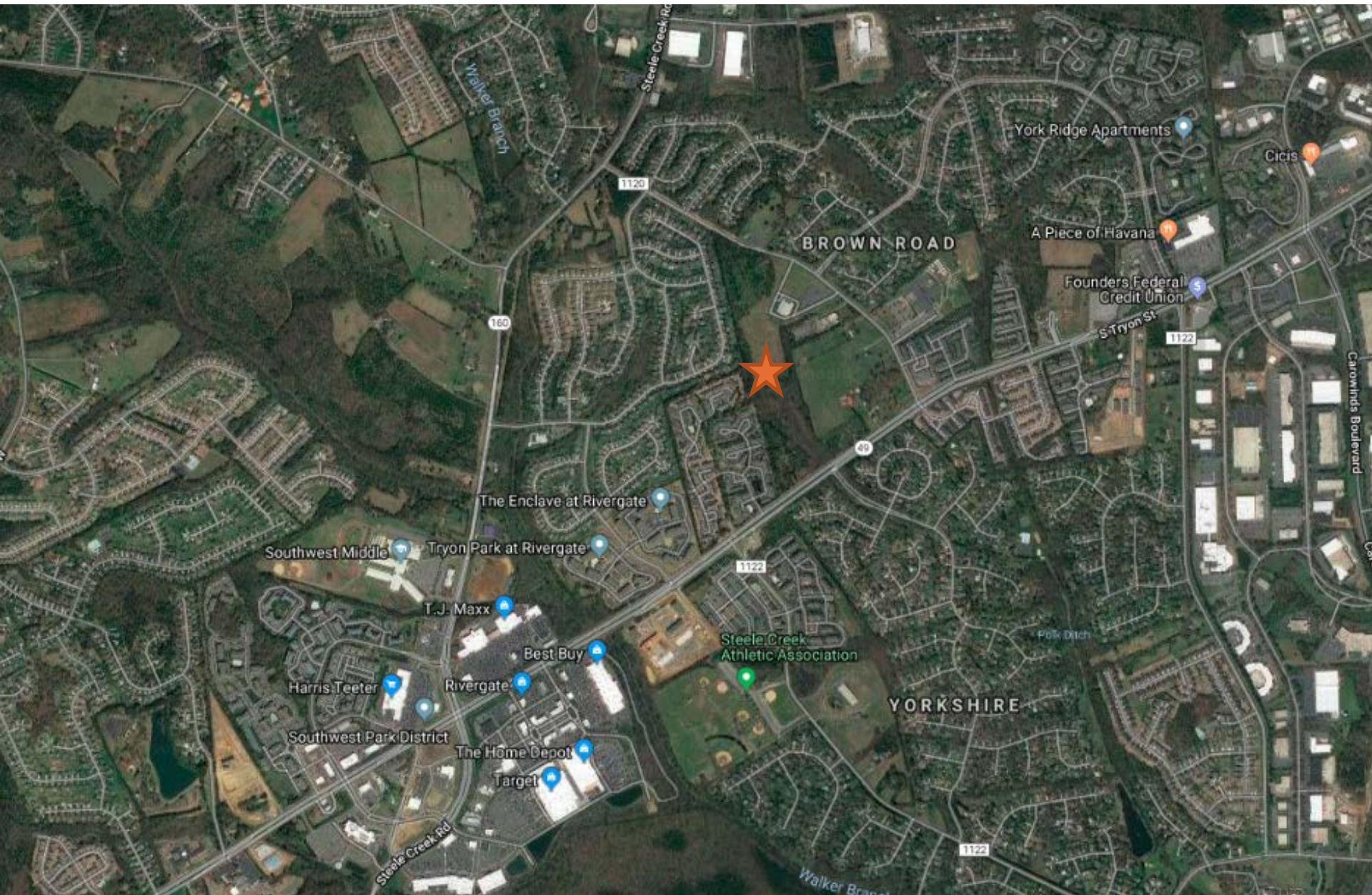












The background of the slide features a blue bokeh effect with out-of-focus light spots in various shades of blue and white. A solid orange horizontal band runs across the middle of the image, serving as a backdrop for the title text.

# Rezoning Timeline



# POTENTIAL REZONING SCHEDULE

Dates are subject to change, especially related to holidays and unforeseen office closed events such as inclement weather.	Application Deadline	1st full review complete, and comments sent to petitioner	Petitioner/ staff comment review meetings held by this date	Petitioner's community meeting held by this date (include report in next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, and comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, and comments sent to petitioner
One Full Review Cycle	2/25/2019	4/1/2019	4/10/2019	4/12/2019	n/a	n/a	n/a	n/a
Two Full Review Cycles	2/25/2019	4/1/2019	4/10/2019	4/12/2019	4/15/2019	4/29/2019	n/a	n/a
Three Full Review	2/25/2019	4/1/2019	4/10/2019	4/12/2019	4/15/2019	4/29/2019	5/13/2019	5/28/2019

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
4/15/2019	4/26/2019	4/29/2019	4/30/2019	5/20/2019	5/24/2019	6/4/2019	6/17/2019
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

- Held Outreach Meeting February 20th
  - Submitted Rezoning Application by February 25<sup>th</sup>
  - Public Hearing & Decision in June/July 2019, likely at least one extra month of review
- \*City Council does not meet in August



# 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